## CAPRIGLOBAL CAPRI GLOBAL HOUSING FINANCE LIMITED

CALCUBAL Registered & Corporate Office: 502, Tower-A, Peninsula Business Park, Senapati Bapat Marg, HOUSING FINANCE LIMITED Lower Parel, 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 th Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise o powers conferred under section13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, Deman Notice(s) issued by the Authorised Officer of the company to the Borrower(s) / Guarantor(s) mentioned herein below t repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The borrower havir failed to repay the amount, notice is hereby given to the Borrower (s) / Guarantor(s) and the public in general that th undersigned has taken possession of the property described herein below in exercise of powers conferred on him unde Sub-Section (4) of the Section 13 of the said Act read with Rule 8 of the Security Interest Enforcement rules, 2002. Th borrower's attention is invited to provisions of sub –section (8) of section 13 of the Act, in respect of time available, t redeemthe 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 herei under with interest thereon.

	Name of the Borrower(s) / Guarantor(s)		cription of Secured Asset Immovable Property)	Demand Notice Date & Amount				
	Loan Account No. NHLPUN000011192 (Old) 51500000932529 (New) of our Pune Branch) Ar. Rameshwar Prakash Dahiwal (Borrower) Ars.Nanda Prakash Dahiwa 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,						
	Loan Account No. NHLCHI000077895 (Old) 0300000664333 (New) of our Chinchwad Branch) Ar. Nitesh Ramesh Devde (Borrower) Ar.Ganesh Ramesh Devde, Ar.Ramesh Sona Devde, Ars.Rama Ganesh Devde Co-Borrower)	11, 2nd Floor, Built- i.e., 47.39 Sq. Mts. "Krushna Nagari Limited", Situated 17/5+6/1 (Old No. 74, Chakan Road, V	hat Piece And Parcel Of Property Being Flat No. nd Floor, Built-up Area Admeasuring 510 Sq. Ft., 17.39 Sq. Mts., In Wing C, Project Known As thina Nagari Co-Operative Housing Society ed", Situated On Plot No. 1 To 15, S No. +6/1 (Old No. 17B/5+6/1), CTS No. 2328/48 To hakan Road, Village Talegaon Dabhade, Taluka I, District Pune, Maharashtra - 410506					
L 5 ( R () M	Loan Account No. NHLARG000021541 (Old) i1200000619146 (New) of our Aurangabad Branch) Ravindra Bharat Phatakde (Borrower) Ars. Vaishali Ravindra atakde (Co-Borrower)	Sq. Ft.), Milkat No.	10,04,318/-					
AT	E: 29-APRIL-2025		For Capri Global Ho		ited (CGHFL			
-Au	Home Finance Corpor Prabha Duble Finance CIN Nu CON	rate Office : Motilal adevi, Mumbai-400025. umber :- U65923MH20 NOTICE FOR ale of Immovable Asset( read with provision to rul	E-AUCTION CUM SA s) under the Securitisation and Re e 8 and 9 of the Security Interest (Ent	yani Road, Oppos Il.com. Construction of Finan forcement) Rules, 2002	cial Assets and			
-Au nfo ven om ct re	to the public in general and time exaction for security Interest Act, 2002 to the finance in the finance in the security Interest Act, 2002 to the the public in general and to the bor of the public in general and to the bor of efinance Limited (Earlier Known as A y way of "online e-auction" for recovery lead with Rules 8 & 9 of Security Interest Date and Time of E-Auction Date and Time of E-Aucti	rate Office : Motilal devi, Mumbai-400025. Imber :- U65923MH20 NOTICE FOR ale of Immovable Asset( read with provision to rul rovers/guarantors/morgago spire Home Finance Corporo of dues and further interest, [Chrocrement] Rules, 2002 (er 05-06-2025 / 111:00 A	Oswal Tower, Rahimtullah Sa Email :- hfquery@motilaloaswa 13PLC248741 E-AUCTION CUIN SA s) under the Securitisation and Re e 8 and 9 of the Security Interest (Ent rs in particular, that the under mention ation limited ) will be sold on "As is when charges and costs etc. as detailed belo through website www.motilaloswalht m to 02:00 Pm (with unlimited	yani Road, Oppos I.com. Construction of Finan forcement) Rules, 2002 ted property mortgaged re is", "As is what is", and w in terms of the provisis f.com"as per the details extensions of 5 min	cial Assets and Notice is hereby to Motilal Oswa "Whatever there ons of SARFAES given below : ute each)			
