

सेंट्रल बैंक ऑफ इंडिया
सेंट्रल बैंक ऑफ इंडिया
Central Bank of India

TURNER ROAD BRANCH-C -94, Pali Road,
Opp- St. Joseph's Convent, Bandra (W)
Mumbai-400050. Tel: 26429451,
Emai id - bmmumn2259@central.co.in

POSSESSION NOTICE (For Movable/Immovable property) Appendix IV (Rule-8 (1)).
Whereas, The undersigned being the Authorised Officer of the Central Bank of India, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated 03.05.2021 calling upon the borrower/mortgagor/guarantor **Mr. Sunil Sawant and Mrs. Madhuri Sawant** to repay the aggregate amount mentioned in the said Notice being **Rs. 14,06,766/- (Rupees Fourteen Lakhs Six Thousand seven Hundred Sixty Six Only)** as on **01/05/2021** plus interest @ MCLR (12M) + Spread per annum with monthly rests together with future interest at the contractual rate on the aforesaid amount and incidental expenses, costs & charges etc. incurred and to be incurred thereon within 60 days from the date of the said Notice. The Mortgagor/guarantor having failed to repay the amount, notice is hereby given to the Mortgagor/guarantor and the public in general that the undersigned has taken **Physical Possession** of the property described herein below in exercise of powers conferred on him under Section 13 (4) of the said Act read with the Rule 8 of the said Rules, 2002 on this **17th Of January of the year 2024.** The Mortgagor/guarantors 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 Central Bank of India, Turner Road Branch for an amount of **Rs.14,06,766/- (Rupees Fourteen Lakhs Six Thousand seven Hundred Sixty Six Only)** and interest thereon. The borrower's attention is invited to the provisions of sub-section (8) of section (13) of the Act, in respect of the time available, to redeem the secured assets.
DESCRIPTION OF IMMOVABLE PROPERTY
Flat No-404, 4th Floor, E-Wing, Om Sai Park, Housing Society (Proposed), Situated At Survey No-14, Hissa No-4, Village-Nandivali, Haji Malang Road, Taluka-Kalyan, Dist-Thane-401107

Date : **17.01.2024**

Place : **Thane**

Sd/-
Authorised Officer

PUBLIC NOTICE
The General Public is hereby informed that New Era Fabrics Ltd. (CIN U24300MH1956PLC009848) having its address at Mogul Lane, Matunga (West), Mumbai-400016 is the absolute owner and in possession of the property mentioned in the **Schedule** hereunder written and I have been instructed by my client to investigate the title of property mentioned in **Schedule** hereunder written.
ALL persons and/or entities having or claiming any right, title, claim, demand, estate or interest by way of sale, mortgage, transfer, exchange, gift, devise, bequest, trust, share, inheritance or otherwise howsoever into, over or upon the property **mentioned in Schedule hereunder written** are hereby required to give notice thereof in writing together with the supporting documents and particulars of any such right or claim to the undersigned at the address and by way of email within Fifteen (15) days from the date of this publication, failing which no claims/objections/disputes will be entertained.

SCHEDULE OF PROPERTY

Sr. No.	Village	Survey /Hissa Number	Area (in R-sq.mtrs) inclusive Potkaraba
1	Lohop	28/1	341-30-00
2	Vanivali	86	55-10-00
3	Vanivali	8/1	192-10-00
4	Vanivali	9/1	151-80-00
5	Vanivali	9/2	284-20-00

Sd/-
Mr. Shrirang Bal, Advocate
Office no.202, Mehar House
Cawasji Patel Street, Fort, Mumbai-400001
Mob No. 9820929691
Email-shrirangbal@gmail.com

