

**Saraswat Bank**  
Saraswat Co-operative Bank Ltd.

**Saraswat Co-operative Bank Limited**  
74-C, Samadhan Building, 2nd Floor, Senapati Bapat Marg (Tulsi Pipe Road), Dadar (W), Mumbai-400028  
Phone No. : 8657043713/14/15, 8828805609

**DEMAND NOTICE**  
(Under Rule 3(1) of Security Interest (Enforcement) Rules, 2002)

**SUBSTITUTED SERVICE OF NOTICE U/S 13(2) OF SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.**

Notice is hereby given to the borrowers/guarantors/mortgagors as mentioned below that since they have defaulted in repayment of the credit facilities availed by them from Saraswat Co-operative Bank Ltd., their loan accounts have been classified as **Non-Performing Assets** in the books of the Bank as per Reserve Bank of India guideline thereto, as mentioned in the schedule.

Thereafter, Saraswat Co-operative Bank Ltd. has issued demand notices under section 13(2) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 on the last known addresses of the said borrowers/guarantors/mortgagors thereby calling upon and demanding from them to repay the entire outstanding amount together with further interest at the contractual rate on the aforesaid amount and incidental expenses, cost, charges etc. as stated in the said demand notices, which also has been mentioned in the schedule respectively. However, the demand notice is also being served by way of publication, as Rule 3 of the Security Interest (Enforcement) Rules, 2002, (framed under SARFAESI Act) :

Sr. No.	Name and Address of Borrower	Name and Address of Guarantor	Loan Account number, nature of facility/ies and branch	Date of NPA	Date of Demand Notice	Amount due as per Demand Notice/as on date	Description of immovable property mortgaged
1	Mr. Rajesh Narayan Gupta (Principal Borrower/Mortgagor) Mrs. Anita Rajesh Gupta (Co-Borrower/Mortgagor) Flat No. 104, 1st Floor, D Wing, Veena Dynasty Wing A, B, C, D, E & F CHSL, Village Achole, Taluka Vasai, Vasant Nagar, Vasai East-401209.		(344700100000480) Vastu Siddhi Housing Loan Branch - Vasai East	10/05/2024	18/06/2024	Rs. 27,14,105.31/- (Rupees Twenty Seven Lakh Fourteen Thousand One Hundred Five and Paise Thirty-One Only) as on 18/06/2024	All that Premises lying being and Situate Flat No. 104, on the 1st Floor, in "D" Wing, admeasuring about 370.39 Sq.Ft. (Carpet Area) in the building known as "Veena Dynasty wing A, B, C, D, E, F Co-op. Hsg. Soc. Ltd." in Phase II Situated at Survey No. 1 to 5, 7 to 21, 25, 57, 59 to 70, 114, 119, 230 to 232, 234, 236 to 246, 251, 254, 257, 259 to 262, 265 to 267, 270, 272 to 276 and Parid no. 9, 11 and 24 of Village Achole, Taluka Vasai, Vasant Nagar, Vasai East, District Palghar.
2	Mr. Vinayak Suresh Hule (Principal Borrower/Mortgagor) Mrs. Anita Rajesh Gupta (Co-Borrower/Mortgagor) 605, Kailash Darsan CHS Ltd., New Link Road, Near Shankar Mandir, Anand Nagar, Dahisar East, Mumbai-400068	Mrs. Rashmi Vinayak Hule (Guarantor) 605, Kailash Darsan CHS Ltd., New Link Road, Near Shankar Mandir, Anand Nagar, Dahisar East, Mumbai-400068	(81000000002165) Overdraft Account under Kwik Lap Branch - Virar East	16/04/2024	04/06/2024	Rs. 20,83,727.16/- (Rupees Twenty Lakh Eighty-Three Thousand Seven Hundred Twenty-Seven and Paise Sixteen Only) as on 04/06/2024	All that Premises lying being and Situate Flat No. 605, on the 6th Floor, admeasuring about 504 Sq.Ft. (Built up Area) in the Society known as "Dahisar Kailash Darsan CHS." Situated and Bearing C.T.S. No. 1299/3, of Village Dahisar, Borivali, Anand Nagar, New Link Road, Dahisar (E), Mumbai-400068.
3	Mr. Pandey Laxman Bhimal (Principal Borrower/Mortgagor) Mrs. Pandey Mayadevi (Co-Borrower/Mortgagor) B-310, Three Green Wood CHS Ltd., Hatkesh Road, Salakar Garden, Near GCC Club, Mira-Bhayander, Mira Road (E)-401107.		(413700100000193) Vastu Siddhi Housing Loan Branch - Goregaon HUB	26/04/2021	30/07/2024	Rs. 24,97,441/- (Rupees Twenty-Four Lakh Ninety-Seven Thousand Four Hundred Forty-One Only) as on 29/07/2024	Equitable Mortgage of Flat No. 304, C-Wing, admeasuring about 343.69 sq.ft. (Carpet area), in the Building No. 4, Type-A5, known as "Jasmin" and Complex Four Hundred "Yashwanth Sankalp" at situated at land bearing Survey No. 502, 51/1, 51/3, 51/4, 51/5, 51/6, 52/1, 52/2, 53, 54(A) of Village-Saravali, Taluka-Palghar, Plot No. 1 and Plot No. 2, Near G. R. Engineering Opp. Lalith Hotel, Boisar (West), Dist. Palghar-401501 owned by Mr. Pandey Laxman Bhimal and Mrs. Pandey Mayadevi Laxman.

