

POSSESSION NOTICE

GODREJ FINANCE LIMITED

Registered office of Godrej One, Pirojshanagar, Eastern Express Highway, Vikhroli (East) Mumbai-400719 Maharashtra
Branch Office: Unit No.1021, 2nd Floor, Building No.10, Solitaire Corporate Park, Chakala, Andheri Kurla Road, Andheri East, Mumbai- 400093

Possession Notice (For Immovable Property)

Loan/Facility Account No. GFL3001LP0016587-

Loan Against Property granted to Mr. Sushil Narsingdas Agarwal, Mrs. Vinita Sushil Kumar Agarwal, Mr. Sarthak Sushilkumar Agarwal & M/s Apex Trading Company.

Whereas, the authorized officer of the Godrej Finance Limited a Non - Banking Finance Company incorporated under the Companies Act, 1956 having its license from Reserve Bank of India & having registered office at Godrej One, Pirojshanagar, Eastern Express Highway, Vikhroli (East) Mumbai-400719 Maharashtra & One of the branch office at 208 & 208A, 2nd Floor, ABW Tower, Sector 25, Gurugram - 122002 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 09.06.2025 calling upon Applicant/ Borrower/ Co-Appllicant/Co-Borrower/ Guarantors/ Mortgagees (1) Mr. Sushil Narsingdas Agarwal, (2) Mrs. Vinita Sushil Kumar Agarwal (3) Mr. Sarthak Sushilkumar Agarwal & (4) M/s Apex Trading Company to repay the amount mentioned in the notice being Rs. 3,05,13,690/- (INR Three Crores Five Lakhs Thirteen Thousand Six Hundred Ninety Only) due as on 09.06.2025 with subsequent interest, penal interest, charges, costs etc as per the agreement(s) within 60 days from the date of receipt of the said notice.

The Applicant/ Borrower/ Co-Appllicant/Co-Borrower/Guarantors/ Mortgagees, having failed to repay the amount, notice is hereby given to the Applicant/ Borrower/ Co-Appllicant/Co-Borrower/Guarantors/ Mortgagees in particular and the public in general that the undersigned authorized officer of company has taken possession of the property described herein below in exercise of powers conferred on him/her under section 13(4) of the said act read with Rule 8 of the said rules on this 18th day of August 2025.

The Applicant/ Borrower/ Co-Appllicant/Co-Borrower/Guarantors/ Mortgagees attention is invited to provisions of Sub- Section (8) of Section 13 of the said act, in respect of time available, to redeem the secured assets/. The Applicant/ Borrower/ Co-Appllicant/Co-Borrower/Guarantors/Mortgagees 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 Godrej Finance Limited for the amount of Rs. 3,05,13,690/- (INR Three Crores Five Lakhs Thirteen Thousand Six Hundred Ninety Only) due as on 09.06.2025 and interest thereon from 10.06.2025.

Description of Secured Assets/

Flat No. A/401 & A/404, admeasuring 830 Sq. ft. Built up area on the 4th Floor in A Wing of the Building known as "Twin Towers Co-operative Housing Society Limited", constructed on land bearing Plot No. 8A & 8B, City Survey No. 41(pt), lying and being situated at Village Oshiwara, Lokhandwala Complex, Taluka Andheri (W), Mumbai 400053, in Mumbai Suburban District. Towards: North: Plot No. 29, Towards: South: 30' Wide Road, Towards West: Plot No. 7, Towards East: 40' Wide Road (Said Land)

Date: 21.08.2025
Place: Maharashtra

Authorized Officer
 Godrej Finance Limited

PUBLIC NOTICE

NOTICE is hereby given to the public at large that my clients are negotiating with Mr. Rashmi K. Bhansali, Karta of a HUF entity having its office at 211, Casablanca, 39, Cuffe Parade, Mumbai-400005 (hereinafter referred to as the "Owner") for purchase of Industrial

gala/unit more particularly described in the Schedule hereunder free from all encumbrances and reasonable doubts ("the said Property")

