II-9

		WWW.ITCCPICSSJOUTHAL.III	• • · . · . · . · · ·				11-9
Sr. No.	Branch Name	Branch Address	Locker No.	Name of the Locker Hirer(s)	Address	Amount Due (INR)	Amount Due From
137		Askruti Cantra Craund Flage Near Tungs Hatel	3039	Arpit Kumar Gupta	Procter And Gamble Rico House Plot 24 And 25road 9 Midc Chakala Andheri East-mumbai400099		24-Apr-23
138 139	MIDC, Mumbai	Ackruti Centre, Ground Floor, Near Tunga Hotel Near MTNL Office, MIDC, Andheri(E) Mumbai 400093	2015 1043	Hiteish Joshi Rati Mavur Pathak	8th Floor 812 Plot No.856 Ghyanshamencalve Link Road Kandivali-w-mumbai400067	56720.57	22-Sep-21 03-Jun-22
140			2014	Zenith Steel Pipes And Industries Limited	Manorama Arts Near Model Mills Old Gatecolony Bag Nagpur-nagpur440002 Dalamal House, 1st Floor,nariman Point-mumbai400021	51214.12 0	24-Apr-23
141		E41, Poonam Chambers, Phase-3, Opp. Sector No.67	4062	Vijaybhai V Sonani	402, B Wing Shreepati-1 Kanungo CHSL Royal Complex Behind Olympia Tower Mira Road (E) Thane 401107	0	26-Jul-23
142	Mira Road	Shanti Park, Mira Road (E), Dist. Thane 401107	3050	Yusuf Anwar Khan	Flat B/302 3rd Flr Marigow 2 Kanakia Beverly Park Off Mira Road Thane 401107	73332.91	13-Dec-18
143		0 15 05 15 11 1 1 1 1 1 1 1 1 1 1 1 1 1	4094	Pooja Bhagwandas Gandhav	A/202, New Om Tower Nitya Nagar, Gaurav Galaxy Mira Road East Mira-bhayander Opp St.paul School Thane 401107	0	26-Jul-23
144	Nalasopara (West)	Ground Floor & First Floor,bably Apartment, Near Patankar Park, Station Rd, Nalasopara (W) Thane 401203	4049	Roshan David Cutinha	36 Sharjah PO Box 2 Near Abu Shagara Park Sharjah 2	0	24-Apr-23
145		Ground Floor, Satyam Commercial Complex	10	Namita Jatin Patil	Sai Pooja Complex, Anand Aashram, Sarmal Kargalli Mahim Road, Palghar 401404	11696.66	13-Dec-18
146	Palghar	Kacheri Road Palghar 401404	43	Vijay Satish Bhanushali	Alnakheel 105 Alkaramapo Box-4526 Dubai 4526	8457.5	17-Oct-19
147			16224	Sagorika Sharma	Prem Kutir lit Main Gate, A S Marg, Powai, Mumbai 400076	0	24-Apr-23
148 149	Powai	Ground Floor, Cettm (MTNL) Technology Street	2041 10171	Tathagata Mitra	A 1301 13th Floor Lake Prime Rose 4 Lake Homes Powai Mumbai 400076	22169.72 22169.72	23-Apr-19 05-Dec-19
150		Hiranandani Gardens, Powai, Mumbai 400076	6044	Rajesh D Panchal Shabd Swarup Sinha	E-101,powai Park, High Street, Hiranandani Gardens Powai Mumbai 400076 1002-B Valencia Hiranandani Garden Powai Mumbai 400076		26-Dec-19
151			6051	Dhaval Atul Barot	601, Shree Amba Shanti Chambers, opp Hotel Leela, Andheri Kurla Road, Mumbai 400093	144260.61 0	19-May-23
152	S.V. Road, Andheri (W)	Ground Floor, Irla Telephone Exchange Bldgs	10018	Anil Maganlal Thakkar	E-3/21, 4th Floor, Nutan Jeevan Chs Ltd, Kripa Nagar S. V. Road, Irla, opp Jain Temple Vile Parle (W) Mumbai 400056	48116.25	23-Apr-19