In view of the above, we hereby call upon the borrower & guarantor stated herein to pay us within 60 days from the date of this notice, the outstanding amount together with further interest thereon plus cost, charges, expenses etc. thereon failing which we shall be at liberty to enforce the security interest including but not limited to taking possession of and selling the secured asset entirely at your risk as to the cost and consequences.

Please note that as per section 13(13) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, all of you are prohibited from transferring by way of sale, lease or otherwise, the aforesaid secured asset without prior written consent of the Bank.

Any contravention of the said section by you shall invoke the penal provisions as laid down under section 29 of the SARFAESI Act and/or any other legal provision in this regard. Please note that as per sub-section (8) of the section 13 of the Act, if the dues of the Bank together with all costs, charges and expenses incurred by the Saraswat Co-operative Bank Ltd are tendered to the Bank at any time before the date fixed for sale, the secured asset shall not be sold by the Bank and no further step shall be taken by Bank for sale of the said secured asset.

Date : 13/09/2024  
Place : Mumbai

Sd/-  
Authorized Officer  
Saraswat Co-operative Bank Limited

**PUBLIC NOTICE**

Notice is hereby given that my client is intending to purchase Flat No. 101 on first floor in Wing A-1, Ashok Towers Marol Co-operative Housing Society Ltd., at Off. Military Road, Marol, Andheri (E), Mumbai 400 072 admeasuring 27.06 sq. meters carpet area bearing land CTS No. 2177 of Village Tungva Taluka Kurla in Mumbai Suburban District (herein after referred to as the 'said Flat') from the present owners Mr. Hemant Shriram Patil & Mrs. Siddhi Ajit Pandit jointly.

Originally the Mrs. Swati Hemant Patil had purchased the said flat and she expired on 29/07/2018 and after her death her only two legal heirs namely her husband Mr. Hemant Shriram Patil & daughter Mrs. Siddhi Ajit Pandit jointly had applied to the Society for transferring her shares in their name and accordingly the Society had transferred the Share Certificate in their name.

Any person/s having any claim or any interest against into or upon the said Flat by way of sale, Agreement, Contract, Exchange, MOU, gift, lien, mortgage, loan, charge, lease, tenancy, occupation, possession, Easement, inheritance, trust, litigation, right of residence, maintenance and ispendence are hereby required to notify the same in writing with supporting documentary evidence to the undersigned within 07 days from the date hereof.

If no claim is received or made as required hereinabove, it shall be presumed that any such claim in or on the said Flat shall be considered as waived and / or abandoned for all intents and purposes and the same shall not be binding on my client and my client shall complete the purchase transaction with the present owner and the said transaction will be completed without having any reference to such claim if any and same shall be considered as waived.