Notice is further given that we have been informed by the Owner that the following title document is misplaced/ lost and/or is untraceable:

Original Purchase Agreement dated 21st February, 1980, between "World Industrial Properties (P) Ltd." (Builder & Original Seller) & "Rashmi K. Bhansali HUF, (Purchaser) for Industrial Gala/Unit No. 307 on 3rd Floor, T. V. Industrial Estate, situated at 248/A, S. K. Ahire Marg, Behind Glaxo Lab, Worli, Mumbai-400 030, bearing C.S. No. 1/1629 of Lower Parel Division, along with the copy of the Agreement dated 31st March, 1975, between "Gujarat Machinery Manufacturers Ltd." (Seller) & "World Industrial Properties (P) Ltd.," (Purchaser) for purchase of the said piece & parcel of land along with building & structures.

All or any person / entity including an individual, a Hindu Undivided Family, a company, bank(s), financial institution(s), non-banking financial institution(s), a firm, an association of persons or a body of individuals whether incorporated or not, lenders and/or creditors, having any share, right, title, benefit, interest, claim, and/or demand in respect of the Property or any part thereof by way of sale, exchange, assignment, mortgage, charge, pledge, gift, trust, inheritance, succession, use, occupation, floor space index, development rights, possession, tenancy, sub-tenancy, lease, sub-lease, leave and license, lien, maintenance, right of way or other easementary rights, litigation, lis-pendens, decree or order of any Court of Law or otherwise of any nature whatsoever howsoever, or upon the Proprietor any part/s thereof are hereby requested to inform the same in writing supported with the original documents to the undersigned at his Office within a period of 14 (fourteen) days from the date of the publication of this notice, failing which, the share, right, title, benefit, interest, claim or demand, if any, of such person or persons shall be considered to have been waived and/or abandoned absolutely and not binding on my clients.

SCHEDULE OF THE AFORESAID PROPERTY

Industrial Gala/Unit No. 307 on 3rd Floor, T. V. Industrial Estate admeasuring about 870 sq.ft. carpet area along with open car parking space, situated at 248/A, S. K. Ahire Marg, Behind Glaxo Lab, Worli, Mumbai - 400 030, bearing C.S. No. 1/1629 of Lower Parel Division. Dated this 20th day of August, 2025

Sd/-

Mr. J. V. Parmar
 Advocate, High Court
 Darashaw Building, Chamber No.46,
 1st Floor, 24, Jambulwadi, Dhobitala,
 Mumbai - 400 002

केनरा बैंक Canara Bank

MULUND EAST, SHREENATH PLAZA, GROUND FLOOR L1 ROAD MULUND EAST
 MUMBAI-400081, PHONE +91 8655963318,
 email:cb2674@canarabank.com

Online Gold Auction Notice

Whereas the authorized officer of CANARA BANK,MULUND EAST (2674) issued Sale notice(s) calling upon the borrower to clear the dues in gold loan availed by him. The borrower had failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned will conduct online auction of the gold ornaments strictly on "As is What is Basis" & "Whatever there is Basis" & "Without recourse Basis". The auction will be conducted online through https://egold.auctiontigr.net on 29-08-2025 at 12:00PM to 03:00PM

Sr No	Borrower - LAN No	Gross Weight & Net Weight In GM	Date of Inspection & EMD	Date of Auction	EMD account details
1	DHARMENDRA RADHESHYAM PANDE 180277889763	1. 10.00 (7.30) 2. 6.50 (4.50) 3. 3.15 (2.50) 4. 3.96 (2.70) TOTAL 23.61 (16.70)	Inspection - 26.08.2025 EMD - 28.08.2025 EMD Rs.25,000	29.08.2025	Canara Bank MULUND EAST A/c No. 209272434 IFSC : CNRB0002674

Please contact Branch Manager Mr SOMNATH -8655963318 for more information
 Visit https://egold.auctiontigr.net for detailed terms & conditions.