153	o.v. Roda, Andrien (vv)	V Road, opp Jain Temple, Andheri (W) Mumbai400058	122	Shabnam Chand Kapur	B/10 Om Joshi Apartment, Lallubhai Park Road 1st Flr Andheri (W) Mumbai 400058	71811.46	13-Dec-18
154 155	Sai Baba Nagar, Borivali (W)	Sealord Chs,Sai Baba Nagar Ram Nagar Borivali (W) Mumbai 400092	182 139	Hitesh Babulal Vyas Kalidas Shivadas Sonawane	Flat No 4 A/5 Baj Geejay Chs Ltdsai Baba Ngr, Borivali (w)-mumbai400092 Room No-23 Police Qtrs, Natakwala Lane Borivali (W) Nr. Tahsildar Office Mumbai 400092	0 13197.71	24-Apr-23 10-Oct-22
156		Rain Ragai Donvaii (11) Mullibai 40002	3	Rani Milind Kamble	A-4 Sukh Shanti Chs Shiv Shakti Nagar Powai Mumbai 400072	0	24-Apr-23
157			146	Vishal Rajesh Bobdey	53 Alaknaamda Nofra RC Church Colaba Mumbai400005	0	24-Apr-23
158	Sakinaka	Hyde Park Ground Floor Unit No 4 , Opp Ansa Ind. Estate	49	Mohammed Siraj Shaikh	Room No-1 Haji Sattar Chawl Marolmilitary Road KBM Compound Saki Naka, Near Ashok Tower Mumbai 400072	32852.98	13-Dec-18
159 160		Saki Vihar Road, Andheri(E) Mumbai 400072	33 130	Seema Kallakandy Jayaraman	Flat No 302 Acme Elite Behind Poonam Nagar Andheri (E) Mumbai 400093	22000 49	24-Apr-23
160			130	Arpita Mazumder Archana Shah	305 Eco Residency Military Road, Opposite Vasant Oasis, Marol Andheri (E) Mumbai 400059 302 Debrewala House 3rd Road Juhu Scheme Mumbai 400056	32990.18 118464.56	11-Sep-19 13-Dec-18
162	Sakinaka Junction	Gr Floor, Unit No G1,G4 & G5, Sagar Tech Plaza B Wing,	40	Swayam Saurabh	F-403 Akruti Orchid Park Kurla Near Sakinaka Junction Mumbai 400072	0	24-Apr-23
	Sakinaka Junction	Andheri Kurla Road Mumbai 400072					,
163	Seven Bunglows, Andheri (W)	Shop No. 1 To 4, New Siddharth Chsl Seven Bungalows, Off. J P Road, Andheri (W) Mumbai 400053	90	Srividya Raghuveer	301 Atlantic Chs Sherly Rajan Road Off Carter Road Bandra (W) Mumbai 400050	48116.25	13-Dec-19
164	Shanti Park, Mira Road	Gr Floor, Poonam Residency, Near Punjab National Bank	96	Pratap Dasharath Polkam	Row House No-14, Classic County opp Old Petrol Pump, Mira Road (E) Thane 401107	0	24-Apr-23
165	Onanti i ark, mila Roau	Shanti Park, Mira Road (E) Mumbai4 01107	152	Ramesh Mohan Ahir	Flat No 505 E 4 Gaurav City E 4 Beverly Park Opp Seven Square School Mira Road (E) Thane 401107	41605.41	22-Aug-19
166 167		97 Poonam Anant Ganediwal Flat No 4, 2nd Floor, Vanashri Bldg, High Tide Rd, Versova Link Rd, Nr Vikram Petrol Pump Mumbai 400001 78 Rohit Madan Shetty Shetty Tower Plot No-28 Nutan Laxmi Chs Ltd9/10 Cross Road Jypd Schme Mumbai 400049		Flat No 4, 2nd Floor, Vanashri Bldg, High Tide Rd, Versova Link Rd, Nr Vikram Petrol Pump Mumbai 400001 Shetty Tower Plot No-28 Nutan Laxmi Chs Ltd9/10 Cross Road Jypd Schme Mumbai 400049	0 0	19-May-23 24-Apr-23	
168			175	Prateek Praful Kumar	3801 Rimal 3 Jumeirah Beach Real Marsa Dxb Post Box 999 Dubai 999	39949.29	07-Jul-21
