Sale Notice for sale of Immovable Property

E-Auction Sale Notice for sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) and Rule 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 to Sammaan Capital Limited (formerly known as Indiabulls Housing Finance Ltd.) [CIN: L65922DL2005PLC136029] ("Secured Creditor"), the physical possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "as is where is", "as is what is" and "whatever there is" basis on 12.02.2025 from 04.00 P.M. to 05.00 P.M., for recovery of Rs. 35,32,210/- (Rupees Thirty Five Lakh Thirty Two Thousand Two Hundred Ten only) pending towards Loan Account No. HHLVSH00248320, by way of outstanding principal, arrears (including accrued late charges) and interest till 20.01.2025 with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. 21.01.2025 along with legal expenses and other charges due to the Secured Creditor from MR. RAJESHKUMAR RYADAV and MRS. SHASHIKALA RAJESH YADAV.

The Reserve Price of the Immovable Property will be Rs.16.40,000/- (Rupees

The Reserve Price of the Immovable Property will be Rs.16,40,000/- (Rupees Sixteen Lakh Forty Thousand only) and the Earnest Money Deposit ("EMD") will be Rs.1,64,000/- (Rupees One Lakh Sixty Four Thousand only) i.e. equivalent to 10% of the Reserve Price.

DESCRIPTION OF THE IMMOVABLE PROPERTY

FLAT NO. 101, 1ST FLOOR, WING R - 2, KALPAVRIKSHA, VILLAGE HEDUTANE AND KANPOLI, TALUKA PANVEL, DISTRICT RAIGAD, RAIGAD MAHARASHTRA - 410210, ADMEASURING ABOUT 30.810 SQUARE METERS CARPETAREA

For detailed terms and conditions of sale, please refer to the link provided on the website of the Secured Creditor i.e. www.sammaancapital.com; Contact No : 0124-6910910, +91 7065451024; E-mail id : auctionhelpline@sammaancapital.com. For bidding, log on to https://assets.matexauctions.com.

Date : 20.01.2025 Place : RAIGAD

Authorized officer SAMMAAN CAPITAL LIMITED (Formerly known as INDIABULLS HOUSING FINANCE LTD.

## **PUBLIC NOTICE**

This is to inform the public at large that our clients, Mrs. Zarine Darab Davar and Mr. Perses Bilimoria, are the sole, exclusive owners of and have full right, title and interest in the property as more particularly described in the Schedule hereunder ("said Property"). No other party has any legal claim, right and / or authority to interfere with and / or undertake any redevelopment activities and / or deal with all and / or any part of the said Property.

Our Clients have recently become aware that Adarsh Navjivan Cooperative Housing Society Ltd. ("the Society"), is attempting to redevelop the said Property. We hereby bring the following facts to the attention of the public, a large that; (i) the Lease Deed dated October 17, 1969 with the Society has been erminated and forfeited; (ii) a Consent Letter dated February 1, 2024, by which our Clients initially provided their permission to the Society to invite offers, has been cancelled and / or revoked as of July 29, 2024; (iii) no agreement and / or authorization has been executed between our Clients and the Society for the alleged redevelopment of the said Property; (iv) any such representation made by the Society purporting to be on our Clients' behalf, is without our Clients consent or knowledge; (v) any claims and / or representations made by the Society and / or by any associated parties including their directors/purported assigns/ partners, etc, are made without entitlement and / or any right o authority whatsoever and that they cannot by themselves / through anyone else authorise the redevelopment of any structure and / or any portion of the said Property: and/or create and/or transfer and/or grant and/or deal with any right title or interest in the said Property or any part thereof. Our Clients are adopting necessary steps and appropriate legal action, both civil and criminal, against any entity or person attempting to infringe upon their exclusive right, title and interes in the said Property

ALL PERSONS ARE HEREBY PUT TO NOTICE of the above and anyone having dealt and / or dealing with the Society or by any associated parties including their directors/purported assigns/ partners, etc, in respect of the said Property and / or any construction proposed thereon whether singly, jointly or otherwise would have/ shall be doing so at his /her/its own risks, costs and consequences. Such dealings or actions, if any, would be without any authority, and shall be considered to be illegal.

## SCHEDULE OF PROPERTY:

ALL THAT piece or parcel of land or ground containing by admeasurement 1868 square yards (i.e. 1521.83 square metres) or thereabouts and forming a portion of a large piece of land known as Patel Estate and Napean Sea Road in the Town Island and Sub-Registration District of Bombay bearing Cadastral Survey No 5/591 of Malabar Cumballa Hill Division and delineated on the Plan thereof hereto annexed and thereon surrounded by a red coloured boundary line and bounded as follows: that is to say, on or towards the South by the Private Road leading from Napean Sea Road towards the Sea on or towards the North by the property now belonging to Motiram Anant Shivaji Desai on or towards the West now an open space plot and on or towards the East by Main Road known as Nepean Sea Road.