Sd/- Manager
 CANARA BANK

Public Notice - Demand Notice u/s 13(2) of SARFAESI Act

IDBI BANK
 IDBI BANK LIMITED 202 Pinnacle, GF, Plot No. E-7, Road No. 22, Wagle Industrial Estate, MIDC, Thane(W), Thane. Pin-400604

NOTICE UNDER THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (THE SARFAESI ACT)

Notice is hereby given to the below mentioned Borrower(s) and Mortgagee(s) that the Borrower's mentioned in below table were sanctioned financial assistance by IDBI Bank Ltd. (IDBI Bank), by way of Home Loan / Mortgage loan/ MSME Loans. Pursuant to the sanction of the said financial assistance, necessary loan and security documents were executed by Borrower/s/Mortgagee/s. The said financial assistance has been secured, inter alia, by mortgage by deposit of title deeds of the properties mentioned in below table. As the Borrower's have defaulted in repayment of the said financial assistance in terms of the Loan Agreement(s), the account of the Borrowers have been classified as non-performing assets (NPA) in the books of IDBI Bank in terms of the guidelines issued by Reserve Bank of India (RBI) from time to time. In view of the defaults committed by the Borrowers, IDBI Bank, vide its letter, has declared the financial assistance together with interest and other monies, to have become immediately due and payable by the Borrower and called upon the Borrower to pay to IDBI Bank the said sums together with further interest thereon till payment or realization, at the contractual rate as stated in the said letter. The amount is due and payable by the Borrower to IDBI Bank, along with further interest thereon at the contractual rate till payment/realization.

Necessary notice was issued/served by IDBI Bank, under section 13(2) of the SARFAESI Act at the respective addresses of the Borrower(s)/Mortgagee(s) by "Registered post with Acknowledgement Due". In view of the aforesaid, this public notice is issued in compliance with Proviso to Rule 3(1) of the SARFAESI Rules.

Please note that you shall not transfer or otherwise (other than in the ordinary course of your business) any of the Secured Assets, without prior written consent of IDBI Bank, failing which you shall be liable for an offence punishable under section 29 of the SARFAESI Act.

We invite your attention to provisions of sub section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

In the circumstances, Borrower (s) / Mortgagee (s) is, once again, requested to pay the aforesaid amount within sixty days from the date hereof failing which IDBI Bank, as a secured creditor shall be entitled to enforce its security interest, under the provisions of the SARFAESI Act as also under any other law as available to IDBI Bank for realising its dues.

S No	Name of the Borrowers/Mortgagees /Guarantors	Demand Notice Date	Demand Notice Amount (Rs)	Property Address
1	CHHAYA BORIYA, KAMLESH BORIA AND HIRAL HOMES	15-07-2025	17,80,560/-	FLAT NO.103, PENKAR PADA, HIRAL KHUSH, NEW MAHAJANWADI, MIRAROAD (EAST) 40107
				FLAT NO.301, PENKAR PADA, HIRAL KHUSH, NEW MAHAJANWADI, MIRAROAD (EAST) 40107
				FLAT NO.24A, PENKAR PADA, HIRAL KHUSH, NEW MAHAJANWADI, MIRAROAD (EAST) 40107

Mumbai 20.08.2025

Authorized Officer
 IDBI Bank Ltd.

VINATI ORGANICS LIMITED

CIN: L24116MH1989PLC052224
 Regd. Off.: B-12 & B-13/1, MIDC Indl. Area, Mahad - 402 309, Dist. Raigad, Maharashtra, India.
Corp. Office: Parineer Crescenzo, 1102, 11th Floor, "G" Block, Plot No. C38 & C39, Behind MCA, BKC, Bandra (E), Mumbai 51.
 Phone +91-22-61240444/28, Fax +91-22-61240438,
Email: shares@vinatiorganics.com **Website:** www.vinatiorganics.com

NOTICE TO SHAREHOLDERS - "SAKSHAM NIVESHAK" 100-DAY CAMPAIGN ACTION REQUIRED FOR UNCLAIMED DIVIDENDS AND KYC UPDATES

The Investor Education and Protection Fund Authority (IEPFA), Ministry of Corporate Affairs, has launched a nationwide 100-Day Campaign "Saksham Niveshak" commenced from July 28, 2025 to November 6, 2025.

