

CAPRI GLOBAL HOUSING FINANCE LIMITED
 Registered & Corporate Office: 502, Tower-A, Peninsula Business Park, Senapati Bagat Marg,
 HOUSING FINANCE LIMITED Lower Panel, Mumbai- 400013, Circle Office - 9B, 2nd Floor, Pusa Road, New Delhi-110060

APPENDIX IV POSSESSION NOTICE (for immovable property)

Whereas, the undersigned being the Authorized Officer of Capri Global Housing Finance Limited (CGHFL) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, Demand Notice(s) issued by the Authorized Officer of the company to the Borrower(s) / Guarantor(s) mentioned herein below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The borrower having failed to repay the amount, notice is hereby given to the Borrower (s) / Guarantor(s) and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of the Section 13 of the said Act read with Rule 8 of the Security Interest Enforcement rules, 2002. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets. The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of CGHFL for an amount as mentioned herein under with interest thereon.

S. No.	Name of the Borrower(s) / Guarantor(s)	Description of Secured Asset (Immovable Property)	Demand Notice Date & Amount	Date of Possession
1.	(Loan Account No. LNHLAR000011192 (Old) 5150000932529 (New) of our Pune Branch) Mr. Rameshwar Prakash Dahival (Borrower) Mrs. Nanda Prakash Dahival (Co-Borrower)	All That Piece And Parcel Of Property being Flat No. 15, Built Up Area Admeasuring 490 Sq. Ft., i.e., 45.53 Sq. Mts., 4th Floor, Komal Plaza, constructed on Land bearing Survey No. 183, Hissa No. 1A+1B/5A, Fursungi, Taluka Haveli, District Pune, Maharashtra 412308	15-02-2025 Rs. 13,21,108/-	25-04-2025
2.	(Loan Account No. LNHLCH00077895 (Old) 5030000664333 (New) of our Chinchwad Branch) Mr. Nitesh Ramesh Devde (Borrower) Mr. Ganesh Ramesh Devde, Mr. Ramesh Sona Devde, Mrs. Rama Ganesh Devde (Co-Borrower)	All That Piece And Parcel Of Property Being Flat No. 11, 2nd Floor, Built-up Area Admeasuring 510 Sq. Ft., i.e., 47.39 Sq. Mts., In Wing C, Project Known As "Krushna Nagari Co-Operative Housing Society (Borrower)", Situated On Plot No. 1 To 15, S. No. 17/5+6/1 (Old No. 17B/5+6/1), CTS No. 2328/48 To 74, Chakan Road, Village Talegaon Dabhade, Taluka Maval, District Pune, Maharashtra - 410506	15-02-2025 Rs. 13,65,680/-	25-04-2025
3.	(Loan Account No. LNHLARG000021541 (Old) 5120000619146 (New) of our Aurangabad Branch) Ravindra Bharat Phatakde (Borrower) Mrs. Vaishali Ravindra Phatakde (Co-Borrower)	All that piece and parcel of residential Property having land and building being Row House No. 15, area admeasuring 34.54 Sq. Mts. (equivalent to 404 Sq. Ft.), Milkat No. 6792, Gut No. 98 Mauje - Jageshwari, Taluka - Gangapur, District - Aurangabad, Maharashtra - 431136, Bounded as follows: East : 18 Ft Road, West : Land of Bhujang, North : Row House No.14, South : Row House No.16	15-01-2025 Rs. 10,04,318/-	25-04-2025 Physical

PLACE : MAHARASHTRA Sd/- (Authorised Officer)
 DATE : 29-APRIL-2025 For Capri Global Housing Finance Limited (CGHFL)

Motilal Oswal Home Finance Limited
 Corporate Office : Motilal Oswal Tower, Rahimtullah Sayani Road, Opposite ST Depot, Prabhadevi, Mumbai-400025 Email - hqquery@motilaloswal.com.
 CIN Number :- U65923MH2013PLC248741

PUBLIC NOTICE FOR E-AUCTION CUM SALE

E-Auction Sale Notice of 30 Days for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8 & 9 of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and to the borrowers/guarantors/mortgagors in particular, that the under mentioned property mortgaged to Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited) will be sold on "As is where is", "As is what is", and "Whatever there is", by way of "online e-auction" for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002 through website www.motilaloswal.com as per the details given below :

