

BRIHANMUMBAI MUNICIPAL CORPORATION

Nair Hospital Dental College
No. DC/4898/STR Date : 04.09.2025

E-TENDER NOTICE


No.	Bid No.	Bid Submission Start Date	Bid Submission End Date
1	DC/4898/STR Dtd.29.08.2025 Purchase of Dental Stone Plaster and Dental Plaster (Plaster of Paris) Bid No:- 2025_MCGM_1214725_1	09.09.2025	23.09.2025

Website : <http://www.mahatenders.gov.in>
E-mail ID :- ci02.nairdental@mcgm.gov.in

**Sd/-
Dean**

PRO/1485/ADV/2025-26 Nair Hospital Dental College

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



FREDUN PHARMACEUTICALS LIMITED

CIN: L24239MH1987PLC043662

Regd. Office: 11th Floor, Tower A, Urmi Estate, 95, Ganpatrao Kadam Marg, Lower Parel (W), Delisle Road, Mumbai-400013

Email: business@fredungroup.com; Website: www.fredungroup.com

Telephone No: 022- 40318111

INFORMATION REGARDING 38th ANNUAL GENERAL MEETING TO BE HELD THROUGH VIDEO CONFERENCE (VC)/ OTHER AUDIO-VISUAL MEANS (OAVM)

Notice calling the 38th Annual General Meeting ("AGM") of the Shareholders of Fredun Pharmaceuticals Limited ("the Company") scheduled to be held in compliance with applicable circulars issued by the Ministry of Corporate Affairs and Securities and Exchange Board of India, through Video Conferencing ("VC")/ Other Audio Visual Means ("OAVM") on **Tuesday, September 30th, 2025 at 09:00 A.M** (IST) and the audited financial statements for the Financial Year 2024-2025, along with the Board's Report, Auditor's Report and other documents required to be attached thereto, have been sent on September 08, 2025, electronically to members who have registered their email-id with the RTA/Depositories and physically to the members who have not registered their email-id with the RTA/Depositories of the Company.

The documents referred to in the Notice of the AGM are available electronically for inspection by the Members from the date of circulation of Notice of the AGM. Members seeking to inspect such documents can send email to cs@fredungroup.com

Instructions of remote e-voting and e-voting during the AGM

- Pursuant to the provisions of Section 108 and other applicable provisions, if any, of the Companies Act, 2013 read with rule 20 of the Companies (Management and Administration) Rules, 2014 and Regulation 44 of the Listing Regulations, the Company is pleased to provide the facility of remote e-voting to the shareholders to exercise their right to vote on the resolutions proposed to be passed at the AGM. The facility of casting votes by the members using electronic voting system and for participating in the 38th AGM through the VC/ OAVM along with voting during the AGM will be provided by National Securities Depository Limited (NSDL).
- The remote e-voting period commences from September 27, 2025 at 09.00 a.m. to September 29, 2025 at 05.00 p.m. The e-voting will not be permitted beyond 05.00 p.m. on September 29, 2025. Members attending the meeting who have not cast their votes through remote e-voting shall be able to vote at the meeting.
- Information and instructions including the details of login id and the process for generating or receiving the password for remote e-voting/ e-voting facility are forming part of the notice convening AGM.
- The cut-off date for determining eligibility of members for remote e-voting is September 23, 2025. A person whose name is recorded as the beneficial owner in the register of members as on the cut-off date i.e. September 23, 2025, shall be entitled to avail facility of remote e-voting and voting at AGM.
- The manner of participation and voting remotely or during the AGM for the shareholders holding shares in dematerialized mode, physical mode and for shareholders who have not registered their e-mail has been provided in the Notice of the AGM.
- Any shareholder who have acquired shares of the Company and becomes a member of the Company after the Company sends the Notice of the 38th AGM by email and holds shares as on the cut-off date are requested to refer notice of the AGM for the process to be adopted to obtain User ID and password for casting vote.
- Members who have cast their votes by remote e-voting prior to the AGM may also attend/ participate in the Meeting through VC/ OAVM but they shall not be entitled to cast their vote again.

In case of any queries, you may refer the Frequently Asked Questions (FAQs) for Shareholders and e-voting user manual for Shareholders available at the download section of www.evoting.nsdl.com or call on toll free no: 1800 1020 990 and 1800 22 44 30 or send a request to Ms. Prajita Pawale, Assistant Manager – NSDL at evoting@nsdl.co.in.