The objective of the campaign is to:

- Facilitate shareholders in updating their KYC details including bank account mandates, PAN, nomination, email ID, mobile number, and address.
- Enable shareholders to claim any unpaid/unclaimed dividends or shares to avoid their transfer to IEPFA.
- Assist shareholders whose dividends/shares have already been transferred to IEPFA in filing claims directly with the Authority.

Shareholders who have not claimed their dividends or whose KYC records are incomplete are requested to contact the Company's Registrar & Transfer Agent (RTA) at the earliest:

MUGF Intime India Private Limited, C-101, Embassy 247, L.B.S. Marg, Vikhroli (West), Mumbai 400083 Phone: 8108116767 / https://web.in.mpgms.mugf.com/helpdesk/Service_Request.html

Additionally, shareholders are also encouraged to register and track their requests through the SWAYAM portal: <https://swayam.in.mpgms.mugf.com>.

Please note that, as per applicable provisions, if dividends remain unclaimed for **seven consecutive years**, the dividend amounts along with the corresponding shares are liable to be transferred to the IEPFA.

The Company is committed to assisting shareholders in this process. For further support, please contact the RTA or visit our website www.vinatiorganics.com.

We urge all shareholders to take prompt action during the campaign period to safeguard their entitlements and ensure compliance with statutory requirements.

For VINATI ORGANICS LIMITED

Sd/-
 Milind Wagh
 Company Secretary Compliance Officer

OMKARA OMKARA ASSETS RECONSTRUCTION PVT. LTD.

Corporate Office: Kohinor Square, 47th Floor, N.C. Kulkarni Marg, R. G. Gadgil Chowk, Dadar (West), Mumbai 400028. Tel: 022-69221111

E-AUCTION SALE NOTICE

Date: 05th September 2025 Time: 12:00 PM 01:00 PM

E-Auction Sale Notice for Sale of Immovable and Movable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(i) (w.r.t.) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of Bank of Baroda. Further, Omkara Assets Reconstruction Pvt Ltd (OARPL) acting in its capacity as Trustee of sections 13(2) and (4) of SARFAESI Act, has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 20.03.2021 from Bank of Baroda (Assignor Bank) along with underlying security from assignor bank. Accordingly, OARPL has stepped into the shoes of assignor bank and empowered to recover the dues and enforce the security. The Authorised Officer of OARPL took handover of possession of the below mentioned secured property from the assignor. The Authorised Officer of OARPL hereby intends to sell the below mentioned secured properties for recovery of dues and hence the tenders/bids are invited for the purchase of the secured properties. The properties shall be sold in exercise of rights and powers under the provisions of sections 13(2) and (4) of SARFAESI Act, "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), Guarantors/Mortgagees shown below. The Reserve Price and the earnest money deposit for respective property has been mentioned below in respective column.