Sr. No.	Borrower(s)/Guarantor(s) / Loan Account	Demand Notice Date & Amount	Description of the Immovable Property	Reserve Price, EMD & Last Date of Submission of Bid
1.	LAN: LXASAO0316-170046737 Branch: Rasyani Borrower: Hemant Dadaram Patil Co-Borrower: Minal Dayaram Patil	25-10-2018 For Rs. 8,38,636/- (Rupees Eight Lac Thirty Eight Thousand Six Hundred Thirty Six Only)	Flat No. 102, 1st Floor, A Wing, Nita Heights, Bldg. No. 2/S.No. 67/H.No. 3 Mouje Kharbari, Tal. Bhivandi, Dist. Thane Maharashtra 401204	Reserve Price: Rs. 10,00,000/- (Rupees Ten Lakh Only) EMD: Rs. 1,00,000/- (Rupees One Lakh Only) Last date of EMD Deposit: 04-06-2025
2.	LAN: LXVIR00116-170044996 Branch: Virar Borrower: Parvati Shankar Phuligara Co-Borrower: Shankar Sadashiv Phuligara	09-07-2024 For Rs. 17,78,876/- (Rupees Seventeen Lac Seventy Eight Thousand Eight Hundred Seventy Six Only)	Flat No. E/202 2nd Floor Sr. No. 44 (C54/Hissa No. 1B Chandra Devi Aji Chandrapada Naigona (E) Dist. Palghar 0 0 Chandrapada Naigona East 401208 Thane Maharashtra	Reserve Price: Rs. 17,00,000/- (Rupees Seventeen Lakh Only) EMD: Rs. 1,70,000/- (Rupees One Lakh Seventy Thousand Only) Last date of EMD Deposit: 04-06-2025
3.	LAN: LXTT00416-170027270 Branch: Titwala Borrower: Abbas Jamn Khan Co-Borrower: Asma Abbas Khan	12-09-2018 For Rs. 9,15,328/- (Rupees Nine Lakh Fifteen Thousand Three Hundred Twenty Eight Only)	Flat No. 306, 3rd Flr. A Wing, Ram Resi, Vill-Adwili Dhokali, Shree Haji Malang Rd, S.No.42/6, Kalyani(E), Taluka Ambernath, Thane. Nr. Adwili Talao, Tukaram Plaza 421306 Kalyan Thane Maharashtra	Reserve Price: Rs. 7,00,000/- (Rupees Seven Lakh Only) EMD: Rs. 70,000/- (Rupees Seventy Thousand Only) Last date of EMD Deposit: 04-06-2025
4.	LAN: LXASAO0316-170025861 Branch: Asangaon Borrower: Mohammdanjamuddin Mohammdas Siddhiqui Co-Borrower: Shanz Begam Mohammdanjamuddin Siddhiqui	07-06-2018 For Rs. 8,78,626.20 (Rupees Eight Lac Seventy Eight Thousand Six Hundred Twenty Six and Twenty Paise)	Rm No-105/106/1st Floor /Mhate Apartment /H No 340/Village Ranjoli /Taluka /Bhivandi, Dist- Thane, Next To Tulja Bhavani Mandir And Near Aai Vadancha Ashirwad Bunglow - 420302 Maharashtra India	Reserve Price: Rs. 8,00,000/- (Rupees Eight Lakh Only) EMD: Rs. 80,000/- (Rupees Eighty Thousand Only) Last date of EMD Deposit: 04-06-2025
5.	LAN: LXVIR00414-150001058 Branch: Virar Borrower: Kamal Markanday Yadav Co-Borrower: Chamelidevi Markanday Yadav	28-05-2018 For Rs. 25,63,802/- (Rupees Twenty Five Lac Sixty Three Thousand Eight Hundred Two Only)	Flat No. 402 & 4th Floor/Krishnakant Apartment, S No 33 Hissa No 2 Village-Dawdi,Dombavali (East), Tal. Kalyan,Dist.Thane Rtp School 421201.Thane Maharashtra	Reserve Price: Rs. 27,00,000/- (Rupees Twenty Seven Lakh Only) EMD: Rs. 2,70,000/- (Rupees Two Lakh Seventy Thousand Only) Last date of EMD Deposit: 04-06-2025
6.	LAN: LKAL03119-200076155 Branch: Kalyan Borrower: Anil Dhanoo Pawar Co-Borrower: Anushree Anil Pawar	07-Nov-24 For Rs. 15,64,633/- (Rupees Fifteen Lac Sixty Four Thousand Six Hundred Thirty Three Only)	Jai Mata Di Complex Flat No.302 3rd Floor A.W Bhargavi Apartment Kalher Bhivandi A Wing Survey No. 10/12B Jai Mata Di Complex 421302 Thane Maharashtra	Reserve Price: Rs. 9,50,000/- (Rupees Nine Lakh Fifty Thousand Only) EMD: Rs. 95,000/- (Rupees Ninety Five Thousand Only) Last date of EMD Deposit: 04-06-2025

