Relationship beyond banking

ASSET RECOVERY MANAGEMENT BRANCH

Bank of India Building, First Floor, 28, S. V. Road, Andheiri (W), Near Andheri West Railway Station, Mumbai-400 058, Maharashtra •Tel. No.: (022) 2621 0406 / 07 •E-mail: asset.mnz@bankofndia.co.in

E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization 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 following Borrower(s) and Guarantor(s) that the below described immovable property mortgaged / charget to Bank of India (Secured Creditor), the constructive / physical possession of which has been taken by the Authorised Officers of Bank of India, will be held on "as is Where is" as is what is", and "whatever there is", for recovery of respective dues as detailed here under against the secured assets mortgaged / charged to Bank of India from respective borrowers and guarantors. The reserve price and earnest money deposit is shown there against each secured asset. The sale will be done by the undersigned through E-Auction

			Danas		O/s. Dues		Date / Time	
Sr. No.	Names of the Account / Borrower / Guarantor	Description of the properties	Reserve Price / EMD AMT.	Minimum Bid Increment	(Excluding Int. Penal Int. & Exp)	Cersal Security Interest / Asset Id	Date / Time of on-site inspection of property	Contact No
1	Ms. Chitra Chandrakant Namaye & Mrs Rohini Chandrakant Namaye	Flat No. 703, 7th Floor, D Wing, Building Marigold Sudarshan Sky Garden Complex, Village Owale, Ghodbunder Road 7, Govan Road, Opp. Byke Suraj Plaza, Thane West-400 615. •Carpet Area: 655 Sq. Ft. (Physical Possession with Bank)	69.15 / 6.92	1.00	79.62	200024748427	24.09.2024 10:30 A. M. TO 12:30 P. M.	79860057: / 83404742:
Pvt. Ltd. Borrower Anii Bhar Bhanwari Ketan Bh. Paras Bh. Sunrise G Neeta An Seema Pa	M/s. Sunrise Metallic India Pvt. Ltd. Borrowers / Guarantors :- Anii Bhanwarial Jain Bhanwarial T. Jain Ketan Bhanwarial Jain	Entire Ground Floor, 1st Floor & 2st Floor (Terrace), B-Wing, "Mahavir Apartment", Parol Road, Plot No. 14, Village: S Shiwandi, Dist.: Thane-421 302. • Ground Floor: 3963.41 Sq. Ft. (Approx.); • 1st Floor: 3963.41 Sq. Ft. (Approx.); • 2st Floor: 3963.41 Sq. Ft. (Approx.) (Physical Possession with Bank)		1.00	3959.00	200002923678	25.09.2024 10:30 A. M. TO 12:30 P. M.	79774838 / 83404742
	Paras Bhanwarlal Jain Sunrise Gold Alloys Pvt. Ltd. Neeta Anil Jain Seema Paras Jain Bhuribai Bhanwarlal Jain	Rear Side of Ground Floor, Entire 1st Floor & 2st Floor, 'X'-Wing, Building Known as "Mahavir Apartment", Parol Road, Plot No. 14, Survey No. 13, Hissa No. 1/16, Village: Shelar, Tal. Bhiwandi, Dist.: Thane-421 302. • Ground Floor: 2664.20 Sq. Ft. (Approx.); • 1st Floor: 4321.75 Sq. Ft. (Approx.); • 2st Floor: 4401.29 Sq. Ft. (Approx.) (Physical Possession with Bank)	202.00 / 20.2	1.00	3959.00	200004740832	25.09.2024 10:30 A. M. TO 12:30 P. M.	79774838 / 83404742
3	Mr. Pravin Nagin Rathod	Vila No. 12 B, on land bearing Plot No. 43, Wairy Survey No. 88, Hissa No. 1, Coral Village: Project, Grampanchayat-Wayaribhootnath, Taluka: Malvan, Dist. Sindhudurg, Maharashtra-4116 06 in the name of Mr. Pravin Nagin Rathod -Plot Area: 370.00 Sq. Mt. (Approx.) -Built-up Area: (Construction): Ground Floor + First Floor-3000 Sq. ft. (278.81 Sq. Mt.) (Approx.) (Physical Possession with Bank)	42.00 / 4.2	1.00	95.19	200007022117	01.10.2024 10:30 A. M. TO 12:30 P. M.	99201125 / 83404742
4	M/s. Trifa Diamonds Proprietor : Mr. Bhawin Nalinkant Shah	Commercial Unit No. 203, 2nd Floor, Lotus Pride, on Plot bearing CTS No. 1311, Survey No. 271/6, Hissa No. 2, Village: Ville Parle (West), Vallabh Bhai Patel Road, Near Northern Railway Crossing, Vile Parle (W), Mumbai-400 056. Carpet Area: 287 sq. ft. Built-up Area: 344 sq. ft. (Physical Possession with Bank)		1.00	283.29	200005381094	23.09.2024 10:30 A. M. TO 12:30 P. M.	83404742 / 97696418