Borrower/Co-Borrower/ Guarantors/Mortgagees	Date of Demand Notice u/s 13(2) and 13(4) of SARFAESI Act	Description of Property	Nature of Property	Reserve Price (in Rs.)	EMD (in Rs.)	Inspection Date/Time
Borrower - Mrs. Meenal Trading Private Limited Personal Guarantees 1. Mr. Romen Mohanlal Patel 2. Mr. Pankaj Mohanlal Patel 3. Mrs. Kokilaben Mohanlal Patel 4. Mrs. Sheetal Patel Corporate Guarantees: 1. M/s Mocha Trading Pvt. Ltd.	13/12/2021 Issued as on 13-07-2017 for the recovery of the amount of Rs. 1,585.54 Lakhs as on dated 30.06.2013 & further other Future charges & Interest thereon 13/4) dated 29.10.2013	Unit No. 2 (418 sq. ft.) & 3 (370 sq. ft.), Fifth Floor of the Building known as "Sugar House" Premises Co-Operative Society Limited, Mandva Division, at 93/95, Kazi Syed Street, Mumbai-400003, with total area of 788 sq. ft. in the name of Late Mr. Mohanlal M. Patel.	Commercial	Rs. 60,00,000/-	6,50,000/-	25.08.2025 from 03:00 PM to 05:00 PM
		Total		Rs. 60,00,000/-	6,50,000/-	

Note: Known Encumbrance - As per the Society's Notice (Sugar House Premises Co-Operative Society Limited) dated 05th March 2023, the total maintenance amount due from both properties are as under -

Sr. No.	Bill Period	Particular	Amount due (in Rs.)
Unit/Office No.2	April 2012 to March 2025	Maintenance outstanding (including last 2 years Property Tax)	13,87,177
Unit/Office No.3	April 2012 to March 2025		13,59,442
		Total (A)	27,46,619

TERMS & CONDITION OF THE AUCTION:
 For detailed terms and conditions of the sale please refer to the link provided in <http://omkaraarc.com/auction.php> and/or <https://www.auctionbazar.com/>
 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 05.09.2025 by 6:00 PM. The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact e-Auction Service Provider "M/s. ARCA E-MART Pvt. Ltd." Support Landline No/Mobile No. : 8370969696 Helpline E-mail ID: contact@auctionbazar.com / support@auctionbazar.com. Concerned Persons: Mrs. M.Kiranmai, Mobile No.7997043999, Email: kanmai@auctionbazar.com and for any property related query contact the Authorized Officer, Mr. Vinod Pungliya, Mobile No.+91 93231 82445, Mail: vinod.pungliya@omkaraarc.com

IMPORTANT DATES

Payment of EMD	Submission of BID	E-Auction Date & Time
04/09/2025 up to 6:00 PM	04/09/2025 up to 6:00 PM	05/09/2025 from 12:00 Noon to 01:00 PM

Minimum Bid Increment Amount Rs. 50,000/- (Rupees Fifty Thousand only)

STATUTORY NOTICE FOR SALE UNDER Rule 8(i) (w.r.t.) OF STATUTORY INTEREST (ENFORCEMENT) RULES, 2002

This notice is also a mandatory Notice of 15 (Fifteen) days to the Borrower(s) under Rule 8(i) (w.r.t.) 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 be sold in exercise of the powers of the Authorized Officer/Secured Creditor be sold through any of the modes as prescribed under Rule 8(i) of Security Interest (Enforcement) Rule, 2002. Intending bidders shall comply and give declaration under section 25A of Insolvency and Bankruptcy Code 2016.

Date: 18.08.2025
 Place: Mumbai

Sd/-
 Authorized Officer, Omkara Assets Reconstruction Pvt. Ltd.
 (Acting in its capacity as a Trustee of Omkara PS 25/2020-21 Trust)

ADITYA BIRLA ADITYA BIRLA HOUSING FINANCE LIMITED

Registered Office-Indian Rayon Compound, Varaval, Gujarat - 362266 Branch Office- G-Corp Tech Park, 8th floor, Kasar Wadavali, Ghodbunder Road, Thane, MH-400601

APPENDIX IV

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

Whereas, The undersigned being the authorized officer of Aditya Birla Housing Finance Limited 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 had issued a demand notice dated 13-10-2021 calling upon the borrowers SUIVIDHA SACHIN JADHAV & SACHIN ASHOK JADHAV mentioned in the notice being of Rs. 12,36,227.36/- (Rupees Twelve Lak Thirty Six Thousand Two Hundred and Twenty Seven Only) within 60 days from the date of receipt of the said notice.

