## NO 18 THE FREE PRESS JOURNAL | Mumbai, Monday, February 3, 2025



POSSESSION NOTICE [as per Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002]

Whereas the undersigned being the authorised Officer of Saraswa Co-op. Bank Ltd., under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under Section 13 (12) read with rule 3 of the Security Interest (Enforcement) Bules 2002 issued demand notice dated 30.03.2021 calling upon the Borrower/Mortgagor Mr. Sav Sandeep Ramsamuj and Guarantors : Ms. Sav Anita Ramsamuj, Mrs. Sav Indudevi Ransamuj and Mr. Shaikh Azim Alim to repay the amount mentioned in the notice being Rs. 62,63,604.14 (Rupees Sixty Two Lakh Sixty Three Thousand Six Hundred Four & Paise Fourteen) as on 01.03.2021 plus interest and incidental charges, if any, thereon within 60 days from the date of receipt of the said notice.

The Borrowers/Guarantors/Mortgagors having failed to repay the amount, notice is hereby given to the Borrowers/Guarantors/Mortgagors and the public in general that the undersigned has taken physical possession of the property described herein below in exercise of powers conferred on him under sub section (4) of section 13 of the Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 31.01.2025.

The Borrowers/Guarantors/Mortgagors 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 Saraswat Co-op. Bank Ltd., for an amount of Rs. 62,63,604.14 (Rupees Sixty Two Lakh Sixty Three Thousand Six Hundred Four & Paise Fourteen) as on 01.03.2021 and interest thereon.

The Borrowers/Guarantors/Mortgagors 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.

Description of the Immovable Property

Equitable Mortgage of Row House No. 6 situated on Plot No.46, consisting of ground + upper floor (admeasuring about 40.00 sq.mtrs.), Aram Co-Operative Housing Society Ltd.; Sector No. 2B, Plot No. 46, Group-IV, Airoli, Navi Mumbai-400708 on land bearing Plot No. 40 to 51, at Village-Airoli, Tal. & Dist. Thane, owned by Mr. Sav Sandeep Ramsamuj. Sd/

Date : 31.01.2025 Place : Navi Mumbai

AUTHORISED OFFICER For Saraswat Co-op. Bank Ltd.

			Park, Kanakia Road, Mira Raod (E), Thane and boun 1302,West: by Lift,North: by Corridor, South: by Wall
	DERTS DECOVERY TRIBUNA		DATE: 30.01.2025 PLACE: Mira Road, Thane
	<b>DEBTS RECOVERY TRIBUNA</b> (Government of India, Ministry of F		
	2nd Floor, Telephone Bhavan, Colaba Martket, Col (5th Floor, Scindia House, Ballard Estate, M	aba, Mumbai-400005	[See
	0.A.No. 303 of 2023	Exh. No.: 13	
	YES BANK LIMITED V/S	Applicant	1st Floor, MTNL Telephone Exchange Bu Vashi, Navi Mumbai-400 Case No. : OA/1544/20
т.	AMBIKA CREATION & ANR.	Defendants	Summons under sub-section (4) of section sub-rule (2A) of rule 5 of the Debt Recover
To, <b>(1)</b>	AMBIKA CREATION	Defendant No.1	Rules, 1993.
('')	ROOM NO.A-1, GROUND FLOOR, MISTRY CHAV	VL, KHOTWADI,	SARASWAT CO-OPERATIVE BA
	SANTACRUZ (WEST), MUMBAI- 400054		M/S. EKAL TRADING C
(2)		Defendant No.2	To, (1) M/S. EKAL TRADING CO.
	ROOM NO.A-1 GROUND FLOOR, MISTRY CHAW SANTACRUZ (WEST), MUMBAI-400054	IL, KHOTWADI,	Proprietor : Mr. Ramesh Bhavan Verat Shop No. 19A, Devvrat Building, Near Vashi, Navi Mumbai-400703, Navi Mumbai, N
	<u>SUMMONS</u>		SUMMONS
the recc ordi allov defe (i) (ii)	<ol> <li>WHEREAS, <b>OA/303/2023</b> was listed before listrar on <b>29/02/2024</b>.</li> <li>WHEREAS this Hon'ble Tribunal is pleased to i said Application under section 19(4) of the Act, wery of debts of <b>Rs.51,42,389.50/-</b></li> <li>WHEREAS the service of summons/Notice con nary manner and whereas the Application for suived by this Tribunal.</li> <li>In accordance with sub-section (4) of section endants are directed as under:</li> <li>To show cause within thirty days of the service of prayed for should not be granted;</li> <li>To disclose particulars of properties or assets other specified by the applicant under serial number 3A of</li> </ol>	(OA) filed against you for puld not be effected in the obstitute service has been in 19 of the Act, you, the summons as to why relief than properties and assets	<ul> <li>WHEREAS, OA/1544/2024 was listed be Officer/Registrar on 28/11/2024.</li> <li>WHEREAS this Hon'ble Tribunal is pleased to iss said Application under section 19(4) of the Act, recovery of debts of Rs. 3237042.67/- (applica documents etc. annexed).</li> <li>In accordance with sub-section (4) of section defendants are directed as under :- (i) to show cause within thirty days of the servi relief prayed for should not be granted;</li> <li>(ii) to disclose particulars of properties or assets assets specified by the applicant under serial r application;</li> <li>(iii) you are restrained from dealing with or disp such other assets and properties disclosed und original application, pending hearing and disp</li> </ul>
(iv) (v) furn	You are restrained from dealing with or disposing other assets and properties disclosed under serial application, pending hearing and disposal of the ap properties; You shall not transfer by way of sale, lease or other course of his business any of the assets over which and / or other assets and properties specified or dis 3A of the original application without the prior appro You shall be liable to account for the sale proceeds assets or other assets and properties in the ordina deposit such sale proceeds in the account mai financial institutions holding security interest over s 5. You are also directed to file the written state ished to the applicant and to appear before <b>Registr</b> <b>n</b> . failing which the application shall be heard and de <b>Given under my hand and the seal of this Tribun</b>	number 3A of the original plication for attachment of wise, except in the ordinary security interest is created closed under serial number val of the Tribunal; realised by sale of secured rry course of business and ntained with the bank or uch assets. ment with a copy thereof <b>ar</b> on <b>28/03/2025 at 12:00</b> ecided in your absence.	<ul> <li>(iv) you shall not transfer by way of sale, lease ordinary course of his business any of the a interest is created and/or other assets and prope under serial number 3A of the original application of the Tribunal;</li> <li>(v) you shall be liable to account for the sale pr secured assets or other assets and properties business and deposit such sale proceeds in the a bank or financial institutions holding security intervished to the application abaence.</li> <li>Given under my hand and the seal of this 28/01/2025.</li> </ul>
202	<del>.</del>	Registrar	
	Seal Debts Rec	overy Tribunal-1, Mumbai	Note : Strike out whichever is not applicable.