169	Springfields (PB Branch)	First Floor, Greenville Chs Ltd,opp Samarth Vibha, Lokhandwala Complex, Andheri (W), Mumbai 400053	56	Rupal Prateek Kumar	Flat 3801 (rimal-3), 392 Marsa Premise Number - 392145863 premise Type - Residential Flat Dubai 182421	67893.17	23-Apr-19
170		Loknandwaia Complex, Andheri (w), wumbai 400055	184	Bhavya Malini Devendra Pandya	Barco Chemicals Pvt Ltd,10 Hood Road, Souther Ton, Harare	192197.04	03-Jun-22
171 172			70 Padma D Shah 201/202 Akshay Villa Of JP Rd, Seven Bunglow, Versova Andheri (W) Mumbai 400061 326 Sana Khan 141 14th Floor Movie Tower Yamuna Nagar Oshiwara Andheri (W) Mumbai 400053		84282.82 67459.2	23-Apr-19 25-Jun-20	
173			288	Abha Pramod Chakravarthy Devasani	505 A Wing Metropolis Chal JP Road Ambivali opposite Gurudwara Andheri (W) Mumbai 400053	88067.41	11-Jun-20
174			107	Basudha Sinha	E-304,marigold Chs,gundecha's Valley Of Flower Thakur Village,kandivali (E) Mumbai 400101	13279.79	23-Dec-21
175		Franchis Millanton Davidia	213	Cola Chandrasekar Naidu	Evershines Millennium Paradise, Emp 05,flat # 304 Mercury Thakur Village, Kandivali (E), Mumbai 400101	41433.89	25-Aug-23
176 177	Thakur Village, Kandivali	Evershine Millenium Paradise Thakur Village, Kandivali (E) Mumbai 400101	333 342	Preeti Rakesh Singh Shibnath Mukherjee	Resort 101 View Thakur Complex opp Joggers Park Kandivali Mumbai 400101 B103 Pruthvi Enclavesiddharth Nagar Western Express Highway Siddharth Nagar Borivali East Mumbai 400066		24-Apr-23 24-Apr-23
178			120	Naina Neelesh Shah	Dheerai Enclave Wing 4/a Flat No 305 Western Express Highway Borivali (E) Mumbai 400066	27111.37	13-Dec-18
179			435	Rehana Feroz Khan	Room No 201 Rajesh Apt Pandit Dindayal Nagar Umele Vasai (W) Bassein Road Thane 401202	0	24-Nov-23
180	Upper Govind Nagar	Sri Krishna Chs, Upper Govind Nagar,	203	Pallavi Kiran Pandya	3701 Danforth Drive Apt 1405 Jackson Ville Florida 32224	0	24-Apr-23
181 182	Malad (E)	Malad (E), Mumbai 400097	216 6056	Koushik Majumdar Vaibhay Pramod Malhotra	Flat No 1101-2 A Wing Sahyadri Tower Chs Upper Govind Nagar Malad (E) Mumbai 400097 A/101 Ec-63 Mangal Krishna, Evershine City Vasai Shakti Dham Mandir Vasco-Da-Gama 401208	30499.72 26373.92	13-Dec-18 09-Jan-20
183			324	Koshy George	Kinaruvilayil House anandappally Po-Adoor 691525	0	19-May-23
184			6042	Hasan Suleman Dhorajiwala	Po Box 65640 Dubai 6564	3055.96	26-Jul-23
185			80500	Robert Mariaarul	Po Box 22550 Qatar Airways Doha 22550	0	24-Apr-23
186 187		Ground Floor, Shop No.4&5, B/1 To B/4,	434	Sujata Rajesh Tayde	Tulsion Nivas, Amrapali Nagar, Buldhana 444203	8243.52 17024.72	26-Jul-23 12-Jun-20
188	Vasai	Vasai (W) Thane 401202 150 Gopal G Thakkar 5(f)101, Agarwal Peace Heaven, Kauls Heritage City, Bhabola Naka, Vasai (W) Thane 401202 429 Saiqa Sayed Anwar Hussain Sayed B 3 Flat No 53-54 Fifth Floor Narendra Parknaya Nagar Mira Road (E) Thane 401107 502 B Wing Aspen Building Rajhans Kshitij Complex Suyog Nagar Vasai (W) Thane 401202		0	24-Apr-23		