Sd/-  
Advocate Mahesh K Rambhia  
Woodland Crest, First Floor,  
Opp. Vijay Nagar, Near Pallotti Church  
Marol Maroshi Road, Marol,  
Andheri (E), Mumbai 400 059  
Place: Mumbai,  
Date: 13/09/2024

**Public Notice For E-Auction Cum Sale (Appendix - IV A) (Rule 8(6))**

Sale of Immovable property mortgaged to IIFL Home Finance Limited (Formerly known as India Infoline Housing Finance Ltd.) (IIFL-HFL) Corporate Office at Plot No. 98, Udyog Vihar, Phase-IV, Gurgaon-122015 (Haryana) and Branch Office at: 213, 2nd floor, Yash Padma Arcade, Boisar Tarapur Road, Boisar (West), -401501, Dist - Palghar under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter "Act"). Whereas the Authorized Officer ("AO") of IIFL-HFL had taken the possession of the following properties pursuant to the notice issued U/S 13(2) of the Act in the following loan accounts/prospect nos. with a right to sell the same on "AS IS WHERE IS BASIS. AS IS WHAT IS BASIS AND WITHOUT RECOURSE BASIS" for realization of IIFL-HFL's dues. The Sale will be done by the undersigned through e-auction platform provided at the website: www.iiflhome.com

Borrower(s) / Co-Borrower(s) / Guarantor(s)	Demand Notice Date and Amount	Description of the Immovable property/Secured Asset	Date of Physical Possession	Reserve Price
1. Mr. Chhaganpal Chhaganpal 2. Mrs. Neeta Chhaganpal	03-Aug-2021 Rs. 6,99,985/- (Rupees Six Lakh Ninety Nine Thousand Nine Hundred Eighty Five Only)	All that part and parcel of the property bearing Flat No. 105 on First Floor in Building No. 38-19, Shubh Gita Cluster-2 Co Hsg. Taha Housing at Revenue Village Betelegan Boisar Tal. District Palghar, Gat No. 10771 to 10777, 110, 130 Road Boisar 401501, Maharashtra, India admeasuring 281 Sq. Feet (Built up area admeasuring 337 sq. ft.)	30-Apr-2024	Rs. 6,80,000/- (Rupees Six Lakh Eighty Thousand Only)
(Prospect No. 878160 & 918297)	Rs. 20,000/- (Rupees Twenty Thousand Only)		As On Date 05-Sept-2024	Rs. 11,71,828/- (Rupees Eleven Lakh Seventy One Thousand Eight Hundred And Twenty Eight Only)
				Rs. 68,000/- (Rupees Sixty Eight Thousand Only)

**Terms and Conditions:-**

- For participating in e-auction, intending bidders required to register their details with the Service Provider https://www.iiflhome.com, well in advance and has to create the login account, login ID and password. Intending bidders have to submit / send their "Tender Form" with the payment details towards EMD, copy of the KYC and PAN card at the above mentioned Branch Office.
- The bidders shall improve their offer in multiple of amount mentioned under the column "Bid Increase Amount". In case bid is placed in the last 5 minutes of the closing time of the auction, the closing time will automatically get extended for 5 minutes.
- The successful bidder shall deposit 25% of the bid amount (after adjusting EMD) within 24 hours of the acceptance of bid price by the AO and the balance 75% of the bid amount within 15 days from the date of confirmation of sale by the secured creditor. All deposit and payment shall be in the prescribed mode of payment.
- The purchaser has to bear the cess, applicable stamp duty, fees, and any other statutory dues or other dues like municipal tax, electricity charges, land and all other incidental costs, charges including all taxes and rates outgoings relating to the property.
- The purchaser has to pay TDS application to the transaction/payment sale amount and submit the TDS certificate with IIFL-HFL.
- Bidders are advised to go through the website https://www.iiflhome.com and https://www.iifl.com/home-loans/properties-for-auction for detailed terms and conditions of auction sale & auction application form before submitting their bids for taking part in the e-auction sale proceedings.
- For details, help procedure and online training on e-auction prospective bidders may contact the service provider E mail ID: care@iiflhome.com, Support helpline no. 1800-2672-499.
- For any query related to Property details, Inspection of Property and Online bid etc. call IIFL-HFL toll free no. 1800 2672 499 from 09:30 hrs to 18:00 hrs between Monday to Friday or write to email: care@iiflhome.com.
- Notice is hereby given to above said borrowers to collect the household articles, which were lying in the secured asset at the time of taking physical possession within 7 days, otherwise IIFL-HFL shall not be responsible for any loss of property under the circumstances.
- Further the notice is hereby given to the Borrower's, that in case they fail to collect the above said articles same shall be sold in accordance with Law.
- In case of default in payment at any stage by the successful bidder / auction purchaser within the above stipulated time, the sale will be cancelled and the amount already paid will be forfeited (including EMD) and the property will be again put to sale.
- AO reserves the rights to postpone/cancel or vary the terms and condition of tender/auction without assigning any reason thereof. In case of any dispute in tender/auction, the decision of AO of IIFL-HFL will be final.