X•X Karnataka Bank Ltd. ÎÔ) Asset Recovery Management Branch 2nd Floor, 'E' Block "The Me Plot No C 26 & 27, Bandra Kurla Complex, Bandra (East), Mumba Phone: 022-35008017/35128482/35082558 E-mail : mumbaiarm@k nbai – 400 051 ank.com CIN; L85110KA1924PLC001128

**POSSESSION NOTICE** 

WHEREAS, the Authorized Officer of KARNATAKA BANK LTD., under the ecuritization and Reconstruction of Financial Assets and Enforcement of Security terest Act, 2002 (hereinafter referred to as "said act") and in exercise of power nonferred under Section 13(12) of the said act, read with medicase of powers conferred under Section 13(12) of the said act, read with Rule 3 of the Security nterest (Enforcement) Rules, 2002, issued the **Demand Notice dated 16.11.2024** under Section 13(2) of the said Act, calling upon the borrowers (1) Mr. Shishu Kumar Shridhar Shetty S/o Mr. Shridhar Kunjappa Shetty, addressed at: lo.1303, Venus Vasudev Planet, Laxmi Park, Kanakia Road, Mira Bhayande pad, Mira Road (East), Thane-401107 and (2) Mrs. Preethi Shishu Shetty W/c Mr. Shishu Kumar Shetty, addressed at: No.301-B/20, Sandyadeep, Shanti Nagar CHS Limited, Sector – 9, Shanti Nagar, Mira Road, Thane – 401107, to repay the amount mentioned in the Notice being Rs.27,69,872.85 (Rupees Twenty Seven Lakh Sixty Nine Thousand Eight Hundred Seventy Two and Paisa Eighty Five Only) within 60 days from the date of receipt of the said Notice.

he borrowers having failed to repay the amount, notice is hereby given to the orrowers and the public in general that the undersigned being the Authorised Officer has taken possession of the property described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with Rule 8 of the said Rules on this **30th day of January 2025**. The borrower's attention is invited to provisions of sub-section (8) of Section 13 of the Act, in respect of time available, to deem the secured assets

The borrowers in particular and the public in general are hereby cautioned not to dea with the property and any dealings with this property will be subject to the charge of KARNATAKA BANK LTD, Mumbai-Bandra (West) Branch for an amount being Rs.28.23.262.83 (Rupees Twenty Eight Lakh Twenty Three Thousand Two Hundred Sixty Two and Paisa Eighty Three Only) i.e. Rs.22,49,290.36 in TL A/c No.5277001600010101 as on 30.12.2024 plus future interest and costs 30.12.2024 and Rs.5,73,972.47 in TL A/c No.5277001600010201 as on 30.12.2024 plus future interest and costs from 30.12.2024