189				5658.04	15-Apr-23		
190				0	19-May-23		
191		80473 Tapati Banerjee Flat No.203 Bldg.150 Cluster Evershine City Vasai (E) Thane 401208		0 20991.27	24-Apr-23		
192 193			77 259	Chetan Suryakant Surve Aarathi Shreedhar Sanil			12-Jun-20 24-Apr-23
194			394	Sunil Kumar Sethi	Flat No.5, Shree Niwas, Shastri Nagarambadi Road, Vasai Road,Thane 401202	0 21655.22	26-Dec-19
195	Veera Desai Road	Ground Floor, Shop No 1 to 7, Venus Tower, Azad Nagar Road 2, Main Veera Desai Road, Andheri (W) Mumbai 400058	54	Vaishali Yeshwant Birhade	Gaine15 Honville, 88520 Ban De Laveline 88520	0	24-Apr-23
196		Moud E, main veera Desai Moad, Andriett (vv) Multibat 400030	467	Puja Kirti Kondhiya	Roopdarshan D 403 Juhu Lane Andheri (W) Mumbai 400058	22169.72	30-Dec-19
197			473	Aditya Monga	Flat No 1604, Westbay Jari Mari Road Bandra (W) Mumbai 400050	0	24-Apr-23
198			460	Shaktie Prakash	501 Chandrahans, N S Road 9, Juhu Scheme, Opp JNS Gate 2, Mumbai Suburban, Mumbai 400049	0	24-Apr-23
199	Vile Parle (West)	Senorita, Plot No 11, Gulmohar Road	235	Sonal Mahendrakumar Patel	8 Harts Bourne Close, Bushey Heath, Herts, Uk, Wd 231sawd231s	0 /	24-Apr-23
200 201	The Fallo (West)	Near Juhu Circle, Vile Parle (W) Mumbai 400049 581 Azim Yakub Khan 5875 W Kayleigh Drive Lake Charles Lalouisiana- Lake Charles70605 Park Paradise, Kb Society, Flat No 101,a Wing1st Floor, Near Shantivan Mahada Oshiwara, Mumbai 400058 Suraj Arunkumar Muchhala Amar Mahal Anandrao Devle Roadnear Chandan Cinema Juhu Mumbai 400049				36346.68	24-Apr-23 26-Dec-19
202				0	19-May-23		
203		223 Meena Jayant Joshi 'jasu', 401, 60 Vithal Nagar Soc,jypd Scheme, Ns Rd, No 12, Mumbai 400049		0	24-Apr-23		
204			231	Sonal Uday Mehta	C-8, Gobind Ram Society, Azad Street, Andheri (W) Mumbai 400058		24-Apr-23
205 206			163 64	Alafiya Mikhdad Bandukwala	Panchsheel Chs Flat No 404 Hasnabad Santacruz (W) Mumbai 400054	0 22169.72	24-Apr-23 15-May-19
206	.,,	Unit 5,6,7 Viva Gokul Arcade Gokul Township	280	Nayan Ajit Kalushte Dr.bharti Deshmukh	D-302, Kishor Kunj-7, Opp Old Viva College, Virar-w Behind Ekvira Construction Thane 401303 Sidharth Hospital, Raja Shivaji Marg, Virar (W),Thane 401303	22169.72 25616.25	15-мау-19 03-Jun-21
208	Virar	Agashi Road Thane 401303	51	Yatin Bhupendra Shah	A-901 Gokul Society Opp Dev Nagar New Saibaba Nagar Kandivali (W) Mumbai 400067	0	24-Apr-23
209			377	Usha Naresh Barot	B/701 Magnum Bldg Gokul Township Agashi Road Virar (W) Thane 401303	23597.41	22-Feb-23
210		0 15 0 1 1 1 5 0 5 0 5 0 5 0 5 0 5 0 5 0	210	Pratiksha Raj Thakur	Thakur Nivas,raja Chhatrapati Shivaji Road, Virar (W) Thane 401303	22169.72	26-Dec-19
211	Yoginagar, Borivali (W)	Ground Floor, Shop No 4, 5,7 & 8, Trimurti Kripa Chs,	27 23	Bhavika Suresh Dave	Flat No-a/902 Borivali Vijay Nagar Chs Ltdeksar Road Borivali West-mumbai400092	25212.62 10419.42	23-Apr-19 03-Jun-22

