Motilal Oswal Home Finance Limited

Corporate Office: Motilal Oswal Tower, Rahimtullah Sayani Road, Opposite ST Depot, Prabhadev Mumbai-400025. Email: hfquery@motilaloaswal.com. CIN Number: - U65923MH2013PLC248741

DSSESSION NOTICE (FOR IMMOVABLE PROPERTY/IES)

(Under Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002)
Whereas the undersigned being the authorized officer of Motilal Oswal Home Finance Limited, (Formally known as Aspire Home Finance Corporation Ltd), under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002), and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated mentioned hereunder calling upon the following borrowers to repay the amount mentioned in the notice being also mentioned hereunder within 60 days from the date of receipt of the said notice.

The following borrowers having failed to repay the amount, notice is hereby given to the following borrowers and the public in general that undersigned has taken possession of the properties described herein below in exercise of powers conferred on him under sub section (4) of section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on the date mentioned hereunder.

LXTIT00115-160015819 prower: Devendra Vishnu Kalaskar Co-Borrower: Sandeep Vishnu Kalaskar Flat No. 303, 3rd Floor, Ganraj Hights, S No. 5, H No. 5, Kopar, Bhiwandi, Thane Maharashtra - 421302. 26-08-2019 02-04-2025 1331034/-

The borrower 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 Motilal Oswal Home Finance Limited for an amount mentioned herein above an interest thereon.

wer's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to re

Place: Maharashtra **Authorised Office** Date: 08.04.2025 Motilal Oswal Home Finance Limited

SBI State Bank of India

State Bank Of India – Home Loan Centre, Borivali West (15545) Elegante Corner, Guru Tapasya Chs Ltd 620/4, New Suvarna Hospital, Kastur Park, Shimpoli Road, Borivali West-400092 Tel-022-29687528/527 Email Id-Racpc.borivali@Sbi.co.in

DEMAND NOTICE (In Pursuance with section 13(2) of the SARFAESI Act, 2002)

STATE BANK OF INDIA has sanctioned loan to the following borrowers to purchase residential/commercial premises & cash credit/ overdraft by creating equitable/legal mortgage in favor of STATE BANK OF INDIA. The repayment of the loan is irregular and the accounts are finally classified as Non-Performing Assets on respective dates as mentioned herein

accordance with directions and guidelines of Reserve Bank of India. STATE BANK OF INDIA has therefore invoked its rights under section 13 (2) of the SARFAESI ACT, 2002 and called upon the borrowers to repay the total outstanding mentioned against them within 60 days from the date of demand notice in pursuance to Rule 3 of Security Interest (Enforcement) Rule 2002. The borrowers have not acknowledged the receip of the notice.

The following borrowers are hereby called upon again publicly to pay the total dues mentioned against them plus the charges & interest accrued till date within 60 days from today failing which STATE BANK OF INDIA shall resort to all or any of the legal rights to take possession of the secured asset and dispose it and adjust the proceeds against the outstanding amount

The borrowers& public in general are also restrained from alienating or creating any third party interest on the ownership of the secured asset.

Sr. Borrower's Name & Description of Secured Assets. No A/C no.		Outstanding dues	Date of Demand Notice
1 Mr.Yusuf Habibullah Khan / Mrs.Biny Kapadia Khan Nagar, S V Road, Goregaon West, Mumbai – 400104		Rs.1,50,25,952/- as on 03.04.2025 plus charges	03.04.2025

Date: 07.04.2025 Authorized Officer, State Bank of India



BRIHANMUMBAI MUNICIPAL CORPORATION

K.E.M.HOSPITAL. PAREL. MUMBAI - 400 012. **E-PROCUREMENT E-TENDER NOTICE** NO. KEM/GST/5608/E-TENDER

The Commissioner of Brihanmumbai Municipal Corporation invites the following online tender. The tender copy can be downloaded from Mahatender portal (https://mahatenders.gov.in) However, the bid will be invited through Mahatender portal (https://mahatenders.gov.in) only.

All interested vendors, are required to be registered with BMC. Vendors not registered with BMC before can apply online by clicking the link "Vendor Registration" under the "eProcurement" section of BMC Portal, Vendors already registered with BMC need to contact helpdesk to extend their vendor registration. The administrative, technical and commercial bids shall be submitted online up to

the end date & time mentioned below.