Terms and Conditions 1. The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may visit to the Web Portal : <https://www.bankauction.com/> or our e-Auction Service Provider, M/s. ARCA EMART PRIVATE LIMITED for bidding information & support, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online. The interested buyers may go through the auction terms & conditions and process on the same portal and may contact to Chetan Shirish Patil - 7738051089, Rakshesh Manohar Khandare - 9967337288, Sunil Shyamal Kaitthal - 9372705568, Sachin Ransing Rajput - 8097203185, Ramesh Kumar Yadav - 9324505846, Rahul Dagadu Pandhare - 8655788721 details available in the above mentioned Web Portal and may contact their Centredial Help Desk : + 91 83709 69696. E-mail ID: contact@auctionbazar.com.

Place : Maharashtra Sd/- (Authorised Officer, Motilal Oswal Home Finance Limited) (Earlier Known as Aspire Home Finance Corporation limited)
 Date : 29.04.2025

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED
 CIN: U67100T22014PTC020363

Corporate Office: Kohinor Square, 47th Floor, N.C.Kelkar Marg, R.G.Gadkari Chowk, Dadar (West), Mumbai - 400028 Email: s.banerjee@omkara.com, Tel.: 022-26544000 (Acting as a Trustee of India Resurgence ARC Trust II)

[Appendix - IV-A] [See proviso to rule 8 (6) read with 9(1)]

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with proviso to Rule 8 (6) read with 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, Religare Finvest Ltd., in exercise of powers conferred under the SARFAESI Act and Security Interest (Enforcement) Rules, 2002, had issued a Demand Notice dated 11.11.2017 under section 13(2) thereof calling upon borrower(s)/mortgagors/ guarantors/corporate guarantors i.e., (1.) **Leena Fashion Embroiders Pvt. Ltd., (Borrower)**, at Plot No. 21, Moti Baug Shed, M Natraj Compound, Opp. R.K Studio, Sion-Trombay Road, Mumbai -400 071. Also at Plot No. 25 & 26, "Batliboi House" Deonar Ancillary Industrial Estate, Deonar, Mumbai-400 043, (2) **Chandan Stores D. (Co-borrower)**, at 4 & 5, Shripal Building, Chhaya Society, Chembur, Mumbai-400071, (3) **Mr. Karan Nirmal Chadwa, (co-borrower)**, residing at Bungalow No.1, Nilayam Co-operative Housing Society, D K Sandhu Marg, Chembur, Mumbai-400 071, (4) **Mrs. Leena Nirmal Chadwa (Co-borrower)**, residing at Bungalow No.1, Nilayam Co-operative Housing Society, D K Sandhu Marg, Chembur, Mumbai-400 071, (5) **Mr. Nirmal Gagubhai Chadwa (Co-borrower)**, residing at Bungalow No.1, Nilayam Co-operative Housing Society, D K Sandhu Marg, Chembur, Mumbai-400 071, for repayment of outstanding amount aggregating to **INR 12,29,56,595.28/- (Indian Rupees Twelve Crore Twenty Nine Lakh Fifty Six Thousand Five Hundred Ninety Five and Paise Twenty Eight Only)** as on 07-11-2017 plus accrued interest within 60 days from the date of the said notice. The borrower(s)/mortgagors/ guarantors/corporate guarantors having failed to repay the entire dues as per said Demand Notice within 60 days, the Authorized Officer of India Resurgence ARC Private Limited issued a notice under Section 13(4) under the SARFAESI Act and Security Interest (Enforcement) Rules, 2002 and took Physical Possession of the below mentioned secured property as on 03.11.2022. Further, previously Religare Finvest Ltd has assigned the debt of **Leena Fashion Embroiders Pvt. Ltd.** to India Resurgence ARC Private Limited (IRAPL) as on 05.11.2019, & India Resurgence ARC Private Limited vide Security Receipt Purchase Agreement dated 06.18.2024 has transferred all rights, title, liabilities and obligations in favour of OARPL Acting as a Trustee of India Resurgence ARC Trust II, OARPL Acting as a Trustee of India Resurgence ARC Trust II has now stepped into the shoes of assignor and empowered to recover the dues and enforce the security. Now Therefore the Authorized Officer of OARPL Acting as a Trustee of India Resurgence ARC Trust II hereby intends to sell the below mentioned secured properties for recovery of dues. 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).The description of the immovable properties along with details of reserve price and earnest money deposit (EMD) and known encumbrances is as mentioned below:

Description Of The Property:- Leasehold Plot No. 25 & 26, C.S. No. 93 (Part), CTS No. 1A, Deonar Ancillary Industrial Estate Sonapur Road, Deonar, Govandi East, Mumbai - 400 043 admeasuring 1925 sq. mt. along with building thereon of Ground + 1 floor admt. 1,735.08 sq. mt. bounded as follows: **On the North by:** Adjoining Property / Plot, **On the East by:** Plot No.27, **On the South by:** Approach Road / Sonapur Road, **On the West by:** Plot No.24

Reserve Price : INR 8,10,00,000/- EMD : INR 81,10,000/-
 Date of E- Auction & Time: 20-05-2025 from 11am to 12pm
 Date of Inspection: 15-05-2025
 Minimum Bid Increment Amount- INR 8,10,000/-
 Last date and time for submission of bid letter of participation/KYC Document/ Proof of EMD: 19-05-2025

The auction shall be conducted online through OAPL. 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 19-05-2025 by 5:00PM. For detailed terms and conditions of the sale, please refer to the link provided in <https://omkara.com/auction.php> and/or <https://www.bankauctions.com/>. 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@bankauctions.com, **Mr. Bhavik Pandya maharashtra@c1india.com**, at 8866682937 and for any property related query contact the Authorized Officer, **Mr. Shubhdeep Banerjee (M/o: 755839276)Mail:s.banerjee@omkara.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) READ WITH 9(1) OF STATUTORY INTEREST (ENFORCEMENT) RULES, 2002

This notice is also a mandatory notice of 15 (Fifteen) days to the Borrower/ Guarantors of the above loan account under Rule 8(6) read with 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 sale through Public 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 along with cost & expenses In case of default in payment, the property shall at the discretion of the Authorized Officer/Secured Creditor be sold through any of the modes as prescribed under Rule 8 (5) of Security Interest (Enforcement) Rule, 2002.

Date: 29.04.2025 Sd/-
 Place: Mumbai Authorized Officer, OMKARA ASSETS RECONSTRUCTION PRIVATE LTD (Acting as a Trustee of India Resurgence ARC Trust II)

PUBLIC NOTICE

Notice is hereby given that the (i) Original Share Certificate No. D/1205, Registered Folio No. 1068, total 265 fully paid-up shares of Rs. 1000/- each bearing distinctive Nos. from 0741728 to 0741992 (both inclusive) issued on 21.09.2010 in the name of M/S. DIPAK H. SHAH in respect of the Office No. DC9132, in "D" wing, on 9th Floor and (ii) Original Share Certificate No. P/0972, Registered Folio No. 1068, total 100 fully paid-up shares of Rs. 1000/- each bearing distinctive Nos. from 0097101 to 0097200 (both inclusive) issued on 21.09.2010 issued against Car Parking Space bearing No.D-788 in Bharat Diamond Bourse situated at BKC Road, Bandra East Mumbai - 400051 and Further Original Allotment letter dated 09.11.2010 between Bharat Diamond Bourse and M/s. DIPAK H. SHAH pertaining to Said Premises have lost, misplaced & not been found till date.

