Place: Mumbai Date: 30.01.2025

47	Mr Vijay Sahadev Ainekar (Property ID -BKID1403VIJAY) Mandangad Branch	1 BHK Residential Flat situated at Flat no 01, Ground floor, A wing, Shri Samarth Apartment, S. No. 65, H. No. 6/6, Bhingloli, Tal Mandangad, Dist Ratnagiri, Built up area 650 Sq Ft Owned by Mr Vijay Sahadev Ainekar (Borrower- Mortgagor)	Contractual Dues: Rs. 09.81 lakhs plus uncharged interest and other applicable charges from the date of NPA i.e. 28.06.2023	Physical	11.35	01.14
48	Mrs Meera Uday Pandirkar (Property ID -BKID1403MEERA) Mandangad Branch	1 BHK Residential Flat with terrace situated at Flat no 19, 2nd floor, A wing, Shri Samarth Apartment, S. No. 65, H. No. 6/6, Bhingloli, Tal Mandangad, Dist Ratnagiri. Built up area 650 Sq Ft, Owned by Mrs Meera Uday Pandirkar (Borrower-Mortgagor)	Contractual Dues: Rs. 06.33 lakhs plus uncharged interest and other applicable charges from the date of NPA i.e. 29.05.2023	Physical	11.35	01.14
49	Mr Mohammad Najibullah Kamluddin Shaikh (Property ID -BKID1463SHAIKH) Maruti Mandir Branch	1 BHK flat No B 206, 2nd floor, B wing, Attari residency, S. No. 71/1, C.S. No. 3473, 3473/1 to 15, Between Church and fish market, At Mouje Rahatghar, Tal and District Ratnagiri, Built up area 546 Sq Ft, Owned by Mr Mohammad Najibullah Kamluddin Shaikh (Borrower- Mortgagor)	Contractual Dues: Rs. 14.31 lakhs plus uncharged interest and other applicable charges from the date of NPA i.e. 31.05.2019	Physical	13.83	01.39
50	Mr Rasoolsaab Mohammadali Baghban & Mrs Qausar Rasoolsaab Baghban (Property ID -BKID1463BAGBAN) Maruti Mandir Branch	2BHK flat No 17, stilt upper 2nd floor, I wing, Red Stone City (Old name Al Naseem Complex), s No. 265, H. No. 2A/1/32, Golap, Ratnagiri Pawas Road, Near Desai Mango and in the area of phenolex, At Mouje Golap, Tal & Dist Ratnagiri, Built up area 800 Sq Ft Owned by Mr Rasoolsaab Mohammadali Baghban & Mrs Qausar Rasoolsaab Baghban (Borrower-Mortgagor)	Contractual Dues: Rs. 17.03 lakhs plus uncharged interest and other applicable charges from the date of NPA i.e. 30.09.2017	Physical	17.92	01.80
51	Mr Prathamesh Shirish Pawar (Borrower) (Property ID -BKID1440PRATHAME) Deorukh Branch	3 BHK Residential house located at S. No. 457, H. No. 1, Nagar Panchayat, House No. 449, Near Devrukh Masjid, Rohidas Ali Road, Devrukh, Tal. Sangameshwar, Dist. Ratnagiri, Plot Admeasuring 3228 Sq Ft, Built Up Area 907 Sq Ft,Owned by Mr Prathamesh Shirish Pawar (Mortgagor- Borrower)	Contractual Dues: Rs. 12.31 lakhs plus uncharged interest and other applicable charges from the date of NPA i.e. 31.03.2021	Physical	11.10	01.11
52	Mr Kashinath Tukaram Bhoi (Borrower) & Mr Bhima Tukaram Bhoi (Co borrower) (Property ID -BKID1403KASHINATH) Mandangad Branch	Residential house of 5 blocks, each block with 2 rooms, situated S. No. 28C, Near Pat Road, Mouje Mandangad, Tal. Mandangad, Dist. Ratnagiri,Size of plot: 5380 Sq Ft, Built up area: 1484 Sq ft,Owned by Mr Kashinath Tukaram Bhoi (Borrower- Mortgagor) & Mr Bhima Tukaram Bhoi (Co borrower-Mortgagor)	Contractual Dues: Rs. 03.74 lakhs plus uncharged interest and other applicable charges from the date of NPA i.e. 29.07.2024	Symbolic	17.10	01.71