These persons have failed and neglected in making payments towards the locker rentals to the Bank / not operated locker for a considerable period. The Bank is in the process of issuing the notices to them via a) SMS on their registered mobile no., b) Email on their registered email ID & c) Letters to their last known recorded address with the Bank, advising them to make the payment of locker rentals / operation of locker and/or close the locker facility(ies).

This is a final notice to notify that if the above-mentioned person(s) fail(s) to pay the arrears of locker entals to the Bank / operate locker on or before 10 May 2024, the Bank shall break and open the locker at locker hirer's risk and responsibility, as per the Banking Law and Practice and take inventory of items, if any, lying in locker and keep the same in Bank's custody until such time the arrears of rent along with interest, expenses, charges, etc. are paid to the Bank.

The Bank reserves the right to adjust the cash, if any found in the locker against the outstanding dues of the above persons to the Bank and it shall be treated as proper discharge on the part of the Bank and no claims, whatsoever, shall be entertained thereafter in this regard. For the balance dues of locker rentals, the Bank reserves its right to proceed legally against the locker hirer/s for recovery of its dues.

Date: 10th February 2024

Place: Mumbai

212

Circle BBO Head Axis Bank Ltd. Mumbai II Circle

A-901 Clubbelife Towers Eksar Road Borivali Wnear Maratha Bank-mumbai400092



KOTAK MAHINDRA BANK LIMITED

Eksar Road,jn. Of Yoginagar, Borivali (W) Mumbai 400092

Registered Office: 27 BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400 051 Regional Office: Admas Plaza, 4th Floor, 166/16, CST Road, Kolivery Village, Kunchi Kurve Nagar, Nea Hotel Hare Krishna, Santacruze, East Mumbai - 400098. (Corporate identity No. L65110MH1985PLC038137)

PUBLIC NOTICE FOR AUCTION CUM SALE

ease treat this as a fresh notice which is hereby given to the public in general and in particular to the Borrower/Co-B Guarantor that the below described immovable property mortgaged to the Authorised Officer of Kotak Mahindra Bank Ltd. he Physical Possession of which has been taken by the Authorised Officer of Kotak Mahindra Bank Ltd., will be sold on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis, offers are invited to submit online through the Web Portal o our e-Auction Service Partner, M/s. C1 India Pvt. Ltd. i.e. www.c1india.com by the undersigned for sale of the immovable propert

ı	Loan Accor	unt No. & Name	LAP11486911, Ashok Gagubhai Chhadwa			
Name of the Borrower(s) / Guarantor(s) / Mortgagor(s)		1. Mr. Ashok Gagubhai Chhadwa, 2) Mrs. Rajeshree Ashok Chaddwa, 3) Mr. Mihir Ashok Chaddwa; 4) Mr. Himanshu Ashok Chaddwa, 5) Ashok Gagubhai Chhadwa (HUF)				
			13(2) Notice Amount]: Rs. 2,50,53,078.68/- (Rupees Two Crore			

Property Description of Property		Reserve Price	Earnest Money Deposit	Date of Inspection of Immovable Properties	Date / time of Auction	
1	Entire Floor No. 4, Sagar Building, Chhaya CHSL, Near Gomti Bhavan Society, Sion Trombay Road, Chembur, Mumbai - 400071.	(Rupees Two Crore Sixty Two Lakhs Forty Four	Rs. 26,24,400/- (Rupees Twenty Six Lakhs Twenty Four Thousand Four Hundred Only)	22/02/2024 from 11 a.m. to 1 p.m	01/03/2024 from 1 p.m. to 2 p.m	
2.	Entire Floor No. 5, Sagar Building, Chhaya CHSL, Near Gomti Bhavan Society, Sion Trombay Road, Chembur, Mumbai - 400071.	(Rupees Two Crore Sixty Nine	Rs. 26,92,440/- (Rupees Twenty Six Lakhs Ninety Two Thousand Four Hundred Forty Only)	22/02/2024 from 11 a.m. to 1 p.m	01/03/2024 from 1 p.m. to 2 p.m.	
3.	Entire Floor No. 6, Sagar Building, Chhaya CHSL, Near Gomti Bhavan Society, Sion Trombay Road, Chembur, Mumbai - 400071.	(Rupees Two Crore Eighty Seven Lakhs Seventy One	Rs. 28,77,120/- (Rupees Twenty Eight Lakhs Seventy Seven Thousand One Hundred And Twenty Only)	22/02/2024 from 11 a.m. to 1 p.m	01/03/2024 from 1 p.m. to 2 p.m.	
4.	Entire Floor No. 7, Sagar Building, Chhaya CHSL, Near Gomti Bhavan Society, Sion Trombay Road, Chembur, Mumbai - 400071	(Rupees Two Crore Seventy	Rs. 27,65,340/- (Rupees Twenty Seven Lakhs Sixty Five Thousand Three Hundred Forty Only)	22/02/2024 from 11 a.m. to 1 p.m	01/03/2024 from 1 p.m. to 2 p.m.	