Date : 20.01.2024
Place : Mumbai

PUBLIC NOTICE
Notice is hereby given to the public that my Client **Mr. Mohamed Farouk Suleman Darvesh**, has filed **Special civil Suit No. 1 of 2024** before the Hon'ble Court of 5th Addl. Senior Civil Judge, Gandhidham, Dist. Kachchh, State of Gujarat against Mrs. Sonia Nicklesh Lalwani and others in respect of his undivided share in the agricultural land bearing **Survey No. 103, paiki P/2, Vill. Galpadar, Tal. Gandhidham, Dist.Kachchh, State of Gujarat**. Therefore, **all persons** are forewarned not to deal with the abovesaid land in any manner. Also note that my client may initiate suitable proceeding against any such person before the court of law and any judgment and decree passed in the abovesaid suit shall be binding to such person.
Date : 18-1-2024
JAYESH BHEDA
ADVOCATE
DBZ - SOUTH -51
GANDHIDHAM - KACHCHH M.98252 26121


PUBLIC NOTICE
CASTROL INDIA LIMITED
Regd. Off.: Technopolis Knowledge Park, Chakala, Andheri (East), Mumbai - 400093
This is to inform the general public that the following share certificates of the company registered in the names of the following shareholders have been lost.

Name of the holders	Folio Nos	Cert. Nos	Dist. Nos	Shares	F.V.
Nayanaben Jayantital Shah & Jayantital Kuvjerje (Decd)	N0000943	17016	499258517-499270292	11776	Rs.5/-
Nayanaben Jayantital Shah	N0100147	17018	499272865-499295982	23088	Rs.5/-

The public are hereby cautioned against purchasing or dealing in any way with the above referred share certificates.
Any person(s) has/have any claim in respect of the said share certificates should lodge such claim with the company of it's Registrar And Transfer Agents: **KFin Technologies Limited**, Selenium Tower-B, Plot 31-32 Gachibowli, Financial District, Hyderabad - 500032, within 15 days of publication of this notice. After which no claim will be entertained and the company my proceed to issue duplicate share certificates to the registered holders.

Place: Mumbai
Date : 20 January 2024

Applicant:
Nayanaben Jayantital Shah



बैंक ऑफ बड़ौदा
Bank of Baroda

Mumbai Metro North Region : 3rd Floor, Baroda House, Behind Deewan Shopping Centre, S.V. Road, Jogeshwari (W), Mumbai 400 102, India.
• **E Mail** : recovery.mnmr@bankofbaroda.com, • **Web** : www.bankofbaroda.com

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

Sr/ Lot No.	Name & address of Borrower/ s/ Guarantor/ Mortgagor s	Give short description of the Movable / immovable property with known encumbrances, if any	Total Dues.	1. Date of e-Auction Time of E-auction - Start Time to End Time 2. Last date and time of submission of Bid.	1.Reserve Price- 2.Earnest Money Deposit (EMD) 3.Bid Increase Amount	Status of Possession (Constructive / Physical)	Property Inspection date & Time.
1	Mr. Viju George Lukose. Flat no 702, 7th Floor, Building no. 1, B Wing, Sunshine Hills, Nalasopara East, Taluka Vasai East, Dist.- Palghar. 401209.	1BHK, Survey no. 254(Old 357), H.no. 16 of Village Achole, Flat no 702, 7th Floor, Building no.1, B Wing, Sunshine Hills, Nalasopara East, Taluka Vasai East, Dist.-Palghar. 401209. Build up area 444 Sq. ft. Carpet area 364 Sq. ft. Encumbrance-Not Known to Bank	Rs. 26.91 lakhs as on 13.01.2023 plus unapplied, un-serviced interest and other charges thereon	08.02.2024 14:00 hrs to 18:00 hrs	1) Rs. 19.98 Lakhs 2) Rs. 2.00 Lakhs 3) Rs. 0.05 Lakhs	Physical Possession	29.01.2024 11.00 am to 1.00 pm. Concern Person Mr. Gaurav Pandey 7417155493

For detailed terms and conditions of sale, please refer/visit to the website link <https://www.bankofbaroda.in/e-auction.htm> and <https://ibapi.in>. Also, prospective bidders may contact the Authorised officer on Mobile No.7417155493/9167712173

Sd/-
Authorized Officer
(Bank of Baroda)