## Description of the Immovable Property

It hat part and parcel of Residential Flat No.1303, admeasuring 669 sq. ft. (carpe area) & 720 sq. ft. (Built up area), on the 13th Floor in building Type 'A' knowr is 'VENUS' in complex known as "VASUDEV PLANNET" in the society known as VASUDEV PLANNET CO-OP. HSG. SOC. LTD.", together with other amenities ttached and rights in the common area as applicable, situated at Land bearing Old Sy.No.296, New Sy. No.58, Hissa No.22 and Old Sy.No.290, New Sy. No.57, Hissa No.22 and Old Sy.No.290, New Sy. No.57, Hissa No.22 and Old Sy. No.290, New Sy. No.57, Hissa No.22 and Old Sy. No.290, New Sy. No.57, Hissa No.22 and Old Sy. No.290, New Sy. No.57, Hissa No.22 and Old Sy. No.290, New Sy. No.57, Hissa No.22 and Old Sy. No.290, New Sy. No.57, Hissa No.22 and Old Sy. No.290, New Sy. No.57, Hissa No.22 and Old Sy. No.290, New Sy. No.57, Hissa No.22 and Old Sy. No.290, New Sy. No.57, Hissa No.22 and Old Sy. No.290, New Sy. No.57, Hissa No.22 and Old Sy. No.290, New Sy. No.57, Hissa No.22 and Old Sy. No.290, New Sy. No.57, Hissa No.22 and Old Sy. No.290, New Sy. No.57, Hissa No.22 and Old Sy. No.290, New Sy. No.57, Hissa No.22 and Old Sy. No.290, New Sy. No.57, Hissa No.22 and New Sy. No.59, New Sy. No.57, Hissa No.22 and New Sy. No.59, New Sy. No.57, Hissa No.22 and New Sy. No.59, New Sy. No.57, Hissa No.22 and New Sy. No.59, New Sy. No.57, Hissa No.22 and New Sy. No.59, New Sy. No.57, Hissa No.22 and New Sy. No.59, New Sy. No.57, Hissa No.22 and New Sy. No.59, New Sy. No.57, Hissa No.22 and New Sy. No.59, New Sy. No.57, Hissa No.22 and New Sy. No.59, New Sy. No.57, Hissa No.22 and New Sy. No.59, New Sy. No.57, Hissa No.22 and New Sy. No.59, New Sy. No.57, Hissa No.22 and New Sy. No.57, Hissa No.22 and New Sy. No.59, New Sy. No.57, Hissa No.22 and New Sy. No.57, H Nos.13 and 14, of Navghar Village, Bhayander Taluka, Thane District, Near Laxmi Park, Kanakia Road, Mira Raod (E), Thane and bounded: East: by Flat No.1301 &

	DATE: 30.01.2025 AUTHORISED OFFICER PLACE: Mira Road, Thane KARNATAKA BANK LTD
-	
ſ	Form No. 3 [See Regulation-15(1)(a)]/16(3)
	DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3) 1st Floor, MTNL Telephone Exchange Building, Sector-30 A,
	Vashi, Navi Mumbai-400703 Case No. : OA/1544/2024
	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. : SARASWAT CO-OPERATIVE BANK LIMITED
	VS M/S. EKAL TRADING CO.
	To, (1) M/S. EKAL TRADING CO. Proprietor : Mr. Ramesh Bhavan Verat Shop No. 19A, Devvrat Building, Near UTI Office, Sector 17 Vashi, Navi Mumbai-400703, Navi Mumbai, MAHARASHTRA-400703 <u>SUMMONS</u>
	WHEREAS, OA/1544/2024 was listed before Hon'ble Presiding Officer/Registrar on 28/11/2024.
	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 fo recovery of debts of <u>Rs. 3237042.67/-</u> (application along with copies o 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;
	<ul> <li>(ii) to disclose particulars of properties or assets other than properties and assets specified by the applicant under serial number 3 A of the original application;</li> </ul>
	(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 approva of the Tribunal;
	(v) you shall be liable to account for the sale proceeds realised by sale o secured assets or other assets and properties in the ordinary course o business and deposit such sale proceeds in the account maintained with the back or financial institutions holding accurity interact over such assets
	bank or financial institutions holding security interest over such assets. You are also directed to file the written statement with a copy thereo furnished to the applicant and to appear before <b>Registrar</b> on <u>28/03/2025</u> a 10:30 A.M. failing which the application shall be heard and decided in you absence.
	Given under my hand and the seal of this Tribunal on this date $28 / 01 / 2025.$
	Sd/- Signature of the Officer Authorised to issue summons (SANJAI JAISWAL) REGISTRAF

DBT-III Mumb

ADDENDUM TO REVISED FORM G THIS IS AN ADDENDUM TO INVITATION FOR EXPRESSION OF INTEREST PUBLISHED ON 10 JANUARY 2025 FOR SANKALP SIDDHI DEVELOPERS PRIVATE LIMITED (CIN: U70102MH2010PTC209143) (UNDER CORPORATE INSOLVENCY RESOLUTION PROCESS)

SL.	RELEVANT PARTICULARS	
1	Last date for receipt of expression of interest	18.02.2025
2	Date of issue of provisional list of prospective resolution applicants	20.02.2025
3	Last date for submission of objections to provisional list	25.02.2025
4	Date of issue of final list of prospective resolution applicants	28.02.2025
	Date of issue of information memorandum, evaluation matrix and request for resolution plans to prospective resolution applicants	01.03.2025
6	Last date for submission of resolution plans	01.04.2025

## nportant Notes

Date : 03.02.2025 Place : Mumbai

All other terms and condition shall remain same as of Revised Form G published on 10.01.202 except the updated timelines 2. The above timeline is subject to grant of extension of the CIRP period by the Hon'ble NCLT

B. This addendum to revised Form G is published pursuant to the Resolution passed by the committee of creditors ("CoC") to extend last date to submit expression of interest in meeting held on 31st January 2025.