Date: 25.01.2025

Vashi and Vash Advocates & Solicitor 3, Wadia Building, 17/19, Dalal Street, Kala Ghoda, Fort Mumbai - 400 001

... Contemnor

IN THE HIGH COURT OF JUDICATURE AT BOMBAY

ORDINARY ORIGINAL CIVIL JURISDICTION CONTEMPT PETITION NO. (L) 20190 OF 2024

**COMMERCIAL SUMMARY SUIT NO. 13 OF 2024** 

M/s. Gridsurge Infra LLP ... Petitioner Versus 1. Triveni Developers A-102, Vedant Raj Maitri, Eksar Cross Road,

Yogi nagar, Borivali West, Mumbai - 400092. 2. Mr. Ashok Jethwa 3. Mr. Mihir Jethwa In the matter between M/s. Gridsurge Infra LLP

... Plaintiff Versus Triveni Deve 2. Mr. Ashok Jethwa 3. Mr. Mihir Jethwa ... Defendants

Contemnor/Defendant Nos. 1 to 3 above-named

WHEREAS, the Petitioner/Plaintiff abovenamed has instituted the above Contempt

Petition against the Contemnors/Defendants for wilful disobedience of the undertaking given to the Hon'ble Bombay High Court at Mumbai recorded in the Consent Terms and Order dated 26" October 2023 passed by the Hon'ble Bombay High Court at Mumbai. Accordingly, the following prayers are sought by the Petitioner/Respondent abovenamed against the Contempors/Defendants abovenamed in the above Contempt Petition:

A. That this Hon'ble Court be pleased to hold the Contemnors guilty of contempt of this Hon'ble Court for wilful disobedience of the undertaking given to this Hon'ble Court vide the order dated 26" October 2023 passed by this Hon'ble Court;

That this Hon'ble Court be pleased to hold the Contemnors responsible for contempt of this Hon'ble Court and as such be prosecuted and punished as per the provisions of section 12 of the Contempt of Courts Act, 1971; That strictly in the alternative and without prejudice to the aforesaid, direct the

Contempors to forthwith purge themselves of their contempt by complying with their obligations as enumerated under Consent Terms dated 26th October 2023: D. For costs:

E. For such other and further reliefs as this Hon'ble Court deems fit in the facts and circumstances of the present case.

The Advocates of the Petitioner/Plaintiff has attempted service on th Contemnors/Defendants through Registered Post AD, however, the Registered Post AD has been returned with a remark "Addressee Left without instruction" Additionally, hand delivery was attempted by the Petitioner/Plaintiff through their employee at the residential address of Contemnor/Defendant Nos. 2 and 3, however, the same was unsuccessful as the house of Contemnor/Defendant Nos. 2 and 3 was locked and sealed.

The Contemnors/Defendants TAKE NOTICE of the above Contempt Petition filed before the Hon'ble Bombay High Court at Mumbai and the next date of hearing of the above Contempt Petition is 30" January 2025, when the Petitioner/Plaintiff abovenamed shall press for the above reliefs. A copy of the Contempt Petition above may be collected from the Petitioner/Plaintiff's Advocate's office located at T1-804, Godrej Prime CHS, Road No. 1, Sahakar Nagar - 2, Shell Colony Chembur, Mumbai - 400071

## ত্যভা State Bank of India

HOME LOAN CENTRE GHATKOPAR (15426):- Ashok Silk Mills Compound 1" Floor, LBS Marg, Ghatkopar (West) Mumbai:400086

Tel No: 022-25009124 / 25009126 Mail ID: racpc.ghatkopar@sbi.co.in

POSSESSION NOTICE [See Rule 8(1)] (For Immovable Property) Account No: 40991682338

Whereas The undersigned being the Authorized officer of the State Bank of India under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated 18.11.2024 calling upon Mr. Pragnesh Pravinchandra Desai and Mrs. Yagna Pragnesh Desai repay the amount mentioned in the notice being sum Rs. 1,24,33,909/-(Rupees One Crore Twenty Four Lac Thirty Three Thousand Nine Hundred Nine only) as on 18.11.2024 with interest, cost, charges etc., 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 borrowers/guarantors 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 section 13(4) of the said Act read with rule 8 and 9 of the said rules on this 22.01.2025. The borrower/guarantor 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 the State Bank of India for an amount sum Rs. 1,24,33,909/- (Rupees One Crore Twenty Four Lac Thirty Three Thousand Nine Hundred Nine only) as on 18.11.2024 with , cost and incidential charges there

DESCRIPTION OF THE IMMOVABLE PROPERTY: ALL THAT PART AND PARCEL OF THE PROPERTY CONSISTING OF:

Property Address: Flat No. 204, 2nd floor, Building- X, Wing-A, Gulmohar Chsl, PL Kale Guruji Marg, Dadar (W), Mumbai-400028. Date: 25.01.2025 Place: Mumbai

Authorized Officer, State Bank of India

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PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED 55-56, 5th Floor, Free Press House, Nariman Mumbai-400 021, Tel: 91-2261884700

POSSESSION NOTICE [RULES 8 (1)] (For Immovable Property)

Whereas, the Authorised Officer of the Dombivali Nagri Sahakari Bank Ltd. (DNS Bank) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) and in exercise of powers onferred under section 13(12) read with rule 3 of Security Interest (Enforcement) Rule, 2002 issued demand Notice dated 18/12/2019 calling upon the Borrower/Mortgagor/Guarantor Mr. Vikas Shantilal Jain (Borrower), Mrs. Yogita Vikas Jain (Co-Borrower), Mr. Dharmendra Shantilal Jain (Guarantor) and Mr. Manish Kanhaiyalal Jain (Guarantor) to repay the amount mentioned in the notice being Rs. 51,23,529/- (Rupees Fifty-One Lakhs Twenty-Three Thousand Five Hundred Twenty-Nine Only) as on 06/12/2019 with further interest at the contractual rate and costs, charges and expenses incurred thereon w.e.f. 07/12/2019 withn 60 days from the date of receipt of the said notice.