Last Date for Submission of Offers / EMD :- 29/02/2024 till 5.00 pm Bid Incremental Amount Per Property: Rs. 1,00,000/- (Rupees One Lakh Only)

Important Terms & Conditions of Sale: (1) The Auction is conducted as per the further Terms and Conditions of the Bid document and as pe he procedure set out therein. Bidders may go through the website of our E-Auction Service Provider, M/s. C1 India Pvt. Ltd. i.e. https://www.bankeauctions.com_for bid documents, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online; (2) All the intending purchasers/bidders are required to register their name in the Web Portal mentioned above as https://www.bankeauctions.com and generate their User ID and Password in free of cost of their own to participate in the e-Auction on the date and time aforesaid; (3) For any enquiry, information, support, procedure and online training on e-Auction, the prospective bidders may contact the M/s. C1 India Pvt. Itd Department of our e-Auction Service Partner M/s. Vinod Chauhan, through Tel. No.: + 91 7291971124,25,26, Mobile No.: 9813887931 & E-mail ID: delhi@c1india.com & support@bankeauctions.com; (4) To the best of knowledge and information of the Authorised officer there is no encumbrance in the property/ies. However, the intending bidders may inspect the property and its documents as mentioned above or any other date & time with prior appointment and they should make their own independent inquiries regarding the encumbrance, title o property/les put on e-Auction and claims/right/dues/affecting the property prior to submitting their bid. The e-Auction advertisement does not constitute any commitment or any representation of KMBL. The property is being sold with all the existing and future encumbrances whether known or unknown to KMBL. The Authorised officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues (5) For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.bankeauctions com) the details of payment of interest-free refundable Earnest Money Deposit (EMD) of the secured asset as mentioned above by way or Demand Draft in favour of 'Kotak Mahindra Bank Limited' payable at Mumbai along with self-attested copies of the PAN Card, Aadhaar Card.

Residence Address Proof, Board Resolutions in case of company and Address Proof as specified above.

The Borrower (s) / Mortgager(s) / Guarantor(s) are hereby given STATUTORY 15 DAYS NOTICE UNDER RULE 6(2), 8(6) & 9(1) OF THE SARFAESI ACT to discharge the liability in full and pay the dues as mentioned above along with upto date interest and expenses within 15 days from the date of this notice failing which the Secured Asset will be sold as per the terms and conditions mentioned above. In case there is any discrepancy between the publications of sale notice in English and Vernacular newspaper, then in such case the English newspaper will supersede the vernacular newspaper and it shall be considered as the final copy, thus removing the ambiguity. If the borrower/guarantors. nortgagers pay the amount due to Bank, in full before the date of sale, auction is liable to be stopped.

For detailed terms and conditions of the sale, kindly visit our official website https://www.kotak.com/en/bank-auctions.html or contact the Collection Officer Mr. Ismail Deshmukh @ 9324906979, Email ID: Ismail.Deshmukh@kotak.com and /or Mr. Ashok Motwani @ p887373751, Email ID: ashok.motwania@kotak.com or Mr. Kanhyasham Gupta @ 8369156909, Email ID: kanhyasham.Gupta@kotak.com at above mentioned Regional office of Bank. Special Instruction: e-Auction shall be conducted by our Service Provider, M/s. C1 India Pvt. Ltd. on behalf of Kotak Mahindra Bank Limited (KMBL), on pre-specified date, while the bidders shall be quoting from their own home/offices/ place of their Bid as per their choice above the Reserve Price. Internet connectivity and other paraphernalia requirements shall have to be ensured by bidders themselves. Please note that failure of Internet connectivity (due to any reason whatsoever it may be) shall be sole responsibility of bidders and neither KMBL nor C1 India Pvt. Itd shall be responsible for these unforeseen circumstances. In order to ward-off such contingent situation, bidders are requested to make all the necessary arrangements/ alternatives whatever required so that they are able to circumvent such situation and still be able to participate in the e-Auction successfully. However, it is requested to the Bidder(s) not to wait till the last moment to quote/improve his/ her Bid to avoid any such complex situations.