Sd/ Arun Kishanlal Bagaria Reg. No.: IBBI/IP-N00278/2017-18/10836 701, Stanford, SV Road, Andheri West, Mumbai 400058 ssdplcirp@gmail.com

## **PUBLIC NOTICE**

Notice is Hereby Given that (1) Mrs. Savita Madhusudhan Raval and (2) Mr. Shivkumar Chatrumal Achharya ("said Lessees") are the Lessees of and/or seized and possessed of and/or otherwise we and sufficiently entitled to the under mentioned Property (described in the FIRST SCHEDULE hereunder written).

The Lessees have represented to our client as follows:

(A) The Building known as "Laxmi Niwas" consist of (i) 24 (Twenty Four) Tenements which are presently occupied by 18 (Eighteen) Tenants (**"said Tenants"**), (ii) 2 (Two) Flats which are owned by 2 (Two Owners (**"said Flat Owners"**) and (iii) 2 (two) closed garages which are owned by the said Flat Owners, out of which Garage No. 2 is currently in the possession of Greater Bombay Co-operative Bank Limited.

(B) As per the records available with the Lessees, the name of the said Fenants and said Flat Owners alongwith the details of their Existing Premises are set out in the <u>SECOND SCHEDULE</u> and <u>THIRD</u> SCHEDULE respectively hereunder written

The Lessees have agreed to grant development rights for redevelopmer of the under mentioned Property in favour of my client

Any person/entity having any claim/objection in respect of the unde mentioned Property (including the Existing Premises of the said Tenants and said Flat Owners) or any portion or part thereof including claim objection as and by way of development rights, TDR, sale, exchange mortgage, gift, lien, trust, lease, possession, inheritance, easement icense or otherwise howsoever are hereby required to make the same known in writing along with certified true copy of supporting documents to the undersigned at the address mentioned below within <u>15 (fifteen)</u> days from the publication hereof, failing which such right, title, benefit nterest, claim and/or demand, if any, shall be deemed to have beer waived and abandoned

#### THE FIRST SCHEDULE REFERRED HEREINABOVE (Details of the Property

All that piece and parcel of land bearing Plot No. 114 (South) of Dadar Matunga Estate of the Mumbai Municipality in the Registration Sub District of Mumbai admeasuring 685 square yards equivalent to 572.5 square meters or thereabouts and bearing New Survey No. 1151 (part) and bearing Cadastral Survey No. 113/10 of Matunga Division together with a building known as "Laxmi Niwas" standing thereon comprising of Ground plus 3 (three) upper floors situated at Hindu Colony, Road No. 4, Dadar (East), Mumbai – 400014.

THE SECOND SCHEDULE REFERRED HEREINABOVE

		aid Tenants)	
Existing Room No		Existing Carpet Area (in sq. ft.)	Tenant's Name
1	Ground	179	Shri. Rajendra M. Keny
2	Ground	151	-N.A
3	Ground	150	Shri. Rajendra M. Keny
4	Ground	197	(a) Smt. Hemalata G. Narkar (b) Smt. Sheela S. Sawant
5	Ground	197	Shri. Mohan S. Rane
6	Ground	151	Shri. Akshat A. Patil
7	Ground	150	Shri. Amol A. Patil
8	Ground	180	(a) Smt. Purnima S. Prabhu (b) Shri. Suhas V. Prabhu
9,10 & 16	First	636	Shri. Chandrashekhar G. Tamhane
11 & 12	First	337	Smt. Sheela M. Mayekar
13	First	153	Shri. Vinod S. Bondre
14	First	184	Shri. Sharad S. Bondre
15	First	180	(a) Shri. Ketan J. Rambhiya (b) Shri. Bhavesh J. Rambhiya
17	Second	229	Shri. Prashant A. Bhat
18	Second	186	Shri. Shyam A. Bhat
19	Second	186	(a) Shri. Pradeep V. Mahajan (b) Shri. Shree V. Mahajan
20	Second	161	Smt. Nilima S. Bhat
21 & 22	Second	348	Shri. Vitthal Khandekar
23 & 24	Second	416	Shri. Arvind G. Khandekar

## PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT at the instructions of our Clients we are investigating the title of (1) Prakash Dama Gaikwad (2) Suresh Dama Gaikwad (3) Kasabai Dama Gaikwad (4) Shantabai Jagan Bhangare (5) Hausabai Pithu Vani and (5) Radhabai Ganpat Jadhav (briefly "the said Owners") to the agricultural land which is described in the schedule hereunder written ("said Land").