5	M/s. Venus Creation Mr. Bhavin N. Shah Mr. Jaymik Shah	Gala No. 4 & 5, Ground Floor, Building known as "Kohinoor Industrial Estate-8", Near Vijay Hotel, Plot Bearing U. No. 26 (Part), Sheet No. 14, BK No. 957, Station Road, CTS. N. 16475, Ulhasnagar Camp No. 3, Dist. Thane-421 003Carpet Area: 2463 Sq. FtBuilt up Area: 2956 Sq. Ft. (Physical Possession with Bank)	51.25 / 5.13	1.00	302.45	200003058134	25.09.2024 10:30 A. M. TO 12:30 P. M.	83404742 97696418
6		Shop No.1, Ground Floor, A Wing, Building-"Daffodil", Fortune Garden CHS. Ltd., Panvel-Matheran Road, Plot No. 452A, 454, 797, 800 & 798, Survey No. 8, 9, 10 & 11, Mouje: Koproli, Post: Nere, Taluka: Panvel, Dist. Raigad-410 206. •Carpet Area: 184 Sq. Ft. •Built-up Area: 221 Sq. Ft. (Physical Possession with Bank)	10.00 / 1.00	1.00	537.15	200005590110	25.09.2024 10:30 A. M. TO 12:30 P. M.	99377060 / 83404742
	M/s. Leofortune Intrabuildcon Pvt. Ltd. Fortune Calypso Borrowers / Guarantors :- Pradeep K. Swami Prasad K. Swami Dhiren C. Savala Vasant D. Bhamaniya Sitapati Chavali	Shop No. 2, Ground Floor, A Wing, Building-"Daffodil", Fortune Garden CHS. Ltd, Panwel-Matheran Road, Plot No. 452A, 454, 797, 800 & 798, Survey No. 8, 9, 10 & 11, Mouje-Koproli, Post: Neve, Taluka: Panwel, Dist. Raigad-410 206. •Carpet Area: 231Sq. Ft. •Built-up Area: 277 Sq. Ft. (Physical Possession with Bank)	12.50 / 1.25	1.00	537.15	200005600293	25.09.2024 10:30 A. M. TO 12:30 P. M.	99377060 / 83404742
		Shop No. 3, Ground Floor, A Wing, Building-"Daffodil", Fortune Garden CHS. Ltd., Panvel-Matheran Road, Plot No. 452A, 454, 797, 800 & 798, Survey No. 8, 9, 10 & 11, Mouje : Koproli, Post : Nere, Taluka : Panvel, Dist. Raigad-410 206Carpet Area : 231 Sq. FtBuilt-up Area : 277 Sq. Ft. (Physical Possession with Bank)	12.50 / 1.25	1.00	537.15	200005600373	25.09.2024 10:30 A. M. TO 12:30 P. M.	99377060 / 83404742
		Shop No. 4, Ground Floor, A Wing, Building-"Daffodil", Fortune Garden CHS. Ltd., Panvel-Matheran Road, Plot No. 452A, 454, 797, 800 & 798, Survey No. 8, 9, 10 & 11, Mouje-Koproli, Post: Nere, Taluka: Panvel, Dist. Raigad-410 206 Carpet Area: 184 Sq. FtBuilt-up Area: 221 Sq. Ft. (Physical Possession with Bank)	10.00 / 1.00	1.00	537.15	200005600407	25.09.2024 10:30 A. M. TO 12:30 P. M.	99377060 / 83404742
		Flat No. 302, 3 rd Floor, "H' Wing, Building known as "Green Heaven Residency", Near Fortune Garden, New Survey No. 1, Hissa No. 58/1, 2, 58/2, Village: Koproli, Taluka: Panvel, Dist. Raigad-410 206. • Carpet Area: 418 Sq. Ft.; •Built-up Area: 502 Sq. Ft.; Terrace Area: 645 Sq. Ft. (Physical Possession with Bank)	26.00 / 2.60	1.00	537.15	200005588808	25.09.2024 10:30 A. M. TO 12:30 P. M.	99377060 / 83404742
7	M/s. Leofortune Infrabuildcon Pvt. Ltd. Fortune Symphony Borrowers / Guarantors:-	Flat No. 302, 3" Floor, 'E' Wing, Building known as "Lily" in Fortune Garden CHSL., Panvel-Matheran Road, Plot No. 452A, 454, 797, 799, 800, 796A & 798, New Survey No. 1, Hissa No. 5B/1, 2 & 5B/2, Village: Koprolli, Post: Nere, Taluka: Panvel, Dist. Raigad-410 206Carpet Area: 370 Sq. FtBuilt-up Area: 444 Sq. Ft.; Terrace Area: 840 Sq. ft. (Physical Possession with Bank)	26.50 / 2.65	1.00	646.42	200006112024	25.09.2024 10:30 A. M. TO 12:30 P. M.	8340474 / 7739014
•	Pradeep K. Swami Prasad K. Swami Dhiren C. Savala Vasant D. Bhamaniya Sitapati Chavali	Flat No. 301, 3° Floor, 'I' Wing, Building known as "Marigold" in Fortune Garden CHSL., Panvel-Matheran Road, Plot No. 452A, 454, 797, 799, 800, 796A & 798, New Survey No. 1, Hissa No. 58/1, 2 & 58/2, Mouje-Koproli, Post: Nere, Taluka: Panvel, Dist. Raigad-410 206. •Carpet Area: 370 Sq. Ft.; •Built-up Area: 444 Sq. Ft.; •Terrace Area: 950 Sq. Ft. (Physical Possession with Bank)	27.75 / 2.78	1.00	646.42	200006111765	25.09.2024 10:30 A. M. TO 12:30 P. M.	99377060