53	Mr Mukesh Bhairulal Parmar (Borrower) (Property ID -BKID1400MUKESH) Ratnagiri Branch	1 BHK Residential Flat situated Flat No. C-002, "Sitaram Narayan Kher Sankul", S. No. 62A1A1, Hissa No. 5, Opp. Ganpati Mandir, Tilak Ali, Rahatagar, Within Ratnagiri Municipal Limit, Tal & Dist-Ratnagiri, Built up area 572 Sq Ft, Owned by Mr Mukesh Bhairulal Parmar (Borrower- Mortgagor)	Contractual Dues: Rs. 04.42 lakhs plus uncharged interest and other applicable charges from the date of NPA i.e. 26.01.2024	Symbolic	13.10	01.31
54	Mr Nitin Bhikaji Palkar (Borrower) (Property ID -BKID1400NITIN) Ratnagiri Branch	1 BHK Residential Flat situated Flat No. 002, Ground Floor, F-Wing, Ajawa Estate, S. No. 61, H. No. 2/1/5/7, Hanuman Nagar, Mouje Madhaliwadi, Grampanchayat Mirjole, in the area near MIDC Mirjole & Railway Station Ratnagiri, Tal. & Dist. Ratnagiri Built up area 530 Sq Ft, Owned By Mr Nitin Bhikaji Palkar (Borrower-Mortgagor)	Contractual Dues: Rs. 05.72 lakhs plus uncharged interest and other applicable charges from the date of NPA i.e. 28.06.2024	Symbolic	12.60	01.26
55	Mr Mehbub Yasin Khan (Borrower) & Mrs Dilnawaz Mehbub Khan (Co Borrower) (Property ID -BKID1414MEHBUB) Sangameshwar Branch	1 BHK Residential Flat situated at Grampanchayat House No. 4707, Flat No. 01, Stilt Parking Upper Ground Floor, (As per Approved Plant – First Floor), Star Plaza, Star Plaza Sahakari Gruhnirman SansthaMaryadit, S. No. 425A1, H. No. 2/68, Udyam Nagar Area, at Mouje Zadgaon, Grampanchayat Shirgaon, Tal. & Dist. Ratnagiri, Built up area 623 Sq Ft, Owned by Mr Mehbub Yasin Khan (Borrower-Mortgagor) & Mrs Dilnawaz Mehbub Khan (Co Borrower-Mortgagor)	Contractual Dues: Rs. 14.77 lakhs plus uncharged interest and other applicable charges from the date of NPA i.e. 05.05.2024	Symbolic	15.10	01.51
56	Mrs Shalaka Chandrakant Kashte (Borrower) (Property ID -BKID1446SHALAKA) Shringartali Branch	2BHK Residential Flat Situated at Flat No 206, Grampanchayat Building No 1477c6, 2nd Floor, Samarth Sai Prasad Apartment, Gat No 30, Near Shrungartali Police Chowki, Guhagar Chiplun Road, Shrungartali, Tal Guhagar, Dist Ratnagiri	Contractual Dues: Rs. 12.19 lakhs plus uncharged interest and other applicable charges from the date of NPA i.e. 28.11.2023	Symbolic	16.35	01.64
57	Mrs Suvarna Vitthal Rane (Borrower) (Property ID -BKID1451SUVARNA) Oras Branch	1 BHK flat No. S 6 (206) (SF), House No 983, Ekdant Apartment, Gat no 88/4, Plot No. 4, village audumbarnagar, Grampanchayat Talere, Tal Kankavali, Dist Sindhudurg, Built Up area 448 Sq Ft Owned by Mrs Suvarna Vitthal Rane (Borrower-Mortgagor)	Contractual Dues: Rs. 10.24 lakhs plus uncharged interest and other applicable charges from the date of NPA i.e. 31.10.2019	Physical	05.50	00.55