Kotak Mahindra Bank Ltd Place: Mumbai



Pooja Bhaskar Kachela

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punjab national bank

Mumbai Western Circle SASTRA, PNB, Pragati Towers, 3rd Floor,Plot no C-9, G-Block, Bandra Kurla Complex, Bandra East, Mumbai- 400 051. Email : cs4444@pnb.co.in

SALE NOTICE FOR SALE OF **SECURED ASSETS UNDER SARFAESI ACT**

10419.42

E-Auction Sale Notice for Sale of Secured Assets under the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act. 2002 read with provision to Rule 8(6) of the Security Interest (Enforcement) Rules. 2002 Notice is hereby given to the public in general and the Borrower(s) and Guarantor(s) and Mortgagor (s) in particular that the below described immovable / movable property mortgaged / charged to the Secured Creditor Banks namely Punjab National Bank; erstwhile United Bank of India and erstwhile Oriental Bank of Commerce and the constructive/physical/symbolic possession of which has been taken by the Authorised Officer of the respective secured creditor Banks, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on the date as mentioned in the table herein below, for recovery of its dues due to these above named secured creditor banks from the respective Borrower(s), Mortgagor(s) and Guarantor(s). The Reserve price and the earnest money deposit is mentioned in the table below against the respective properties

SCHEDULE OF THE SECURED ASSETS

- 11	Sr.	Name of the Branch	Description of the Immovable Properties Mortgaged			Date / Time	Details of the encumbrances	
	No.	Name of the Account		of SARFESIACT 2002	, ,	of E-Auction	known to the secured	
		Name & addresses of the Borrower(s) /	Name of Mortgagor /Owner of property	B) Outstanding Amount as on NPA	B) EMD (to be deposited MSTC		creditors	
Ш	Mortgagor(s) / Guarantors Account			C) Possession Date u/s 13(2) of SARFESIACT 2002				
					Auction Date)		Name & No. of the contact	
Ш				D) Nature of Possession Symbolic/	C) Bid Increase		person	
IL				Physical/ Constructive	Amount			
	. 1.	CIRCLE SASTRA MUMBAI WESTERN	Flat No 102, 1st Floor New Bellevue CHSL, Opp Seth Hemraj		A) Rs. 93,00,000.00	05-03-2024	Any unpaid society	
		/Irs Upasana Janish Suratwala,	School, Seth Hemraj School Road, Borivali East, Mumbai – 400			10:00am to	maintenance charges, property	
	Mr Janish Suratwala,		066. area 453 sq.ft actual carpet including one parking in the name		C) Rs. 10,000.00	04:00pm	taxes or other charges, any	
		lat No 1603, Tower Orchid Suburbia Link Road, Kandivali West, Mumbai -400067.	of Mrs Upasana .J. Suratwala and Mr Janish Suratwala	C) 03-02-2024 D) Physical			other encumbrances not known to Authorised Officer.	
	5	Nikhil Kamlesh Suratwala, (Guarantor). 504, Om Sainath CHSL, Babhai Naka , Ram Mandir Road, Borivali West, Mumbai – 400 067					Mobile 7984032293 8976973349 9324131287	