**15 DAYS SALE NOTICE UNDER THE RULE 8 SUB RULE (1) OF SARFAESI ACT, 2002**

The Borrower are hereby notified to pay the sum as mentioned above along with upto dated interest and ancillary expenses before the date of Tender/Auction, failing which the property will be auctioned/sold and balance dues if any will be recovered with interest and cost.

Place : Palghar Date : 13-September-2024  
Sd/-Authorized Officer, IIFL Home Finance Limited

**GRIHUM HOUSING FINANCE LIMITED** (FORMERLY KNOWN AS POONAWALLA HOUSING FINANCE LTD)

Registered Office: 602, 6th FLOOR, ZERO ONE IT PARK, SR. No. 79/1, GHORPADI, MUNDHWA ROAD, PUNE - 411036. Branch Office: Office no. 4, 1st floor, Golden Plaza, Lal Bahadur Shastri Road, Gokul Nagar, Thane West, Thana, Maharashtra - 400601

**E-AUCTION - SALE NOTICE**  
Sale of secured immovable asset under SARFAESI Act

E-auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (the "Act") read with Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower/ Co-Borrower/ Mortgagor (s)/ Guarantor(s) that the below described immovable properties mortgaged to Grihuma Housing Finance Limited (formerly known as Poonawalla Housing Finance Limited) as the name Poonawalla Housing Finance Limited changed to Grihuma Housing Finance Limited with effect from 17 Nov 2023 (Previously known as Magma Housing Finance Limited and originally incorporated with name of GE Money Housing Finance Public Unlited Company) (hereinafter referred to as the "Secured Creditor" as per the Act), the possession of which has been taken by the Authorized Officer of Secured Creditor in exercise of powers conferred under section 13(2) of the Act read with Rules 8 and 9 of the security interest (Enforcement) Rule pursuant to notice under section 13(2) of the Act. The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 15/10/2024 through E-Auction. It is hereby informed to General public that we are going to conduct public E-Auction platform provided at the website: https://www.bankauctions.com. For detailed T&Cs of sale, please refer to link provided in GHFL's Secured Creditor's website i.e. www.grihuma.com

Sl. No.	Proposal No. Customer Name (A)	Demand Notice Date and Outstanding Amount (B)	Nature of Possession (C)	Description of Property (D)	Reserve Price (E)	EMD (10% of RP) (F)	EMD Submission date (G)	EMD Incremental (H)	Property Inspection Date & Time (I)	Date and time of Auction (J)	Known encumbrances if any (K)
1	Loan No. HL0027H14100380 Kiran Bhagwan Pawaskar (Borrower) Priti Kiran Pawaskar (Co Borrower) Genetrix Logistics Pvt Ltd (Co Borrower)	Notice date: 22/09/2022 Total Dues: Rs. 2550077.35 (Rupees Twenty Five Lacs Fifty Thousand Seventy Seven and Thirty Five Paises Only) payable as on 22/09/2022 along with interest @ 12.80% p.a. till the realization.	Physical	All that Piece And Parcel Of Mortgaged Property Of Flat No. 101, 1st Floor, B-Wing, Hriday, Village Kharvai Tal Ambarnath, Dist Thane Admeasuring Area Of The Flat: 418 Sq.Ft. Survey No. S. No. 43, H. No. 6	Rs. 20,47,500/- (Rupees Twenty Lakh Forty Seven Thousand Five Hundred Only)	Rs. 2,04,750/- (Rupees Two Lakh Four Thousand Seven Hundred Fifty Only)	14/10/2024 Before 5 PM	10,000/-	08/10/2024 (11AM - 4PM)	15/10/2024 (11AM - 2PM)	NIL

