realization of IIFL-HFL's dues, The Sale will be done by the undersigned through e-auction platform provided at the website:www.iiflonehome.com					iiflonehome.com
Borrower(s) / Co-Borrower(s) /	Demand Notice Date and Amount		cription of the Immovable property/ Secured Asset	Date of Symbolic Possession	Reserve Price Rs. 12.00.000/-
Guarantor(s)	11-Jul-2023 & Rs.10.88.754/-		nd parcel of the property Flat No 204,	22-Sep-2023	(Rupees Twelve
1.Mr. Bapu	(Rupees Ten Lakh Eighty		, Hissa No.4 constructed on Plot No.3,	Total Outstanding as	Lakh Only)
Dharma Sonawane	`Eight Thousand Seven		Carpet area Ad.Measuring: 375 Sq.ft,	On Date 03-Jan-2024	Earnest Money
Mrs.Manda	Hundred Fifty Four Only)	Built up area A	d.Measuring: 544 Sq.ft, Shree Saideep,	Rs.11,22,179/- (Rupees	Deposit (EMD)
Bapu Sonawane	Bid Increase Amount		ear Katrap School, Proposed Panvel	Eleven Lakh Twenty Two	
(Prospect No	Rs.25000/-(Rupees Twenty		e: Katrap, Badlapur, Taluka-Ambernath, Maharashtra, India, 421503.	modeding one manared	One Lakh Twenty
IL10272772)	Five Thousand Only)	District. Triarie,	iviariarastitra, ititula, 42 1505.	Seventy Nine Only)	Thousand Only)
1.Mr.Nilam Dipak	07-Jun-2023		parcel of the property Flat No. 12, on	21-Aug-2023	Rs.23,50,000/- (Rupees
Zaware, 2. Mrs.	Rs. 26,22,754/- (Rupees	I nird Floor, B	Wing, Carpet area 397 sq. ft., Built up	Total Outstanding as	Twenty Three Lakh Fifty
Nanda Vishwanath Zaware, 3. Mr.	Twenty Six Lakh Twenty Two Thousand Seven Hundred	Ruilding Know	ft., Super Built up area 545 sq. ft., in n as "Sai Tukaram" and society known	On Date 03-Jan-2024	Thousand Only)
Vishwanath	Fifty Four Only)	as "Sai Tuk	aram Tower Co-operative Housing	Rs.26,89,648/-	Earnest Money
Bhagwant Zaware	Bid Increase Amount	Society Ltd.,	Rambaug Lane 4, Near Guruwada,	(Rupees Twenty Six	Deposit (EMD)
What Shop	Rs.25000/- (Rupees Twenty	Village Chika	nagar, Kalyan City, Thane District,	Lakh Eighty Nine	Rs.2,35,000/- (Rupees Two Lakh Thirty Five
(Prospect No	Five Thousand Only)	421301, Maha	rashtra, India.	Thousand Six Hundred	Thousand Only)
968468)	Tive measure emy,			Forty Eight Only)	**
Mr. Vikas Ramesh Shinde	01-Sep-2022		nd parcel of the property That piece of	10-Nov-2022	Rs. 18,50,000/-
2. Mrs. Reshma	Rs. 32,09,579/-		ng and situated at Village ERANJAD, nath, District - Thane, Maharashtra; with-	Total Outstanding	(Rupees Eighteen Lakh
Vikas Shinde	(Rupees Thirty Two Lakh	in the local limi	it of Badlapur Municipal Council bearing	As On Date	Fifty Thousand Only)
	Nine Thousand Five Hundred		n Fourth floor of building No. 2, of which	03-Jan-2024 Rs.29.82.171/-	Earnest Money
	Seventy Nine Only)	Carpet Area of	the Flat is 38.81 square meters, in the	(Rupees Twenty Nine	Deposit (EMD)
(Prospect No	Bid Increase Amount		vn in the complex known as "Shreeji	Lakh Eighty Two	Rs. 1,85,000/- (Rupees One Lakh Eighty Five
IL10095458)	Rs. 25000/- (Rupees Twenty	Nirsarg Phase	e 1 ", Plot No.1 land admeasuring	Thousand One	Thousand Only)