TERMS AND CONDITIONS OF E-AUCTION SALE

The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions.
The auction sale will be "online through e-auction" portal https://www.mstcecommerce.com, 2. The intending Bidders/ Purchasers are requested to register on portal (https://www.mstcauction.com) using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 3 working days), the intending Bidders/ Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet by one working day before the e-Auction Date and time in the portal. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction. 3.Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through 3 mode i.e. NEFT/ Cash/ Transfer (After generation of Challan from (https://www.mstcecommerce.com) in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Commercial Bank, however for Cash/ Transfer the bidder has to visit Punjab National Bank Branch. Payment of EMD by any other mode such as Cheques will not be accepted. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest. 4. Platform (https://www.mstcecommerce.com) for e-Auction will be provided by e Auction service provider M/S MSTC Limited having its Registered office at 225-C,A.J.C. Bose Road, Kolkata-700020 (contact Phone & Toll free Numbers 079- 41072412/ 411/ 413 or 1800-103-5342). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website https://www.mstcecommerce.com. This Service Provider will also provide online demonstration/ training on e-Auction on the portal. 5. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ web page portal. (1) https://www.ibapi.in (2) https://eprocure.gov.in/epublish/app (3) http://www.mstcecommerce.com/. (4) www.pnbindia.in, 6. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from e-Bkray -IBAPI portal. (https://www.ibapi.in), 7. The intending Bidders / Purchasers are requested to register on portal (https://www.mstcauction.com) using their mobile number and email-id. Further, they will upload the requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 3 working days), the intending Bidders/Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet. Only after having sufficient EMD in his Wallet, the interest bidder will be able to bid on the date of e-auction. 8. Bidder's Global Wallet should have sufficient balance (>=EMD amount) at the time of bidding. 9. During the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the minimum increase in the bid amount must be as per the bid incremental amount to the last higher bid of the bidders. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed. 10.1t is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly. (1) In case of any difficulty or need of assistance before or during e-Auction process may contact authorized representative of our e-Auction Service Provider (https://www.mstcecommerce.com/). Details of which are available on the e-Auction portal. 11.After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (On mobile no/ email address given by them/ registered with the service provider). 12. The secured asset will not be sold below the reserve price. 13. The minimum (first) bid would be Reserve Price Plus one Incremental bid amount. Thereafter, bidders shall improve their offer in multiple of incremental bid amount as mentioned in advertisement. In case bid is placed in the last 5(Five) minutes of the closing time of the auction, the closing time will automatically get extended for 5(Five) minutes 14. The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, less EMD amount deposited, on the same day or not later than the next working day and the remaining amount shall be paid within 15 days from the date of auction in the form of Banker's Cheque/ Demand Draft issued by a Scheduled Commercial Bank drawn in favor of "The Authorized Officer Punjab National Bank, A/c (Name of the A/C) Payable at In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property. 15. Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194-1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75 % of the bid amount/full deposit of BID amount. 16. The Authorised Officer reserves the right to accept any or reject all bids, if 1941-1AO income tax Act 1961 and 1951s to be made by the successful before the successful bright of the successful before the successful before the successful before the successful before the purchaser who has offered the highest sale price in his bid or tender or quotation or offer to the authorized officer and shall be find in this regard shall be find. 17. The sale shall be confirmed in favour of the purchaser who has offered the highest sale price in his bid or tender or quotation or offer to the authorized officer and shall be subject to confirmation by the secured creditor. 18. The sale certificate shall be issued in the favour of successful bidder on deposit of full bid amount as per the provisions of the act. 19. The properties are being sold on 'AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS" 20. The particulars of Secured Assessed specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation. 21. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The bidder inspect the property in consultation with the dealing official as per the details provide. 22.All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser. 23. The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties (E-Auctioned) not known to the bank. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc. 24. The bidder should ensure proper internet connectivity, power back-up etc. The Bank shall not be liable for any disruption due to internet failure, power failure or technical reasons or reasons/contingencies affecting the e-auctions. 25. It is open to the Bank to appoint a representative and make self bid and participate in the auction. For detailed term and conditions of the sale, please refer https://www.ibapi.in, https://eprocure.gov.in/epublish/app, http://www.mstcecommerce.com/, www.pnbindia.in, 26. The minimum (first) bid would be Reserve Price Plus one Incremental bid amount. Thereafter, bidders shall improve their offer in multiple of incremental bid amount as mentioned in advertisement. In case bid is placed in the last 5(Five) minutes of the closing time of the auction, the closing time will automatically get extended for 5(Five) minutes. (27) The Sale will be done by the undersigned through e-auction platform provided at the Website https://www.mstcecommerce.com on 05th March 2024 starting from 10:00 AM to 4:00PM. (28) Bank will share/disclose all possible information available to itself however bidders to do their own due diligence regarding title of property, registration formalities, actual physical area of the property, availability of occupancy certificates, construction quality, etc. The above list is indicative and not exhaustive. In case of bidders bidding for properties in symbolic possession it is implied that they are aware about the risks involved in obtaining physical possession of properties bidded such as possible uncertain time delay due to any reasons such as availability of Court Commissioners, Asst Registrars, Police Protection, any legal stay by any Court/DRT. The above list is indicative and not exhaustive. (29) In case of successful bid and upon receipt of full and final bid amount payment by or within the stipulated period, if the bidders choose to register the Sale Certificate, the costs, stamp duty, other registration, legal expenses to be borne by bidders only and the original property documents will be released only upon completion of registration of said Sale Certificate and submission of copy of registered sale certificate along with Form 16B duly signed by bidders in case of tax deducted at source on whole bid amount. Read with Rule 8(6) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002. The borrowers / Guarantors are hereby notified that they are entitled to redeem the securities by paying the outstanding dues/costs/charges/expenses at any time before the sale is conducted, failing which the property will be auction/sold and the balance dues, if any will be recovered with interest and costs

> Authorised Officer. Punjab National Bank (Secured Creditor)

Date: 09-02-2024 Place: Mumbai