BRIHANMUMBAI
MAHANAGARPALIKA

DEONAR ABATTOIR
Department-General Manager, Deonar Abattoir
"e-TENDER NOTICE"

The Municipal Commissioner of MCGM invites Tenders for the following work returnable on the due date of **25.01.2024.**

Sr. No.	Name of the work	Bid No.	Bid start date	Bid end date	Tender/EOI copy Price
1	Six monthly maintenance contract (Six Month) of C.C.T.V. system at Deonar Abattoir	2024_MCGM_987231	19.01.2024	25.01.2024	Rs. 1200/- + (18% GST)

Interested eligible contractors may obtain further information regarding e-Tender on MCGM website <https://portal.mcg.gov.in/under> (For partners --> Tenders-view --> Select Department - Deonar Abattoir) or from the office of General Manager, Deonar Abattoir, Opp. Govandi Railway Station, Govandi, Mumbai-43.

The EOI will be displayed only at MCGM website <http://www.mcg.gov.in> under "e-procurement" section and it will not be published in newspaper.

Sd/-
General Manager
Deonar Abattoir

PRO/2644/ADV/2023-24
Fever? Act now, see your doctor for correct & complete treatment



State Bank of India

SARB Thane(11697) Branch
1st floor KeromPlot no A-112 Circle,Road No 22 Wagle Industrial Estate, Thane (W) 400604 **email id - sbi.11697@sbi.co.in**

POSSESSION NOTICE
Notice is hereby given under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, a demand notice was issued on the dates mentioned against each account and stated hereinafter calling upon them to repay the amount within 60 days from the date of receipt of said notice. The Borrower having failed to repay the amount, notice is hereby given to the Borrower and the public in general that the undersigned has taken **Physical Possession** of the property described herein below in exercise of power conferred on him/her under section 13(4) of the said Act read with Rule 8 of the said Act on the dates mentioned against each account. The Borrower in particular and the public in general is 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 and interest thereon.

Name of Account/Borrower/ Guarantor & address	Description of the property mortgaged/ charged	Date of Possession	1)Date of Demand Notice 2)Amount Outstanding as per Demand Notice
M/s Bhairav Realty, Proprietor- Mr. Kishore Otarmal Jain(Borrower) K.J Group, Shop No7, Zainab Mahal, Khamba Lane Byculla East, Mumbai 400027 M/s Bhairav Realty Proprietor- Mr. Kishore Otarmal Jain, Guarantor- Mrs. Sangita Kishor Jain AT Anuj Park, P.O Nagothane, DTQ Roha, Dist Raigad 402109 M/s Bhairav Realty Proprietor- Mr. Kishore Otarmal Jain, Guarantor- Mrs. Sangita Kishor Jain At Village Warvantane, P.O Nagothane, T.Q Roha, Dist Raigad-402109 M/s Bhairav Realty Proprietor- Mr. Kishore Otarmal Jain, Guarantor- Mrs. Sangita Kishor Jain Bay Castle, SY No.41/2B and 1/1A, Village Nehuli, T.Q Alibaug, Dist. Raigad 402201	NA Land Bearing Survey No 226, Hissa No 1A, Area admeasuring 0.76.49 HR situated at Pen, Taluka Pen, Dist Raigad,State Maharashtra Pin 402107 (Owner Kishore Otarmal Jain and Sangita Kishor Jain)	18.01.2024	1) Demand Notice date 05.07.2022 2) Rs.5,19,10,093/- (Rupees Five Crores Nineteen Lakhs Ten Thousand Ninety Three only) as on 05.07.2022 with further interest, Cost, Charges, etc as stated above in terms of this notice u/s 13(2) of the Act

Date : **18.01.2024**

Place : **Thane**

Chandrakumar D. Kamble
Authorised Officer
State Bank of India, SARB Thane Branch



बैंक ऑफ बड़ौदा
Bank of Baroda

Mumbai Metro North Region : 3rd Floor, Baroda House, Behind Deewan Shopping Centre, S.V. Road, Jogeshwari (W), Mumbai 400 102, India.
• **E Mail** : recovery.mnmr@bankofbaroda.com, • **Web** : www.bankofbaroda.com