The Notice of the 38th AGM and the Annual Report for the Financial Year 2024-25 will also be available on the company's website at www.fredungroup.com and on the website of the Stock Exchange where the Equity Shares of the Company are listed, i.e., BSE Limited at www.bseindia.com.

Shareholders holding shares in electronic form and who have not updated their email or KYC details are requested to register/update the details in their demat account, as per the process advised by their DP.

**Sd/-
Fredun Nariman Medhara
Managing Director
DIN: 01745348**

By the Order of the Board of Directors of Fredun Pharmaceuticals Limited

**Date: 09th September, 2025
Place: Mumbai**

EXH. 22

**REGD.A/D/DASTI/AFFIXATION/BEAT OF DRUM & PUBLICATION/NOTICE BOARD OF DRT
SALE PROCLAMATION, OFFICE OF THE RECOVERY OFFICER
DEBTS RECOVERY TRIBUNAL-II, MUMBAI**

MTNL Bhavan, 3rd Floor, Colaba Market, Colaba, Mumbai.

R. P. No. 107/2023 DATED: 28.08.2025
PROCLAMATION OF SALE UNDER RULES 38, 52(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS AND BANKRUPTCY ACT, 1993.

Bank of India, V/S
Mr. Jaymik Jitendra Shah & Anr.
CD-1: Mr. Jaymik Jitendra Shah, Proprietor of M/s. Venus Creations, 4, First Floor, Mumbadevi Mansion, C-Owners Housing Co. Pvt. Limited, 21-23, Dhargi Street, Mumbai - 400003.
CD-2: Mr. Bhavin Shah, Plot No. 85, Gurukrupa Building, 5th Floor, 501, Near Jain Temple, Jawahar Nagar, Goregaon (West), Mumbai - 400062.

Whereas Hon'ble Presiding Officer, Debts Recovery Tribunal No. II Mumbai has drawn up the Recovery Certificate in Original, A.O. No. 570 of 2017 for recovery of Rs. 3,55,74,188.40 with interest and costs from the Certificate Debtors and a sum of Rs. 4,01,27,684.52 (As on 12.08.2025) is recoverable together with further interest and charges as per the Recovery Certificate / Decree.

And whereas the undersigned has ordered the sale of property mentioned in the Schedule below in satisfaction of the said certificate.

And whereas a sum of Rs. 3,55,74,188.40 along with pendent-life and further interest @ 14.10% p.a. from the date of filing of application till payment and/or realization from C.D.

Notice is hereby given that in absence of any order of postponement, the property shall be sold on **10.10.2025 between 02:00 PM to 03:00 P.M.** (with auto extension clause in case of bid in last 5 minutes before closing, if required) by open public e-auction and bidding shall take place through "On line Electronic Bidding" through the website (www.bankauctions.com) of M/s. C-1 India Private Limited, having address at **Udyog Vihar Phase 2, Gulf Petrochem Building No. 301, Gurgaon, Haryana - 122015**, India, Contact Person: Mr. Bhavik Pandya (Mobile + 91 8866682937). Email address maharashtra@c1india.com & gujarat@c1india.com. The intending bidders should register themselves on the website of the aforesaid e-auction agency well in advance and get user ID and Password for uploading of requisite documents and/or for participating in the open public e-auction.

For further details contact: Mr. S. K. Arya, (Authorised Officer) Mobile : 9796941828.

The sale will be of the property of the C.D. above named as mentioned in the schedule below and the liabilities and claims attaching to the said property, so far as they have been ascertained, are those specified in the schedule against each lot / property.

The property will be put up for the sale in the lots specified in the schedule. If the amount to be realized is satisfied by the sale of a portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale also be stopped if, before any lot is knocked down, the arrears mentioned in the said certificate, interest costs (including cost of the sale) are tendered to the officer conducting the sale or proof is given to his satisfaction that the amount of such certificate, interest and costs have been paid to the undersigned.

The particulars specified in the annexed schedule have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, mis-statement or omission in this proclamation.

No officer or other person, having any duty to perform in connection with sale, either directly or indirectly bid for, acquire or attempt to acquire any interest in the property sold.