TERMS & CONDITIONS of E Auctions are as under

- 1.E-Auction is being held on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WHATEVER THERE IS CONDITION" and will be conducted online.
- 2. For downloading further details, process compliance, terms & Conditions please visit a) https://bankofindia.co.in
- b) Website address of E Auction service provider is- https://baanknet.com/_Bidder may visit https://baanknet.com/_where guidelines for bidders are available Bidders have to complete following formalities well in advance in order to participate in E Auction.
- Step-1: Bidder Registration-Bidder to register on E Auction platform (link given above) using his mobile number and Email ID.
- Step-2: KYC Verification-Bidder to upload requisite KYC Documents ONLY THROUGH DIGILOCKER. KYC documents shall be verified by the DIGILOCKER. Step-3: Transfer of EMD amount to bidder Global EMD wallet: On-line/Off-line transfer of fund using NEFT/Transfer using challan generated on E Auctio
- Step-4: Bidding Process & Auction Results: Interested bidders can bid online on E Auction platform after completing Step 1,2 & 3. Please note that Step 1 to 3 should be completed by the bidder well in advance, before E Auction date.
- 3. To the best of knowledge & information of the authorized officer, there is no encumbrance on the properties. However, the intending bidders should make their own independent inquiries regarding the encumbrance, title of properties put for E-Auction and claims/rights/dues affecting the property prior to submitting their bid. The E Auction advertisement does not constitute and will not deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for third party claims/rights/dues. No claim of whatsoever nature will be entertained after submission of On-line bid regarding
- 4. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset, encumbrances, pending charges, taxes, specification, etc. before submitting the bid. The bidder may inspect the property in consultation with the dealing official as per the details provide. Date of Inspection of Immovable Properties: 07.02.2025 from 11.00 AM to 4:00 PM with prior appointment with above mentioned respective branches on the contact numbers given against respective branches.
- 5. Bids shall be submitted through online procedure only. (Subject to website availability)
- 5. Bidders shall be deemed to have read & understood the terms & conditions of sale & be bound by them.
- 7. The bid price to be submitted shall be above the Reserve Price & bidders shall improve their further offers in multiples of Rs. 10, 000/- (Rs. Ten Thousand only) refunded. 9. Physical possession of property will be handed over to successful bidder only after obtaining physical possession from District magistrate in case of property
- under banks symbolic possession 10. The Earnest Monet Deposit (EMD) shall not bear any interest and further no interest and/or expenses, charges will be paid in the eventuality of litigation
- on the bid amount or any other amount paid by the bidder in this process. The successful bidder shall have to deposit 25% of the sale price inclusive of EMD already paid, immediately upon same day or next working day as the case may be. The balance of the purchase price shall have to be paid within 15 days of acceptance / confirmation of sale conveyed to them failing which Bank is at liberty to forfeit the amount deposited by the successful bidder 11. Participation and bidding in the auctions on the website shall be deemed that the bidder has accepted the T&C's pertaining to the auction and is award
- of all the Taxes and Duties, and other extraneous factors and the principle of caveat emptor shall apply. It shall also imply that the bidder has carefully gone through the terms and conditions, including amendments, if any, prevailing at the time of auction. No objections or complaints will be entertained once the bid is placed. 12. Neither the Authorized Officer/ Bank nor E Auction service provider will be held responsible for any Internet Network Problem/ Power failure any other
- technical lapses etc. In order to ward off such contingent situation, the interested bidders are requested to ensure that they are technically well equipped with adequate power back up etc. for successful participation in E Auction event. 13. Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194- 1A of Income Tax Act 1961 and TDS is to
- be made by the successful bidder only at the time of deposit of remaining 75 % of the bid amount/full deposit of BID amount. The purchaser shall bear the applicable stamp duties, registration charges and other incidental charges and also the statutory and non-statutory dues, taxes, assessments etc. 14. The Authorized Officer/bank has the absolute right & discretion to accept or reject any or all offers or adjourn/postpone/ cancel the E Auction or withdraw
- any property thereof from the auction proceedings at any stage without assigning any reason therefor. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorized Officer, but the Authorized Officer shall not be answerable for any error, misstatement or omission in this proclamation.
- 15. The sale certificate will be issued in the name of purchaser(s)/applicant(s) only and will not be issued in any other name(s). 16. The sale shall be subject to rules/conditions prescribed under the Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest Act
- 2002. For further details, / enquiries, if any, of the terms and conditions of sale, can be obtained from the respective branches on the contact numbers given. 17. Bid once maid shall not be withdrawn or cancelled. All bid made from the register user ID will be deemed to have been made by him/her only.
- 18. This notice is also applicable to borrower, co-borrower, guarantor and public in general.

SALE NOTICE TO BORROWERS/GUARANTORS

This Notice is also to be treated as Statuary sale notice to borrower and Guarantor (L/Rs) Under Rules 8(2) Security Interest (Enforcement), Rule 2002. Dear Sir/Madam

The undersigned being the Authorized Officer of Bank of India is having full powers to issue this notice of sale and exercise all powers of sale under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the Rules framed there under. You have committed default in payment of the outstanding dues and interest with monthly rests, costs and charges etc in respect of the advances granted by the bank mentioned above. Hence the bank has issued a Demand Notice to all of you under section 13(2) to pay the above mentioned amount within 60 days. You have failed to pay the amount even after the expiry of 60 days. Therefore, the Authorized Officer, in exercise of the powers conferred under Section 13(4), took physica possession of the secured assets, more particularly described in the schedule mentioned above. Notice is hereby given to you to pay the sum as mentioned above before the date fixed for sale, failing which the immovable properties will be sold and balance due, if any, will be recovered with interest and cost fron you. Please note that all expenses pertaining to demand notice, taking possession, valuation and sale etc. shall be first deducted from the sale proceeds, which may be realized by the undersigned and the balance of the sale proceeds will be appropriated towards your liability as aforesaid. You are also at liberty to participate in the sale to be held on the terms and conditions thereof including deposit of earnest money or may bring suitable buyers.

Place: Ratnagiri Date: 30.01.2025

AUTHORIZED OFFICER, BANK OF INDIA NOTICE UNDER SARFAESI ACT. 2002

PSBI भारतीय स्टेट बेंक CBD Belapur Railway Station Complex, State Bank of India Navi Mumbai - 400614

DEMAND NOTICE

A notice is hereby given that the following borrower/s Mrs. Suhani Pramod Mohite Room No. 209, C Wing, Yoglaxmi Apartment, Diva Aagasan Road, Mumbradevi Colony, Thane-400612. Home Loan A/c No. - 42726455505 have defaulted in the repayment of principal and interest of the loans facility obtained by them from the Bank and the loans have been classified as Non Performing Assets (NPA) on 30/12/2024. The notices were issued to them on 15/01/2025 under section 13(2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 as their lets known addresses but have been entered. on their last known addresses, but have been returned unserved, they are hereby

informed by way of this public notice.