Sr. No.	Description	Tender Fee (Rs.)	EMD Amount Rs.	Start date & Time for online Downloading	End date & Time for online Submission
1	Purchase of Linentheard No. 20,30,40,60,80,100 Qty- Total 360 Rol. e- Tender ID- 2025 MCGM 1166822 1	1320 + (18% GST)	20,000/-	08.04.2025 18.00HRS	15.04.2025 18.00 MRS

The Municipal Commissioner reserves the right to reject all or any of the e-Tender(s) without assigning any reason at any stage.

Bidders shall note that any corrigendum issued regarding this tender notice/tender will be published on Mahatender portal only. No corrigendum will be published in the local newspapers.

PRO/70/ADV/2025-26

Dean **KEM Hospital**

Sd/

Keep the terraces clean, remove odd articles/junk/scrap

VASAI VIKAS SAHAKARI BANK LTD.

(Scheduled Bank)

Opp. Chimajiappa Ground, Near S.T Stand, Vasai (W), Palghar - 401 201 Email address: sandeep.Jadhav@vasaivikasbank.co.in

PUBLIC NOTICE FOR AUCTION SALE OF IMMOVABLE PROPERTY Auction sale notice for Sale of immovable Assets under the Securitisation and Reconstruction of Financia

Assets and Enforcement of Security Interest Act (SARFAESI Act), 2002 read with proviso to Rule 8 (6) o Security Interest (Enforcement) Rules.2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) tha the below described immovable property mortgaged /charged to the secured creditor, the constructive physical possession of which has been taken by the Authorised officer of VASAI VIKAS SAHAKARI BANK LTE will be sold on "AS IS WHERE IS BASIS" & "AS IS WHAT IS BASIS" and "WHATEVER THERE IS "

Auction will be conducted on Tuesday, 13/05/2025 at 4.00 pm

 Auction Venue: Head office - Vasai Vikas Sahakari Bank Ltd., Opp. Chimajiappa Ground, Near S.T Stand, Vasai (W), Palghar - 401 201

NAMES OF BORROWERS & GUARANTORS	DESCRIPTION OF MORTGAGED PROPERTY	TOTAL O/S IN RS. AS ON 31.03.2025 (Future Interest at applicable ROI)	RESERVE PRICE IN RS.	EMD IN RS.	DATE & TIME OF INSPECTION
M/S. Midas Diagnostic (Proprietor) Mr. Rajendra Purshottam Kelkar.	Shop no. 111, Adms. Area 560.00 Sq. Ft., Building no.27, H.D.I.L Industrial Park, Virar Highway Road, Chandansar, Virar East.	Rs. 3,16,67,959/-	30,00,000/-	3,00,000/-	08/04/2025 to 09/05/2025 between 10:00am to 4:00 p.m. (with prior intimation)

Bid / Offer Form will be available alongwith terms and conditions of the auction of the property from 08/04/2025 to 09/05/2025 upto 4.00 p.m. & the same will be submitted on or before 09/05/2025 at above mentioned address on payment of Bid application form fee of Rs.1,000/- (non-refundable) in the form of Cash and EMD payment should be in the form of DD /Pay Order drawn in favour of "VASAI VIKAS SAHAKARI

The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fees etc. and also all the statutory / non-statutory dues, taxes, rates, assessment, VVCMC, Govt & Semi-Govt. taxes, landlord dues. Govt & Semi-Govt, taxes, landlord dues, society maintenance outstanding dues if any and other charges, fees etc. in respect of the auctioned property.

The possession of the Mortgaged Property mentioned above is with the Bank, who will hand over peacefu & vacant possession to the successful bidder on compliance of above. All other expenses and statutory dues relating to the auctioned property shall be borne by the successful purchaser before transferred of the said property on the name of successful purchaser.