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

Sr/ Lot No.	Name & address of Borrower/ s/ Guarantor/ Mortgagor s	Give short description of the Movable / immovable property with known encumbrances, if any	Total Dues.	1. Date of e-Auction Time of E-auction - Start Time to End Time 2. Last date and time of submission of Bid.	1.Reserve Price- 2.Earnest Money Deposit (EMD) 3.Bid Increase Amount	Status of Possession (Constructive / Physical)	Property Inspection date & Time.
1	Mrs Ranjanben Vasant Gajjar, Mr Vasant Prabhuram Gajjar M/S Shree Krishna Furniture C-201 Vrindavan Garden, New Link Rd Nr D Mart Yashwant Viva Township, Nallasopara East, Palghar 401209 And Also:- Flat -302, 3rd floor, Rashmi Regency 1, Building no A.B.& C D CHSL, Nallasopara Vasai Link Road, Near Balaji Hall, Nallasopara East, Vasai Palghar -401209	Flat -302, 3rd floor, Rashmi Regency 1, Building no A.B.& C D CHSL,Nallasopara Vasai Link Road, Near Balaji Hall, Nallasopara East, Vasai Palghar -401209 Encumbrance- Not Known to Bank	Rs. 27.39 Lakhs as on 13.01.2024 plus unapplied, un-serviced interest and other charges thereon	08.02.2024 14:00 hrs to 18:00 hrs	1) Rs. 22.62 Lakhs 2) Rs. 2.30 Lakhs 3) Rs. 0.05 Lakhs	Physical Possession	29.01.2024 11:00 am to 1:00 pm Concern Person Mr. Gaurav Pandey 7417155493 Mr Rakeshkumar Bhagwatrao Sonawane 9969136976
2	Mr. Punnamaram Patel Mrs. Ramila Punnamaram Patel 304, 3rd floor, D wing Crystal Residency , Near Lotus chsl, Village Achole, Nallasopara East , Taluka Vasai, Dist. Palghar 401209	304, 3rd floor, D wing Crystal Residency , Near Lotus chsl, Village Achole, Nallasopara East , Taluka Vasai, Dist. Palghar 401209 Encumbrance- Not Known to Bank	Rs. 19.86 Lakhs as on 13.01.2024 plus unapplied, un-serviced interest and other charges thereon	22.02.2024 14:00 hrs to 18:00 hrs	1) Rs. 23.20 Lakhs 2) Rs. 2.32 Lakhs 3) Rs. 0.05 Lakhs	Physical Possession	29.01.2024 11:00 am to 1:00 pm Concern Person Mr. Gaurav Pandey 7417155493 Mr Rakeshkumar Bhagwatrao Sonawane 9969136976

For detailed terms and conditions of sale, please refer/visit to the website link <https://www.bankofbaroda.in/e-auction.htm> and <https://ibapi.in>. Also, prospective bidders may contact the Authorised officer on Mobile No.7417155493/9167712173

Sd/-
Authorized Officer
(Bank of Baroda)



OMKARA
ASSETS RECONSTRUCTION PVT. LTD.

OMKARA ASSETS RECONSTRUCTION PVT. LTD.
CIN: U67100TZ2014PTC020363
Corporate Office: Kohinor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028. Mob.: +91 7559392736