All person/s having original of above and/ or any claim/s or right in respect of the above shares and said Premises or any part thereof by way of inheritance, share, sale, mortgage, lease, lien, license, gift, possession, exchange, charge, lispendens, maintenance, easement, Court Order/s or encumbrance whatsoever or otherwise are hereby called upon to intimate to the undersigned in writing of such claim with original certified copies of all supporting documents within 14 days from the date of publication of this notice, failing which the claims, if any of such persons shall be treated as willfully abandoned, waived & not binding on our client.
 Date : 29.04.2025
 Place : Mumbai

Sd/-
MR. RAVINDRA KUMAR YADAV
 M.A., LL.M.,
 Advocate High Court
 C/o. Girish P. Jain & Co.
 101-102 Peace Haven N. M. Kale Marg,
 Dadar (West), Mumbai-400028.

PUBLIC NOTICE

TAKE NOTICE that our client intends to purchase from **Sisodia Canning Private Limited**, all its right, title and interest in the premises more particularly described in the Schedule hereto below, free from all encumbrances and with clear and marketable title.

Any person/s having any right, title, interest, claim, objection of any nature whatsoever in respect of the premise described in the Schedule hereto below and/or any part thereof by way of sale, transfer, exchange, easement, interest, share, mortgage, charge, gift, trust, lease, tenancy, leave and license, inheritance, possession, lien, attachment, proceedings, dispute, arrangement/settlement, decree or order of any court of law or otherwise howsoever in any manner whatsoever are hereby requested to inform the same in writing, along with documentary evidence, to the undersigned having his office at 11, Free Press House, 1st Floor, 215, Free Press Journal Marg, Nariman Point, Mumbai - 400021 within 14 days from the date hereof, failing which, all claims, if any, of such persons will be considered to have been waived and/or abandoned and our clients shall proceed to complete the transaction.

SCHEDULE

Commercial Premises bearing Unit No. 101 admeasuring approx. 106 sq. mts (RERA Carpet Area) and Unit no. 102 admeasuring 329.06 sq. mtrs. equivalent to 3542 sq. feet RERA carpet area, both situated on the 1st floor in the building known as "Chemco House" situated at Dadabhai Naoroji Road (formerly known as Hornby Road) and Ravel Street in the forty city of Mumbai and on land bearing C. S. No.1396 of Fort Division, Laughtons Survey No.1/8466, Collector Old No.57, New No. 15992 and Street No.26, Dr. Dadabhai Naoroji Road and Street No.2/8, Ravelin Street in the Registration sub district and District of Mumbai city. Dated this 29th day of April, 2025.

Sd/-
Murtaza H. Kachwala
 Partner
Argus Partners
 Solicitors & Advocates

Form No. 3 [See Regulation-13 (1)(a)]

DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 1)
 2nd floor, Colaba, Telephone Bhavan, Colaba Market, Mumbai-400 005 (5th Floor, Scindia House, Ballard, Mumbai-400011)

Case No.: OA/446/2024
Summons under sub-section (4) of section 19 of the Act, read with sub-rule (2A) of rule 5 of the Debt Recovery Tribunal (Procedure) Rules, 1993.

Exh. No.: 13
 AXIS BANK
 VS
 SPARKLET ENGINEERS PRIVATE LIMITED
 To,
 (1) SPARKLET ENGINEERS PRIVATE LIMITED
 A01 SHRUTI YASHODHAM ENCLAVE GOREGAON EAST MUMBAI (SUBURBAN), MAHARASHTRA-400063-
 (2) SUKHANTO B G HOSH
 601 VALENTINE TOWER AK VAIDYA MARG PIMPRI PADA MALAD EAST MUMBAI (SUBURBAN), MAHARASHTRA-400097
 (3) MSARIES BUSINESS CORPORATION
 12 R K INDUSTRY HOUSE WALBHARAT ROAD GOREGAON EAST MUMBAI (SUBURBAN), MAHARASHTRA-400063

SUMMONS

WHEREAS, OA/446/2024 was listed before Hon'ble Presiding Officer/Registrar on 03/04/2025. WHEREAS this Hon'ble Tribunal is pleased to issue summons/notice on the said Application under section 19(4) of the Act, (OA) filed against you for recovery of debts of Rs. 163183727/- (application along with copies of documents etc. annexed).