The Bank Authorised officer reserves its right to reject to any or all the offers without assigning any reason whatsoever

STATUTORY 30 DAYS SALE NOTICE UNDER SARFAESI ACT, 2002

Place:Vasai

Date: 07/04/2025

The Borrowers / Guarantors & all other concerned parties hereinabove are hereby cautioned to close the loar account before the date of Auction, failing which the Property will be auctioned and balance if any will be

> **AUTHORISED OFFICER,** Vasai Vikas Co-op. Bank Ltd

DBS Bank India Limited

DBS Bank India Limited
Express Towers, Level 19 Nariman Point Mumbai – 400021 POSSESSION NOTICE

Whereas the undersigned being the Authorized Officer of DBS Bank India Limited, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice dated 22.09.2022 calling upon the borrower/s and Guarantor/s 1. Mr. Jeki Jitendra Mehta and 2. Mrs. Shweta Ashwin Patel ...(Borrowers/Mortgagors), address at: 302, Kapil Vastu CHS, S. V. Road, Goregaon West, Mumbai-400104 to pay the amount mentioned in the notice being Rs. 93,08,613.74/- (Rupees Ninety-three Lakh Eight Thousand Six Hundred Thirteen and Paisa Seventy Four only) as on 04.09.2022 with future interest, cost and other charges, if any, within 60 days from the date of receipt of the said notice.

The Borrower and Guarantor/s having failed to repay the amount, notice is hereby given to the Borrower and Guarantor/s in particular 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) read with rule 8 of the said Act and the rules thereof on this 5th of April 2025.

The borrower and guarantors' attention is invited to provisions of sub-section (8) of Section of section 13 of the Act, in respect of time available, to redeem the

The Borrower and Guarantor/s 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 DBS Bank India Limited for an amount of Rs. 1,14,98,319.58 (Rupees One Crore Fourteen Lakh Ninety-Eight Thousand Three Hundred Nineteen and Paisa Fifty-Eight only) as on 31.03.2025 with future interest cost & expenses thereon

DESCRIPTION OF PROPERTY

Property owned by: Mr. Jeki Jitendra Mehta and Mrs. Shweta Ashwin Patel All that piece and parcel of the property being Flat No. 301, situated on the 3rd floor of the building known as Kapil Vastu CHS Ltd. S.V.Road. Opp. Ram Mandir Signal, Goregaon West, Mumbai-400 104.

DATE: 05.04.2025 PLACE: Goregaon, Mumbai **AUTHORISED OFFICER** DBS Bank India Ltd.

Whereas, the authorized officer of Jana Small Finance Bank Limited under the Securitization And Reconstruction of Financial Assets And Enforcement Of Security nterest Act, 2002 and in exercise of powers conferred under section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules 2002 issued demand notices to the borrower(s)/ Co-borrowers(s) calling upon the borrowers to repay the amoun mentioned against the respective names together with interest thereon at the applicable rates as mentioned in the said notices within 60 days from the date of receipt of the said notices, along with future interest as applicable incidental expenses, costs, charges etc incurred till the date of payment and/or realisation. Borrower/ 13(2) Notice Date/ Date/ Time

POSSESSION NOTICE

Loan No. **Outstanding Due** & Type of Guarantor/ Mortgagor (in Rs.) as on 18.01.2025 1) Naiir Imam Date: 30479630000044 Rs.7,16,049.08 04.04.2025 Babanagar 30479410000149 30479800000905 Rupees Seven Lakhs (Borrower) Sixteen Thousand 12:40 P.M 2) Shabana Najir Forty Nine and Eight & 30479800000230 Babanagar Symbolic Paisa Only) (Co-Borrower) as of 16.01.2025

Description of the Property: All the piece and parcel of property admeasuring Land Area 544. 39 Sq.ft., i.e. 50.59 Sq.mtrs. Built up Area 50.59 Sq.mtrs., situate at Grampanchayat Milkat No.132/1 (128), Near Laxmi Mandir, Mauje Mundhewadi Tadwal Road, Tal. Akkalkot, Dist. Solapur-413219 and Bounded on: East by Road, West by: House No.128 Part, North by: House of Owner Mrs. Shilabai Pati South by: House No.128 Part.