Dues of the said Borrowers/Mortgagors/Guarantors along with underlying securities interest was assigned in favour of Pegasus Assets Reconstruction Pvt. Ltd acting in its capacity as Trustee of Pegasus Group Thirty-Five Trust – 2 vide assignment agree dated 31/12/2020, under the provision of SARFAESI Act.

The borrowers/mortgagors/guarantors having failed to repay the amount, an application vas filed under Section 14 of the SARFAESI Act before Hon'ble, District Magistrate Thane. Further vide Order dated 20/12/2023 the Hon'ble District Magistrate Thane directed Tehsildar, to take physical possession of the property described herein below and handover the same to the Authorised Officer of "PARPL". In compliance with the above direction, possession of the below mentioned property is taken and handed over to Authorised Officer of "PARPL" on 23/01/2025

In compliance with the above direction, possession of the Properties is taken and hand ed over to Authorised Officer of "PARPL" on 23/01/2025. The borrowers/mortgagors/guarantors in particular and the public in general are here

by cautioned not to deal with the property and any dealings with the property will be subject to the charge of Pegasus for an amount of Rs. 51,23,529/- (Rupees Fifty-One Lakhs Twenty Three Thousand Five Hundred Twenty Nine Only) as on 06/12/2019 with further interest at the contractual rate and costs, charges and expenses incurred hereon w.e.f. 07/12/2019.

The borrower's attention is invited to the provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets. DESCRIPTION OF IMMOVABLE PROPERTY

All that piece and parcel of Flat No. 002, for area adm. 650 sq. fts. (built up) on the

Ground floor in the building known as "Om Heritage", situated, lying and being at Village Shahabaj, House No. 706/03, C.B.D. Belapur, Navi Mumbai, District Thane. Sd/- Authorised Office Pegasus Assets Reconstruction Pvt. Ltd.

Date: 23/01/2025 Acting in its capacity as the Trustee of Place: Belapur

Pegasus Group Thirty-Five Trust - 2 NEW INDIA CO-OPERATIVE BANK LTD. **N**i (Multistate Scheduled Bank)

Corporate Office: New India Bhawan, A.V. Nagwekar Marg, Prabhadevi, Mumbai – 400025. Telephone No. 022-61427666 to 70 PUBLIC NOTICE FOR SALE OF ASSET

MR. VISHAL GOPAL TAMBE & MRS. SHUBHANGI VISHAL TAMBE SALE OF ASSETS UNDER SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS & ENFORCEMENT OF SECURITY INTEREST ACT, 2002

Offers are invited in sealed cover to reach the undersigned on or before Monday, 10th Feb. 2025 before 03:00 p.m. for sale of the following property in possession of the Bank on "AS IS WHERE IS AND AS IS WHAT IT IS BASIS" towards the recovery of the Bank's secured debts of Rs.15,29,242.76 (Rupees Fifteen Lakh Twenty Nine Thousand Two Hundred Forty Two & Paise Seventy Six Only) together with future interest thereon at the of 8.50% p.a. compounded with monthly rest from 16.05.2022 with costs expenses etc. from Borrower Mr. Vishal Gopal Tambe & Co-Borrower Mrs. Shubhangi Vishal Tambe both residing at Bldg., No.8, Kherwadi, Dr. Babasaheb Ambedkar Nagar Behind Government Colony, Bandra Fast, Mumbai - 400 051 and Guarantor Mr Sandeer Sudkaji Tambe, residing at B-805, Sai Sangam Tower, Shurparknagar, Near Karari Tower Nallasopara (W), Dist. Palghar, Pin 401 203.

The offers should be accompanied with Demand Draft/Pay Order of Rs.1,63,000/- drawn in the name of New India Co-operative Bank Ltd. payable at Mumbai towards interest free Earnest Money Deposit. The sealed Envelope addressed to Authorised Officer and should be marked" Bid for purchase of Flat No. 1004, A-Wing, Sai Sangam Apartments, Nallasopara reference to Public Auction Notice dated 25th Jan. 2025'