The sale shall be subject to the conditions prescribed in Second Schedule of the Income Tax Act, 1961 and the rules made there under and to the further following conditions.

- The reserve price below which the property shall not be sold is Rs. 70,00,000/- (Rupees Seventy Lakhs only).
- The amount by which the bid is to be increased shall be Rs. 70,00,000/- (Rupees Seventy Thousand only). However, the decision in this regard of the undersigned shall be final and binding on the parties concerned. In the event of any dispute arising as to the amount of bid, or as to the bidder, the lot shall at once be again put up to auction.
- The highest bidder shall be declared to be the purchaser of that respective lot. It shall be in the discretion of the undersigned to decline/accept the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so or for reasons otherwise.
- The public at large is hereby invited to bid in the said E-Auction. The online offers along with EMD amounting to Rs. 7,00,000/- (Rupees Seven Lakhs only), is payable by way of RTGS/NEFT in the Account No: 01599020000033, IFSC Code No: BKID00001159, of the Bank of India, Andheri (W) Branch.
- The offers in a sealed envelope (addressed to the Recovery Officer, DRT-II, Mumbai superscribing R. P. No. 107 of 2023 only) containing duly filled in and blue ink printed prescribed bid form giving complete details of the bidder(s) including e-mail ID, Mobile Number etc., alongwith self attested copies of PAN/TAN Card, Address Proof, Photo Identity Proof of the bidder(s) and RTGS / NEFT details towards EMD Amount of Rs. 7,00,000/- (Rupees Seven Lakh Only) should be deposited with the undersigned not later than by **4.00 P.M. on 07.10.2025**.
- The bidder (s) shall also declare if they are bidding on their own behalf or on behalf of their principals and sign declaration accordingly. In the latter case, they shall be required to deposit with the bid documents their original authority duly ink signed by their principal together with complete KYC of the said principal duly attested by the said principal together with complete KYC of the authorized person. In case of the company, authenticated copy of resolution passed by the board members of the company or any other authenticated documents confirming representation / authority of the company together with complete KYC of the said principal company and complete KYC of the authorized person shall also be submitted alongwith the bid documents. In case of failure, bid shall not be considered.
- The bidder (s) shall also upload online on the website of the aforesaid e-auction agency, after registering themselves on the website of the aforesaid e-auction agency, copy of the duly filled in prescribed bid form alongwith photocopies of the documents as stated in **para nos 5 & 6** here in above. The last date for submission of online bid is **07.10.2025 by 4.00 p.m.** The physical inspection of the properties may be taken between **10.00 a.m and 5.00 p.m. on 03.10.2025** at the property site.
- Once the bid is submitted it is mandatory for the bidder (s) to participate in the bidding process of the e-auction by logging in on the e-auction agency portal, failing which the EMD shall be forfeited to the Government, if the undersigned thinks fit.
- The successful bidder shall have to deposit **25% of his final bid amount** after adjustment of EMD by next bank working day **i.e. by 4.00 P.M. in the said account as per details mentioned in para 4 above.**
- The successful highest bidder shall also deposit the balance 75% of final bid amount on or before 15th day from the date of auction sale of the property. If the 15th day is Sunday or other Holiday, then on the first bank working day after the 15th day by prescribed mode as stated in para 4 above.
- In addition to the above, the successful highest bidder shall also deposit poundage fee with Recovery Officer-II, DRT-II @ 2% upto Rs. 1,000/- and @ 1% of the excess of said amount of Rs. 1,000/- through DD in favour of Registrar, DRT-II, Mumbai, within 15 days from the date of auction sale of the property.
- In case of default of payment within the prescribed period, the deposit, after defraying the expenses of the sale, may, if the undersigned thinks fit, be forfeited to the Government and the defaulting successful highest bidder shall forfeit all claims to the property or the amount deposited. The property shall be resold, after the issue of fresh proclamation of sale. Further the purchaser shall also be liable to make good of any shortfall or difference between his final bid amount and the price for which it is subsequently sold.
- The property is being sold on "AS IS WHERE IS BASIS" AND "AS IS WHAT IS BASIS".
- The undersigned reserves the right to accept or reject any or all bids if found unreasonable or postpone the auction at any time without assigning any reason.