[Appendix - IV-A][See provisio to rule 8 (6) r/w 9(1)]
PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTY
E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFASIA Act") read with provisio 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)/Mortgagor(s)/Co Borrower(s) that the below described immovable property mortgaged/ charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of **Omkaara Assets Reconstruction Private Limited** as on 23.12.2022. Further, **Omkaara Assets Reconstruction Pvt Ltd (OARPL)** (acting in its capacity as Trustee of **Omkaara PS 10/2019-20 Trust**) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 24.09.2019 from L&T Finance Limited (Assignor) along with underlying security from assignor. Accordingly, OARPL has stepped into the shoes of assignor and empowered to recover the dues and enforce the security. The Authorized Officer of OARPL hereby intends to sell the below mentioned secured properties for recovery of dues and hence the tenders/bids are invited in sealed cover for the purchase of the secured properties. The details of the properties shall be sold in exercise of rights and powers under the provisions of sections 13 (2) and (4) of SARFASIA Act, on "As is where is", "As is what is", and "Whatever there is" and "Without recourse Basis" for recovery of amount shown below in respective column due to OARPL as Secured Creditor from respective Borrower and Co-Borrower(s) shown below. Details of the Borrower(s)/ Guarantors/ Mortgagors, Securities, Outstanding Dues, Date of Demand Notice sent under Section 13(2), Reserve Price, Bid Increment Amount, Earnest Money Deposit (EMD), Date & Time of Inspection is given as under:

Sr. No.	Name of Borrower(s)/ Guarantors/ Mortgagors	Details of the Secured Asset	Owner of the property	Demand Notice Date and Amount	Reserve Price EMD Bid Increment Amt.	Date & Time of Inspection.
1.	Shree Balaji Milk and Milk Products (Borrower)	All that piece and parcel of the Office No. 713, on the 7th Floor, in "C" Wing, in the building "BSEL Tech Park" of the Society's Building known as "BSEL Tech Park Premises Co-operative Society Ltd" which is constructed on International Infotech Park on Plot No. 39/5 and 39/5A, in Sector 30A at Vashi, Navi Mumbai, Taluka & District Thane admeasuring Carpet Area: 397 Sq.ft.s	Mr. Satish Dhondiram Chavan	Date: 18.12.2018 Amount: Rs. 5,42,98,870.75/- (Rupees Five Crores Forty-Two Lakhs Ninety-Eight Thousand Eight Hundred and Seventy & Paise Seventy Five Only) as on 17.12.2018	Rs.89,10,000/- Rs.8,91,000/- Rs.1,00,000/-	Date: 31.01.2024 Time: 3:00 PM to 4:00 PM

Account No.: 50497586459, Name of the Beneficiary: **Omkaara PS10/2019-20 Trust**, Bank Name: Indian Bank, Branch: **BKC, Mumbai**, IFSC Code: **IDIB000B845**.
Date of E - Auction & Time **09.02.2024 (Friday) at 11:00 am to 12:00 pm (noon)**
Last date and time for submission of bid letter of participation/ KYC Document/Proof of EMD: **08.02.2024 (Thursday) up to 6:00 pm**

TERMS & CONDITION OF THE AUCTION: For detailed terms and conditions of the sale please refer to the link provided in <http://omkaaraarc.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 03.02.2024 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@omkaaraarc.com, and for any property related query contact the Authorized Officer, Mr. Shubhodh Banerjee, Mobile: +91 7559392736. Mail: sbi.bank@omkaaraarc.com in official hours and working days. Intending bidders shall comply and shall have to submit declaration under the Section 29A of Insolvency and Bankruptcy Code, 2016

STATUTORY NOTICE FOR SALE UNDER Rule 8(6) 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002
This notice is also a mandatory Notice of not less than 15 (Fifteen) days to the Borrower(s) of the above loan account under Rule 8 (6) 9(1), of Security Interest (Enforcement) Rule, 2002 and provisions of Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of auction/sale through e-auction on the above referred date and time with the advice to redeem the assets if so desired by them, by paying the entire outstanding dues as mentioned herein above together with further interest and all costs charges and expenses as per the relevant provisions of SARFASIA Act 2002. 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: 20.01.2024
Place : Mumbai

Authorized Officer, Omkaara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkaara PS 10/2019-20 Trust)