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Aunfolven omven omven sr. by Sr. No. 1 2 3	Corpor Prabla Cine Finance Cine Finance Cine Nut Cine Finance Cine Nut Cine Nut Cine Sale Notice of 30 Days for S screement of Security Interest Act, 2002 to the public in general and to the bor of the public in general and to the bor Date and time of E-Auction Det Borrower(s)/Guarantor(s) / Loan Account LAN: LXRAS00316-170046737 Branch: Abbas Jamin Khan Co-Borrower: Abara Abbas Khan LAN: LXASA00316-170025861 Branch: Asangaon Borrower: Mohammadnijamuddin Mohammadbasir Siddhiqui Co-Borrower: Shanza Egaam	rate Office : Motilal devi, Mumbai-400025. Imber :- U65923MH20 MOTICE FORM ale of Immovable Asself. Pread with provision to rul rowers/guarantors/mortgago spire Home Finance Corporo of dues and further interest, (Enforcement) Rules, 2002 (er 05-06-2023/11F00 A Demand Notice Date and Amount 25-10-2018 For Rs. 8,38,636/- (Rupees Eight Lac Thirty Eight Housand Six Hundred Thirty Six Only) 09-07-2024 For Rs. 9,15,328/- (Rupees Seventeen Lac Seventy Eight Thousand Eight Hundred Seventy Six Only) 12-09-2018 For Rs. 8,78,626.20 (Rupees Eight Lac Seventy Eight Thousand Six Hundred TwentyEight Only)	Oswal Tower, Rahimtullah Sa Email :- hfquery@motilaloaswa 13PLC248741 <b>E-AUCTION CUM SA</b> s) under the Security Interest (Enf rs in particular, that the under mention tion limited) will be sold on "As is when charges and costs etc. as detailed belo through website www.motilaloswalhh m to 02:00 Pm (with unlimited Description of the Immovable property Flat No 102, 1St Floor, A Wing, Nita Hieght, Bldg No 2, S.No 67, H.No 3 Mouje Kharbaon, Tal-Bhiwandi Dist Thane Maharashtra 401204 Flat No L2/202 2Nd Floor Sr No.44 (S34)Hissa No.1B Chandika Devi Apt.Chandrapada Naigaon (E) Dist. Palt No.306, 3Rd Fir, A Wing, Ram Flat No.306, 3Rd Fir, A Wing, Ram Resi, Vill-Adivali Dhokali, Shree Haji Malang Rd, S.No.42/6, Kalyan(E), Taluka Ambernath, Thane Nr. Advaili Taluka Ambernath, Tane Nr. Advaili Taluka Tuakea Bhiwandi, Dist- Than, Next To Tulja Bhavani Mandir And Near Ai Vadlancha Ashirwad Brat No.3020 Maharashtra Rm No-105/106,1St Floor Mhatre Apartment _H No 340,Village Ranjnoli _Taluka. Bhiwandi, Dist- Than, Next To Tulja Bhavani Mandir And Near Ai Vadlanch Ashirwad Brat No.402 & 4Th Floor,Krishnakunj	yani Road, Oppos I.com. I.co	cial Assets and . Notice is hereby to Motilal Oswa i "Whatever there ons of SARFAES given below : Ute each) & Last Date of of EMD 10,00,000/- h Lash Donly) Mupees One Lash Only) osit: 04-06-2025 0,000/- (Rupees Only) osit: 04-06-2025 0,000/- (Rupees Only) uppees Seventy billy 0,000/- (Rupees Only) 0,000/- (Rupees Only) 0,000/- (Rupees Doly) 0,000/- (Rupees Doly) 0,000/- (Rupees Eighty Doly) 27,00,000/- en Lash Only) uppees Two Lash nd Only) Ungees Two Lash nd Only)			

may go through the auction terms & conditions and process on the same portal and may contact to Chetan Shirish Pati - 7733061089, Rakesh Manohai Kandare - 9967337288, Sunil Shyamlal Kaithal - 9372705568, Sachin Ransing Rajput - 8097203185, Ramesh Kumar Yadav - 9324505846, Rahu Dagadu Pandhare - 8655788721 details available in the above mentioned Web Portal and may contact their Centralised Help Desk: + 91 83709 69696, E-mai : contact@auctior