Amount Outstanding: Rs. 40,05,746.00 (Rupees Forty Lacs Five Thousand Seven Hundred & Forty Six Only) as on 15.01.2025 with further interest and

incidental expenses, costs, etc. The above Bonrower(s) and/or their Guarantor(s) (whenever applicable) are hereby called upon to make payment of outstanding amount within 60 days from the date of publication of this notice, failing which further steps will be taken after expiry of 60 days from the date of this notice under sub-section (4) of section 13 of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

Emolegism to security interest Act, 2002.
The borrowers attention is invited to provision of sub-section (8) of section 13 of the Act, in respect of time available to redeem the secured assets. Description of Immovable properties

Flat No. 101, 1st Floor, Neerabai Heights, S.No. 88/4, Sonarpada, Kalyan Maharashtra - 421204.

Date: 29/01/2025 Place: Navi Mumbai Authorised Officer, State Bank of India

Public Notice

Notice Regarding Title and Charges for Residential Flat No.201 (old no. 21), 2nd floor of the building known as "Golden Rock", CTS No. C/ 748, Perry Cross Road, Bandra West, Mumbai - 400050 (the said Flat) currently owned by Ms. Kavita Chhugani.

This is to inform all interested parties that I (Siddhant J Bhambhani) am in the process of purchasing the said Flat. Following the applicable laws and regulations. I hereby request that any person, entity, or institution who holds a charge, lien, mortgage, or any other encumbrance on the said Flat, or who may have any claim or interest in the Said Flat, to come forward and notify me at the earliest. Any claims or charges against the said Flat should be communicated in writing to Mr. Siddhant J. Bhambhani at 1. Golden Rock Perry Cross, Road, Bandra West, Mumbai - 400050 within 7 days from the date of this notice. Failure to do so within the specified time will be deemed to indicate that no such claim or encumbrance exists, and the Said Flat will be assumed to be free of any such charges or claims. This notice is issued to ensure that the said Flat title is clear and free of any encumbrances, which may affect the purchase.

Date: 30.01.2025 Mr. Siddhant J Bhambhar Place: Mumbai (Intended Purchaser **INDUSIND BANK LIMITED**

nent, Pune-411 001 Secretarial & Investor Services: 701 Solitaire Corportate Park

167 Guru Harqovindii Marq, Andheri (E), Mumbal-400 093, NOTICE FOR LOSS OF SHARE CERTIFICATE(S) Notice is hereby given that the certificate(s) of **Indusind Bank Ltd.** for the under

mentioned securities are stated to have been lost or misplaced and the registered holders have applied to the Bank for issue of duplicate Share certificate(s). Any person who has / have a claim(s) in respect of the said security(ies) should lodge such claim(s n writing with R & T Agents of Bank viz. Link Intime India Pvt. Ltd. C-101. 247 Park. L. B. S. Marg, Vikroli (West), Mumbai-400 083 within 7 (Seven) days from this date else the company will proceed to issue duplicate certificate without further intimation.

ISR NO | NAME OF THE SHARFHOLDER | REGISTERED FOLIO NO. | CERTIFICATE NO. DISTINCTIVE NOS. NO. OF SHARES DEEPA BHOJWANI 189062503 SHYAM BHOJWANI 00931629 623882 189062004 URMILA BHOJWANI (AUTHORISED SIGNATORY) SBI भारतीय स्टेट बेंक Retail Assets Centralised Processing Centre, CBD Belapur RACPC CBD Belapur, CBD Belapur Railway Station Complex State Bank of India Tower No. 4, 5th Floor, C.B.D. Belapur, Navi Mumbai - 400 61 **VEHICLE SALE NOTICE**

Notice To The Borrower Before Effecting The Sale Of Repossessed Vehicle This has reference to our earlier notices with respect to your belowmentioned loan occount. On your failure to repay the dues, the Bank had repossessed the vehicle wurchased under the loan amount.

purchased under the loan amount.					
Name Of Borrower	Date of	Loan	Vehicle		
Name Of Borrower	Notice	Account No.	No.		
Mrs. Tasleem Mohammedsi, Flat No.603 Shantinath Empire, Plot No.109 Sector-14 Phase-1 Panvel-400612.	24.01.2025	42894782292	MH46 CR1105		
As you have failed to repay the dues in spite of repeated reminders/notices and					

As you have failed to repay the dues in spite of repeated reminders/notices and repossession of the vehicle by the bank, it has been decided to sell the vehicle to recover the dues under the loan account. The bank shall sell the vehicle through public auction or private treaty or any other mode of sale for a price acceptable to the bank immediately on expiry of 7 days of expiry of this notice. You are given a final opportunity to repay the entire loan amount along with intrest and other charges within 7 days failing which the vehicle shall be sold by the bank towards the amount due under the loan. In case the proceeds of the sale of the vehicle is insufficient to satisfy the entire dues of the loan amount. Bank shall initiate necessary legal action for recovery of the remaining dues for which you will be absolutely liable until full discharge.

YOURS FAITHFULLY,

CHIEF MANAGER/ AUTHORISED OFFICER CHIEF MANAGER/ AUTHORISED OFFICER

OMKARA ASSETS RECONSTRUCTION PVT. LTD.