www.freepressjournal.in

ALL persons having any claim, share, right, title, interest or demand in respect of the said Land and/or any part thereof by way of sale, transfer, assignment, mortgage, possession, lien, lease, trust, gift, charge, inheritance, maintenance, family arrangement, settlement, right of way, decree or order of any court of law or contract or agreement of any nature or otherwise, howsoever are hereby required to make the same known in writing along with the document(s) supporting such claim to the undersigned in their office within 14 days from the date of publication thereof; failing which we will assume that there are no such rights, title, interest, claims or demands of any person or persons in the said Land or any part thereof; and in any event, the same, if any, shall be deemed to have been waived.

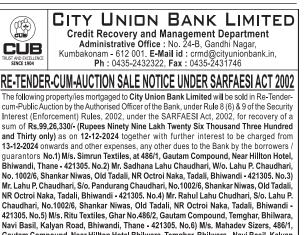
SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

ALL THAT piece or parcel of agricultural land bearing Survey No. 49/4 Area : 00-31-20, Assessment Rs. 5=00, Class : I, situate, lying and being at Village : Aamnori, Taluka : Sudhagad, District : Raigad; and bounded as under

On or towards the East Property Bearing Survey No. 35/3 Property Bearing Survey No. 49/5 On or towards the West On or towards the North : Property Bearing Survey No. 49/2 & 48/1 On or towards the South : Property Bearing Survey No. 35/3 Dated this 3rd day of February, 2025

Sd/ Kadam & Company

Advocates 305-306, 3rd Floor, Yusuf Building M. G. Road, Fort, Mumbai-400001



## Gautam Compound, Near Hillton Hotel Bhilwara, Temghar, Bhilwara, Navi Basil, Kalyar Road, Bhiwandi, Thane - 421305. No.7) M/s. Rinku Textiles, No.48/3, Gautam Compound Navi Basil, Kalyan Road, Near Hillton Hotel, Bhiwandi, Thane - 421305. Immovable Properties Mortgaged to our Bank

### Schedule - A : (Property Owned by Mr. Rahul Lahu Chaudhari S/o. Lahu P. Chaudhari)

NA land bearing Survey No.23, Hissa No.3 Paiki, Area admeasuring 174.25 sq.mete (Area 1,875 sq.ft.), in the Revenue Village Temghar, Taluka Bhiwandi and District Thane, within the Registration Sub-district Bhiwandi, and within the limits of Bhiwandi Nijampur Municipal Council, owned by Mr. Rahul Lahu Chaudhary (more particularly described in the Schedule). Boundaries of the Property.: East : Road, West : Open Plot, North : Road, South : Lahu Pandurang Chaudhary Gala. Along with Superstructure putup thereon (Shed 2/2).

## Reserve Price : Rs.45,00,000/-(Rupees Forty Five Lakh only) Schedule - B : (Property Owned by Mr. Rahul Lahu Chaudhari,

S/o. Lahu P. Chaudhari)

NA land bearing Survey No.23, Hissa No.3 Paiki, Area admeasuring 174.25 sq.mete (Area 1,875 sq.ft.), in the Revenue Village Temghar, Taluka Bhiwandi and District Thane, within the Registration Sub-district Bhiwandi, and within the limits of Bhiwandi Nijampur Municipal Council, owned by Mr. Rahul Lahu Chaudhary (more particularly described in the Schedule). Boundaries of the Property : East : 20 feet wide Road, West : Open Plot, North : Sadhna Fabrics LLP, South : Lahu Pandurang Gala. Along with Superstructure putup thereon (Shed 3/3).

## Reserve Price : Rs.45,00,000/-(Rupees Forty Five Lakh only) Schedule - C : (Property Owned by Mr. Lahu P. Chaudhari,

## S/o. Pandurang Chaudhari)

NA land bearing Gala No.487 Survey No.23, Hissa No.3 Paiki, Area admeasuring 174.25 squeter (Area 1,875 sq.ft.) in the Revenue Village Temghar, Taluka Bhiwandi and District Thane, within the Registration Sub-district Bhiwandi, and within the limits of Bhiwandi Nijampur Municipal Council, owned by Mr. Lahu P. Chaudhary. Boundaries of the Property East: Shankar Gundlas Property, West: Kaluram Choudharys Property, North : Open Plot South : Pedestrian Lane. Along with Superstructure putup thereon (Shed 1/1).

Reserve Price : Rs.45,00,000/-				
(Rupees Forty Five Lakh only)				
RE-AUCTION DETAILS				
Date of Re-Tender-cum-Auction Sale	Venue			
20-02-2025	City Union Bank Limited, Mumbai-Kalyan Branch 1-E, Ramakrishna Nagar, Murbad Road, Kalyan West, Mumbai - 421304. Telephone No.0251-2203222, Cell No. 9325054252.			