Terms and Conditions of the E-auction are as under:
E-Auction is being held on "AS IS WHERE IS" basis, "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS" and will be conducted "On Line".

The auction sale will be "online E-auction / Bidding through website — https://ebkray.in on 09.10.2024 between 11:00 a. m. and 05:00 p. m. with unlimited extensions of 10 minutes each. E-auction bid form Declaration, General Terms and Conditions of online auction sale are available in websites- https://www.bankof india.co.in Ridder may visit https://ehkray.in. where "Guidelines" for Ridders are available with educational videos. Ridders have to complete following formalities well in advance:

Step 1: Bidder / Purchaser Registration: Bidder to Register on e-Auction portal: https://ebkray.in using his mobile No. and E-mail ID. (PDF(Buyer Manual) describing the step by

step process for registration is available for download in the home page under Help option at the bottom of the page.)

Step 2: KYC Verification: Bidder to upload requisite KYC documents. KYC documents shall be verified by e-auction service provider (may take 2 working days). ◆Step 3: Transfer of EMD amount to his global EMD wallet: Online /Off-line transfer of funds using NEFT / Transfer, using challan generated on E-auction portal

Step 1 to Step 3 should be completed by bidder well in advance, before e-auction date. Bidder may also visit https://ebkray.in for registration and bidding guidelines . Helpline Details / Contact Person Details of eBKray:

eBKray Helpdesk Numbe

	Nai	me					E-mail	ID				1	eam .				Mob. No.	
Helpdesk N	umber				sup	port.ebkra	y@psballia	nce.co	m			PSB	Alliance			8	291220220	
Dharmesh A	ksher				avp	.projectm	anager2@p	sballia	mce.com			PSB	Alliance			9	892219848	
Sudhir Pano	hal				sud	nir@proc	ure247.com		- Indiana		y,	I sourcin	g Technol	ogy	III.	8	160205051	
1. Intending	bidders	shall	hold	a	valid	e-mail	address,	for	further	details	and	query	please	contact	eBKray	Helpdesk	Number	8291220220
Helpline	e-mail ID:	support	ebkray	(@ps	shallian	ce.com												

2. To the best of knowledge and information of the Authorized officer there is no encumbrances on the property/ies. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of the property/les 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 authorized officer / secured creditor shall not be responsible in any way for any third party claims / rights / dues. No claim of whatsoever nature will be entertained after submission of the online bid regarding property/ies put for sale Earnest money deposit (EMD) shall be deposited through RTGS / NEFT / Fund Transfer to the bank account as guided and mentioned in eBKray portal before participating in the

bid online. 4. The KYC documents are 1. Proof of Identification (KYC) viz. Voter ID Card / Driving License / Passport 2. Current Address Proof for communication 3. PAN Card of the bidder

4. Valid e-mail ID / contact number of the bidder etc.

5. Date of inspection will be as mentioned in the table above with prior appointment with above mentioned contact numbers.

Prospective bidders may avail online training on e-auction from eBKray portal.

Place: Mumbai

Bids shall be submitted through online procedure only in the prescribed formats with relevant details. Bidders shall be deemed to have read and understood the terms and conditions of sale and be bound by them.