The borrowers having failed to repay the amount, notice is hereby given to the borrowers and to the public in general that the undersigned has taken Possession of the property described herein below in exercise of the powers conferred on him/her under Section 13(4) of the said Act. read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 19th day of August of the year, 2025.

The borrowers 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 Aditya Birla Housing Finance Limited for an amount of Rs. 12,36,227.36/- (Rupees Twelve Lak Thirty Six Thousand Two Hundred and Twenty Seven Only) interest thereon. Borrowers attention is invited to the provisions of Sub-section 8 of Section 13 of the Act., in respect of time available, to redeem the secured assets.

DESCRIPTION OF THE IMMOVABLE PROPERTY

All That Piece And Parcel Along With The Construction At 3rd Floor, Flat No. 303, Nandadeep Residency, Bldg No. C3, Vadavali Village, Neral, Karjat S.O (Raigad, Maharashtra, India - 410201.

Date: 19.08.2025
Place: Mumbai

Authorised Officer
 Aditya Birla Housing Finance Limited

ASREC (India) Limited

Blgd No. 2, Unit No. 201-202A & 200-202B, Gr. Floor, Solitaire Corporate Park, Andheri Ghatkopur Link Road, Chakala, Andheri (East), Mumbai-400 093.

APPENDIX IV-A

PUBLIC NOTICE FOR AUCTION - SALE OF IMMOVABLE PROPERTY

(Under Rule 8(i) read with Rule 9 of the Security Interest (Enforcement) Rules, 2002 WHEREAS, ASREC (India) Ltd. is a Securitisation and Asset Reconstruction Company (hereinafter referred to as "ASREC") and secured creditor of Borrower Account names by virtue of Assignment Agreement dated 27.10.2021 executed with Nav Jeevan Co-operative Bank Ltd. Acting in its capacity as Trustee of ASREC-PS 04/2021-22 and has acquired the secured debt of M/s K.S. Knitters - Proprietor of Mr. Siddhant Satyapal Malani, Guarantor of Mrs. Karuna S. Malani and Mr. Subhash Chand Pal along with underlying securities from the original lender, Nav Jeevan Co-operative Bank Ltd.

The Authorized Officer of Nav Jeevan Co-operative Bank Ltd (Assignor Bank) in exercise of powers conferred under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI) and Security Interest (Enforcement) Rules, 2002, had issued a demand notice dated 13.08.2021 u/s 13(2) of the said act calling upon all the aforesaid borrowers/mortgagees/guarantors in their capacity for repayment of total outstanding amount aggregating to Rs. 47,79,207.00 (Rs. Forty-Seven Lakhs Seventy Nine Thousand Two Hundred and Seven Only) as on 30.06.2021 plus further interest from 01.07.2021 interest & cost, respect of the advances granted by the Nav Jeevan Co-operative Bank Ltd., within the stipulated period of 60 days as mentioned in the Demand Notices under Sec 13(2) of the said Act served upon the borrowers & Joint/ Co-borrowers. Details of Total outstanding as below:

Name of the Account	Facilities/Amount
M/s. K.S. Knitters, Mr. Siddhant Satyapal Malani (Proprietor), Mrs. Karuna S. Malani (Guarantor) and Mr. Subhash Chand Pal (Guarantor)	1. Over draft A/c No. 4350035020001494 Rs. 45,66,057/- as on 30.06.2021 together with further interest + penal interest @ 2% p.a thereon with effect from 01.07.2021. 2. Term Loan A/c No. 4350036150000035 Rs. 2,13,150/- as on 30.06.2021 together with further interest + penal interest @ 2% p.a thereon with effect from 01.07.2021.
Total Outstanding Amount	Rs. 47,79,207/- as on 30.06.2021

As the Borrowers, Joint/Co-Borrower/Partners/Guarantor/Mortgagees having failed to repay the entire dues as per said demand notice dated 13.08.2021 under Sec 13(2) of the said Act, within the stipulated period of sixty days and pursuant to aforesaid Assignment Agreement dated 27.10.2021 in favor of ASREC (India) Limited, the Authorized Officer of ASREC (INDIA) LTD, in exercise of the powers conferred under Section 13(4) read with Enforcement of Securities (Interest) Rules, 2002, took physical possession of the below mentioned properties on dated 21.02.2025 with section 14 of SARFAESI Act, 2002.