Terms and Conditions of Re-Tender-cum-Auction Sale :

(1) The intending bidders should be present in person for the auction and participate personally and give a declaration in writing to the effect that he/she is bidding for himself / herself. (2) The intending bidders may obtain the Tender Forms from **The Manager, City Union Bank Limited** Mumbai-Kalyan Branch, 1-E, Ramakrishna Nagar, Murbad Road, Kalyan West, Mumbai-421304. (3) The intending bidders should submit their bids only in the Tender Form prescribed in sealed envelopes addressed to The Authorised Officer, City Union Bank Ltd., together with a Pay Order / Demand Draft for an EMD of 10% of the Reserve Price, drawn in favour of "City Union Bank Ltd.". on or before 12.00 Noon on the date of Tender-cum-Auction Sale hereb notified. (4) For inspection of the property and other particulars, the intending purchaser may

# TYGE

## **Tyger Home Finance Private Limited**

tered Office : Shikhar, Nr. Mithakhali Circle, Navrangpura, Ahmedabad-380009, Gujarat, India

Corporate Office : One BKC, C-Wing, 1004/5, 10th Floor, Bandra Kurla Complex, Bandra (East), Mumbai 400 051. Maharashtra, India CIN: U65999GJ2017PTC098960, Website : www.tygerhomefinance.in

## PUBLIC NOTICE FOR E-AUCTION CUM SALE

Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of Tyger Home Finance Pvt Ltd. (formerly Known as M/s. Adani Housing Finance Pvt Ltd vide Certificate of Incorporation dated 6th June 2024, issued by the Office of the Registrar of Companies, Ministry of Corporate Affairs, herein after refer to 'THFPL') under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 for the realization of loan dues from borrower/s, in the following loan accounts right to sale on 'AS IS WHERE IS BASIS', 'AS IS WHAT IS BASIS' and 'Whatever Is There Is Basis',. The sale will be done by the undersigned throug website: https://adanihousing.procure247.com/ Particulars of which are given Under

Sr.	Borrower(s) /		Description of Immovable property	Demand Notice Date	Reserve Price (RP)	
NO.	No. Co-Borrower (s) / Guarantor(s)				EMD	
	Loan Agreement No			Outstanding Amount (Secured debt)	Bid Increase Amount	
1	Rajesh Kalpanath Gupta/Sadhana Rajesh Gupta/ KALAHL000030525	meters (Carpet area) s known as Sapphire in t situated on land bearin Taluka Karjat District R	rcel of Property Flat No. 201 admeasuring 18.35 Square situated on the Second Floor Wing B In the Building No. 2 he housing Project Known as Eternia Space being lying and ng Survey No 20 Hissa No.1/A at Village Dhakte Vengaon laigad. Which is bounded as under :-East-Open Plot, West- ben Plot, South-Open Plot	Rs. 9,89,431/-As on Date 14-May-24		
	EMD Submission A (10% of RP) NE		A/c No.: ADANIH100EMDAHF001, Bank Name: ICICI BANK Name of Beneficiary: ADANI HOUSING FINANCE PVT LTD, IFSC Code: ICIC0000106			
	Date/ Time of e	-Auction	07-Mar-25, 11.00 AM TO 4.00 PM			

**TERM TERMS & CONDITIONS:** 

The e-Auction is being held on "AS IS WHERE IS" and "AS IS WHAT IS BASIS". 1. Inspection at Site on 10-Feb-25 & 17-Feb-25