Place : Maharashtra Date : 29.04.2025

LIC HOUSING FINANCE LTD



CIN: U67100TZ2014PTC020363 Corporate Office: Kohinoor Square, 47th Floor, N.C.Kelkar Marg, R.G.Gadk Chowk, Dadar (West), Mumbai - 400028 Email: s.banerjee@omkaraarc.co Tel.: 022-26544000 (Acting as a Trustee of India Resurgence ARC Trust

[Appendix - IV-A] [See proviso to rule 8 (6) read with 9(1)] PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPE

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

Notice is hereby given to the public in general and in particular to the Borrow and Guarantor(s) that the below described immovable property mortgaged/ cha to the Secured Creditor, Religare Finvest Ltd., in exercise of powers conferred ne SARFAESI Act and Security Interest (Enforcement) Rules, 2002, had issu Demand Notice dated 11.11.2017 under section 13(2) thereby calling upon borrow nortgagors/ guarantors/corporate guarantors i.e., (1) Leena Fashion Embro Pvt. Ľtd., (Borrower), at Plot No. 21, Moti Baug Shed, M Natraj Compound, Opp Studio, Sion-Trombay Road, Mumbai -400 071, Also at Plot No. 25 & 26, "Ba ouse" Deonar Ancillary Industrial Estate, Deonar, Mumbai-400 043, (2) Cha Stores D D, (Co-borrower), at 4 & 5, Shripal Building, Chhaya Society, Cher Mumbai-400071, (3) Mr. Karan Nirmal Chadwa, (co-borrower), residir ungalow No.1, Nilayam Co-operative Housing Society, D K Sandhu Marg, Che /lumbai-400 071, **(4) Mrs. Leena Nirmal Chadwa** (Co-borrower), residi ungalow No. 1, Nilayam Co-operative Housing Society, D K Sandhu Marg, Che lumbai-400 071, (5) Mr. Nirmal Gagubhai Chadwa (Co-Borrower), resid ungalow No.1, Nilayam Co-operative Housing Society, D K Sandhu Marg, Che lumbai-400 071, for repayment of outstanding amount aggregating to 12,29,56,595.28/- (Indian Rupees Twelve Crore Twenty Nine Lakh Fifty housand Five Hundred Ninety Five and Paise Twenty Eight Only) as on 07 2017 plus accrued interest within 60 days from the date of the said notice

orrower(s)/mortgagors'/ guarantors/corporate guarantors having failed to he entire dues as per said Demand Notice within 60 days, the Authorized Offi ndia Resurgence ARC Private Limited issued a notice under Section 13(4) und SARFAESI Act and Security Interest (Enforcement) Rules, 2002 and took Phy ossession of the below mentioned secured property as on 03.11.2022.

urther, previously Religare Finvest Ltd has assigned the debt of Leena Fa Embroiders Pvt.Ltd., to India Resurgence ARC Private Limited (IRAPL) a 05.11.2019. & India Resurgence ARC Private Limited vide Security Re urchase Agreement dated 16.08.2024 has transferred all rights, title, liabilitie bligations in favour of OARPL Acting as a Trustee of India Resurgence ARC Tr ARPL Acting as a Trustee of India Resurgence ARC Trust II has now stepped ne shoes of assignor and empowered to recover the dues and enforce the secu ow Therefore the Authorized Officer of OARPL acting as a Trustee of India Resurg RC Trust II hereby intends to sell the below mentioned secured properties for rec. of dues. The properties shall be sold in exercise of rights and powers unde provisions of sections 13 (2) and (4) of SARFAESI Act; on "As is where is", hat is", and "Whatever there is" and "Without recourse Basis" for recove mount shown below in respective column due to OARPL as Secured Creditor espective Borrower and Co-Borrower(s). The description of the immo properties along with details of reserve price and earnest monev deposit (EMD nown encumbrances is as mentioned below:

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

Reserve Price : INR 8.10.00.000/-EMD: INR 81.10.00 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 Docum Proof of EMD:19-05-2025

he auction shall be conducted online through OAPL. The last date of submissi bid (online as well as in hard copy) along with EMD (DD/ Pay Order in origin emittance by way of NEFT/ RTGS) is **19-05-2025 by 5:00PM**. For detailed terms onditions of the sale, please refer to the link provide ttps://omkaraarc.com/auction.php and/or https://www.bankeauctions.c The intended bidders who have deposited the EMD and require assistance in cre Login ID & Password, uploading data, submitting bid, training on e-bidding pro , may contact e-Auction Service Provider "M/s. C1 India Pvt. Ltd", Tel. Hel 7291981124/25/26, Helpline E-mail ID: support@bankeauctions. Wr. Bhavik Pandya maharashtra@c1india.com, at 8866682937 and for property related query contact the Authorised Officer, Mr. Shubhodeep Bane Mo: 7558392736)Mail:s.banerjee@omkaraarc.com.Intending bidders omply and give declaration under the Section 29A of Insolvency and Bankr ode, 2016, for detailed information please refer to the Terms and Condition STATUTORY NOTICE FOR SALE UNDER Rule 8(6) read with 9(1) OF STATU 2002, NTEREST (ENFORCEMENT) RULES

his notice is also a mandatory Notice of 15 (Fifteen) days to the Borrower/ Guara of the above loan account under Rule 8(6) read with 9(1) of Security Interest (Enforce Rule, 2002 and provisions of Securitisation & Reconstruction of Financial A and Enforcement of Security Interest Act, 2002, informing them about holdin sale through Public Auction on the above referred date and time with the advi redeem the assets if so desired by them, by paying the outstanding due nentioned herein above along with cost & expenses In case of default in payr ne property shall at the discretion of the Authorized Officer/Secured Credit sold through any of the modes as prescribed under Rule 8 (5) of Security In (Enforcement) Rule, 2002.

### Date: 29.04.2025 Place: Mumbai

Authorized Off For Omkara Assets Reconstruction P (Acting as a Trustee of India Resurgence ARC Tru