Sd/-

PUBLIC NOTICE
NOTICE IS HEREBY GIVEN TO THE PUBLIC AT LARGE THAT I, the undersigned, MANOJ RAMAN KAPOOR, being the valid and subsisting Owner to the Freehold flat being a Flat No. 501, admeasuring 440 Sq. Ft. carpet area on the Fifth Floor of the Building known as "B-4, Highland Park "B" Co-operative Housing Society Ltd, Guru Gobind Singh Road, Mulund (W) Mumbai - 400 082 CTS Nos.147, Hissa No. 1 (part), C.T.S No. 469/2, Taluka Kurla, District Bombay Suburban, Registration District and Sub-district of Bombay City and Bombay Suburban district within the limit of T Ward together with 5(Five) shares, each having face value of Rs.50, bearing distinctive number commencing from Nos.636 to 640 and having Share Certificate No. 127, have lost and/or misplaced the Original agreement executed between M/s ESMECH ROLLING MACHINERY PVT LTD & M/s ACME LAND DEVELOPERS PVT LTD dated 20.04.1989. Accordingly I have also lodged a police complaint on 21.08.2023 with Mulund Police Station. Therefore, if anyone has any claim or objection to the same, kindly inform the undersigned in writing by SPAD/ RPAD (together with attested copy of documentary evidence in support thereof) within 14 (Fourteen) days of the publication hereof, failing which the matter on hand will be completed without reference to any right, title and claim, if any, which shall be deemed to have been waived and/or abandoned with notice.
Pankaj K Kandhari
Advocate High Court
Plot 18-C, Shree, 2nd Floor, Pushikar Society, Station Road, Jogeshwari (W), Mumbai- 400 102
Contact No. 9769343950
Email : pankaj_kandhari@yahoo.com



SVC CO-OPERATIVE BANK LTD.
(Multi-State Scheduled Bank)
RETAIL SAVINGS AND INVESTMENT OPERATIONAL BANKING

RECOVERY DEPARTMENT
SVC TOWER, JAWAHARLAL NEHRU ROAD, VAKOLA, SANTACRUZ EAST, MUMBAI: 400 055.
Tel No: 71999975/7199986/983/987.

PUBLIC NOTICE FOR SALE
COMMERCIAL PROPERTY FOR SALE ON "AS IS WHERE IS AND WHATEVER THERE IS BASIS"
(PROPERTY TAKEN OVER UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS & ENFORCEMENT OF SECURITY INTEREST ACT, 2002)

NAME OF THE BORROWER / MORTGAGOR	OUTSTANDING BALANCE			
M/s. Swastik Decors (Partnership Firm)	Rs. 5,69,32,893.05 (Rupees Five Crores Sixty Nine Lakhs Thirty Two Thousand Eight Hundred Ninety Three & Paise Five Only) as on 31.12.2023 together with contractual interest and legal & other incidental expenses with future interest prevailing from time to time from 31.12.2023 till the date of closure.			
LOCATION AND DETAILS OF THE PROPERTY.	RESERVE PRICE (In Lakhs)	DATE & TIME INSPECTION	EARNEST MONEY DEPOSIT (In Lakhs)	DATE & TIME OF OPENING THE TENDER & AUCTION
Office No. 8-B, 1st Floor of Dady Seth House Building, 44, 44-A, Cawasji Patel Street, K-1 Nanabhai Lane, Fort, Mumbai-400 001 admeasuring 659.83 sq.ft.	214.00	17/02/2024 10.00 a.m. to 3.30 p.m.	21.40	23/02/2024 2.00 p.m.