Description of the	Reserve	EMD	Inspection	Auction, Date,
Property	Price		Date and Time	Time and Place
Flat bearing No.1004 on 10th Floor, Sai Sangam Apts., "A"- Wing of the society known as Sai Sangam Apartments CHS. Ltd. constructed on piece and parcel of land bearing Survey No. 17, Hissa No.2, Survey No.19, Hissa No.2, Survey No.19, Hissa No.2 & 5 situated at Village Sopara, Nallasopara (W) Taluka Vasai, District Palghar-401 203 admeasuring 34.57 Sq. Mtrs. Builtup Area.	Rs.16.27 Lakh	Rs.1.63 Lakh	01.02.2025 between 11 A.M to 3 P.M.	Tuesday, 11th February, 2025 at 12.00 Noon (Indiar Standard Time) at New India Co- operative Bank Ltd., New India Bhavan, A.V. Nagwekar Marg, Prabhadevi, Mumbai- 400 025.

before the stipulated time. The Offers will be opened by the undersigned at New India Cooperative Bank Ltd., New India Bhawan, A.V. Nagwekar Marg, Prabhadevi, Mumbai - 400025 on 11th Feb., 2025 at 12:00 noon. After opening all the offers and at 12:00 noon or that day at the same place, the present intending purchasers who have given valid offers will be allowed to raise their offers and inter se bidding shall take place. The undersigned shall announce the offer accepted at the said meeting and the successful bidder/ purchaser should deposit 25% of the total price (including EMD) within 24 hours and balance 75% of purchase price within 15 days of acceptance of bid i.e on or before 25.02.2025. In case of default by the purchaser in depositing the amount at any stage the Bank shall forfeit the amount deposited by the purchaser. Any dues payable on the said Flat shall have to be borne and paid by the purchaser. The intending purchasers shall make their own independent inquiries regarding the title, area, measurements, condition, dues, claims, etc. in respect of and against the said property and Bank shall not be liable under any sumstances. All expenses to get the said property transferred to his/her name shall be orne and paid by the purchaser.

The offerors may inspect the property on 01st Feb., 2025 between 11:00 a.m. to 03:00 p.m urther inquiries if any and/ or terms and conditions for sale can be obtained from the Authorized Officer, New India Co-operative Bank Ltd., 219, 2nd Floor, Bharati Bhawan, P.D'Mello Road, Fort, Mumbai 400 001. The undersigned reserves his right to accept or eject any or all offers without assigning any reasons and in case all offers are rejected either to hold negotiations with any of the offerors or to sell the property through private egotiations with any of the offerors or other parties or invite the offers again.

his is also a notice to the borrowers/ guarantors of the above financial assistance about holding of the auction sale on the above mentioned date in case the secured debt has ed unpaid and they may give valid offer for purchase of the said property

Date: 25.01.2025 Place : Mumbai

Asst General Manager & Authorised Officer New India Co-operative Bank

Amount: Rs. 10,000.00

Matunga East Branch, 211E Dinesh Mahal, Dr. Ambedkar Road, Matunga East, Mumbai-400019 Tel: 022-24145438,e-mail:vjmatu@bankofbaroda.com

Sale Notice For Sale Of Immovable Properties | "APPENDIX- IV-A [See proviso to Rule 6 (2) & 8 (6)]

Total Dues 1.Date of e-Auction

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6 (2) & 8 (6) of the Security Interest (Enforcement) Rules, 2002 Notice is hereby given to the public in general and in particular to the Borrower (s), Mortgagor (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor,

possession of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis for recovery of dues in below mentioned account/s. The details of Borrower/s/Mortgagor/Guarantor/s/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below

Detailed description of the immovable property with known

91&92,0n East: Plot No 89,0n West: 8 Mtrs Wide Road

Encumbrance known to Bank: Nil

Mortgagor (S)	encontrances, n. any:		(Start Time to End Time)	Deposit (EMD) 3.Bid Increase Amount	(Constructive /Physical)	Date & Time
1.Mr.Harishchandra Pandurang Gawde (Borrower)	All that piece & parcel of the property consisting of Residential Flat no 001, admeasuring 610 sq.ft and open area 300 sq.ft carpet area on the	Rs. 32.20	1. Date of e-Auction: 28-02-20252.	1. Reserve Price: Rs. 37,25,000.00	Constructive	20-02-2025
Address: Flat NoG/1, Shree krupa Apartment, Plot No B/4, Sector-14, CBD Belapur, Navi Mumbai-400614 2. Mrs. Shruthi Harishchandra Gawde(Co-Borrower) Address: Flat NoG/1, Shree krupa	ground floor, Building "FIZA APARTMENT" in the society Shri Krupa Apartment CHS ltd , Plot No B-4, Sector14 of Gaothane Expansion Scheme situated at Revenue Village Diwalpda(Diwale) within the limit of Navi Mumbai Muncipal Corporation , Navi Mumbai-400614 Bounded as under: On North: 8 Mtrs Wide Road, On South: Plot No	Lakhs + unapplied interest + Other charges	2. Time of E-auction: Start Time: 2.00 p.m. To End Time: 6.00 p.m	2. Earnest Money Deposit (EMD Amount: Rs. 3,72,500.00 3. Bid Increase		Start Time: 1.00 p.m. to End Time: 5.00 p.m.