9. The bid price to be submitted shall be above the reserve price and bidders shall improve their further offers in multiples of ₹ 1.00 Lakh (Rs. One Lakh) for Reserve Price upto

₹ 5 Crore / 5.00 Lakhs (Rs. Five Lakhs) for Reserve price above ₹ 5 Crore-upto ₹ 9.00 Crore / & 10.00 Lakhs (Rs. Ten Lakhs for Reserve Price above ₹ 9 Crore. 10. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.

11. The earnest money deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of the unsuccessful bidder will be returned on the closu of the e-auction sale proceedings.

12. The earnest money deposit shall not bear any interest the successful bidder shall have to pay 25% of the purchased amount (including earnest money already paid immediately or acceptance of bid price by Authorized officer on the same day or maximum by next day and the balance of the sale price on or before 15" day of sale. The auction sale is subject to confirmation by the bank. Default in deposit of the amount by the successful bidder at any stage would entail forfeiture of the whole money already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim / right in respect of the property / amount.

13. The prospective qualified bidders may avail online training on e-auction from eBKray portal prior to the date of e-auction neither the Authorized officer nor the bank will be hel responsible for any internet network problem power failure, any other technical lapse / failure etc. in order to ward off such contingent situation the interested are requested to

ensure that they are technically well equipped with adequate power backup etc. for successfully participating in the e-auction event 14. Purchaser shall bear the stamp duties charges including those of Sale Certificate / Registration / Charges including all statutory dues payable to the government, taxes and rates and outgoin

both existing and future relating to the property.

15. Buyer shall bear the TDS wherever applicable including other statutory dues, registration charges, stamp duty etc.

16. The authorized officer / bank is not bound to accept the highest offer and has absolute right and discretion to accept or reject any or all offers or adjourn / postpone / cancel the e-auction or withdraw any property or portion there-of from the auction proceeding at any stage without assigning any reason there for.

The sale certificate will be issued in the name of the purchaser(s) / applicant(s) only and will not be issued in any other name(s).

18. The sale shall be subject to rules / conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002. Further

details inquiries if any on the terms and conditions of sale can be obtained from the contact numbers given. 19. If any participant deposits the EMD after registering himself and afterwards opt to not to bid, can reverse the bid amount through system as specified in eBKray portal.

herever applicable, to be borne by successful bidder.

SALE NOTICE TO BORROWER / GUARANTORS

The undersigned being the Authorized Officers of Bank of India are having full powers to issue this notice of sale and exercise all powers of sale under securitization and reconstruction of Financial assets and Enforcement of Security Interest Act, 2002 and the rules framed there under. You have committed default in payment of the dues with interest, cost and charges etc. in respect of the advances granted by the bank mentioned above. Hence, the Bank has issued demand notices to all of you under section 13(2) to pay the amount mention there on within 60 days. You have failed to pay the amount even after the expiry of 60 days. Therefore, the Authorized Officers in exercise of the powers conferred under section 13(4), took possession of the secured assets more particularly described in the schedule mentioned above. Notice is hereby given to you to pay the sum as mentioned above before the date Fixed for sale, falling which the property will be sold and balance due if any will be recovered with interest and cost from you. Please note that all expenses pertaining demand notice, taking possession, valuation and sale of assets etc. shall be First deducted from the sale proceeds which may be realized by the undersigned and the balance of the sale proceeds will be appropriated towards your liability as aforesaid. You are at liberty to participate in the auction to be held on the terms and conditions thereof including deposit o Date: 17.09.2024

Authorized Officer, BANK OF INDIA



Asset Recovery Branch Shop No 12 & 13, Diamond Mansion, Dr Vieges Street, Kalbadevi Main Road, Kalbadevi, Mumbai, Maharashtra 400002

Phone No. 7710001955 Mail: headarbmumbai@kvbmail.co

SALE NOTICE 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 9 (1) of the Security Interest (Enforcement) Rules, 2002

(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, The Karur Vysya Bank Ltd, the constructive possession of which has been taken by the Authorised Officer of The Karur Vysya Bank Ltd., Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 04.10.2024, for recovery of;

Karur Vysya Bank Ltd., Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 04.10.2024, for recovery of;

1. Rs 1,36,59,220.43 (Rupees One Crore Thirty Six Lakhs Fifty Nine Thousand Two Hundred Twenty and Paise Forty Three Only) as on 31.08.2024 with interest and expenses thereon from 01.09.2024 due to the Karur Vysya Bank Ltd, Secured Creditor from 1. M/s Gems Motors, office at 169, Asha Motors Compound, LBS Marg, Kurla West, Mumbai 400070 - Borrower, 2. Mr. Amanullah Abubakar Khan – Proprietor, 3. Mrs. Akhtarunissa Amanullah Khan – Proprietor, 3. Mrs. Akhtarunissa Amanullah Khan – Guarantor, No. 2 and No. 3, Residing at 402/D, Palm Villa C and D CHSL, Kalina, Sunder Nagar, Kolivery Village, Santacruz (E), Mumbai 40098.