	Five Thousand Only)		Mtrs bearing Survey No. 119, Hissa No. b. 119, Hissa No. 2B, M.H-421503.	Hundred Seventy One	moddand omy)
	,,		p area admeasuring 627 sq. ft.)	Only)	
	24-Jan-2023	All that part an	nd parcel of the property Flat No. 1702,	40.40000	
1.Mr. Pavan Bapurao	Rs. 25,31,041/- (Rupees		52.570 sq. ft., Floor No. 17, Bldg No 22,	18-Apr-2023	Rs. 19,00,000/-
Deshmukh	Twenty Five Lakh Thirty		nown as "Runwal Garden Phase 2 Bldg.	Total Outstanding	(Rupees Nineteen
2. Mrs. Kavita	One Thousand Forty One		earing Survey No. 4-(1-6), Survey No.4- No.5-(1-6), Survey No.6-(1-3); Survey	As On Date 03-Jan-2024	Lakh Only)
Pavan Deshmukh	Only)	No 7/1 7/2A 7	7/2B, 712C, 7/3A, 7/3B, Survey No. 8-(1-	Rs.25,72,032/-	Farmer of Manager
3. Deshmukh	Bid Increase Amount	6) W Survey	No.8-(8-9), Survey No. 9-(1-8), Survey	(Rupees Twenty Five	Earnest Money Deposit (EMD)
Enterprises	Rs. 25000/- (Rupees Twenty Five Thousand Only)	[NO. 10, 11, 3u	rvey 12-(1-6), Survey No. 1217, Survey	Lakh Seventy Two	Rs. 1,90,000/- (Rupees
(Prospect No	Tive mousand only)	No.12-(8-14),	Survey No. 13, Survey No. 14/1, 14/2A,	Thousand Thirty Two	One Lakh Ninety
IL10157594)		14/2B, 14/3, 14	I/4, 14/5, 15, Survey No. 17-(1-4), 1715, 7-(7-11), Survey No. 18, 19, 22, 23/1,	Only)	Thousand Only)
l '		2312 23/3 23	3/10, 37/1, 37/2B, 37/2C, 37/2D, 37/3,		
			urvey No. 38-(1-2), Survey No. 39-(1-3),		
			B, Survey No.41-(2-4), 44/1, 44/4,44/SA,		
			44/68, Survey No. 44-(7-19), 49, Survey		
			t Village Gharivali and bearing Survey Survey No. 45-(1-3), Survey Nos. 45/4,		
		45/SA, 45/SB	45/6,46/1, 46/2A, 46/2B, 46/3,47,49, 50,		
			/2, 53/1A, 53/1B, 53/2A, 53/2B, 53/3A,		
		53/3B, 94(pt),	, situated at Tal. Kalyan, Gharivali,		
			ivali East, District Thane, Maharashtra-		
	47 1 10004	· ·	r built up area 529 sq. ft.)	Discribed Deserved	B 44 F0 000'
1. Mr. Manish	17-Jul-2021		nd parcel of the property Flat No. 305 D /alley, 3rd Floor, Gut No. 22, House No.		Rs. 11,50,000/- (Rupees Eleven Lakh
Rajaram Gaikwad	Rs.22,01,800/- (Rupees Twenty Two Lakh One			11-Aug-2023	Fifty Thousand Only)
2.Mrs.Minakshi	Thousand Eight Hundred	3b 3a, UDS of land ad measuring 29.240 sq.mtrs. Sonivali Village, Badlapur West, Badlapur, Thane.		Total Outstanding as On Date 03-Jan-2024	Earnest Money
Manish Gaikwad	Only)	421503 Maharashtra		Rs.21,08,408/- (Rupees	Deposit (EMD)
3. Star Egg Center	Bid Increase Amount	(Super built up area 509 sq. ft.)		Twenty One Lakh Eight	Rs. 1,15,000/- (Rupees
(Prospect No	Rs.25000/- (Rupees Twenty	l		Thousand Four	One Lakh Fifteen
790676 & 922660)	Five Thousand Only)	l		Hundred Eight Only)	Thousand Only)
	e of Inspection of property Feb-2024 1100 hrs -1400 hrs		EMD Last Date 12-Feb-2024 till 5 pm.	Date/ Time of 14-Feb-2024 110	
		do vido onlina			
I would by Payment	Mode Of Payment:- EMD payments are to be made vide online mode only. To make payments you have to visit https://www.iiflonehome.com and pay				