2	31009630000402	1) Aniket Vasant Bhosale (Borrower), 2) Vasant Pandurang Bhosale (Co-Borrower)	10.01.2025 Rs.3,11,920.19 (Rupees Three Lakhs Eleven Thousand Nine Hundred Twenty and Nineteen paisa Only) as of 08.01.2025	Date: 04.04.2025 Time: 02:00 P.M. Symbolic Possession	
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Description of the Property: All that piece and parcel of the Residenti Property bearing House No.142, Admeasuring 38 X 14 = 532 Sq.ft., i.e. 49.42 Sq.mtr., situated at Village Jambavade, Tal. Maval, Dist. Pune-410506 and Bounded on: Towards East by: Remaining Property Mr. Vaman Bhande, Towards West by: Remaining Property Mr. Sambhaji Kedari, Towards South by: Remaining Property Mr. Chandrakant Bhosale, Towards North by: emaining Property Mr. Nilesh More.

45799430000678 & 33479410000079	1) Ajay Bhalchandra Chitmil (Borrower), 2) Ashish Bhalchandra Chitmil (Co-Borrower), 3) Bhalchandra Vitthal Chitmil (Co-Borrower), 4) Laxmi Bhalchandra Chitmil (Co-Borrower)	Nine Hundred Seventy Only)	Date: 04.04.2025 Time: 02:30 P.M. Symbolic Possession
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<u>Description of the Property:</u> All that piece and parcel of the Immovable Proper being Admeasuring Total Area 600 Sq.ft., i.e. 55.76 Sq.mtr., being and situate at Old Survey No.115/6, New Survey No.113/6, Plot No.27, "Priyadarshini Nagar" Kasbe Solapur, Tal. Uttar Solapur, Dist. Solapur-413007. **Bounded as on: East:** Plot No.17, West: Road, South: Plot No.28, North: Plot No.26. 10.01.2025

	33979630000957	Sohan Ravindra Gangavane (Borrower), Sartika Ravindra Gangavane (Co-Borrower)	Rs.4,33,244.01 (Rupess Four Lakhs Thirty Three Thousand Two Hundred Forty Four and One paisa Only) as of 08.01.2025	04.04.2025 Time: 03:45 P.M. Symbolic Possession
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Description of the Property: All that piece and parcel of the immovable prope being land admeasuring 864 Sq.ft. being and situate at Grampanchayat Milkat/ Property Tax No.39, Thereon Constructed Dagad Vitanche Cement Pakke Ghar Firs (Patra Kaularu Chapper 3 Khan Total 6 Khan and Angan situated at Villege Thugao Bahul, Tal. Khed, Dist. Pune-410501. On or towards: Towards East by: erty belonging Kartika Gangawane Towards West by: Open Land Towards South by: Property belonging Mr. Chindhu Maruti Gangawane, Towards North by: Property belonging Mr. Girish Sudam Gangawane.

/hereas the Borrower's/ Co-Borrower's/ Guarantor's/ Mortgagors, mentioned herein above have failed to repay the amounts due, notice is hereby given to the Borrower's nentioned herein above in particular and to the Public in general that the authorised officer of Jana Small Finance Bank Limited has taken symbolic possession of the properties/ secured assets described herein above in exercise of powers conferred or him under Section 13(4) of the said act read with Rule 8 of the said rules on the dates mentioned above. The Borrower's/ Co-Borrower's/ Guarantor's/ Mortgagors mentioned erein above in particular and the Public in general are hereby cautioned not to deal with the aforesaid properties/ Secured Assets and any dealings with the said properties Secured assets will be subject to the charge of Jana Small Finance Bank Limited.

Place: Solanur/ Pune/ Maharashtra Sd/- Authorised Officer Date: 08.04.2025 For Jana Small Finance Bank Limited

JANA SMALL FINANCE BANK (A Scheduled Commercial Bank) Registered Office: The Fairway, Ground & First Floor, Survey No.10/1. 11/2 8 12/2B, Off Domlur, Koramangla Inner Ring Road, Next to EGL Business Park Challaghatta, Bangalore-560071. Branch Office: Office No.704/705, Modi Plaza Opp. Laxminarayan Theatre, Mukund Nagar, Satara Road, Pune-411037.