Since the entire dues have not been cleared, Notice is hereby given to the public in general and Borrower(s), Joint/Co-borrower and Guarantor(s) in particular that the Authorised Officer hereby intends to sell the below mentioned secured property for recovery of dues in the account, as per aforesaid demand u/s 13 (2) notice after giving due credit to the payment received subsequent to the said notice, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and hence the tenders/bids are invited in sealed cover for the purchase of the secured property. The property shall be sold strictly on "AS IS WHERE IS", "AS IS WHAT IS", "As is Whatever Condition there is" and "NO RECOURSE" basis for recovery of Aggregate combined total of Rs. 47,79,207.00 (Rs. Forty Seven Lakhs Seventy Nine Thousand Two Hundred and Seven Only) as on 30.06.2021 plus further interest from 01.07.2021 due to secured creditor from M/s K.S. Knitters. The reserve price and EMD etc are given below:

Description of the Properties	Reserve Price (Rs. in Lakhs)	E.M.D. (Rs. in Lakhs)	Bid Incremental (Rs. in Lakhs)
Flat No.18, 2nd floor, in the building known as Asha Co. Op. Hsg. Soc. Ltd. Uhasnagar-3 constructed on plot No.47, Section-4A, Opp. Block No.35, within the limits of UMC, Uhasnagar-3 in the name of Siddhant Satyapal Malani having area adm.562 sq.ft. (built-up) vide Agreement for Sale dt.20.09.1999 duly registered with the Office of Sub-Registrar, Uhasnagar, on 29-09-1999 vide Ref.No. UHN-1-3155/ 1999.	Rs.24.00	Rs. 2.40	Rs.0.25

Details of auction:

- Auction Date & Time: 10.09.2025 at 11.00 A.M.
- Inspection of Property: 03.09.2025 from 02.00 A.M. to 04.00 P.M.
- Collection of Bid Forms: From 21.08.2025 to 09.08.2025 - 10.00 A.M. to 4.00 P.M.
- Last date & time for submission of Bid Forms: Till up to 09.09.2025 - 4.00 p.m.
- Venue of Bid Forms Collection/ Submission & Venue of Auction & Bids opening: From the office of ASREC (INDIA) Ltd. at 201/202A, Building No. 2, Solitaire Corporate Park, Andheri Ghatkopur Link Road, Chakala, Andheri (East), Mumbai - 400093. Tender Forms can also be downloaded from the website of ASREC (INDIA) LTD. (www.asrecindia.com). The Offers/enders received by ASREC, shall be opened by the Authorised Officer at our above mentioned office address on 10.09.2025 at 11.00 A.M. wherein inter-se bidding, may take place.

TERMS & CONDITIONS:

- To the best of knowledge and information of the Authorised Officer, there is no encumbrances on the property. The intending bidders should make their own independent enquiries regarding encumbrances, title of property put on auction and claims/rights/dues affecting the property prior to submitting their bids. The public auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of ASREC. The property is being sold with all existing encumbrances whether known or unknown to ASREC. The Authorised Officer / Secured Creditor shall not be responsible in any way for any third party claims/ rights/ views.
- Auction will be held for the entire property as stated above on "As is where is", "As is what is" and "As is Whatever There is" and "No Recourse Basis".
- Bid in the prescribed form given in the tender document shall be submitted to Authorised Officer of ASREC (India) Ltd., Bldg. No. 2, Unit No. 201-202A & 200-202B, Gr. Floor, Solitaire Corporate Park, Andheri