2 Rs 40.82,971.75 (Rupees Forty Lakhs Eighty Two Thousand Nine Hundred Seventy One and Paise Seventy Five Only) as on 12/09/2024 with interest and expenses thereon from 13/09/2024 due to the Karur Vysya Bank Ltd, Sacured Creditor from 1. Mr. Amanullah Abubakar Khan and 2. Mrs. Akhtarunissa Amanullah Khan, both residing at 402/D, Palm Villa C and D CHSL, Kalina, Sunder Nagar, Kolivery Village, Santacruz (E), Mumbai 400098.

DESCRIPTION OF THE IMMOVABLE PROPERTY

All that piece and Parcel at Residential Flat No. 402, adm. 59.48 Sq. Mtrs, Built Up area, 4th floor in building known as Palm Villa (C & D) Co-operative Housing Society Limited, Survey No. 303, Hissa No. 15, CTS No. 6825B of Village Kolivary, Kalina Santacruz East, Mumbai 400098 standing in the name of Mr. Amanullah Abubakar Khan and Mrs. Akhtarunissa Amanullah Khan.

Reserve Price: Rs. 1,65,00,000/Earnest Money Deposit: Rs 16,50,000/-

Reserve Price: Rs. 1,65,00,000/Earnest Money Deposit: Rs 16,50,000/Bid Incremental Amount: Rs 1,00,000/For detailed terms and conditions of the sale, please refer to the link provided in ou
Bank's/ Secured Creditor's website i.e www.kvb.co.in/Property Under Auction also
at the web portal https://kvb.auctiontiger.net/ of the service provider, Mr. Praveer
Kumar Thevar, Mobile no. — 9722778828/6352634834, Mail id
praveen.thevar@auctiontiger.net
Statutory 15 days' Notice under Rule 9(1) of the SARFAESI Act, 2002

The borrower/s and guarantor/s are hereby notified to pay the dues as mentioned above along with up to date interest and ancillary expenses before the date of e Auction, failing which the Schedule property will be auctioned/sold and balance dues, if any, will be recovered with interest and cost.

Date : 16.09.2024 **Authorized Officer** The Karur Vysya Bank Ltd.

IN THE MUMBAI DEBTS RECOVERY TRIBUNAL NO . II (Ministry of Finance) 3rd Floor, Telephone Bhavan, Strand Road

EXHIBIT No. 14

... DEFENDANT

Colaba Mumbai - 400 005 ORGINAL APPLICATION NO. 295 OF 2023

BANK OF INDIA VERSUS MR. ROMI RAJEN KAPOOR

SUMMONS WHEREAS O.A. No.295 of 2023 was listed before Hon'ble Presiding officer on 02.05.2023

WHEREAS this Hon'ble Tribunal is pleased to issue summons on the said application der section 19(4) of the Act, (OA) filed against you for recovery of debts of Rs.66,23,793.85 (Rupees Sixty Six Lakhs Twenty Three Thousand Seven Hundred and Ninety Three and Paise Eighty Five Only) (Application along with documents etc. WHREAS the service of summons could not be affected in ordinary manner and wherea

the Application for substituted service has been allowed by this Hon'ble Tribunal In accordance with sub-section (4) of section 19 of the Act, you, the Defendants are directed

. To show cause within 30 thirty days of the service of summons as to why relief prayed for should not be granted.

2. To disclose particulars of properties of assets other than properties and assets specified by the applicant under serial Number 3(A) of the Original Application. You are restrained from dealing with or disposing if secured assets of such other assets

and properties disclosed under serial Number 3(A) of the Original Application, pending hearing and disposal of the application for attachment of the properties. 4. You shall not transfer by way of sale, lease or otherwise, except in the ordinary course of business any of the assets over which security interest is created and/or other assets and properties specified disclosed under Serial no. 3A of the Original Application without the

5. You shall be liable to account for the sale proceed realized by sale of secured assets or other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with bank of financial institution holding security nterest over such assets.

6. You are also directed to file written statement with a coy thereof a furnished to the applicant and to appear before DRT II on 17/09/2024 at 11:00 a.m. Failing which the pplication shall be heard and decided in your absence.

ven/Issued under my hand and the seal of this Tribunal on this 13th day of June, 2024. Seal DRT- II, Mumbai

MR. ROMI RAJEN KAPOOR

A Borrower, an adult, Indian Inhabitant Having his address at: 1001, 10th Floor,

prior approval of the Tribunal.