Society Ltd., are the owners of the Plo No. A admeasuring 1096.3 Sq. Meters alongwith various tenanted chawls know as "Nestor Coutinho Chawls" having a total constructed area of 5990 Sq. Ft. togeth with benefit of the narrow stretch of lane road running around a South boundary Plot No. B and joining Plot No. C being part of the larger land bearing Survey No 93 Hissa Nos. 2 and 3, corresponding t CTS Nos. 188(pt.), 188/1 to 11 (pt.) and 189 of Village Goregaon, Taluka Borival Mumbai Suburban District (hereinafte "The said property") having acquired th same under a Deed of Conveyance dated 18th September, 2000 executed betwee our clients and late Nestor Coutinho after paying entire consideration and the same i duly registered under a Deed of Confirmation dated 22nd March, 2005 and that Nesto Coutinho expired on 2nd April 2016 and nence the Public are hereby informed not t ntertain any application and / or deal in an nanner with Sandra Burgi and Cyril Nesto Coutinho, the heirs of Nestor Coutinho fo sale and / or transfer of the said property any manner whatsoever or any part thereof any person/s dealing in any manner wit neirs of Nestor Coutinho as aforesaid shal be liable to bear the consequences of costs and charges & damages caused to our clien and our clients nor their office bearers shall e liable in any manner whatsoever. Dated this 8th day of April, 2025.

PUBLIC NOTICE

are hereby informed that o , Sankalp Siddhi 'A' Co-op. Housi

M/s. Bilawala & Co. **Advocates & Solicitors** Karim Chambers, 2nd Floor, 42, Ambalal Doshi Marg, Fort, Mumbai-400 023

PUBLIC NOTICE

Shri, Pranav Virendra Kadam and Shri Veerendra Vilasrao Kadam represented that they are having possession, clear and marketable title of schedule premises and they were purchased schedule office premises from Shri. Anuj D. Kapadia vide Deed of Transfer dated 29.08.2022, which got registered under document no. 9788/2022 before the Sub-Registrar Mumbai City - 1.

NOTICE is hereby given that the property and shares, more particularly described in the . schedule hereunder, jointly owned by Mr. Pranav Veerendra Kadam and Mr. Veerendra Vilasrao Kadam have intend to sell the office premises to my client as and by the way of sale. ALL PERSONS having any

claim in respect thereof by the way of sale, exchange, gift mortgage, charge, inheritance, possession, lease, lien or otherwise, obtained any decree, award or legal order concerning the schedule property or any legal proceeding involved schedule property howsoever are requested to inform the same in writing to the undersigned having their office at 2nd floor, Ravidarshan, Ram Maruti Road, Naupada, Thane (W) 400 602 WITHIN 15 DAYS from the date hereof failing which, the claim or claims if any of such person or persons will be considered to have been waived off and/ or abandoned. Thereafter, my client will proceed to complete purchase ransaction.

THE SCHEDULE ABOVE REFERRED TO:

Office No. 501 admeasuring about 218 sq. ft. carpet area on the 5th Floor of the building known as Maker Bhavan no. III at 21, New Marine Lines, - 400 020 lying and Mumbai being at New Survey No. 8543 and City Survey No. 1435 of Fort Division along with 10 shares bearing distinctive shares no. 441 to 450 represented by share certificate no. 69 issued on 31st January, 1975 by the Maker Bhavan No. III Commercial Premises Co-operative Society Limited, a Society duly registered under the provisions of Maharashtra Cooperative Societies Act, 1960.

Adv. Bhushan Chandrakant Joshi Office: 2nd floor, Ravidarshan, Ram Maruti Road, Naupada, Thane (W) 400 602 Mob. Nos.: 9096149999/ 8383867777 Email: bhushanj3@gmail.com

Bank

IDFC FIRST Bank Limited IDFC FIRST

CIN: L65110TN2014PLC097792 Registered Office: KRM Towers, 8 Floor, Harrington Road, Chetpet, Chennai - 600031

(erstwhile Capital First Limited and amalgamated with IDFC Bank Limited)

TEL: +91 44 4564 4000 | FAX: +91 44 4564 4022

PUBLIC NOTICE GOLD AUCTION CUM INVITATION NOTICE

The Below mentioned borrower has been issued notices to pay the outstanding amount towards the credit facility against Gold ornament savailed by him from IDFC FIRST Bank Limited. Since the borrower has failed to repay the dues under the facility. We are constrained to conduct an auction of the pledged Gold ornaments on 15/04/2025. In the event any surplus amount is realized from this auction, the same will be returned to the concerned borrowe and if there is any deficit post the auction, the balance amount shall be recovered from the borrower through appropriate legal proceedings. IDFC FIRST Bank has the authority to remove the following account from the auction without prior intimation. Further IDFC FIRST Bank reserves the right to change the Auction Date without any prior notice