Apartment, Plot No B/4, Sector-14, CBD Belapur, Navi Mumbai-400614 For detailed terms and conditions of sale, please refer/visit to the website link https://www.bankofbaroda.in/e-auction and Baanknet.com. Also, prospective bidders may contact the Authorised officer on Mobile 9558871220/9834792092

Date: 24.01.2025

Place: Mumbai

**बैं**क ऑफ़ बड़ौदा

Name & Address Of

Bank of Baroda

Authorized Officer. Bank of Baroda

PUBLIC NOTICE

My clients namely (1) Smt. Neela Yeshwant Thakur (2) Smt. Manisha Thakoor Bose (3) Smt. Varsha J. Panagos (4) Miss. Trusha Yeshwant Thakur (Thakoor) and (5) Smt. Sujata S. Karnad are the owners of the immovable Property i.e. Cadastral Survey No. 1133, TPS IV, Mahim Division, admeasuring 483.47 Meters, with building/structure known as "Tukaram Smruti" situated at Dnyaneshwar Mandir Road Shivaji Park, Dadar (W) Mumbai - 400 028. My client had cancelled the MOU dated 25.08.2015 executed between my clients and M/s. Vimal Properties & Associates in respect of the said Property. My Client also recalled and cancelled the Registered Special Power of Attorney dated 03.11.2021 bearing registration BBE/12598/2021 executed by clients (1) Smt. Neela Yeshwant Thakur (2) Smt Manisha Thakoor Bose (3) Trusha Yeshwant Thakur (Thakoor) in favour of M/s. Vimal Properties & Associates through Mr. Amool S. Rokade. I hereby inform the public at large that if any person deals with the M/s. Vimal Properties Associates and Mr. Amool S. Rokade in respect to the immovable Property i.e. Cadastral Survey No. 1133,

the same Prabhat Kumar J Dubey Advocate High Court Address: Office No.4. Rajabahadur Mansion 32. Ambalal Doshi Marg, Opp. BSE, Fort, Mumbai - 400001 Mb. 9594577871

TPS IV, Mahim Division

building/structure known as

"Tukaram Smruti" situated at

Dnyaneshwar Mandir Road

Shivaji Park, Dadar (W)

Mumbai - 400 028, he/she

shall do the said transaction

on his own cost and

consequences and my clients

shall not be responsible for

admeasuring 483.47 Meters, with

Meters,

PUBLIC NOTICE

Take Notice that I am investigating the title of Pranav Constructions Limited (formerly known as Pranav Constructions Private Limited), a company duly incorporated under the Companies Act, 1956 and validly existing under the provisions of Companie Act, 2013, having its registered office at 1001, 10th Floor, DLH Park, Near MTNL, S. V. Road, Goregaon (West), Mumbai - 400104, to the property belonging to "The State Bank Of India Employees Navjeevan Co-Operative Housing Society Limited", a society duly registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 under Regn. No. BOM/HSG/1287 of 1966 ("Society") having its registered address at S.V. Road, Borivali West, Mumbai 400103, described in the Schedul nereunder written ("said Property")

Any person/s including any lender / bank nancial institution having any claim demand, objection share, benefit, right, title and/or interest of any nature whatsoever the said Property, or any part thereof by wa of any agreement, allotment, sale, transfe nortgage, charge, lien, encumbrance, gif pequest, release, exchange, pledge guarantee, easement, right, covenant and ondition, tenancy, development rights, righ of occupancy, assignment, lease, sub leas eave and license, partnership deed, loans advances, use, possession, partition, trust inheritance, settlement, arrangement utstanding taxes and/or levies, outgoings maintenance, litigation, arbitration attachment, injunction, decree, orde award, lis-pendens and/or by virtue of the original documents of title being in their ssion/custody or otherwise nanner howsoever and whatsoever are required to make the same known in writing along with certified true copies of entary proof, to the undersigned having his office at A/104, Arpita Apts Rajaram Tawade Road, Mhatre Wad Dahisar (W), Mumbai- 400068, within (14) fourteen days from the date hereof otherwise the investigation shall be completed without any reference to such claim/s, if any, and the same shall be considered as not binding, waived or abandoned for all intents and purposes

THE SCHEDULE ABOVE REFERRED TO: (Description of the "said Property" All that piece and parcel of land bearing Pl Nos. 14 & 15, with Survey Nos. 168 (B)/3 (Part), Survey No. 169, Hissa No. 1 (Part and Survey No. 200, Hissa No.4 (Part) and 200, Hissa No.5 (Part) corresponding to CTS Nos. 1398, 1398/1 to 1398/5, admeasuring about 1080.5 sq. mtrs. or nereabouts as per Property Cards, and 1262 sq. yards. or thereabouts as per registered Deed of Conveyance dt 29.08.1967 of Village Eksar, Taluka Borivali in Municipal Ward "R/N" within the egistration District and Sub District of Mumbai Suburban together with the building standing thereon known as "Nandadeer consisting of two wings, viz. 'A' Wing of ground plus 3 upper floors with 12 flats ar B' Wing of ground plus 3 Upper Floors with 8 flats, lying being and situate at S.V. Road, Borivali West, Mumbai - 400103 and bounded as follows: On or towards NORTH: Plot bearing F.P No.1403D, On or Towards EAST: Plot bearing F.P No.1397, On or towards WEST: Plot bearing F.P No.1399 & 1400, On or towards SOUTH: By means of Dated this 25" day of January 2025

@ Piramal

Loan Code / Branch/

PIRAMAL CAPITAL & HOUSING FINANCE LTD.