Gauray Excellency, Mira Bhayander Road Near GCC Club, Mira Road, Thane-400095 And having another address at: Flat No. A-404, Kanti Apartments,

Mount Merry Road, Bandra (West).

OMKARA OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED

Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar West, Mumbai 400 028 Tel.: 022-69231111

[Appendix - IV-A] [See proviso to rule 8 (6)] PUBLIC NOTICE FOR E-AUCTION FOR/s 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 read with proviso to Rule 8 (6) of the Security Interest (Enforcem Notice is hereby given to the public in general and in particular to the Borrower M/s Kohine Developers through its Proprietor Mr. Unmesh Joshi (Borrower & Mortgagor), Mr. Unmesh Joshi (Guarantor), M/s Kohinoor Planet Construction Pvt. Ltd (Mortgagor/Guarantor), M/s Kohinoor Technical Consultancy Pvt. Ltd (Mortgagor/Guarantor), M/s Kohinoo Technologies Pvt. Ltd (Mortgagor/Guarantor), M/s Joshi's Kohinoor Technical Instituti (Mortgagor/Guarantor), Late Mr. Manohar Gajanan Joshi (Mortgagor/Guarantor represent and Mrs. Madhavi Unmesh Joshi (Guarantor) that the below described immovable properties mortgaged/charged to the Secured Creditor (TJSB Sahakari Bank Limited) (now issigned to Omkara Assets Reconstruction Pvt Ltd) the Symbolic possession of which has bee aken by the Authorized Officer of the Omkara Assets Reconstruction Private Limited, will be sol on "As is where is", "As is what is", and "Whatever there is" and "Without Recourse" basi on October 24, 2024, at 11.00 a.m. for recovery of dues of Rs. 1,39.15.13,391/- (Rupees One Hundred Thirty-Nine Crore Fifteen Lakhts Thirteen Thousand Three Hundred and Ninety
One 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 Borrowe Guarantors/mortgagors. The properties shall be sold in exercise of rights and powers under the provisions of SARFAESIAct.

provisions of SARTAESTAC.

Ornkara Assets Reconstruction Private Limited (OARPL) (Acting in its capacity as Trustee of Ornkara PS 34/2020-21 Trust), has acquired entire outstanding debt lying against above said Borrower /Guarantors vide Assignment Agreement dated March 30, 2021, from TJSB Sahakari Bank Limited along with underlying security.

The description of the Immovable Properties, reserve price and the earnest money deposit an

Description of the Property	Reserve Price	EMD	Status of Possession
Commercial property comprising of land and building viz. Wing A of the building with 915.06 Sq. Mts. built up area comprising of Ground floor and Six upper floors and 551.07 Sq. Mtrs. built up Area of basement alongwith the land appurtenant thereto admeasuring 689 Sq. Mtrs. or thereabouts situated and lying and bearing Cadastral Survey No.1390 (Part) and 1/1392 (Part) of Lower Parel Division and now bearing. Cadastral Survey No. FP No.488-B-4, TPS IV of Mahim Division and bearing sub divided Plot No. 488-B-4 out of Final Plot Nos.488 and 488 of TPS Rombay City No. IV Mahim area.	Rs. 55,00,00,000 (Rupees Fifty- Five Crore Only)	Rs. 5,50,00,000 (Rupees Five Crores Fifty Lakhs Only)	Symbolic Possession

GPS Co-ordinates: 19.016654, 72.	840240			1		
Date of E- Auction	October 24, 2024, Thursday at 11.00 am to 12:00 Noon					
Inspection Date	October 21, 2024. Monday Time 12:00 Noon to 4:00 p.m.					
Minimum Bid Increment Amount	Rs. 25,00,000/- (Rupees Twenty-Five Lakh only)					
Last date and time for submission of bid letter of participation/KYC	October 23, 2024, by	6:00 pm				

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

he auction shall be conducted online through OARPL. The last date of submiss as well as in hard copy) along with EMD (DD/ Pay Order in original or remittance by way of NEFT RTGS) is 23.10.2024 by 6:00 PM. The intended bidders who have deposited the EMD and equire 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.", Tell Helpline: +91-7291981124/25/26, Helpline E-mail ID: support@bankeauctions.com, and for any roperty 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 Bankrupto 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) OF SECURITY INTEREST ENFORCEMENT) RULES, 2002

This notice is also a mandatory Notice of not less than 30 (Thirty) days to the Borrower(s) of the above loan account under Rule 8 (6), of Security Interest (Enforcement) Rule, 2002 and provisions of Securitization & Reconstruction of Financial Assets and Enforcement of Security nterest Act, 2002, informing them about holding of auction/sale through e-auction on the above eferred 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 propert shall at the discretion of the Authorized Officer/Secured Creditor be sold through any of the nodes as prescribed under Rule 8 (5) of Security Interest (Enforcement) Rule, 2002.