Loan Account Number	Customer Name	Branch Name
140425098	SAGAR MULLAGI	VASHI,SECTOR-17 BRANCH
144866690	ESHA RAJ	MUMBAI - ANDHERI TELI GALI BRANCH
153182085	MITHUN GIRI	MUMBAI - ANDHERI TELI GALI BRANCH
153382581	MANSI SHINDE	MUMBAI - SANTACRUZ WEST BRANCH
156611070	SANGITA SAIROBA SAIL	PUNE -CHINCHWAD
158957213	RAKESH NARAYAN MAHATRAY	VASAI WEST BRANCH
163585134	SANTOSH JAISAWAL	KALYAN-GAYATRI SANKUL
163699576	RIYA DINESH MISHRA	BHAYANDAR WEST BRANCH
163707732	RIYA DINESH MISHRA	BHAYANDAR WEST BRANCH
163897049	SACHIN MUKESH NELWADE	MBL - LATUR
164431811	BANTI BHARAT PRASAD	KALYAN-GAYATRI SANKUL
164490920	MANOJ VISHNU NARVEKAR	MUMBAI -MAHIM WEST BRANCH

Auction will be conducted online through https://idfcegold.auctiontiger.net on 15/04/2025 from 12:00 pm to 2:00 pm. http://gold.samil.in on 15/04/2025 from 3:00 pm to 5:00 pm By way of this publication the concerned borrower are hereby given final notice and last opportunity to pay the facility recalled amount, with all interest and charges before the schedule auction date failing which the jewellery will be auctioned. Please note that, if the auction does not get completed on the same day due to time limit the bank will re auction the pledged gold ornaments within next 7 days on the same terms and conditions. If the customer is deceased all the conditions pertaining to auction will be applicable to his legal heirs. Date:08.04.2025 Place: MAHARASHTRA

JM FINANCIAL LTD.,

Registered office:7th Floor, Cnergy, Appasaheb Marathe Marg Prabhadevi, MUMBAI- 400 025, Maharashtra

LOSS OF SHARE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN This is to inform the General Public that the following share certificate of JM FINANCIAL LTD, Registered office, Prabhadev Mumbai 400 025, registered in the name of Smt.Parvatidev Kurahatti (Expired on 15.11.2010) jointly with Sadanand Kurahatt has been lost, misplaced, in transit, but so far not found.

Names of share Holders	Folio No.	Certificate No.	No.of shares	Distinctive Nos.
PARVATIDEVI KURAHATTI	055	1608	3000	298707251 To 298710250
(Deceased) jointly with SADANAND KURAHATTI	570	3446	4500	747973876 To 747978375

Any person who has any claim in respect of the said share certificate should lodge such complaint with the Company or its Registrar and Transfer Agents KFin Technologies Ltd.(Unit JM Financial Ltd.) 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 the Company shall proceed to issue Duplicate Share Certificates

Name of the Holder/ Applicant Date: 07.04.2025 SADANAND KURAHATTI Place: Hubbali

यूनियन बैंक 🕼 Union Bank

E-AUCTION SALE NOTICE FOR MOVABLE PROPERTIES Notice is hereby given to the public in general and Borrower/ Guarantors – Chaudhari Textiles, Mr. Zaheerul Islam Aminul Heque Chaudhary, Mr. Dipak Jagjivanbhai Rathod (Guarantor), in particular, that the assets will be sold on "As is where is", "As is What is", and "Whatever there is" basis on 25.04.2025 from 12.00 PM to 05.00 PM through online mode on https://eauction.auctiontiger.net. The Reserve price is Rs. 3,38,000/- + GST is extra and will be paid by auction purchaser. Interested bidders may contact through email: ubin0553352@union

on or before 24.04.2025.

Description of movable assets to be Sold: - Sewing Machines, Steam Pres Machine, Threading Machine, electrical fittings, other furniture and fixture used for Textile Industry.