	PUBLIC NOTICE	
	Notice is hereby given that the (i) Original	Form No. 3 [See Regulation-13 (1)(a)]
TED	Share Certificate No. D/1205, Registered	DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 1)
TED	Folio No. 1068, total 265 fully paid- up shares of Rs. 1000/- each bearing	2nd floor, Colaba, Telephone Bhavan, Colaba Market, Mumbai-400 005 (5th Floor, Scindia
kari	distinctive Nos. from 0741728 to 0741992	House, Ballard, Mumbai-400001) Case No.: OA/446/2024
om,	(both inclusive) issued on 21.09.2010 in the name of M/S. DIPAK H. SHAH in	Summons under sub-section (4) of section 19 of the Act, read with sub-rule (2A) of rule 5
II)	respect of the Office No. DC9132, in "D"	of the Debt Recovery Tribunal (Procedure) Rules, 1993.
	wing, on 9th Floor and (ii) Original Share Certificate No. P/0972, Registered Folio	Exh. No.: 13
RTY	No. 1068, total 100 fully paid-up shares	AXIS BANK VS
on and	of Rs. 1000/- each bearing distinctive Nos. from 0097101 to 0097200 (both	SPARKLET ENGINEERS PRIVATE LIMITED
, 2002	inclusive) issued on 21.09.2010 issued	To, (1) SPARKLET ENGINEERS PRIVATE LIMITED
curity	against Car Parking Space bearing No.D- 788 in Bharat Diamond Bourse situated	A01 SHRUTI YASHODHAM ENCLAVE GOREGAON EAST MUMBAI
	at BKC Road, Bandra East Mumbai -	(SUBURBAN),MAHARASHTRA-400063-
wer(s)	400051 and Further Original Allotment letter dated 09.11.2010 between Bharat	(2) SUKHANTO B GHOSH 601 VALENTINE TOWERAK VAIDYA MARG PIMPRIPADA MALAD EAST
narged	Diamond Bourse and M/s. DIPAK H.	MUMBAI (SUBURBAN), MAHARASHTRA-400097
under sued a	SHAH pertaining to Said Premises have lost, misplaced & not been found till date .	(3) MSARIES BUSINESS CORPORATION
ver(s)/	All person/s having original of above and/	12 R K INDUSTRY HOUSE WALBHAT ROAD GOREGAON EAST MUMBAI (SUBURBAN),MAHARASHTRA-400063
biders	or any claim/s or right in respect of the	SUMMONS
p. R K	above shares and said Premises or any part thereof by way of inheritance, share,	WHEREAS, OA/446/2024 was listed before Hon'ble Presiding Officer/Registrar on 03/04/2025.
atliboi	sale, mortgage, lease, lien, license, gift,	WHEREAS this Hon'ble Tribunal is pleased to issue summons/ notice on the said Application
andan	possession, exchange, charge, lispendens, maintenance, easement, Court Order/s	under section 19(4) of the Act, (OA) filed against you for recovery of debts of Rs. 163183727/-
mbur,	or encumbrance howsoever or otherwise	(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
ng at mbur,	are hereby called upon to intimate to the undersigned in writing of such claim with	under:-
ing at	original certified copies of all supporting	(i) to show cause within thirty days of the service of summons as to why relief prayed for should
mbur,	documents within 14 days from the date of publication of this notice, failing which	not be granted; (ii) to disclose particulars of properties or assets other than properties and assets specified by
ling at	the claims, if any of such persons shall be	the applicant under serial number 3A of the original application;
mbur,	treated as willfully abandoned, waived & not binding on our client.	(iii) you are restrained from dealing with or disposing of secured assets or such other assets and
D INR	Date : 29.04.2025	properties disclosed under serial number 3A of the original application, pending hearing and disposal of the application for attachment of properties;
ty Six	Place : Mumbai	(iv) you shall not transfer by way of sale, lease or otherwise, except in the ordinary course of his
e. The	Sd/-	business any of the assets over which security interest is created and/ or other assets and
repay	MR. RAVINDRA KUMAR YADAV M.A., LL.M.	properties specified or disclosed under serial number 3A of the original application without the prior approval of the Tribunal;
icer of	Advocate High Court	(v) you shall be liable to account for the sale proceeds realised by sale of secured assets or other
ler the	C/o. Girish P. Jain & Co.	assets and properties in the ordinary course of business and deposit such sale proceeds in the
iysical	101-102 Peace Haven N. M. Kale Marg, Dadar (West),Mumbai-400028.	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
<b>shion</b> as on	PUBLIC NOTICE	and to appear before Registrar on 07/07/2025 at 12:00 P.M. failing which the application shall be
as on eceipt	TAKE NOTICE that our client intends to	heard and decided in your absence.
eccept es and	purchase from Sisodia Canning Private	Given under my hand and the seal of this Tribunal on this date: 16/04/2025.
rust II,	<b>Limited</b> , all its right, title and interest in	Signature of the Officer Authorised to issue summons. Registrar Mumbai D. R. T. No, 1