2. Online BID (EMD) / Offer start on 03-Feb-25 and end on 06-Mar-25 before 5:30 Pm

- To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their own independen inquiries regarding the encumbrances, title of property/ ies put on auction and claims/ rights/ dues/ effecting the property, prior to submitting their bid. The e-Auction advertisemen 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 encumbrance: whether known or unknown to the AHFPL. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third- party claims/ rights/ dues. 4. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of program
- on auction will be permitted to interested bidders at sites as mentioned against each property description.
- auction will be permitted to interested blockers shall submit their EMD through Web Portal: https://Tygenhome.procure247.com
   The interested blockers shall submit their EMD through Web Portal: https://Tygenhome.procure247.com
   the procure247.com
   the procure247.com</li
- registering name with https://Tygerhome.procure247.com) through Login ID & Password. The END shall be payable through NEF 1 mitre account menutories account menutoris accounted account menutories account menutories acco E-mail ID: Karan@procure247.com, Rajesh@procure247.com, Tapan@procure247.com, Support Helpline Numbers : Rajesh Chauhan - 6354910183 Karan Modi gauresh.manjrekar@tyger.in during the working hours from Monday to Saturday.
- The interested bidder has to submit their Bid Documents [EMD (not below the Reserve Price) and required documents (mentioned in Point No.4)] on/ before 06-Mar-25 process, subject to due verification (of the documents) and/or approval of the Authorised Officer.
- 8. During the Online Inter-se Bidding, Bidder can improve their Bid Amount as per the 'Bid Increase Amount' (mentioned above) or its multiple and in case bid is placed during the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes (each time till the closure of e-Auction process otherwise, it'll automatically get closed. The bidder who submits the highest bid amount (not below the Reserve Price) on the closure of the e-Auction Process shall b declared as a Successful Bidder by the Authorised Officer/ Secured Creditor, after required verification
- 9. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, within 24 hours of the sale price. the acceptance of bid price by the Authorised Officer and the balance 75% of the sale price on or before 15th day of sale or within such extended period as agreed upor in writing by and solely at the discretion of the Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting borrower shall have no claim/ right in respect of property/ amount.
- 10. The prospective gualified bidders may avail online training on e-Auction from i-Sourcing Technologies Pvt. Ltd. prior to the date of e-Auction. Neither the Authorised Officer. Bank nor M/s. i-Sourcing Technologies Pvt. Ltd. shall be liable for any Internet Network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-Auction event
- 11. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and also all the statutory/ non-statutory dues, taxes, rates
- assessment charges, fees etc. owing to anybody 12. The Authorised Officer is not bound to accept the highest offer and the Authorised Officer has the absolute right to accept or reject any or all offer(s) or adjourn/ postpon cancel the e-Auction without assigning any reason thereof
- 3. The bidders are advised to go through the detailed Terms & Conditions of e-Auction available on the Web Portal of M/s. i-Sourcing Technologies Pvt. Ltd., https:// Tygerhome.procure247.com) before submitting their bids and taking part in the e-Auction
- 14. The publication is subject to the force major clause.

Special Instructions-Bidding in the last moment should be avoided in the bidders own interest as neither the Adani Housing Finance Pvt. Ltd nor Service provider will be responsible for any lapse/failure (Internet failure/power failure etc.). in order to ward-off such contingent situations bidders are requested to make all necessary arrangements / alternatives such as power supply back-up etc, so that they are able to circumvent such situation and are able to participate in the auction successfully.

Note - STATUTORY 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002 The borrowers / Co-borrower / Guarantors are hereby notified to pay the sum as mentioned above along with up to date interest and ancillary expenses before the date of e-Auction, failing which the property will be auctioned / sold and balance dues, if any, will be recovered with interest and cost. Sd/-

Place : Maharashtra Date : 03.02.2025		

Existing Flat No.		Existing Carpet Area (in sq. ft.)	Garage	Flat Owners Name	
301	Third	973	Garage No. 1	Mr. Baijoo Madhusudhan Raval	
302	Third	973	Garage No. 2	(a) Mrs. Chitra Rajesh Shah (b) Mr. Hrishikesh R. Shah	
Dated this 3rd day of February 2025					

THE THIRD SCHEDULE REFERRED HEREINABOVE

(Kunal S. Jain) Advocate, High Court Plot no. 569, Nina Vihar C.H.S.L., Unit no. 5, 1st Floor, 5th Road, Khar (West), Mumbai - 400 052

M: 9892990294. kunaljain2008@yahoo.com

## contact Telephone No.0251-2203222. Cell No. 9325054252. (5) The property/ies are sold or As-is-where-is", "As-is-what-is" and "whatever-there is" basis. (6) The sealed tenders will be opened in the presence of the intending bidders at 01.00 p.m. on the date of Tender-cum Auction Sale hereby notified. Though in general the sale will be by way of closed tenders, the Authorised Officer may, at his sole discretion, conduct an Open Auction among the interested bidders who desire to quote a bid higher than the one received in the closed tender process, and in such an event, the sale shall be conferred on the person making highest bid. The sale, however, is subject to confirmation of City Union Bank Limited. (7) The successful bidder shall have to pay 25% (inclusive of EMD paid) of the sale amount immediately on completion of sale and the balance amount of 75% within 15 days from the date of confirmation of sale, failing which the initial deposit of 25% shall be forfeited. (8) The Sale Certificate will be issued by the Authorised Officer in favour of the successful purchaser only after receipt of the entire sale consideration within the time limit stipulated herein. (9) The successful purchaser shall bear the charges / fees payable for conveyance, such as stamp duty, registration fee etc., as applicable under law. (10) The successful bidder should pay the statutory dues (lawful house tax, electricity charges and other dues). TDS. GST if any, due to Government, Government Undertaking and local bodies. (11) The Authorised Officer shall have all the powers to accept or reject the bids or postpone or cancel the sale without assigning any reason whatsoever. Place : Kumbakonam, Date : 01-02-2025

Regd. Office : 149, T.S.R. (Big) Street, Kumbakonam, Thanjavur District, Tamil Nadu - 612 001, CIN - L65110TN1904PLC001287, Telephone No. 0435-2402322, Fax : 0435-2431746, Website : www.cityunionbank.com

Authorised Officer



## **OMKARA ASSETS RECONSTRUCTION PVT. LTD.**

CIN: U67100TZ2014PTC020363

Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028, Mob.: +91 7558392736 Email: s.banerjee@omkaraarc.com