CIN: L65910MH1984PLC032639 Cin: 165910MH1984PLC032639

Registered Office: Unit No.-601,6th Floor, Piramal Amiti Building, Piramal Agastya Corporate Park, al & Housing Finance
Kamani Junction, Opp. Fire Station, LBS Marg, Kurla (west), Mumbai-400070 –T +91 22 3802 4000

Branch Office: : HDIL Tower, Ground Floor, Anant Kanekar Marg, Bandra (East), Mumbai-400051

Contact Person: 1.Vaidehee Byndla - 9821537386 2. Rohan Sawant - 9833143013 (3). Ashish Jha - 9096750852

Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of Piramal Capital & Housing Finance Limited under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 for the recovery of amount due from borrower/s, offers are invited by the undersigned for purchase of immovable property, as described hereunder, which is in the possession, on 'As is Where is Basis', 'As is What is Basis' and 'Whatever is There is Basis', Particulars of which are given

Borrower(s) / Co-Borrower(s)/ Guarantor(s)	Demand Notice Date and Amount	Property Address _final	Reserve Price	Deposit (EMD) (10% of RP)	Amount (22-01-2025)
Loan Code No.: 05000023312, Mumbai - Bandra (Branch), Vishwanath K Patra (Borrower), Rajashri V Patra (Co Borrower 1)	Dt: 28-06-2021, Rs. 1153674/-, (Rs. Eleven lakh Fifty Three Thousand Six Hundred Seventy Four Only)	All The piece and Parcel of the Property having an extent - Flat 311, 3rd Floor, C Wing, NA Parmanand Chsl, Ambadi Rd, Behind Chafekar Hospital ,Thane Maharashtra IN 401202	.Seventeen lakh Eighty Eight Thousand Four	Rs. 178848/-, (Rs. One lakh Seventy Eight Thousand Eight Hundred Forty Eight Only)	Rs. 2021297/-, (Rs. Twenty lakh Twenty One Thousand Two Hundred Ninety Seven Only)
Loan Code No.: 1130004543, Navi Mumbai - Panvel (Branch) ,Cheena Venkataya Munigati (Borrower), Nagamma Venkatayya Munigati (Co Borrower 1)		All The piece and Parcel of the Property having an extent - Flat No.302,3rd Floor,wing B NA Gavdevi Complex Chs Gavdevi Complex Chs Next To Mohan Palm,shirgaon Thane Maharashtra IN 421503 Boundaries As :- North :- BUILDING South :- BUILDING East :- BUILDING West :- BUILDING SOUTH:-	lakh Sixty Four Thousand Nine Hundred Nine Only)	Rs. 176490.9/-, (Rs. One lakh Seventy Six Thousand Four Hundred Ninety Only and Ninety Paise)	Rs. 3837233/-, (Rs. Thirty Eight lakh Thirty Seven Thousand Two Hundred Thirty Three Only)

DATE OF E-AUCTION: 14-02-2025, FROM 11.00 A.M. TO 1.00 P.M (WITH UNLIMITED EXTENSION OF 5 MINUTES EACH), LAST DATE OF SUBMISSION OF BID: 13-02-2025, BEFORE 4.00 P.M.

ditions of the Sale, please refer to the link provided in www.piramalfinance.com/e-Auction.html or email us

STATUTORY 15 DAYS SALE NOTICE UNDER SARFAESI ACT TO THE BORROWER/GUARANTOR / MORTGAGOR The above mentioned Borrower/Guarantor are hereby noticed to pay the sum as mentioned in section 13(2) notice in full with accrued interest till date before the date of auction, failing which property will be auctioned/sold and balance dues if any will be recovered with interest and cost from borrower/guarantor.

Sd/- (Authorised Officer) Date: 25-01-2025 Place: : Mumbai Piramal Capital & Housing Finance Limited

Branch Office: ICICI BANK LTD, Ground Floor, Ackruti Centre, MIDC, Near Felephone Exchange, Opp Ackruti Star, Andheri East, Mumbai- 400093. PUBLIC NOTICE-TENDER CUM E-AUCTION FOR SALE OF SECURED ASSET

[See proviso to Rule 8(6)] Notice for sale of immovable asset(s)

E-Auction Sale Notice for the sale of immovable asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002. This notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/ charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of ICICI Bank Limited will be sold on 'As is where is', 'As is what is'

and 'Whatever there is' as per the brief particulars given hereunder:

Sr. No.	Name of Borrower(s)/	Details of the Secured asset(s)	Amount Outstanding	Reserve Price	Date and Time of	Date & Time of	
	Co-Borrowers/ Guarantors/ Loan Account No.	with known encumbrances, if any		Earnest Money Deposit	Property Inspection	E-Auction	
(A)	(B)	(C)	(D)	(E)	(F)	(G)	
1.	Mrs. Mahananda Prabhakar Jathar (Borrower) Loan Account No. LBMUM00005767333 LBMUM00005824438	Flat No. 212, 2nd Floor, Royal Castle Bld No 1, S. No.82, H. No. 3 4, Village Pale, Ambernath Maharashtra Thane- 421506 Admeasuring An Area 30.81 Sq.mtr	Rs. 21,44,945/- As On January 20, 2025	Rs. 12,50, 000/- Rs.1,25, 000/-	February 03, 2025 From 11:00 AM to 02:00 Pm	February 15, 2025 From 11:00 AM Onward	
2.	Mr. Sameer Nazir Saiyad ( Borrower) Mrs. Vasiya Sameer Saiyad (Co- Borrower) Lan No. LBMUM00004986081	Flat No. 102, First Floor B1 Type, Orchid Building, Labdhi Garden, New Survey No. 81 (part), Forming Part of Hissa No. 81/1, 81/2 & 81/3, Village Dahivali, Tarfe Varedi, Taluka Karjat, Dist. Raigad- 410101 & Admeasuring An Area of 31.01 S.q. Mtrs	Rs. 24,77,424/- (As on January 20, 2025)	Rs. 6,00, 000/- Rs. 60,000/-	February 03, 2025 From 02:00 Pm To 05:00 Pm	February 15, 2025 From 11:00 AM Onward	
3.	Mr. Hemant Sinha (Borrower) Mrs. Vasundhara Sinha (Co-Borrower) Loan Account No- LBPVL00005174838	Flat No 101, 1st Floor, Bldg No 09, Mittal Emerald CHS Ltd, Maouge Gundage, Survey No 51/3, Tal-Karjat, Dist-Raigad, Karjat-410201 Admeasuring an Area of Admeasuring 280 Sq Ft Carpet Area le, 26.00 Sq Mtr Carpet Area (which Alongwith The Area Under Walls, Balconies, Proportionate Area of Stairecase, Common Passage, Covered Common Parking Society office Etc.)comes To 400 Sq Ft le. 37.16 Sq Mtr Super Build Up Area	Rs. 17,95,803/- As On January 22, 2025	Rs. 6,00, 000/- Rs. 60,000/-	February 04, 2025 From 11:00 AM to 02:00 Pm	February 15, 2025 From 11:00 AM Onward	

The online auction will be conducted on the website (URL Link-https://disposalhub.com) of our auction agency M/s NexXen Solutions Private Limited. The Mortgagors/ Noticees are given a last chance to pay the total dues with further interest by February 14, 2025 before 05:00 PM else the secured asset(s) will be sold as per schedule.

The prospective bidder(s) must submit the Earnest Money Deposit (EMD) Demand Draft (DD) (Refer Column E) at ) at ICICI Bank Limited, Level 3-5, 74 Techno Park, Opp SEEPZ Gate No. 02, Marol MIDC, Andheri East, Mumbai 400 093 on or before February 14, 2025 before 04:00 PM Thereafter, they have to submit their offer through the website mentioned above on or before February 14, 2025 before 05:00 PM along with the scanned image of the Bank acknowledged DD towards proof of payment of EMD. In case the prospective bidder(s) is/are unable to submit his/ her/ their offer through the website, then the signed copy of tender documents may be submitted at at ICICI Bank Limited, Level 3-5, 74 Techno Park, Opp SEEPZ Gate No. 02, Marol MIDC, Andheri East, Mumbai 400 093 on or before February 14, 2025 before 05:00 PM. Earnest Money Deposit DD/PO should be from a Nationalised/ Scheduled Bank in favour of 'ICICI Bank Limited' payable at Mumbai.
For any further clarifications in terms of inspection, Terms and Conditions of the E-Auction or submission of

tenders, contact ICICI Bank Employee Phone No. 8104548031/7304915594/9004392416.
Please note that Marketing agencies 1. M/s NexXen Solutions Private Limited, 2. Augeo Assets Mar Private Limited 3. Matex Net Pvt. Ltd. 4. Finvin Estate Deal Technologies Pvt Ltd 5. Girnarsoft Pvt Ltd 6. Hecta

Prop Tech Pvt Ltd 7. Arca Emart Pvt Ltd 8. Novel Asset Service Pvt Ltd 9. Nobroker Technologies Solutions Pvt Ltd, have also been engaged for facilitating the sale of this property.
The Authorised Officer reserves the right to reject any or all the bids without furnishing any further reasons
For detailed Terms and Conditions of the sale, please visit www.icicibank.com/n4p4s

Date : January 24, 2025 Place: Mumbai

OMKARA OMKARA ASSETS RECONSTRUCTION PVT. LTD.