d into	the premises more particularly described	Note :Strike out whichever is not applicable.
rity.	in the Schedule hereto below, free from	
gence	all encumbrances and with clear and	
covery	marketable title.	
er the "As is	Any person/s having any right, title,	
ery of	interest, claim, objection of any nature	
r from	whatsoever in respect of the premise	
ovable	described in the Schedule hereto below	यूनियन बैंक ऑफ इंडिया Union Bank of India
D) and	and/or any part thereof by way of sale,	ऑफ इंडिया Of India
[	transfer, exchange, easement, interest,	
CTS	share, mortgage, charge, gift, trust,	STRESSED ASSET MANAGEMENT BRANCH-MUMBAI, Ground Floor, 104, Bharat House, M. S. Marg, Fort, Mumbai-400 001.
East,	lease, tenancy, leave and license,	<b>E-Mail :</b> samvmumbai@unionbankofindia.bank
on of	inheritance, possession, lien,	<u> </u>
h by:	attachment, proceedings, dispute,	SALE NOTICE FOR SALE OF IMMOVABLE / MOVABLE PROPERTIES
oach	arrangement/settlement, decree or order of any court of law or otherwise	E-Auction Sale Notice For Sale Of Immovable / Movable
	howsoever in any manner whatsoever	Assets Under The Securitisation And Reconstruction Of
0/-	are hereby requested to inform the same	Financial Assets and Enforcement Of Security Interest Act,
	in writing, along with documentary	2002 Read With Proviso To Rule 8 (6) / Rule 9(1) / Rule 6 (2)
	evidence, to the undersigned having his	Of The Security Interest (Enforcement) Rule, 2002.
	office at 11, Free Press House, 1st Floor,	<b>NOTICE</b> is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described
nent/	215, Free Press Journal Marg, Nariman	immovable/movable properties mortgaged / charged / hypothecated
	Point, Mumbai - 400021 within 14 days	to the Secured Creditor, the possession of which has been taken by
	from the date hereof, failing which, all	the Authorized Officer of Union Bank of India (secured creditor),
ion of	claim/s, if any, of such person/s will be	will be sold on "As is where is", "As is what is" and "Whatever
nal or is and	considered to have been waived and/or	there is" on 15.05.2025 from 12:00 p.m. to 05:00 p.m., for recovery
d in	abandoned and our clients shall proceed	of respective amount, due to Union Bank of India (Secued Creditor)
com/.	to complete the transaction.	from the respective Borrower(s) & Guarantor(s) as mentioned
eating	<u>SCHEDULE</u>	below. The Reserve Price and the Earnest Money Deposit are also
ocess	Commercial Premises bearing Unit No.	mentioned hereunder:
pline:	101 admeasuring approx. 106 sq. mts	DATE & TIME OF AUCTION : 15.05.2025,
<b>com</b> , r any	(RERA Carpet Area) and Unit no. 102	FROM 12:00 P. M. TO 05:00 P. M
erjee	admeasuring 329.06 sq. mtrs. equivalent	
shall	to 3542 sq. feet RERA carpet area, both	1. M/s. Cottstown Fashions Limited, (Under Liquidation), 2. Mr.
uptcy	situated on the 1st floor in the building	Sourabh Dilip Pradhan, 3. Mr. Dilip Vasant Pradhan, 4. Mr. Sanjay
	known as "Chemco House" situated at	Vyas, 5. Mrs. Snehal Vyas, 6. M/s. Cottstown Properties.
TORY	Dadabhai Naoroji Road (formerly known	Amount Due : Total Debt - Rs. 2,96,51,91,147.37/- as per Demand
antors	as Hornby Road) and Ravel Street in the fort city of Mumbai and on land bearing C.	notices with further interest thereon, cost & expenses (Amount Due
ment)	S. No.1396 of Fort Division, Laughtens	mentioned in the Demand notice) with further interest, cost &
ssets	Survey No.1/8466, Collector Old No.57,	expenses
ng of	New No. 15992 and Street No.26, Dr.	Property No. 1 : - Industrial Unit No. 126, 1st Floor, Damji Shamji
rice to	Dadbahi Naoroji Road and Street No.2/8,	Industrial Estate, Damji Shamji Industrial Premises Co-Op Society Ltd,
es as ment,	Ravelin Street in the Registration sub	Survey No. 96, 96 (B) (Part), Hissa no- 1 (Part) of Village Hariyali,
or be	district and District of Mumbai city.	Opposite Raj Legacy Complex and Beside Jaquar and Land Rover
terest	Dated this 29th day of April, 2025.	Service Centre, L.B.S. Road, Vikhroli West, Mumbai-400083 in the
	Sd/-	name of Mr Dilip V Pradhan. Bounded By: North- Shiv krupa industrial,
Sd/-	Murtaza H. Kachwalla	South-Indraprastha Industrial, East- L.B.S. Road and West- Hill side.
ficer, t Ltd	Partner	The property consists of Industrial Gala/Unit situated on First Floor.
st II)	Argus Partners	The premises are totally admeasuring 620 sq ft of Built up area.
<u> </u>	Solicitors & Advocates	(UNDER PHYSICAL POSSESSION)
	<b></b>	• 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 SARFAES 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