Sd/- Authorized Office For Omkara Assets Recon (Acting in its capacity as a Trustee of Omkara PS 34/2020-21 Trust

MUMBAI SLUM IMPROVEMENT BOARD



A REGIONAL UNIT OF (MAHARASHTRA HOUSING AND AREA

DEVELOPMENT AUTHORITY) e-Tender Notice

Executive Engineer (City) Division, Mumbai Slum Improvement Board, (Unit of MHADA) Room No. 539, 4th floor, Griha Nirman Bhavan, Bandra (East), Mumbai 400 051 Phone Number (022) 66405485 is calling e-Tender for the **05** number of works in the form of B 1 (Percentage rate) from Unemployed Engineers registered with Mhada/PWD in appropriate class in Mumbai Suburban District vai online etendering system. Detailed Tender Notice & Tender Documents shall be available & can be downloaded from Government of Maharashtra portal https://mahatenders.gov.in Bidding documents can be loaded on the website. The tender Document sale start on dated 19.09.2024, 10.05 am to Document sale end date 26.09.2024, 17.35 pm Corrigendum Amendments if any could be published only on the https://mahatenders.gov.in website. The Competent Authority reserves the right to reject any or all the tenders without assigning any reason there of Conditional offers will not be accepted.

Executive Engineer (City), MSIB Board, Mumbai

MHADA - Leading Housing Authority in the Nation CPRO/A/693

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NOTICE INVITING BID

Hiring of water tankers for supply of drinking water to consumers in emergency at Panvel (E & W) & Kalundre Node, Navi Mumbai.

CIDCO of Maharashtra Limited through the process of etendering invites "ON LINE" item rate percentage bids from the experienced prospective bidders fulfilling the mandatory eligibility criteria, registered with CIDCO Ltd. or with Central Govt., or with State Govt. of Maharashtra and its undertakings in appropriate class & Category having experience of supplying water tankers for the work mentioned below:

1. Name of Work: Hiring of water tankers for supply of drinking water to consumers in emergency at Panvel (E & W) & Kalundre Node, Navi Mumbai. 2. C. A. No.: 07/CIDCO/EE(WS)/2024-25 3. Cost put to the Bid: Rs. 91,98,000.00 (Excluding GST) 4. E. M. D.: Rs. 92,000/- 5. Registration Class: Class - IV & above (Civil) 6. Completion Period: 365 (Three Hundred Sixty Five) Days (including Monsoon) 7. Tender Processing Fee: Rs. 5,900.00 (including 18% GST (Non-Refundable))

Bid Document along with Bidding Programme will be available on the website https://mahatenders.gov.in from 19/09/2024 at 17.01 hrs.

Superintending Engineer CIN - U99999 MH 1970 SGC-014574

www.cidco.maharashtra.gov.in

CIDCO/PR/227/2024-25

PUBLIC NOTICE

Notice is hereby given to the public at large that we are investigating the title of LABH SMRUTI CO-OPERATIVE HOUSING SOCIETY LIMITED, a Society registered under the Maharashtra Co-operative Housing Societies Act, 1960, under Registration No BOM/WK/(W)/HSG/767 of 84-85 dated November 19, 1984 having their registered office at Labh Smruti, 48-C, Baptista Road, Vile Parle (West), Mumbai 400 056 ("Owners") in the property more particularly described in the Schedule hereunder Any person(s) including as individual, a company, banks, non-banking financia

nstitution, a firm, an association of persons or a body of individuals whether ncorporated or not, lenders and/or creditors having any objection or any claim, right

title and/or interest by way of sale, agreement for sale, memorandum of understanding