SCHEDULE				
No. of lots	Description of the Property to be sold with the names of the co-owners where the Property belongs to defaulter and any other person as co-owners	Revenue Assessed upon the property or any part thereof	Details of any other encumbrance to which property is liable	Claims if any, which have been put forward to the property, and any other known particulars bearing on its nature and value.
1	2	3	4	5
1	Gala Nos. 4 and 5, Ground Floor, Kohinoor Industrial Estate, B-Wing, Near Bk. No. 957, Station Road, Ulhasnagar 3, Distt - 405001 (MS), I. U. No. 40, CTS No. 16475, F-1/6, Unit No.26, measuring area 2956 sq. ft.	Not available	Mortgaged Property	Not available

Given under my hand and seal on this **28th day of August, 2025.**

**Sd/-
S. K. Sharma
Recovery Officer DRT-II, Mumbai**



बैंक ऑफ इंडिया Bank of India

**D N Road Branch
[Rule-8(1)]
POSSESSION NOTICE**

Whereas the undersigned being the authorized officer of the Bank of India, D N Road Branch, Sadhana Rayon House, D. N. Road, Fort, Mumbai-400001 under the Securitization 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 30.06.2025 calling upon the borrower 1. Mr. Mayur Bhomaram Choudhary 2. Mrs. Seeta Bhomaram Choudhary residing Flat No. 1701, Marble Heights, S. N. Dubey Road, Opp. Laxmi Kapat, Rawal Pada, Dahisar (E), Mumbai-400068to repay the amount mentioned in the notice being Rs. 1,46,98,004.00 (Rupees One Crore Forty Six lakh ninety eight thousand and four) and interest thereon @ 8.35% p.a. compound with rests, and all costs, charges and expenses incurred by the bank from 30.06.2025 within 60 days from the date of receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken Symbolic possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this the 30th day of August of the year 2025.

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 Bank of India for an amount Rs. 1,46,98,004.00 (Rupees One Crore Forty Six lakh ninety eight thousand and four) and interest thereon @ 8.35 % p.a. compounded with rests, and all costs & charges thereon.

The borrower'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.

Amount paid if any after issuance of Demand Notice under SARFAESI Act, would be reckoned for ascertaining the dues payable at the time of realization/settlement.

Description of the Immovable Property

All that part and parcel of the property consisting of **Flat No. 1502, 15st Floor, Rajhans Splendid, Wing A, Near River park, Shiv Vailabh Cross Road, Ashokvan, Rawalpada, Dahisar East, Mumbai-400068**

Bounded;

On the North by : CTS No. 2645 A Part


On the South by : D P Road

On the East by : CTS No. 2594

On the West by : 18.30 mtr. D. P. Road (Shree Bansbahadur Ramsingh compound)

**Sd/-
Hitesh Patel
Advocate**

**Date : 04-09-2025
Place : Mumbai**



Corporate Office: ICICI Home Finance Company Limited ICICI HFC Tower, Andheri - Kurla Road, Andheri (East), Mumbai - 400059, India

Branch Office: 2nd Floor, Office 204, Junction 406, Plot no.406/1B, Tolk Road, Panvel West- 410206

Branch Office: Shubhivjan Arcade, Office No. A-402, 4th Floor, S.V. Road, Borivli West, Mumbai, Maharashtra- 400092

Notice for sale of immovable assets through Private Treat

Sole Notice for Sale of Immovable Assets through Private Treaty under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(B) r/w Rule 9 (1) of the Security Interest (Enforcement) Rules, 2002

ICICI Home Finance Company Limited (ICICI HFC) conducted several e-Auctions for the sale of the mortgaged property mentioned below, however, all such e-Auctions failed. Now, an interested buyer has approached ICICI HFC with an offer to purchase the said property for an amount of purchase at Reserve Price (Please refer below table). Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below-described immovable property mortgaged/charged to the Secured Creditor, the Possession of which has been taken by the Authorized Officer of ICICI Home Finance Company Ltd., will be sold on "As is where is", "As is what is", and "Whatever there is", by way of Private Treaty as per the brief particulars given hereunder:

Sr. No.	Name of Borrower(s)/ Co-Borrowers/ Guarantors/ Legal Heirs. Loan Account No.	Details of the Secured asset(s) with known encumbrances, if any	Amount Outstanding	Reserve Price/ Earnest Money Deposit	Date and Time of Property Inspection	Date & Time of Auction	One Day Before Auction Date	Sarfaesi Stage
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
1.	Anil Subhash Chandel (Sinhawar) Jyashvi Manuprasad Pandya (Co-Borrowers) Lan No. NHMUM00001295464	Flat No. 1003, 10th Floor, Wing C, The Optima City Survey No. 471 A (Pt.) Survey No. 157 and Survey No. 5472, Village Kandivli, Taluka Borivli, Dist. - Mumbai Suburban, Kandivli (West), Mumbai- 400 067.	Rs. 38,45,010/- September 03, 2025	Rs. 25,00,000/- Rs. 2,50,000/-	September 19, 2025 11:00 AM- 03:00 PM	September 26, 2025 02:00 PM- 03:00 PM	September 25, 2025 before 04:00 PM	Physical Possession
2.	Narayan L. Kani (Borrower) Meeri Devi (Co-Borrowers) Lan No. LHTNE00001459934 & LHTNE00001460050	Flat No. 204 and 205 on The 2nd Floor, Rapid Residency (Phase-I), Survey No. 361, Hissa No. 1 to 23, Village- Neral, Taluka- Karjat, Dist.- Raigad, Maharashtra	Rs. 36,40,373/- September 03, 2025	Rs. 5,00,000/- Rs. 50,000/-	September 19, 2025 11:00 AM- 03:00 PM	September 26, 2025 02:00 PM- 03:00 PM	September 25, 2025 before 04:00 PM	Physical Possession
3.	Aniket Shanmukhanand (Sinhawar) Avinash Shanmukhanand Sonawane (Co-Borrowers) Kavita Aniket Sonawane (Co-Borrowers) Surekha Shanmukhanand Sonawane (Co-Borrowers) Lan No. LHPVL00001385553 & LHPVL00001385742	Flat No. 104, 1st Floor, Phomani Apartment, Plot BNB-320, Village Bonshet, Tal. Panvel, Dist. Raigad, Panvel- 410206.	Rs. 30,82,671/- September 03, 2025	Rs. 7,00,000/- Rs. 70,000/-	September 19, 2025 11:00 AM- 03:00 PM	September 26, 2025 02:00 PM- 03:00 PM	September 25, 2025 before 04:00 PM	Physical Possession

The online auction will be conducted on website (URL Link-<https://BidDeal.in>) of our auction agency ValueTrust Capital Services Private Limited. The Prospective Bidder(s) must submit the Earnest Money Deposit (EMD) RTGS/ Demand Draft (DD) (Refer Column E) at ICICI Home Finance Company Limited, Branch Office Address mentioned on top of the article on or before September 25, 2025 before 04:00 PM. The Prospective Bidder(s) must also submit a signed copy of the Registration Form & Bid Terms and Conditions form at ICICI Home Finance Company Limited, Branch Office Address mentioned on top of the article on or before September 25, 2025 before 05:00 PM. Earnest Money Deposit Demand Draft (DD) should be from a Nationalized/Scheduled Bank in favor of "ICICI Home Finance Company Ltd.-Auction" payable at the branch office address mentioned on top of the article.


The general public is requested to submit their bids higher than the amount being offered by the interested buyer mentioned above. It is hereby informed that in case no bids higher than the amount being offered by the aforementioned interested buyer is received by ICICI HFC, the mortgaged property shall be sold to the said interested buyer as per Rule 8(B) r/w Rule 9 (1) of the Security Interest (Enforcement) Rules, 2002.

For any further clarifications with regards to inspection, terms and conditions of the sale or submission of bids, kindly contact ICICI Home Finance Company Limited on 9920807300.

The Authorized Officer reserves the right to reject any or all the bids without furnishing any further reasons. For detailed terms and conditions of the sale, please visit <https://www.icicifnc.com/>

**Sd/-
Authorized Officer, "ICICI Home Finance Company Limited"
CIN Number: U65922MH1999PLC121006**

**Date: September 09, 2025
Place : Raigad, Mumbai**



OMKARA ASSETS RECONSTRUCTION PVT. LTD.

Regd. Office : 9, M.P. Nagar, 1st Street, Kongsu Nagar Extn, Tirupur - 641607.

Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R. G. Gadkari Chowk, Dadar (West), Mumbai - 400028 - Tel: 022-9923 1111 - CIN: U67100TZ2014PTC020363

E-Auction Sale Notice for Sale of Immovable and Movable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso Rule 8(B) r/w 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable properties mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer, will be sold on "As is where is", "As is what is", and "Whatever there is" and "Without recourse Basis" for recovery of dues (mentioned in table below) due to OMKARA Assets Reconstruction Pvt Ltd (OARPL) as Secured Creditor from respective Borrower and Co-Borrower(s), Guarantors/Mortgagors shown below. The Reserve Price and the earnest money deposit for respective property has been mentioned below in respective column. Religare Finvest Ltd (Original Lender) had assigned the debts of the below mentioned borrowers to IRAPL, acting as a Trustee of India Resurgence ARC Trust II on 05.11.2019. Further, vide Security Receipt/ Purchase Agreement dated 16.08.2024, OARPL has become the Trustee of India Resurgence ARC Trust II in place of IRAPL and has now stepped into the shoes of assignor and empowered to recover the dues and enforce the security.

Lot No.	Borrower/ Co-Borrower/ Guarantors/ Mortgagors	Date of Demand Notice u/s 13(2) and 13(4) of SARFAESI Act.	Dues as on 31.07.2025	Description of Property	Reserve Price (in Rs)	Earnest Money Deposit (EMD) and Minimum Increment (in Rs)	Inspection Date/Time	Last date for payment of EMD and Bid Submission	E-Auction Date & Time
1.	Borrower - M/s. Leena Fashion Embroiders Private Limited Co-Borrower- Mr. Nirmal Gajgharia Chandra, Leena Nirmal Chandra, Karan Nirmal Chandra, Chavda, Chavanda Stores D D	13(2) Notice issued on 11.11.2017 13(4) physical possession taken on 03.11.2022	INR 38,73,69,578/- (Indian Rupees Thirty-Eight Crore Seventy-Three Lakhs Sixty-Nine Thousand Five Hundred and Seventy-Eight Only)	Leasehold Plot No. 25 & amp; 26, CS No. 93 (Part), CTS No. 1A, Deonar Ancillary Industrial Estate Sonapur Road, Deonar, Borivli East, Mumbai- 400043 measuring 1925 sq. mt. along with building thereon of Ground + 1 floor admn. 1,735.08 sq. mt. Bounded as follows On the North by: Adjoining Property / Plot On the East by: Plot No.27 On the South by: Approch Road / Sonapur Road On the West by: Plot No. 24 (Lessor Municipal Corporation of Greater Mumbai. Lessee: Leena Fashion Embroiders Pvt. Ltd. Chandan Stores DD, Lease Period of 60 years commencing 01.04.1984)	7,50,00,000 (Indian Rupees Seven Crore Fifty Lakh Only)	EMD- 75,00,000 (INR Seventy Five Lakh Only) Minimum Increment - Rs. 7,50,000 (INR Seven Thousand Five Hundred Only)	15.09.2025 from 01:00 PM to 03:00 PM	29/09/2025 up to 5:00 PM to 12:00 PM	30/09/2025 from 11:00 AM to 12:00 PM
2.	Borrower : Subodh Apparels Co-borrower: B R APPARELS PRIVATE LIMITED DEEPA NILESH VORA, VIKAS RAMJI VORA BELA VIKAS VORA NILESH RAMJI VORA	13(2) Notice issued on 13.02.2018 13(4) physical possession taken on 06.11.2019	INR 14,73,11,882/- (Indian Rupees Fourteen Crore Seventy-Three Lakhs Eight Hundred and Eighty-Two Only) as on 31.07.2025	All the right, titles and interest in the Industrial/ Commercial Premises at Mezzanine Floor measuring 1,100 sq. ft. built up, 1st Floor measuring 2,600 sq. ft. built up and 2nd Floor measuring 2,500 sq. ft. built up totalling to 6,100 sq. ft. built up area. Building No. 2 & 3 U, Universal Estate Premises Co-operative Society Limited, Mogra Village Road, Andheri (East), Mumbai - 400069	2,91,60,000/- (Indian Rupees Two Crore Ninety One Lakh Sixty Thousand Only)	EMD- 29,16,000/- (Indian Rupees Twenty Nine Lakh Sixteen Thousand Only) Minimum Increment - INR 2,91,600 (Indian Rupees Two Lakh Ninety One Thousand Six Hundred Only)	16.09.2025 from 01:00 PM to 03:00 PM	29/09/2025 from 5:00 PM to 11:00 AM to 12:00 PM	30/09/2025 from 11:00 AM to 12:00 PM