www.freepressjournalin

WHEREAS the undersigned being the Authorized Officer of L.I.C. Housing Finance Ltd (LIC HFL), under Securitization & Reconstructions of Financial Assets and Enforcement of Security Interest Act, 2002 & in exercise of powers conferred under section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 had issued Demand Notice to following Borrowers/Mortgagors calling upon them to repay the outstanding due amount mentioned in the said notices. However, The Borrowers/Mortgagors, having failed to repay the said due amount, the undersigned have taken SYMBOLIC POSSESSION of the following properties in the exercise of powers conferred U/s 13(4) and U/s 14 of the said Act read with the Rule 8 of the said Rules.

LIC HOUSING FINANCE LIMITED

Jeevan Prakash, 4th Floor, Sir P.M.Road, Fort, Mumbai-400001.

Authorised Officer, Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited)

Sr No	Name of the Borrowers & Loan Ac. No.	Property Description	Date Of Demand Notice	Fix Reserved Price	EMD (Rs)	Inspection Date & Time	EMD COLLECTION ACCOUNT DETAILS	
1			27.12.2022	. 2,10,00,000/- (Rupees Two Crore Ten Lakh Only)	. 21,00,000/- (Rupees Twenty One Lakh Only)	3rd May 2025 From 11am to 2pm	Beneficiary Name : LIC HOUSING FINANCE LTD Beneficiary Bank Name:Axis Bank Beneficiary Bank Account No.:LHMU611900002784 IFSC Code:UTIB0000004 Beneficiary Name : LIC HOUSING FINANCE LTD Beneficiary Bank Name:Axis Bank Beneficiary Bank Account No.:LHMU611100002575 IFSC Code:UTIB0000004	
2		Flat No 1303-1304 ,13th Floor , B Wing, Sanpada Kshitij CHSL , Plot No -3, Sector 19, Palm Beach Road , Sanpada , Thane ,Navi Mumbai , Maharashtra - 400705	09.11.2023	. 5,24,00,000/- (Rupees Five Crore Twenty four Lakh Only)	. 52,40,000/- (Rupees Fifty Two Lakh Forty Thousand Only)	6th May 2025 From 2pm to 5pm		
		Website For E- Auction			iction.com			
		Last Date of Submission of Tender / Sealed bid			5 before 5.00 Pl			
	E- Auction date			May 16th 2025 from 12.00 PM to 13.00 PM				

Further to this PUBLIC NOTICE for E-Auction Sale of the above said Assets / properties (in terms and conditions of the SARFAESI, Act 2002 and rules thereunder) LICHFL invites OFFERS through online mode only to purchase the said property as per the following Terms and Conditions as mentioned below:

- 1 E-Auction Sale is being held on 'As is where is Basis is' and 'As is what is Basis', 'whatever there is Basis' And 'Without Any Recourse Basis', and will be conducted "Online". The E-Auction will be conducted through LIC HFL approved E-auction service provider – C1 India Pvt. Ltd.
- To the best of the knowledge and information of the Authorized Officer, no other encumbrance exists on the mortgaged property, except as disclosed in the publications. However, the interested Bidders to conduct their own 2 independent due diligence verifications regarding the Location and Identity of the property, Inspection of Public records in the Sub Registrars' Offices/Civil Courts, to find any encumbrances, statutory liabilities, arrears of property tax, Income Tax, Excise Duty, Labor Dues, electricity, and maintenance dues, etc., of the Secured Asset. The Successful bidders shall have to bear all outgoing i.e., municipal taxes, maintenance/society charges, electricity charges, water charges, stamp duty, registration charges, (if applicable), if any and all other incidentals charges, cost including all outgoing relating to the respective properties over and above the Reserve Price. LICHFL will not be held responsible for any charge, lien, liabilities, etc., of whatsoever nature pending upon the properties as mentioned above.
- 3 The intending bidders should register their names at the portal https://bankeauctions.com/ and get their user-id and password free of cost. Prospective bidders may avail online training on E-Auction from the service provider Agency:- Mr. Bhavik Pandya(Mobile No. 8866682937), C1 India Pvt. Ltd., Office Address: Plot No. 68, 3rd floor, Sector 44, Gurugram, Harayana-122003, Email Id: maharashtra@c1india.com support@bankeauctions.com (Contact Number 07291981124/25/26).
- 4 The E-auction Sale is subject to the conditions prescribed in the SARFAESI Act/Rules 2002 and the terms and conditions mentioned hereunder/ website also subject to conditions in the offer/bid documents to be submitted by the intending/participating bidders.
- 5 Every bidder is required to have his/her own email address in order to participate in the online E-auction. Once Intending Bidder formally registers as a qualified tenderer before Authorized Officer of LICHFL, will have to express his/ her interest to participate through the E-auction bidding platform, by submitting documents. It shall be the tenderer's/online bidder's sole responsibility to procure his/her login ID and password from the E-auction service provider.
- 6. The aforesaid properties shall not be sold below the Reserve Price mentioned above.
- 7. If the successful bidder defaults in effecting payments or fails to adhere to the terms and condition of E-Auction in any manner the amount already deposited will be forfeited and he/she shall not have any claim as such for forfeited amount.
- 8. The offer/s along with the aforesaid Earnest Money Deposit (EMD) can be submitted "online" through the portal eg., "https://bankeauction.com" along with the EMD and scanned copy of KYC documents including PAN Card & (Aadhar Card) address proof, to the service provider, mentioned above on or before the Bid Submission due date & time as per Other details of Auction above. Authorised Officer is not bound to accept highest offer made by the bidder if not acceptable to the secured creditor.
- 9. Every Bidder shall deposit EMD before participating in E-Auction. The said Deposit/s shall be adjusted in the case of successful bidder/s, otherwise refunded. The said earnest money deposit/s will not carry any interest.
- 10 Initial Bidding increment is 10 % of Reserve Price. However, Authorised Officer will state bidding increment amount percentage for each property if, decided otherwise.
- 11. The successful bidder/s shall deposit 25% of the amount of sale price, adjusting the EMD paid already, within 24 hours of bid acceptance by the Authorized officer/next working day before close of cash hours, in respect of the sale, failing which the earnest money deposited shall be forfeited. The balance 75% of the sale price is payable within 15 days from the date of confirmation of the sale unless decided otherwise by Authorised Officer in writing, the maximum period allowed is 90 days, beyond which time-period cannot be extended. In case of failure to deposit the balance amount within the prescribed period, the amount deposited shall be forfeited. The Authorized Officer shall not be required to give any further notice of forfeiture to the successful bidder.
- 12. The successful bidder should bear the charges/fees payable on sale certificate, such as registration fees, stamp duty, taxes, or any other duties payable for getting the secured asset transferred in his/her name.
- 13. The Sale Certificate will be issued only in the name of the successful bidder and only after receipt of the entire sale price.
- 14. The notice is hereby given to the Borrower/s, Mortgagor/s and Guarantor/s that they can bring the intending buyer/purchaser for purchasing the properties mentioned above, as per the terms and Conditions of the E-Auction Sale.
- 15. Inspection of the photocopies of documents and Property Inspection of the above said properties can be done on the dates stated in the advertisement. Interested bidders shall contact the designated official as per the other details of E-Auction mentioned above. All conveyance and other expenses related to Inspection of the property/document copies shall be borne by the interested bidders.

#### For Inspection of Sr. no 1 Contact: M/S. VISHESH ENFORCEMENTS AND FINANCE (M-9821522877/ 9664971608), Sr. no 2 Contact: GIS Mumbai Pvt Ltd (Tel No.022 22634506 / M-90294 41319 / 91676 35081)

16. The LIC Housing Finance Limited reserves the right to CANCEL / ACCEPT / REJECT / ALTER / MODIFY / POSTPONE the AUCTION without giving any reason whatsoever or prior Notice.

17. The sale is subject to confirmation by the Secured Creditor, viz., LIC Housing Finance Ltd.

Date : 29.04.2025 Place : Mumbai

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 Utpadak & Purvatha Sangh Ltd., 2. Mr. Ramkrishna Bangar 3. Mrs. Satyabhama Bangar, 4. Mr. Mahadeo Sripati 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 Bunglow 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 Bajar Samiti, West – Remaining Land of Survey No. 723, South – Narayar & 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 Bhavala, Tg. 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 Bapurao Tatyaba Bangar, South - Babu Ganaji Bangar & North -Gundiba Kondiba Bangar & Boundaries of the Gut No. 636 :- East - Land of Bapu Tatyaba From Gut No. 636, West - Land of Bapu 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 & Authorized 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://baanknet.com The Online E-Auction will be held through https://baanknet.com on the date and time mentioned above with unlimited extension of 10 minutes.

Sd/-Authorised Officer LIC HOUSING FINANCE LIMITED

E AUCTION

SALE NOTICE

Authorised Officer, Union Bank of India Place : Mumbai

Sd/-