In accordance with sub-section (4) of section 19 of the Act, you, the defendants are directed as under:-
 (i) to show cause within thirty days of the service of summons as to why relief prayed for should not be granted;
 (ii) to disclose particulars of properties or assets other than properties and assets specified by the applicant under serial number 3A of the original application;
 (iii) you are restrained from dealing with or disposing of secured assets or such other assets and properties disclosed under serial number 3A of the original application, pending hearing and disposal of the application for attachment of properties;
 (iv) you shall not transfer by way of sale, lease or otherwise, except in the ordinary course of his business any of the assets over which security interest is created and/ or other assets and properties specified or disclosed under serial number 3A of the original application without the prior approval of the Tribunal;
 (v) you shall be liable to account for the sale proceeds realised 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 the bank or financial institutions holding security interest over such assets.

You are also directed to file the written statement with a copy thereof furnished to the applicant and to appear before Registrar on 07/07/2025 at 12:00 P.M. failing which the application shall be heard and decided in your absence.

Given under my hand and the seal of this Tribunal on this date: 16/04/2025.
 Signature of the Officer Authorised to issue summons.
 Registrar Mumbai D. R. T. No. 1

Note : Strike out whichever is not applicable.

यूनियन बैंक Union Bank of India

STRESSED ASSET MANAGEMENT BRANCH-MUMBAI, Ground Floor, 104, Bharat House, M. S. Marg, Fort, Mumbai-400 001. E-Mail : sammumbai@unionbankofindia.bank

SALE NOTICE FOR SALE OF IMMOVABLE / MOVABLE PROPERTIES

E-Auction Sale Notice For Sale Of Immovable / Movable Assets Under The Securitization And Reconstruction Of Financial Assets and Enforcement of Security Interest Act, 2002 Read With Proviso To Rule 8 (6) / Rule 9(1) / Rule 6 (2) 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/ movable properties mortgaged / charged / hypothecated to the Secured Creditor, the possession of which has been taken by the Authorized Officer of Union Bank of India (secured creditor), will be sold on "As is where is", "As is what is" and "Whatever there is" on 15.05.2025 from 12:00 pm. to 05:00 p.m., for recovery of respective amount, due to Union Bank of India (Secured Creditor) from the respective Borrower(s) & Guarantor(s) as mentioned below. The Reserve Price and the Earnest Money Deposit are also mentioned hereunder:

DATE & TIME OF AUCTION : 15.05.2025, FROM 12:00 P. M. TO 05:00 P. M

1. M/s. Cottstown Fashions Limited, (Under Liquidation), 2. Mr. Sourabh Dilip Pradhan, 3. Mr. Dilip Vasant Pradhan, 4. Mr. Sanjay Vyas, 5. Mrs. Snehal Vyas, 6. M/s. Cottstown Properties.

Amount Due : Total Debt - Rs. 2,96,51,91,147.37/- as per Demand notices with further interest thereon, cost & expenses (Amount Due mentioned in the Demand notice) with further interest, cost & expenses

Property No. 1 :- Industrial Unit No. 126, 1st Floor, Damji Shamji Industrial Estate, Damji Shamji Industrial Premises Co-Op Society Ltd, Survey No. 96, 96 (B) (Part), Hissa No- 1 (Part) of Village Hariyali, Opposite Raj Legacy Complex and Beside Jaquar and Land Rover Service Centre, L.B.S. Road, Vikhroli West, Mumbai-400083 in the name of Mr Dilip V Pradhan. Bounded By: North- Shiv krupa industrial, South-Indraprastha Industrial, East- L.B.S. Road and West- Hill side. The property consists of Industrial Gala/Unit situated on First Floor. The premises are totally admeasuring 620 sq ft of Built up area. (UNDER PHYSICAL POSSESSION)
 • Encumbrances, if any known to the Bank : There is a Tax Liability of Rs. 2,86,91,744.00 of Sales Tax Department as per Notice dated 20-02-2018. However, banks being the secured creditor have first charge on the secured asset as per Section 26E of the SARFAESI Act, 2002.
 • Reserve Price : Rs. 94,00,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 24.04.2025