TERMS & CONDITIONS
1 Sale is strictly subject to the terms & conditions incorporated in this advertisement & the prescribed Tender Form. Further details of the above mentioned properties and Tender Forms can be obtained from the Bank's Corporate office, at the above mentioned address.
2 Intending bidders should submit **Separate sealed tender** for aforesaid property in the prescribed Tender Form only. The sealed cover should be accompanied with Demand Draft/Pay Order for **Rs. 1000/-** each being Non-refundable Tender fee & the separate Demand Draft/Pay Order for the Earnest Money Deposit of 10% of the offer amount for the above property drawn on a Scheduled Bank, favouring "SVC Co-operative Bank Limited", payable at **Mumbai** should be deposited in the "Tender Box" kept in the Corporate Office at the above address, **before 4.30 P.M.** on or before **22/02/2024**.
3 Tenders will be opened at the Corporate Office at **Vakola** as per the schedule given above.
4 The borrowers, respective Tenderers / Guarantors / Owners of the security or their authorised representatives may remain present at the time of opening of tenders. The Authorized Officer of the Bank would have sole discretion in the manner of conduct of sale including decision with regard to inter-se bidding/negotiations amongst the bidders to realize highest sale value for the property. They are, therefore, advised to remain themselves or through their duly authorised representative(s).
5 The successful bidder should bear the charge / fee payable for conveyance such as Stamp Duty, Registration fees, incidental expenses, T.D.S. as applicable on the property deal amount etc as applicable. The successful bidder shall also bear all statutory dues, if any, and also all dues pending like electricity charges, water charges, and maintenance charges and for other services provided, if any. The Bank (Secured Creditor) does not undertake any responsibility to procure any permission/license etc in respect of the secured assets / immovable/movable properties offered for sale.
6 The Bank reserves its right to accept or reject any or all offers without assigning any reason and in case all the offers are rejected, either to hold negotiations with any of the tenderers/bidders or to sell the property(s) through private negotiations with any of the tenderers/bidders or other party/parties.
7 The Borrowers/Guarantors/Mortgagors are hereby put to notice in terms of rule 6(2) and rule 8(6) of Security Interest (Enforcement) Rules, 2002 that the Secured / aforesaid Assets would be sold in accordance with this notice in case the amount outstanding as per the demand notice is not fully repaid.
8 Any details with respect to the title/description of the property to be verified by the prospective purchaser as the sale is on "AS IS WHERE IS AND WHATEVER THERE IS BASIS".
9 The property in question is under physical possession of SVC Co-operative Bank Ltd.
10 The Borrower's/Guarantor's/Mortgagor's attention is invited to provisions of Sub-section (8) of Section 13 of the Act in respect of time available to redeem the secured assets.
11 Disputes, if any, shall be within the jurisdiction of **Mumbai** Courts only.
12 The sale notice is also displayed on our website - <https://www.svcbank.com/notice-sale>.

Place: Mumbai
Date: 20/01/2024

Mr. Rohan Rajiv Pai.
Senior Manager & Authorised Officer
Legal & Recovery Dept.

PUBLIC NOTICE
NOTICE is hereby given to all the concerned persons and public at large that my client **Mr. Taqi Nazim Rais**, residing at B-203, Bunch Bary, Yari Road, Near to Yari Road Bus Depot, Versova, Andheri (West), Mumbai 400 061, hereby revoke, cancel and make void the notarized Power of Attorney dt. 3rd November, 2023 bearing no. 278 in respect of Gala/Unit Nos. 14/14A/14C admeasuring about 1200 sq. ft., situated at Allana Compound, Dr. A B Nair Road Mumbai 400 011 therein given and continued, for all matters granted to such Power of Attorney dt. 3rd November, 2023 bearing no. 278 executed in favour of Mr. Mohammad Asif Ali Mohammad Motiwala.
This revocation of notarized Power of Attorney dt. 3rd November, 2023 bearing no. 278 shall be conclusively for all purpose, from the date of execution till. Nothing herein shall affect any actions taken by my Attorney-in-Fact prior to and after this notice for revocation of Power of Attorney. Notice of this revocation of Power of Attorney shall be binding on every person or entity to which a copy of this revocation of Power of Attorney has been given. A copy of this revocation of Power of Attorney shall be effective as an original of all purpose. This Revocation of Power of Attorney may be served via personal delivery, mail, facsimile transmission or other electronic transmission, and shall be effective regardless in the manner in which same is received. My client is absolved from liability of any person who acts in accordance with this Revocation of Power of Attorney dt. 3rd November, 2023 bearing no. 278.
Place: Mumbai
Date: 20/01/2024.
Sd/-
Khan Javed Akhtar.
Advocate, High Court,
203/204, Ashoka Shopping Complex, 2nd floor, L.T. Marg, Mumbai - 400 001