OMKARA

CIN: U67100TZ2014PTC020363

Corporate Office: Kohinoor Square, 47th Floor, N.C.Kelkar Marg, R.G.Gadkari Chowk, Dadar (West), Mumbai - 400028,Email: mumbai@omkaraarc.com | Mob.: +91 9769170774

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

INDUSIND BANK LIMITED

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 & in particular to the Borrowerisk Guardroffs) that the below described immovable property mortgaged/ charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of Omkara Assets reconstruction Pvt Ltd. Further, Omkara Assets Reconstruction Private Limited (acting in its capacity as Trustee of Omkara PS 33/2020-21 Trust) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 30.03.2021 from Edelweiss Housing Finance Limited (Assignor) along with underlying security from assignor Accordingly, OARPL has stepped into the shoes of assignor & empowered to recover the dues and enforce the security. The Authorized Officer of the OARPL took Physical Possession of the below mentioned security as on 5th July 2024. The Authorized Officer of OARPL hereby intends to sell the below mentioned security. 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 & powers under the provisions of sections 13 (2) and (4) of Sarfaesi Act; on "As is where is", "As is what is "8 "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(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 :- 1.Sanjay Devram Rane (Borrower), 2.Bharti Sanjay Rane (Co-borrower), 3.Harshal Sanjay Rane (Co-Borrower) Details of the Secured Asset: - All The Part And Parcel Of The Flat Bearing No.1204, Admeasuring 640 Sq.Ft. I.E. 59.48 Sgmtrs. (Carpet) Area On 12" Floor, Of The Building No. W-7(Bldg, No. As Per Govt. Approval Q-11), In The "Codename Big Bang", In The Complex Known As "Clariant Compound", Along With One Car Parking Space Village-Known As "Clariant Compound", Along With One Car Parking Space Village-Known As "Clariant Compound", Along With One Car Parking Space Village-Known As "Clariant Compound", Along With One Car Parking Space Village-Known As "Clariant Compound", Along With One Car Parking Space Village-Known As "Clariant Compound", Along With One Car Parking Space Village-Known As "Clariant Compound", Along With One Car Parking Space Village-Known As "Clariant Compound", Along With One Car Parking Space Village-Known As "Clariant Compound", Along With One Car Parking Space Village-Known As "Clariant Compound", Along With One Car Parking Space Village-Known As "Clariant Compound", Along With One Car Parking Space Village-Known As "Clariant Compound", Along With One Car Parking Space Village-Known As "Clariant Compound", Along With One Car Parking Space Village-Known As "Clariant Compound", Along With One Car Parking Space Village-Known As "Clariant Compound", Along With One Car Parking Space Village-Known As "Clariant Compound", Along With One Car Parking Space Village-Known As "Clariant Compound", Along With One Car Parking Space Village-Known As "Clariant Compound", Along With One Car Parking Space Village-Known As "Clariant Compound", Along With One Car Parking Space Village-Known As "Clariant Compound", Along With One Car Parking Space Village-Known As "Clariant Compound", Along With One Car Parking Space Village-Known As "Clariant Compound", Along With One Car Parking Space Village-Known As "Clariant Compound", Along With One Car Parking Space Village-Known As "Clariant Compound", Along With One Car Parking Space Village-Known As "Clariant Compound", Along With One Car Parking Space Village-Known As "Clariant Compound", Along With One Car Parking Space Village-Village-Village-Village-Village-Village-Village-Village-Village-Village-Village-Village-Village-Village-Village-Vi

Demand Notice Date and Amount :-Date:Date:25.02.2020,Rs.94,10,885.49/- (Rupees Ninety-Four Lakhs Ten Thousand Owner of the property:- Sanjay Devram Rane Reserve Price :- Rs.87,00,000/-Eight Hundred Eighty Five and Forty Nine Paise Only) Date & Time of Inspection of Property:- Date: 07.02.2025, Time: 12Pm to 2 PM (Noon) Bid Increment Amount:- Rs. 50,000/-

Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD: 17.02.2025 up to 6:00 pm Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD: 17.02.2020 up to 0.00 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 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", Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: support@bankeauctions.com, Mr. Bhavik Pandya, Mobile: 8866682937 E mail-maharashtra@c1india.com & for any property and support@c1india.com & for any property submitted support@c2india.com & for any property submitted support. related query contact the Authorized Officer Pratiksha Patel, Mobile: +919773406175 Mail: pratiksha.patel@omkaraarc.com / Case officer Mr.Tanaji Mandavkar, Mobile+919769170774 Mail: tanaji@omkaraarc.com .At the time submission of the bid, bidder should submit affidavit in the spirit of section 29(A) of insolvency & bank corruptly code 2016.