For Further Details Contact :- (During Office Hours) :- File Handling Officer & Authorised Officer - Mr. Vikas Srivastava at Mob No. 9935387181
 1. M/s. Patoda Taluka Dudh Vyavsaik Sahkari Sansthans Dudh Utpada & Purvatha Sangh Ltd., 2. Mr. Ramkrishna Bangar, 3. Mrs. Satyabhama Bangar, 4. Mr. Mahadeo Sriprati Bangar, 5. The Legal Heirs Of Late. Kisanrao Yeshwant Kantale

Amount Due : Total Debt - Rs. 26,65,26,468.00 as per demand notice dated 10-11-2017 with further interest, cost & expenses

Property No. 2 :- All part, piece & parcel of Residential Bungalow admeasuring 60256.00 sq.ft. at Gut No. 876, Kasbe Patoda, Taluka-Patoda, District - Beed in the name of Mr. Ramkrishna M Bangar. Boundaries :- East - MSEB Compound, West - Pandurang Gawali, South - Patoda Parli Road & North - Remaining Land of this Gut. (UNDER SYMBOLIC POSSESSION, ORDER UNDER SECTION 14 HAS BEEN OBTAINED, IN PROCESS TO TAKE PHYSICAL POSSESSION)
 • Encumbrances, if any known to the Bank : Nil
 • Reserve Price : Rs. 7,05,00,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 24.04.2025

Property No. 3 :- All part, piece & parcel of Non-agricultural land Gut No. 723 admeasuring 81 R (8100 sq.mtrs.) along-with 10 constructed commercial shop thereon each having area 400 sq.ft. situated at Gut No. 723, Shivaji Nagar, Near ST Stand, Opp. Market Committee, Patoda, Tq. Patoda, District - Beed in the name of Mr. Kisanrao Yeshwant Kantale. Boundaries: East - Land of Krusi Utpanna Bajjar Samiti, West - Remaining Land of Survey No. 723, South - Narayan & Hamid Tailor & North - Baburao Tambore. (UNDER SYMBOLIC POSSESSION, ORDER UNDER SECTION 14 HAS BEEN OBTAINED, IN PROCESS TO TAKE PHYSICAL POSSESSION)
 • Encumbrances, if any known to the Bank : Nil
 • Reserve Price : Rs. 2,85,00,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 24.04.2025

Property No. 4 :- All the part & parcel of the property land in Gut No. 636 & 643, Village Bhayala, Tq. Pathoda, District - Beed admeasuring 1 Hectare 20 R & 27 R respectively in the name of Mrs. Satyabhama. Boundaries of the Gut No. 643 :- East - Govt. Road, West - Land of Baburao Tatyaba Bangar, South - Babu Ganaji Bangar & North - Gundiba Kondiba Bangar & Boundaries of the Gut No. 636 :- East - Land of Babu Tatyaba From Gut No. 636, West - Land of Babu Tatyaba From Gut No. 636, South - Land of Dhindiba Rama from Gut No. 639 & North - Bhyala to Bansur Road. (UNDER SYMBOLIC POSSESSION, ORDER UNDER SECTION 14 HAS BEEN OBTAINED, IN PROCESS TO TAKE PHYSICAL POSSESSION).
 • Encumbrances, if any known to the Bank : Nil
 • Reserve Price : Rs. 1,78,00,000.00 • Earnest money to be deposited : 10% of the Reserve Price • Date of Sale Notice : 24.04.2025

For Further Details Contact :- (During Office Hours) :- File Handling Officer & Authorised Officer- Mr. Sidhartha Mhade - 8980518779

DATE & TIME OF E-AUCTION FOR PROPERTY / IES 15.05.2025 AT 12.00 P. M. TO 05.00 P. M.

DATE OF INSPECTION OF THE PROPERTIES (FOR PROPERTY UNDER PHYSICAL POSSESSION) 05.05.2025

For detailed terms and condition of the sale, please refer to the link provided in <https://www.unionbankofindia.co.in> & <https://banknet.com>