The intending bidders/purchasers are advised to visit Secured Creditor Branch and the auction properties, and make his own enquiry and ascertain additional charges, encumbrances and any third-party interests and satisfy himself/theirself in all aspects before submitting the bids. All statutory dues like property taxes, electricity/water dues and any other dues, if attached to the property, to be ascertained and paid by the successful bidder. The interested bidders are required to register themselves with the portal and obtain login ID and Password well in advance, which is mandatory for e-bidding, from auction service provider C1 India PVT LTD. Address- Plot No-68 3rd floor Gurgaon Haryana-122003. Helpline Number- 7291981124, 2526 Support Email id - Support@bankauctions.com. Contact Person - Dharni P. Email id- dharni.p@india.com Contact No- 9948182222. Please note that Prospective bidders may avail online training on e-auction from them only. The intending purchaser/bidder is required to submit amount of the Earnest Money Deposit (EMD) by way of NEFT/RTGS/DD in the account of "Grihuma Housing Finance Ltd., Bank:ICICI BANK LTD. Account No:00061000460 and IFSC Code - ICIC000006, 20, R. N. Mukherjee Road, Kolkata-700011 drawn on any nationalized or scheduled bank on or before 14/10/2024 and register their name at https://www.bankauctions.com and get user ID and password free of cost and get training on e-auction from the service provider. After their Registration on the website, the intending purchaser/bidder is required to get the copies of the following documents uploaded, e-mail and self-attested hard copy at Address: Office no. 4, 1st floor, Golden Plaza, Lal Bahadur Shastri Road, Gokul Nagar, Thane West, Thane, Maharashtra - 400601 Mobile no. +91 9567626050 e-mail ID rahul.r1@grihuma.com. For further details on terms and conditions please visit https://www.bankauctions.com & www.grihuma.com to take part in e-auction. This notice should also be considered as 30 days' notice to Borrower / Co-Borrower/ Mortgagor (s)/ Guarantor(s) under Rule 8(6) of the Security Interest (Enforcement) Rule-2002

Date: 13/09/2024 Place: Mumbai  
Sd/-Authorized Officer, Grihuma Housing Finance Limited (Formerly Known as Poonawalla Housing Finance Ltd)

**OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED**  
CIN: U67100TZ2014PTC020363  
Corporate Office: Kohinor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028  
Email: rajesh.jumani@omkara.com/zuber.khan@omkara.com | Tel: 022-69231111 Authorized Officer M no.: +91 86579 69231

[Appendix - IV A]  
[See proviso to rule 8 (6) r/w 9(1)]  
**PUBLIC NOTICE FOR E-AUCTION 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 ("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 Secured Creditor, possession of which has been taken by the Authorized Officer of Omkara Assets Reconstruction Pvt. Ltd (OARPL). Further, OARPL (acting in its capacity as Trustee of Omkara PS 06/2021-22 Trust) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 25.06.2021 from Indusind Bank Ltd (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 took the physical possession of the below mentioned secured property from the Borrower/Mortgagor/Co-Borrower. 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 in sealed cover for the purchase of the secured properties. The properties shall be sold in exercise of rights and powers under the provisions of sections 13 (2) and (4) of SARFAESI Act; on "As is where is", "As is what is", and "Whatever there is" and "Without recourse Basis" for recovery of amount shown below in respective column due to OARPL as Secured Creditor from respective Borrower and Co-Borrower(s) shown below. Details of the Borrower(s)/Guarantors/Mortgagors, Securities, Owner, Outstanding Dues, Date of Demand Notice sent under Section 13(2), Possession Date, Reserve Price, Bid Increment Amount, Earnest Money Deposit (EMD), Date & Time of Inspection is given as under:

Sr. No.	Name of Borrower(s)/ Guarantors/ Mortgagors	Details of the Secured Asset	Owner of the property	Outstanding Dues as on 11.09.2024 (IN INR)	Demand Notice Date	Possession Date	Reserve Price (IN INR)	Bid Increment Amount (IN INR)	EMD (IN INR)	Date & Time of Inspection
1.	M/s. S G Electricals and Instruments Pvt. Ltd. (Borrower), Sunny Joseph (Mortgagor & Guarantor) and Mejo Sunny (Mortgagor & Guarantor)	All that piece and parcel of Flat No.4 admeasuring 777 square feet carpet area including the area of Balcony & flowerbed chargeable area and statutory chargeable area and also the undivided interest in the common area aggregating to 925 square feet of super cover area in the building known as "Crib Villa" lying, being and situate at all that piece and parcel of land bearing Plot No.22, Road No.12 & Sector No.11 at New Panvel (East), Navi Mumbai	Sunny Joseph	Rs. 87,71,735.46 (Rupees Eighty Seven Laks Seven One Thousand Seven Hundred Thirty Five and Paise Forty Six Only)	09.08.2022	03.01.2024 (Physical Possession)	Rs.75,85,000/- (Rupees Seventy Five Laks Eighty Five Thousand Only)	Rs. 25,000/-	Rs.7,58,500/- (Rupees Seven Lakhs Fifty Eight Thousand Five Hundred Only)	03.10.2024 3.00 P.M. to 4:00 P.M. (as per prior appointment)

Account No.: 344905001084, Name of the Beneficiary: Omkara PS 06/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (E) Mumbai, IFSC Code: ICIC0003449

Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:- 22.10.2024 till 6:00 pm  
Date of E-Auction & Time:- 24.10.2024 12:00 pm to 2:00 pm

**TERMS & CONDITION OF THE AUCTION:** For detailed terms and conditions of the sale please refer to the link provided in Secured Creditor's (OARPL) website i.e. http://omkara.com/auction.php or website of service provider i.e. http://www.bankauction.com.

**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 30 (Thirty) 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 and 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.

Date: 13.09.2024  
Place: Panvel, Navi, Mumbai

Sd/- Authorized Officer, Omkara Assets Reconstruction Pvt Ltd.  
(Acting in its capacity as a Trustee of Omkara PS 06/2021-22 Trust)

**MUMBAI BUILDING REPAIR AND RECONSTRUCTION BOARD**  
(Unit of MHADA)

**TENDER NOTICE**

The Executive Engineer D-2 Div. M.B.R. & R. Board, invite sealed tenders in B-1 forms (performance rates) from the eligible contractor's who-are registered With MHADA/M.C.G.M/CIDCO/PWD/CPWD/MJP/MDC/BPT/MES/Indian Railway or any Govt./Semi Govt. organisation of appropriate Classes as shown in column No. 10 for repair works of cessed building as under.

Sr. No.	Name of work	Amount put to tender Rs.	Earnest Money Rs.	Security Deposit Rs.	Cost of Blank Tender Rs.	Date & time of issue of Blank tender	Date & time of Receipt of sealed tender	Time limit	Class of Contractor
1)	Repairs to Bldg. No. 15-23, Dr. D.B. Marg Mumbai in D-2 Division. (Board Fund Work) (2nd Call)	9,79,322/-	9793.00	20000.00	590.00				
2)	Repairs to Bldg. No. 80-82, Khetwadi Main Road, Mumbai in D-2 Division. (Board Fund Work) (2nd Call)	9,56,800/-	9568.00	20000.00	590.00				
3)	Repairs to Bldg. No. 54D, Khurshedji Rana Street Mumbai in D-2 Division. (Board Fund Work) (2nd Call)	8,20,146/-	8201.00	17000.00	590.00				
4)	Repairs to Bldg. No. 6-8, Dinbai Petit Street Mumbai in D-2 Division. (Board Fund Work) (2nd Call)	7,47,217/-	7472.00	15000.00	590.00	18/09/2024 To 27/09/2024 11.00 A.M. To 02.00 P.M.	04/10/2024 11.00 A.M. To 02.00 P.M.	15 Months	7th & above
5)	Repairs to Bldg. No. 36-60, Trimbak Parshuram Street (Board Fund Work)	9,51,502/-	9515.00	20000.00	590.00				
6)	Repairs to Bldg. No. 11, Nasarwanji petit Street (Board Fund Wor)	8,60,743/-	8607.00	18000.00	590.00				
7)	Repairs to Bldg. No. 23A, Manila Patel Agyari Lane, Mumbai (Board Fund Work)	6,56,659/-	6567.00	14000.00	590.00				
8)	Repairs to Bldg. No. 8, Falkland Rd. 2nd Cross Lane Mumbai (MLA Fund Work)	3,77,277/-	3773.00	8000.00	590.00			10 Months	8th & Above