Details of the Premises where the assets are held : Chaudhari Textiles, Gala No.113, 114 and 115, Building No. A/6, Harihar Complex, Opp. Indian Complex Behind Mankoli Petrol Pump., Anjur Dapode Road, Village : Dapode, Bhiwand Thane - 421302

2. Last date for submission of EMD	EMD shall be deposited with Union Bank of India ARB branch on or before 24.04.2025 in the account bearing Number: Name : Inward RTGS, Union Bank of India Account Number : 533501980050000 : IFSC code : Branch : Fort
3. Date & Time of auction	25.04.2025 from 12:00 PM to 5:00 PM (with 10 min unlimited auto extensions) For all terms & conditions please visit E-auction website-https://eauction.auctiontiger.net
4. Reserve price for the Movables below which the same will not be sold:	Rs. 3,38,000.00 + GST extra to be paid by auction buyer
4. EMD Payable	Rs. 33,800.00

For auction related queries e-mail to ubin0553352@unionbankofindia.bank ocontact: P.S. Mulik - 9769972090, G.K. Deshpande - 9975038389.

Chief Manager Union Bank of India

OMKARA Omkara Assets Reconstruction Private Limited CIN: U67100TZ2014PTC020363

Corporate Office: Kohinoor Square, 47th Floor, N.C Kelkar Marg, R.G. Gadkari Chowk Dadar(W), Mumbai – 400028 **Tel**: 022-69231111/8879093790

[APPENDIX - IV-A] [SEE PROVISO TO RULE 8 (6) R/W 9(1)] PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and

Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) & 9(1) of the Security Interest (Enforcement) Rules, 2002 Notice is hereby given to the public in general and in particular to M/s. Asaya Builders and Developers LLP (Borrower), Ashwin Prabhudas Vora (Personal Guarantor), Lalit Prabhudas Vora (Personal Guarantor), Rajesh N Vora (Personal Guarantor) Priti Nimish Vora (Personal Guarantor), Amit Kumar Kundalia (Personal Guarantor), Anoop Chand Kundalia (Personal Guarantor), Mayur Anil Raigangar (Personal Guarantor), Mitali Luv Vora (Personal Guarantor) and Nivasti Imperium Pvt Ltd.(Co-Borrower/ Mortgagor) named hereinafter that the below described immovable properties mortgaged/charged to Piramal Capital and Housing Finance Limited (Formerly known as DHFL), the **symbolic possession** of which has been taken by the Authorised Officer of Piramal Capital and Housing inance Limited (Formerly known as DHFL) (now assigned to Omkara Assets Reconstruction Pvt Ltd) being the secured creditor. Thereafter, Omkara Assets Reconstruction Pvt. Ltd (OARPL) acting in its capacity as trustee of Omkara PS 10/2022-23 Trust, has acquired entire outstanding debt along with the undersigned security vide Assignment Agreement dt. 10.01.2023, from Piramal Capital and Housing Finance Limited (Formerly known as DHFL). Pursuant to the said Assignment Agreement OARPL has stepped into the shoes of the assignor and is entitled to recover the dues and enforce the security. Accordingly, the described immoveable property will be sold on "As is where is", "As is what is" and & "Whatever infinitive and property will be sold on "As is where is," As is what is and a "whatever there is" and "Without Recourse" basis on symbolic possession, at Navi Mumbai for recovery of total dues Rs. 51,00,87,420/- (Fifty-One Crore Eighty-Seven Thousand Four Hundred Twenty Only) (Rs.33,50,69,848/- plus Rs.17,50,17,572/-) as on 07.03.2022, plus interest and expenses we, f. 0.8.03.2022 due to Omkara Assets Reconstruction Private Limited from above mentioned Borrower /Guarantors/mortgagors. The properties shall be sold in exercise of rights and powers under the provisions of SARFAESI Act

The Reserve Price and the earnest money deposit of the property has been mentioned below