Date of E-Auction & Time: - 18.02.2025 at 11:00 am to 12:00 pm (noon)

STATUTORY NOTICE FOR SALE UNDER Rule 8(6) 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) Read with Rule 9, 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 de sired 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: 23.12.2024

Date: 29.01.2025 Authorized Officer, Omkara Assets Reconstruction Pvt Ltd. (Acting in its capacity as a Trustee of Omkara PS 33/2020-21 Trust



सिंडिकेट Syndicate CANARA BANK, KOPRI COLONY (0266) BRANCH

REF: CB8358/BR0266/13-2/112/2024/SM 1. Mr.PARMESHWAR MAHTO (BORROWER)

a) ADDRESS 1:ROOM NO:407,D WING, VRASHA COMPLEX ,NADIWALI TALAW ROAD, ADIVALIKALYAN (EAST),THANE421306.
Subject: NOTICE UNDER SECTION 13(2) OF THE SECURITISATION AND

RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (SARFAESI ACT, 2002) READ WITH SECURITY INTEREST (ENFORCEMENT) RULES, 2002 AS AMENDED FROM TIME TO TIME.

The undersigned being the authorized Officer of Canara bank, KOPRI COLONY (0266) branch (hereinafter referred to as "the secured creditor") , appointed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security interest Act, 2002, (hereinafter eferred as the "Act") do hereby issue this notice to you as under: That Mr. PARMESHWAR MAHTO (hereinafter referred to as "THE BORROWER")

ave availed credit facility/ facilities stated in Schedule A hereunder and have entered into the security agreements in favour of secured creditor.

While availing the said credit facilities, you have expressly undertaken to repay the loan amount/s in accordance with the terms and conditions of the above mentioned agreements.

That , Mr. PARMESHWAR MAHTO (hereinafter referred to as "THE BORROWER").have guaranteed the payment on demand of all moneys and discharge II obligations and liabilities owing or incurred to the secured creditor by the borrower for credit facilities up to the limit of Rs. 25,13,662 (RUPEES TWENTY FIVE LAKHS THIRTEEN THOUSAND SIX HUNDRED SIXTY

TWO ONLY) with interest thereon. You (The Person mentioned in Schedule B) are also entered in to agreements against the secur assets which are detailed in Schedule B hereunder.

However, from 20/09/2024, the operation and conduct of the said financial assistance/ credit facilities have become irregular. The books of account maintained by the secured assets shows that the liability of the borrower towards the secured creditor as on date amounts to LIABILITY RS. 25,62,910 (RUPEES TWENTY FIVE LAKHS SIXTY TWO THOUSAND NINE HUNDRED TEN ONLY) -the details of which together with the future interest rate are stated in schedule C pergunder. It is further stated that the borrower/Guarantor having failed to keep up with the terms of the above said agreement in clearing the dues of the secured creditor within the time given, and have beenevasive in settling the dues. The operation and conduct of the above said financial assistance/ credit facility having come to a standstill and as a consequence of the default committed in repayment of principal debt. Installment and interest thereon, the secured creditor was constrained to classify the debt as Non-Performing Asset (NPA) as on 21/12/2024 in accordance with the directives/guidelines relating to asset classification issued by the Reserve

The secured creditor to through this notice brings to your attention that the borrower has failed and eglected to repay the said dues/ outstanding liabilities and hence hereby demand you under registrated to repay the said dues, outstanding labilities and hence releasy demand you under Section 13(2) of the Act, by issuing this notice to discharge in full the liabilities of the borrower as stated in Schedule C hereunder to the secured Creditor within 60 days from the date of receipt of this notice that you are also liable to pay future interest at the rate of 11.75% (9.75% +2% penal nterest) Per Annum for Account no. 160001890017 & 11.35% (9.35% +2% penal inte Per Annum for Account no. 164003870110 together with all costs, charges, expenses and icidental expenses with respect to the proceedings undertaken by the secured creditor in

he security interest on the secured assets is duly registered with CERSAI with cersai id-

400074933842 and cersal registration date-06.11.2023.

Please take note of the fact that if you fail to repay to the secured creditor the aforesaid sum of LIABILITY RS. 25,62,910 (RUPEES TWENTY FIVE LAKHS SIXTY TWO THO HUNDRED TEN ONLY) together with further interest and incidental expenses and costs as stated above in terms of this notice under Sec. 13(2) of the Act, the secured creditor will exercise al or any of the rights detailed under sub-section (4) (a) and (b) of Section 13, the extract of which is given here below to convey the seriousness of this issue:

13(4)- In case the borrower/Guarantor fails to discharge liability in full within the period specified in

sub section (2), the secured creditor may take recourse to one or more of the following measures to recover his secured debt, namely; a) Take Possession of the secured assets of the Borrower/Guarantor including the right to transfe

by way of lease, assignment or sale for realizing the secured asset:

) Take over the management of the business of the borrower including the right to transfer by flease, assignment or sale for realizing the secured asset: Provided that the right to transfer by way of lease, assignment or sale shall be exercised only where the substantial part of the business of the borrower is held as security for the debt; Provided further that where the management of the whole of the business or part of the business is

severable, the secured creditor shall take over the management of such business of the born which is relatable to the security for the debt; And under other applicable provisions of the said Act.

Your attention is invited to provisions of sub section (8) of Section 13, in respect of time available o redeem the secured assets. You are also put on notice that in term of Section. 13(13) the borrower/ Guarantor shall not transfe

by way of sale, lease or otherwise the said secured assets detailed in Schedule B hereunder without obtaining written consent of the secured creditor. It is further brought to your notice that any contravention of this statutory injunction/restrain, as provided under the said act, is an offence and if for any reason, the secured assets are sold or leased out in the ordinary course of business the sale proceeds or income realized shall be deposited with the secured creditor. In this regard you shall have to render proper accounts of such realization/income.