letter of allotment, exchange, development, transfer, gift, mortgage, pledge, charge lien, lease, tenancy, trust, maintenance, succession, inheritance, possession, release relinquishment, attachment, license or any liability or commitment or otherwise howsoever through any agreement, deed, document, writing, conveyance, devise bequest, succession, family arrangement, settlement, litigation, decree or court order or any contract or agreement or otherwise howsoever or of whatsoever nature and/o the development rights and/or right to any FSI or TDR in relation to the said Property or any part or portion thereof and/or otherwise howsoever, are hereby required to make the same known in writing to the undersigned, along with notarized documentary proof in support thereof, at the address at <u>Unadkat & Co., 407</u>, <u>Rustomjee Sangam</u>, S V Road, Santacruz (West), Mumbai 400054 and by way of e-mail at mumbai@unadkatco.com within a period of 14 (fourteen) days from the date of publication hereof, failing which, it will be presumed that no valid rights, claims, objections etc. subsists and all such rights, objections, claims etc. if any, shall be deemed as waived, abandoned and not binding for all intent and purposes.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land admeasuring 835.00 sq. yards equivalent to 698.10 sq metres or thereabouts, bearing Final Plot No. 48-C of Town Planning Scheme Ville Parle No. III (1st Variation) (Final), corresponding to CTS No. 1279, 1279/1 of Village Vile Parle (W), Taluka Andheri, Mumbai Suburban District, together with building standing thereor known as "Labh Smrutli" comprising of stilt + 6 upper floors, and situate, lying and being at Baptista Road, Vile Parle (West), Mumbai 400 056 in the registration District and Sub-District of Mumbai, and bounded as follows:

by Baptista Road and Final Plot No. 48D;

Dated: 17-09-2024

On or towards East By Final Plot No. 48D; and By Final Plot No. 45; On or towards West

Place: Mumbai

On or towards South

Manthan Unadkat Unadkat & Co. Law Offices

PUBLIC NOTICE Notice is hereby given that under the instructions of our clients, we are

right, title and interest of MR, MANOHAR GAJANAN BHOIR and MRS. MALTI MANOHAR BHOIR having address at Ganesh Kripa, Navi Sheva, Sheva, Raigad, Maharashtra 400 702 ("Owner 1") to all those non agricultural lands more particularly described in the FIRST SCHEDULE hereunder written ("NA Land 1"), and (1) DAYAL GAJANAN BHOIR having address at Near Shiv Sena, Navi Sheva, Sheva, Raigad, Maharashtra 400 702 (2.1) NAMRATA MANOHAR BHOIR (2.2) PRATIK MANOHAR BHOIR (2.3) MANOHAR GAJANAN BHOIR having address at Ganesh Kripa, Navi Sheva, Sheva, Raigad, Maharashtra 400 702, (3) VARSHA BHALCHANDRA BHOIR having address at C-12, Sonu Apartment, Kamtha, Vimla Talay Garden, Uran Raigad, Maharashtra 400702, and (4) SATISH GAJANAN BHOIR, having address at B-203, Nagaon Road, NI School, Nagaon, Uran, Raigad, Maharashtra 400 702 ("Owner 2") to all those non agricultural lands more particularly described in the SECOND SCHEDULE hereunder written ("NA Land 2").

All persons having any claim, right, title, estate, share or interest in respect of the NA Land 1 and/or NA Land 2 or any of them or any part thereof, by way of an agreement, demand, sale, transfer, exchange, tenancy, sub-tenancy, lease, sub-lease, mortgage (equitable or otherwise), gift, lien, charge, trust, inheritance, maintenance, bequest, possession, adverse possession, easement, assignment, license, devise, demise, partition, pledge, guarantee, family arrangement, development rights, joint venture, collaboration, partnership, power of attorney, loans, advances, acquisition, requisition, encumbrance, FSI/TDR consumption, injunction or any other attachment, or under any decree, order or award passed by any Court of Law, Tribunal, Revenue or Statutory Authority or arbitration, right of prescription or pre-emption or by operation of law is/are hereby requested to notify the same in writing to the undersigned with supporting documentary evidence at the address mentioned herein below within 14 (fourteen) days from the date hereof failing which, the claim or claims, if any, of such person or persons shall be deemed to have been waived and/or abandoned.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Description of "NA Land 1") All that piece and parcel of Non-Agricultural land bearing Survey

No./Hissa No. 1/3 admeasuring 6,830 square meters situate at Village Bhilawale, Taluka Khalapur, District Raigad, Maharashtra. THE SECOND SCHEDULE ABOVE REFERRED TO

(Description of "NA Land 2")

All that piece and parcel of Non-Agricultural lands bearing (i) Survey

No./Hissa No. 1/4 admeasuring 1,400 square meters, and (ii) Survey No./Hissa No. 1/5 admeasuring 3,300 square meters, situate at Village Bhilawale, Taluka Khalapur, District Raigad, Maharashtra, Dated this 17th day of September, 2024. LAW POINT

ADVOCATES & SOLICITORS

301, Vaibhay Chambers, 3rd Floor,

Bandra-Kurla Complex, Opp. Income Tax Office, Bandra (East), Mumbai 400 051 Email: response@lawpointindia.com