- Blank tender form shall be issued only on production of original or photostop copies (duly attested) of valid registration and certificate of previous experience of similar nature of work done.
- The Blank Tender will be issued by the Executive Engineer D-2 Divn. M.B.R. & R. Board, at 89-95 Rajani Mahal, Tardeo Road, Mumbai-400034, as per column No. 7. and will be received in the same office as per column No. 8. Sealed tender will be opened on the last date as per column No. 8 if possible at 4.00 p.m. Onwards, in the office Executive Engineer D-2 Div. M.B.R. & R. Board.
- Sealed tender shall be submitted as per the methodology of submission of tender given in detailed tender notice and other conditions mentioned in tender copy.
- The Contractors who are not registered in MHADA should produce certified copy of affidavit duly notarised that they are not black listed in Govt. or Semi. Govt. Organisation at the time of Submission of tender forms.
- Copy of Affidavit regarding completeness and truthfulness of documents submitted of Rs. 100/- Stamp paper before Executive magistrate Notary.
- Earnest money deposit shall be paid in the form of short term deposit receipt for the period of one year issued by the nationalised / schedule banks and endorsed in the name of Chief Account Officer, M.B.R. & R. Board, Mumbai.
- If more than 10% less tenders are received for the said work should be reinvited twice (Recall) and in the third time, if the tenders is received at a rate lower than 10% the performance Security Deposit to be paid to the concerned contractor should be refunded two years after the final payment of work.
- If offer quoted is upto below Estimated cost, then please follow the rule of P.W.D. G.R Dated 26/11/2018 towards performance security other than security mentioned in the tender. Notice and DTP
- Bids from Joint venture are not acceptable
- In case of the rates quoted by lowest bidder less than estimation & L1 bidder failed to submit Additional Performance Security Deposit within 8 days then if L2 is agree to L1 below percentage amount, then offer will be accept 2nd lowest Bidder for more information please Follow DTP.
- It is necessary that a contractor shall have a Civil Engineer having minimum five years experience similar type work and other supervising officer.
- The experience of the sub contractor and tools and plants owned by him will not be considered.
- Right to reject any one or all tenders are reserved by the competent Authority.
- Registration Certificate under GST is Compulsory. As per Maharashtra Goods and Services Tax Act 2017, all the indirect taxes like VAT sales Tax etc replaced by Goods & Service Tax. Wherever such indirect taxes mentioned in DTP should be read as Goods & service Tax. The registration of G.S.T. is mandatory and G.S.T. will be deducted from the bill as per prevailing rate.

Sd/-  
Ex. Engineer "D-2" Div.  
M.B.R. & R. Board, Mumbai

MHADA - Leading Housing Authority in the Nation  
CPRO/A/681

**TJSB SAHAKARI BANK LTD.** (MULTI-STATE SCHEDULED BANK)

Registered Office : TJSB House, Plot No. B5, Road No. 2, Wagle Industrial Estate, Thane (West) - 400604.  
Tel.: 022-6936 8500

**HO Recovery Office:** 3rd Floor, Madhukar Bhavan, Road No. 16, Wagle Industrial Estate, Thane (West) - 400 604.  
Tel.: 022-6997 8500

**PUBLIC AUCTION**

TJSB Sahakari Bank Ltd. has initiated recovery action against the following defaulted borrowers through the Authorized Officer of the Bank, appointed under the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (In short "SARFAESI Act, 2002") and the rules made there under has issued Demand Notice on various dates as per details given below in table under section 13(2) of the said Act, to 1) M/s. Capitol Fibres Private Limited. 2) M/s. Capitol Nonwovens Private Limited respectively.

The Borrowers, Mortgagors & Guarantors have not repaid the amounts as stated in the said Demand Notice within stipulated period. Hence, the Authorized Officer has taken the physical possession of the immovable properties U/S 13(4) and Section 14 of the SARFAESI Act, 2002.

I, the undersigned as the Authorized Officer of TJSB Sahakari Bank Ltd., have decided to sell the mortgage secured asset (S/) properties on "AS IS WHERE IS BASIS", without movable assets by inviting Tenders as laid down in prescribed laws.