This notice of Demand is without prejudice to and shall not be construed as waiver of any other ights or remedies which the secured creditor may have including further demands for the sums ound due and payable by you. This is without prejudice to any other rights available to the secured creditor under the Act and/or

ny other law in force lease comply with the demand under this notice and avoid all unpleasantness. In case of no-

compliance, further needful action will be resorted to, holding you liable for all costs and

AUTHORISED OFFICER

NO.

2

164003870110

TOTAL

SCHEDULE A
[DETAILS OF CREDIT FACILITY/IES AVAILED BY THE BORROWER] SUNO LOANA/C NATURE OF LOAN/UNIT DATE OF

OL 110.	NUMBER	NATURE OF EGAN/EIMIT	SANCTION	AMOUNT		
1	160001890017	HOUSING LOAN	30.09.2023	RS. 24,00,000/-		
2	164003870110	HOME LOAN SECURE	13.10.2023	RS.1,13,662/-		
	TOTAL			RS. 25,13,662/-		
SCHEDULE B						

[DETAILS OF SECURITY ASSETS] MOVABLE/IMMOVABLE NAME OF THE TITLE HOLDER SL. NO. FLAT NO.703,ON THE 7TH FLOOR ,AREA ADM MR PARMESHWAR MAHTO 225 SQ FT(CARPET AREA)IN THE ROCKLINE BUILDING NO.16.IN THE BUILDING KNOWN AS "SAI NIKETAN CO-OPERATIVE HOUSING SOCIETY LTD".SITUATED AT MMRDA COLONY

R.C MARG ,NEAR RNA PARK ,VASHINAKA

HOME LOAN SECURE

,	LAGE :ANIK ,TALUKA :K MBAI ,SUB URBAN - NO.251/B.					
SCHEDULE C [DETAILS OF LIABILITY AS ON DATE]						
LOAN A/C. NATURE OF LIABILITY WITH RATE OF NUMBER LOAN/LIMIT INTEREST AS ON DATE INTERES						
60001890017	HOUSING LOAN	RS	. 24,50,087/-	11.75%		

RS.1.12.823/-

RS. 25.62.910₁/-

11.35%



DATE: 23.12.2024

REF: CB8358/BR0215/13-2/111/2024/SM

Mr.PARMESHWAR MAHTO (BORROWER)) ADDRESS 1:ROOM NO:407,D WING, VRASHA COMPLEX ,NADIWALI TALAW ROAD DIVALI KALYAN (EAST),THANE 421306.

ADJVALIKALYAN (EAST), THANE 421306.
Subject: NOTICE UNDER SECTION 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (SARFAESI ACT, 2002) READ WITH SECURITY INTEREST (ENFORCEMENT) RULES, 2002 AS AMENDED FROM TIME TO TIME.

The undersigned being the authorized Officer of Canara bank, KOPRI COLONY (0266) branch nereinafter referred to as "the secured creditor"), appointed under the Securitization and deconstruction of Financial Assets and Enforcement of Security interest Act, 2002, (hereinafter eferred as the "Act") do hereby issue this notice to you as under: That Mr. PARMESHWAR MAHTO (hereinafter referred to as "THE BORROWER"

ave availed credit facility/ facilities stated in Schedule A hereunder and have entered into the ecurity agreements in favour of secured creditor.

While availing the said credit facilities, you have expressly undertaken to repay the loan amount/s in accordance with the terms and conditions of the above mentioned agreements. That , Mr. PARMESHWAR MAHTO (hereinafter referred to as "THE BORROWER").have guaranteed the payment on demand of all moneys and discharge II obligations and Iliabilities owing or incurred to the secured creditor by the borrower for credit facilities up to the limit of Rs. 31,42,077 (RUPEES THIRTY ONE LAKHS FORTY TWO THOUSAND & SEVENTY SEVEN

You (The Person mentioned in Schedule B) are also entered in to agreements against the secure assets which are detailed in Schedule B hereunder. lowever, from 20/09/2024, the operation and conduct of the said financial assistance/ cred

cilities have become irregular. The books of account maintained by the secured assets show that the liability of the borrower towards the secured creditor as on date amounts to LIABILITY RS. 32,14,209.67 (RUPEES THIRTY TWO LAKHS FOURTEEN THOUSAND TWO HUNDRED NINE & SIXTY SEVEN ONLY) -the details of which together with the future interest rate are stated in schedule C hereunder. It is further stated that the borrower/Guarantor having failed to keep up with the terms of the above said agreement in clearing the dues of the secured creditor within the time given, and have beenevasive in settling the dues. The operation and conduct of the above said financial assistance/ credit facility having come to a standstill and as a consequence of the default committed in repayment of principal debt. Installment and interest thereon, the secured creditor was constrained to classify the debt as Non-Performing Asset (NPA) as on 21/12/2024 n accordance with the directives/guidelines relating to asset classification issued by the Reserve