Regd. Office: 9, M.P. Nagar, 1st Street, Kongu Nagar Extn, Tirupur 641607 Corporate Office: Kohinoor Square, 47th Floor, N.C.Kelkar Marg, R. G. Gadkari Chowk, Dadar (West), Mumbai 400028. Tel: 022-6923 1111

**E-AUCTION SALE NOTICE** 12:00 PM 01:00 PM 18th Feb. 2025

E-Auction Sale Notice for Sale of Immovable and Movable Assets under the Securitisation and Reconstruction of Financial Assets an Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) r/w 9(1) of the Security Interest (Enforcement) Rules, 2002 on of Financial Assets and otice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable proper ortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of Bank of Baroda. Further Omkara Asset

Reconstruction Pvt Itd (OARPL) (acting in its capacity as Trustee of Omkara PS 25/2020-21 Trust) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 20.03.2021 from 'Bank of Baroda' (Assignor Bank) along with underlying security from assignor bank Accordingly, OARPL has stepped into the shoes of assignor bank and empowered to recover the dues and enforce the security. The Authorized Officer of OARPL host handover of possession of the below mentioned secured property from the assignor. The Authorized Officer of OARPL hereby intends to sell the below mentioned secured properties for recovery of dues and hence the tenders/bids are invited for the purchase of the secured properties. The roperties 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), Guarantors/Mortgagors shown below. The Reserve Price and the earnest money deposit for respective property has been mentioned below in respective column.

	Borrower/Co-Borrower/ Guarantors/ Mortgagors	Date of Demand Notice u/s 13(2) and 13(4) of SARFAESI Act.	Description of Property	Nature of Property	Reserve Price in (Rs)	EMD (in Rs)	Inspection Date/Time
П	(Borrower) M/s. Meenal Trading Private Limited Personal Guarantees 1. Mr. Romen Mohanial Patel 2. Mr. Pankaj Mohanial Patel 3. Mrs. Kokilaben Mohanial Patel 4. Mrs. Sheetal Patel Corporate Guarantees; 1. M/s Mocha Trading Pvt. Ltd.	13(2) Notice issued as on- 13.07.2013 for the recovery of the amount of Rs.1585.54 Lakhs as on dated 30.06.2013 & further any other Future charges & Interest thereon. 13(4) dated 29.10.2013	Unit No.2 (418) sq. ft. & 3 (370) sq. ft., Fifth Floor of the Building known as "Sugar House Premises Co-Operative Society Limited", Mandva Division, at 93/95, Kazi Syed Street, Mumbai-400003, with total area of 788 sq. ft. in the name of Late Mr. Mohanlal M. Patel.	Commercial Office	Rs. 80,00,000/-	Rs. 8,00,000/-	29.01.2025 from 03:00 PM to 05:00 PM
			Total		Rs. 80,00,000/-	Rs. 8,00,000/-	

Note: Known Encumbrance: As per the Society's Notice (Sugar House Premises Co-Operative Society Limited) dated 22nd May 2023, the total maintenance mount due on both properties are as under

pril 2012 to March 2024	1) Maintenance outstanding from the period April 2012 to March 2024	12,55,063			
		12,55,063			
pril 2024 to March 2025	2) Total of other maintenance and service Charges.	46,319			
	3) Electricity Charges (Shares)	3,311			
Total (A)					
pril 2012 to March 2024	1) Maintenance outstanding from the period April 2012 to March 2024	11,60,018			
pril 2024 to March 2025	2) Total of other maintenance and service Charges.	50,746			
	3) Electricity Charges (Shares)	3,740			
	Total (B)	12,14,504			
	Total (A+B)	25,19,197			
p	oril 2012 to March 2024	3) Electricity Charges (Shares)  Total (A)  1) Maintenance outstanding from the period April 2012 to March 2024  viil 2012 to March 2025  2) Total of other maintenance and service Charges.  3) Electricity Charges (Shares)  Total (B)			

For detailed terms and conditions of the sale please refer to the link provided in http://omkaraarc.com/auction.php and/or https://www.bankeauctions.com/. 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 17.02.2025 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", Support Landline No.: +91 124 4302020/2021/2022/2023, Support Mobile No.: +91 7291981124/25/26 Helpline E-mail ID: support@bankeauction.com, Mr. Bhavik Pandya, Mobile: 88666 82937, E mail maharashtra@c1india.com. and for any property related query contact the Authorized Officer, Mr. Vinod Pungliya, Mobile No.: +91 93231 88245, Mail: vinod.pungliya@omkaraarc.com IMPORTANT DATES

Submission of BID

Payment of EMD

17/02/2025 up to 6:00 PM

17/02/2025 up to 6:00 PM 18/02/2025 from 12:00 Noon to 01:00 PM Minimum Bid Increment Amount Rs. 50,000/- (Rupees Fifty Thousand only)

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

This notice is also a mandatory Notice of 15 (Fifteen) days to the Borrower(s) 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 hrough 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 mentione erein above along with cost & expenses. In case of default in payment, the property shall at the discretion of the Authorized Officer/Secured Creditor be sol hrough any of the modes as prescribed under Rule 8 (5) of Security Interest (Enforcement) Rule, 2002. Intending bidders shall comply and give declaration and resection 29A of Insolvency and Bankruptcy Code 2016.

Date: 25.01.2025

E-Auction Date & Time

Authorized Officer, Omkara Assets Reconstruction Pvt Ltd. (Acting in its capacity as a Trustee of Omkara PS 25/2020-21 Trust) Place : Mumbai