Name of the Borrower(s) / Guarantor(s) / Mortgagor(s)	Date of Demand Notice & O/s. Amount	Description of Immovable Properties with Reserve Price and EMD Amount
1. M/s. Capitol Fibres Private Limited. ... Borrower & Mortgagor A Private Limited Company through its Directors: i. Mr. Kewalramani Kumar Dharamdas ii. Mr. Kewalramani Prem Dharamdas iii. Mr. Kewalramani Roshan Kumar iv. Mr. Kewalramani Pawan Kumar v. Mr. Kewalramani Dinesh Kumar vi. Mr. Kewalramani Govind Laxman vii. Mr. Kewalramani Kamal Laxman viii. Mr. Kewalramani Hemant Suresh 2. Mr. Kewalramani Kumar Dharamdas 3. Mr. Kewalramani Prem Dharamdas 4. Mr. Kewalramani Roshan Kumar 5. Mr. Kewalramani Pawan Kumar 6. Mr. Kewalramani Dinesh Kumar 7. Mr. Kewalramani Govind Laxman 8. Mr. Kewalramani Kamal Laxman 9. Mr. Kewalramani Hemant Suresh 10. Mrs. Kewalramani Parvati K 11. Mr. Kewalramani Shailesh Kumar (Sr.No.2 to 11) ... Guarantors	Demand Notice Date 10.12.2021 Outstanding Amount as on 30.11.2021 Rs. 10,73,57,940.54 (Plus further interest and cost thereon)	i) All the piece & parcel of the land bearing Gut No. 554, admeasuring on or about 0-96-0 Hecter-Aar., situate at Village- Gonde Dumala, Tal. Igatpuri, Dist. Nashik, (Landmark - Opp. Shalimar Paints, Near Indian Oil Petrol Pump) within the local limits of the Grampanchayat, Gonde Dumala and within the registration district Nashik along with the structure constructed or to be constructed on the aforesaid land, admeasuring on or about 9600 Sq. Mtrs.  ii) All the piece and parcel of the land, admeasuring on or about 0-35-0 Hecter-Aar Gut No. 555 (local name of the land Domahala) situate at Village- Gonde Dumala, Tal. Igatpuri, Dist. Nashik, (Landmark - Opp. Shalimar Paints, Near Indian Oil Petrol Pump) along with the structure constructed or to be constructed on the aforesaid land, admeasuring on or about 3500 Sq. Mtrs.
1. M/s. Capitol Nonwovens Private Limited. ... Borrower A Private Limited Company through its Directors: i. Mr. Kewalramani Kumar Dharamdas ii. Mr. Kewalramani Prem Dharamdas iii. Mr. Kewalramani Roshan Kumar iv. Mr. Kewalramani Pawan Kumar v. Mr. Kewalramani Dinesh Kumar vi. Mr. Kewalramani Kamal Laxman vii. Mr. Kewalramani Shailesh Kumar 2. Mr. Kewalramani Kumar Dharamdas 3. Mr. Kewalramani Prem Dharamdas 4. Mr. Kewalramani Roshan Kumar 5. Mr. Kewalramani Pawan Kumar 6. Mr. Kewalramani Dinesh Kumar 7. Mr. Kewalramani Kamal Laxman 8. Mr. Kewalramani Shailesh Kumar (Sr.No. 2 to 8) ... Guarantors 9. M/s. Capitol Fibres Pvt. Ltd. ... Guarantor & Mortgagor	Demand Notice Date 13.12.2021 Outstanding Amount as on 30.11.2021 Rs. 12,27,51,394.54 (Plus further interest and cost thereon)	Property (i) & (ii) Combine Reserve Price :- Rs. 8,69,40,000.00 EMD :- Rs. 86,94,000.00

**TERMS & CONDITIONS :-**

- The offer to be submitted in a sealed envelope super scribed, "Offer for purchase of Immovable property i.e Gut No. 554 & 555 of M/s. Capitol Fibres Pvt. Ltd." and bring/send the said offer in sealed cover envelope at "TJSB Sahakari Bank Ltd., Nashik Recovery Dept. Shop No. 1 - 2, Kesar Plaza, D.J.P. Nagar, Ambad, Nashik - 422 010" on or before 05.10.2024 before 5.00 P.M. by the prospective bidder & EMD amount to be transferred by RTGS to Account No. 00199520000001, IFSC Code TJSB0000001 on or before 05.10.2024 before