[Appendix - IV-A][See proviso to rule 8 (6) r/w 9(1)] | PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTY E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforce ment of Security Interest Act. 200 ("SARFAESI Act") read with proviso to Rule 8 (6) r/w 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/ charged to the Secure Creditor, possession of which has been taken by the Authorised Officer of Omkara Assets Reconstruction Private Limited as on 22.11.2014. Further, Omkara Assets Reconstruction Pvt Ltd (OARPL) (acting in its capacity as Trustee of Omkara PS 39/2021-22 Trust) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 17.03.2022 from ASREC (India) Limited (Assignor) along with underlying security from assignor. Accordingly, OARPL has stepped into the shoes of assignor and empowered to recover the dues and enforce the security. The Authorized Officer of OARPL hereby intends to sell the below mentioned secured properties for recovery of dues and hence the (2) and (4) of SARFAESI Act; on "As is where is", "As is what is", and "Whatever there is" and "Without recourse Basis" for recovery of amount shown below in respective column due to OARPL as Secured Creditor from respective Borrower and Co-Borrower(s) shown below. Details of the Borrower(s)/Guarantors/Mortgagors, Securities, Outstanding Dues, Date of Demand Notice sent under Section 13(2), Reserve Price, Bid Increment Amount, Earnest Money Deposit (EMD), Date & Time of Inspection is given as under:

Name of Borrower(s)/ Guarantors/ Mortgagors	Details of the Secured Asset	Owner of the property	Demand Notice Date and Amount Demanded	Reserve Price	EMD	Bid Increment Amount
1. M/s Maharashtra Steel Pvt Ltd, 2. Mr. Janki Shah (Deccased), 3.Mrs. Ritu Shah, 4. M/s Maharashtra Steel Rolling Mills Pvt Ltd, 5. M/s Maharashtra Steel Investment Pvt Ltd	All that piece and parcel of Industrial NA Land Gut No 350 paiki area 2 H.19 R & Gut No 351 paiki area 0 H.21R Total Area 2H 40R (6 Acres) situated at Mauja Musarane, Gram panchayat Musarane, Tal Wada, Subdivision Jawhar, Sub Registration Bhiwandi-2 Dist. Thane Maharastra owned by Maharashtra Steels Pvt Ltd bounded on:North: Land of Gut No 353,347 & 349, South: Land of Gut No 351,East: Bhiwandi Wada Road,West: Land of Gut No 352 & 353 GoogleLocation: https://maps.app.goo.gl/GiKTEa4gsAJoHy2m8	M/s Maharashtra Steel Pvt Ltd	Date: 02.07.2014 Amount: Rs. 41,43,72,439.08/- (Rupees Forty-One Crore Forty Three Lakhs Seventy Two Thousand Four Hundred Thirty Nine & Eight Paisa only) as on 02.07.2014	Rs. 4,50,00,000/-	Rs. 45,00,000/-	Rs. 1,00,000/-

Date & Time of Inspection:- Date: 14.02.2025, Time: 12:01 PM to 1:00 PM

Account No.: 055505010651, Name of the Beneficiary: Omkara PS 39/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra(E), Mumbai, FSC Code: ICIC0000555. Date of E- Auction & Time:- 24.02.2025 (Monday) at 11:00 am to 12:00 pm (noon)

## Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:- 22.02.2025 (Saturday) up to 6:00 pm

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

The auction shall be conducted online through OARPL. The last date of submission of bid (online as well as in hard copy) along with EMD (DD/ Pay Order in original or remittance by way of NEFT/ RTGS) is 22.02.2025 by 6:00 PM. The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact e-Auction Service Provider "M/s. C1 India Pvt. Ltd", Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: supporting bankeauctions.com , and for any property related query contact the Authorized Officer, Mr. Shubhodeep Banerjee, Mobile: +91 7558392736, Mail: s.banerjee@omkaraarc.com ir official hours and working days. Intending bidders shall comply and shall have to submit declaration under the Section 29A of Insolvency and Bankruptcy Code, 2016 and subject tr independent evaluation of the same. In case of failure in the same bid shall be rejected.

## STATUTORY NOTICE FOR SALE UNDER Rule 8(6)r/w 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES ,2002

This notice is also a mandatory Notice of not less than 15 (Fifteen) days to the Borrower(s) of the above loan account under Rule 8 (6) r/w 9(1), of Security Interest (Enforcement Rule, 2002 and provisions of Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of auction/sale through e-auction on the above referred date and time with the advice to redeem the assets if so desired by them, by paying the outstanding dues as mentioned herein above together with further interest and all costs charges and expenses any time before the closure of the Sale. In case of default in payment, the property shall at the discretion of the Authorized Officer Secured Creditor be sold through any of the modes as prescribed under Rule 8 (5) of Security Interest (Enforcement) Rule, 2002

Date : 03.01.2025 Place : Mumbai

Authorised Officer Tyger Home Finance Private Limited Authorized Officer, Omkara Assets Reconstruction Pvt Ltd. (Acting in its capacity as a Trustee of Omkara PS 39/2021-22 Trust)