Reserve EMD

Bid

Sr Description of immovable

No.		Price (in Rs.)	(in Rs.)	Increment Amount (in Rs)
1	Shop No. 101 First Floor Admeasuring 1586 Sq ft, situated at "Nivasti Imperium", Plot no 1, Sector 19, Sanpada, Navi Mumbai, Dist Thane	1,46,43,000	14,64,300	1,25,000
2	Shop No. 116 First Floor admeasuring 508 Sq. ft. situated at Nivasti Imperium, Plot no 1, Sector 19 Navi Mumbai Dist Thane	47,25,000	4,72,500	50,000
3	Shop No. 202 Second Floor admeasuring 238 Sq. ft. situated at Nivasti Imperium, Plot no 1, Sector 19 Navi Mumbai Dist Thane	20,88,000	2,08,800	25,000
4	Shop No. 201 Second Floor admeasuring 1580 Sq. ft. situated at Nivasti Imperium, Plot no 1, Sector 19 Navi Mumbai Dist Thane	1,38,60,000	13,86,000	1,25,000
5	Shop No. 207 Second Floor admeasuring 2431 Sq. ft. situated at Nivasti Imperium, Plot no 1, Sector 19 Navi Mumbai Dist Thane	2,13,30,000	21,33,000	1,50,000
6	Shop No. 301 Third Floor admeasuring 230 Sq. ft. situated at Nivasti Imperium, Plot no 1, Sector 19 Navi Mumbai Dist Thane	19,11,600	1,91,160	25,000
7	Shop No. 334 Third Floor admeasuring 176 Sq. ft. situated at Nivasti Imperium, Plot no 1, Sector 19 Navi Mumbai Dist Thane	14,62,500	1,46,250	25,000
8	Shop No. 335 Second Floor admeasuring 370 Sq. ft. situated at Nivasti Imperium, Plot no 1, Sector 19 Navi Mumbai Dist Thane	30,69,000	3,06,900	50,000
9	Shop No. 203 Second Floor admeasuring 770 Sq. ft. situated at Nivasti Imperium, Plot no 1, Sector 19 Navi Mumbai Dist Thane	67,52,700	6,75,270	1,00,000
10	Shop No. 205 Second Floor admeasuring 766 Sq. ft. situated at Nivasti Imperium, Plot no 1, Sector 19 Navi Mumbai Dist Thane	67,17,600	6,71,760	1,00,000
11	Shop No. 206 Second Floor admeasuring 1650 Sq. ft. situated at Nivasti Imperium, Plot no 1, Sector 19 Navi Mumbai Dist Thane	1,44,90,000	14,49,000	1,00,000
12	Shop No. 211 Second Floor admeasuring 730 Sq. ft. situated at Nivasti Imperium, Plot no 1, Sector 19 Navi Mumbai Dist Thane	64,02,600	6,40,260	1,00,000
13	Shop No. 212 Second Floor admeasuring 730 Sq. ft. situated at Nivasti Imperium, Plot no 1, Sector 19 Navi Mumbai Dist Thane	79,38,000	7,93,800	1,00,000
Inspe	ection Date and Time: 18.04.2025 Time: 11:0	0 AM		

TERMS & CONDITIONS

Auction Date and Time : 25.04.2025 Time: 11:00 AM to 12:00 Noon

The auction shall be conducted online by 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 24.04.2025, by 6:00 PM. At the time of submission of the bid, bidder should submit affidavit in the spirit of Section 29(A) of Insolvency Bankruptcy Code, 2016. In case of failure in the same bid shall be rejected.

Last date and time for submission of bid letter of participation / KYC Document / Proof

For detailed terms and conditions of the sale, please refer to the link provided in https://omkaraarc.com/auction.php.

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. For any property related query contact the Authorised Officer, Mr. Piyush Jain, Mobile: +91 8879093790 E Mail: piyush.jain@omkaraarc.com in official hours and working days. In case of failure in the same bid shall be rejected.

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

This notice is also a mandatory Notice of 15 (Fifteen) days to the Borrower/Guarantors/mortgagors of the above loan account under Rule 8 (6) r/w 9(1) of Security Interest (Enforcement) Rule, 2002 and provisions of Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of Assets and Emorgement of security interest Act, 2002, informing them about nothing of sale through Public Auction on the above referred date and time with the advice to redeem the assets if so desired by them, by paying the outstanding dues as mentioned herein above along with cost & expenses, within the time as stipulated under section 13(8) of the SARFAESI Act. 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.

PLACE: MUMBAI DATE : 08.04.2025 Omkara Assets Reconstruction Pvt Ltd.

(Acting in its capacity as a Trustee of Omkara PS 10/2022-23 Trust