The secured creditor to through this notice brings to your attention that the borrower has failed and glected to repay the said dues/ outstanding liabilities and hence hereby demand you unde regiected to repay the said dues; outstanding liabilities and hence hereby demand you under section 13(2)of the Act, by issuing this notice to discharge in full the liabilities of the borrower as stated in Schedule C hereunder to the secured Creditor within 60 days from the date of receipt o his notice that you are also liable to pay future interest at the rate of 11.35% (9.35% +2% pena interest) Per Annum for Account no. 160001612422 & 11.35% (9.35% +22% penal interest) Per Annum for Account no. 164003485702 together with all costs, charges, expenses and ncidental expenses with respect to the proceedings undertaken by the secured creditor in covering its dues. The security interest on the secured assets is duly registered with CERSAI with cersai id

400071834643 and cersal registration date-04-07-2023.

Please take note of the fact that if you fail to repay to the secured creditor the aforesaid sum of LIABILITY RS. 32,14,209.67 (RUPEES THIRTY TWO LAKHS FOURTEEN THO

HUNDRED NINE & SIXTY SEVEN ONLY). together with further interest and incidental expenses and costs as stated above in terms of this notice under Sec.13(2) of the Act, the secured credito will exercise all or any of the rights detailed under sub- section (4) (a) and (b) of Section 13, the extract of which is given here below to convey the seriousness of this issue:

(3(4)- In case the borrower/Guarantor fails to discharge liability in full within the period specified in

sub section (2), the secured creditor may take recourse to one or more of the following measure: or recover his secured debt, namely; 1) Take Possession of the secured assets of the Borrower/Guarantor including the right to transfe

way of lease, assignment or sale for realizing the secured asset; Take over the management of the business of the borrower including the right to transfer by wa lease, assignment or sale for realizing the secured asset:

rovided that the right to transfer by way of lease, assignment or sale shall be exercised only here the substantial part of the business of the borrower is held as security for the debt; rovided further that where the management of the whole of the business or part of the business is everable, the secured creditor shall take over the management of such business of the borrower. hich is relatable to the security for the debt;

nd under other applicable provisions of the said Act. Your attention is invited to provisions of sub section (8) of Section 13, in respect of time available redeem the secured assets.

fou are also put on notice that in term of Section. 13(13) the borrower/ Guarantor shall not transfe by way of sale, lease or otherwise the said secured assets detailed in Schedule B hereunde without obtaining written consent of the secured creditor. It is further brought to your notice that ny contravention of this statutory injunction/restrain, as provided under the said act, is an offence nd if for any reason, the secured assets are sold or leased out in the ordinary course of business he sale proceeds or income realized shall be deposited with the secured creditor. In this regard ou shall have to render proper accounts of such realization/income.

his notice of Demand is without prejudice to and shall not be construed as waiver of any othe ghts or remedies which the secured creditor may have including further demands for the sums und due and payable by you.

This is without prejudice to any other rights available to the secured creditor under the Act and/o y other law in force

lease comply with the demand under this notice and avoid all unpleasantness. In case of nocompliance, further needful action will be resorted to, holding you liable for all costs and

Yours Faithfully AUTHORISED OFFICER

SCHEDULE A
[DETAILS OF CREDIT FACILITY/IES AVAILED BY THE BORROWER]

SL NO.	LOAN A/C. NUMBER	NATURE OF LOAN/LIMIT	DATE OF SANCTION	AMOUNT	
1	160001612422	HOUSING LOAN	20.05.2023	RS. 30,00,000/-	
2	164003485702	HOME LOAN SECURE	09.06.2023	RS.1,42,077/-	
	TOTAL			RS. 31,42,077/-	
SCHEDULE B					

IDETAILS OF SECURITY ASSETS1

SL. NO.	MOVABLE/IMMOVABLE	NAME OF THE TITLE HOLDER
1	FLAT NO.511,ON 5TH FLOOR ,AREAADM .225 SQ	MR.PARMESHWAR MAHTO
	FT(CARPET AREA)EQUIVALENT TO AREA ADM	
	25.09 SQ MTRS (BUILT UP AREA),IN BUILDING	
	NO.15,IN THE SOCIETY KNOWN AS "SAINATH	
	CO-OPERATIVE HOUSING SOCIETY LIMITED	
	"SITUATED AT BUILDING NO.B-2 TO B -6, MHADA	
	COLONY ,R.C MARG,NEAR RNA PARK,	
	VASHINAKA , CHEMBUR ,VILLAGE :ANIK ,	
	TALUKA :KURLA &DISTRICT :MUMBAI SUB	
	URBAN -400074,BEARING CTS NO.251/B.	

SCHEDULE C [DETAILS OF LIABILITY AS ON DATE]

SL NO.	LOAN A/C. NUMBER	NATURE OF LOAN/LIMIT	LIABILITY WITH INTEREST AS ON DATE	RATE OF INTEREST
1	160001612422	HOUSING LOAN	RS. 30,74,444/-	11.35%
2	164003485702	HOME LOAN SECURE	RS.1,39,765.67/-	11.35%
	ΤΩΤΔΙ		RS 32 14 209 67/-	