Note:- No Known Encumbrance

For detailed terms and conditions of the sale please refer to the link provided at <http://www.omkaraarc.com/auction.php> and/or <https://www.auctionbazar.com/>. The auction shall be conducted online through OARPL. The last date of submission of bid (as well as in hard copy) along with EMD (DD/ Pay Order / In original in favour of India Resurgence ARC Trust II) or remittance by way of NEFT/ RTGS to Bank Account Number: 57500003040699 IFSC Code: HDFC0000060) as per date and time given above. The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading the bid, submitting bid, training on e-bidding process etc., may contact e-Auction Service Provider "M/s. ARCA EMART Pvt.Ltd." Support Landline No: 022-83709696 Helpline No: 1d - contact@auctionbazar.com / support@auctionbazar.com, Concerned Person: Mrs. M. Kiramani, Mobile No. 7997043999, Email- kiran@auctionbazar.com and for any property related query contact the Authorized Officer, Mr. Harshwardhan Kadam (Mobile No: 9819058003) Email: harshwardhan.kadam@omkaraarc.com.

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

This notice is also a mandatory Notice of 15 (Fifteen) days to the Borrower(s) under Rule 8(B) r/w 9(1) of Security Interest (Enforcement) Rule, 2002 and provisions of Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of auction/sale 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 outstanding dues as mentioned herein above along with cost & expenses. 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. Intending bidders shall comply and give declaration under section 29A of Insolvency and Bankruptcy Code 2016.

**Sd/-
Authorized Officer, OMKARA Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of India Resurgence ARC Trust II)**

**Date: 05.09.2025
Place: Mumbai**



केनरा बैंक Canara Bank

A Govt. of India Undertaking

Worli, Mumbai Branch : PB No. 6566, Marthanda, 84, Dr. Annie Besant Road, Worli, Mumbai-400 018, Maharashtra; E-mail ID : cb0113@canarabank.com

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the **Constructive Possession** of which has been taken by the Authorized Officer of, Worli Branch of the **Canara Bank**, will be sold on "As is where is", "As is what is", and " Whatever there is" on **26/09/2025**, for recovery of **Rs. 20,56,164.83/- (Rupees Twenty Lakh Fifty Six Thousand One Hundred Sixty Four and Paise Eighty Three Only)** as on 24/08/2023 plus further interest thereon from 25/08/2023 along with suit expenses and other charge due to the, **Worli Branch of Canara Bank from Mr. Dhananjay Jawaharlal Tiwari (Borrower) and Mr. Tushar Jagdish Tiwari (Guarantor)**.

Details of the immovable property, Reserve price and EMD amount are as under:

Sr. No.	Description of the Property	Reserve Price	Earnest Money Deposit
1	All part & Parcel of building Flat B-21, 2ND floor 'Shri Krishna Residency Building B Wing, on S No. 2, Hissa No 4, Village Gundge, Taluka Kajrat, District, Raigad, 410201 in total measuring 225sq.ft carpet area, bounded by East- Property of Gaugaran Gananat Kanitkar, West- Property of Rahul Dharap, North- Property of Sonabai Gaikwad, South- property of Mukund G. Kanitkar Mortgage Name : Sri Dhananjay Jawaharlal Tiwari.	Rs. 7,53,000/-	Rs. 75,300/-

The earnest money deposit shall be deposited on or before **25.09.2025 at 4.00PM**. There are no known encumbrances on the above property as per the knowledge of the bank.

The property can be inspected on **24.09.2025 between 11.00AM and 4.00PM**, with Prior Appointment with Authorised Officer for further details contact Mr. D Satish Raja Authorised Officer and Assistant General Manager, Regional Office Mob no. 8655918379 and its team 8169845618/9410316322/ 8828397745 may be contacted during office hours on any working day. The service provider BaankNet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/ 63549