Node OF Payment: EMD payments are to be made vide online mode only. To make payments you have to visit https://www.iiflonehome.com and pay nrough link available for the property/ Secured Asset only.

Note: Payment link for each property/ Secured Asset is different. Ensure you are using link of the property/ Secured Asset you intend to buy vide public auction.

For balance payment, upon successful bid, has to pay through RTGS/NEFT. The accounts details are as follows: a) Name of the Account:- IIFL Home intence Ltd., b) Name of the Bank:- Standard Chartered Bank, c) Account No:-9902879xxxxx followed by Prospect Number, d) IFSC Code:-6CBL0036001, e) Bank Address: Standard Chartered Bank, 90 M.G. Road, Fort, Mumbai-400001.

TERMS AND CONDITIONS:

For participating in e-auction, Intending bidders required to register their details with the Service Provider https://www.iiflonehome.com well in advance and has to create the login account, login ID and password. Intending bidders have to submit / send their "Tender FORM" along with the payment details towards EMD, copy of the KYC and PAN card at the above mentioned Branch Office.

The bidders shall improve their offer in multiple of amount mentioned under the column "Bid Increase Amount". In case bid is placed in the last 5 minutes of the closing time of the auction, the closing time will automatically get extended for 5 minutes.

The successful bidder should deposit 25% of the bid amount (after adjusting EMD) within 24 hours of the acceptance of bid price by the AO and the balance 75% of the bid amount within 15 days from the date of confirmation of sale by the Secured credition All deposit and payment shall be in the prescribed mode of payment

of the bid amount within 15 days from the date of confirmation of sale by the secured creditor. All deposit and payment shall be in the prescribed mode of payment The purchaser has to bear the cess, applicable stamp duty, fees, and any other statutory dues or other dues like municipal tax, electricity charges, land

and all other incidental costs, charges including all taxes and rates outgoings relating to the property.

Bidders are advised to go through the website https://www.iiflonehome.com and https://www.iifl.com/home-loans/properties-for-auction for detailed

S. Bidders are advised to go through the website https://www.iifnlenbome.com and https://www.iifn.com/home-loans/properties-for-auction for detailed terms and conditions of auction sale & auction application form before submitting their Bids for taking part in the e-auction sale proceedings.

6. For details, help procedure and online training on e-auction prospective bidders may contact the service provider E mail ID:auction.hl@iifl.com, Support Helpline Numbers:@1800 2672 499.

7. For any query related to Property details, Inspection of Property and Online bid etc. call IIFL HFL toll free no. 1800 2672 499 from 09:30 hrs to 18:00 hrs between Monday to Friday or write to email: auction.hl@iifl.com

8. Notice is hereby given to above said borrowers to collect the household articles, which were lying in the secured asset at the time of taking physical possessionwithin? days, otherwise IIFL-HFL shall not be responsible for any loss of property under the circumstances.

9. Further the notice is hereby given to the Borroweris, that in case they fail to collect the above said articles same shall be sold in accordance with Law.

10. In case of default in payment at any stage by the successful bidder / auction purchaser within the above stipulated time, the sale will be cancelled and the amount already paid will be forfielded (Including EMD) and the property will be again put to sale.

11. AO reserves the rights to postpone/cancel or vary the terms and condition of tender/auction without assigning any reason thereof. In case of any dispute in tender/Auction, the decision of AO of IIFL-HFL will be final.

pute in tender/Auction, the decision of AO of intr-t-Hr. will be final.

15 DAYS SALE NOTICE UNDER THE RULE 9 SUB RULE (1) OF SARFAESI ACT, 2002

The Borrower are hereby notified to pay the sum as mentioned above along with upto dated interest and ancillary expenses before the date of cender/Auction, failing which the property will be auctioned/sold and balance dues if any will be recovered with interest and cost.

Place:- Maharashtra , Date: 29-Jan-2024 Sd/- Authorised Officer, IIFL Home Finance Limited

EXH. No. 25

.. Defendants /Certificate Debtors

$\underline{\textbf{REGD.A/DASTI/AFFIXATION/BEAT OF DRUM AND PUBLICATION/NOTICE BOARD OF DRT}$ **PROCLAMATION OF SALE**

OFFICE OF THE RECOVERY OFFICER-I, MUMBAI DEBTS RECOVERY TRIBUNAL NO. I MTNL Bhavan, 2nd Floor, Telephone Bhavan, Strand Road, Colaba Market, Colaba, Mumbai - 400005. R. P. No. : 11 of 2022

DATED: 24.01.202 PROCLAMATION OF SALE UNDER RULES 38, 52(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS DUE TO BANK AND FINANCIAL INSTITUTIONS ACT, 1993

... Applicant/ Certificate Holder **UNION BANK OF INDIA**

ROHIT DINESH UTTEKAR & Anr.

I. Rohit Dinesh Uttekar, Residing at :- A/601, Sagar Dristii Building, Near Old Petrol Pump, Mira Bhyandar Road, Thane - 401107, And also at :- Flat No. 304, 3rd Floor, Vaishnav Heights, Masjiwade, Thane (West) - 400 601.

Vivek S. Mane, Residing at :- C/204, Angan Apartment, Tuling Road, Nallasopara (E).
 Whereas Hon'ble Presiding Officer, Debts Recovery Tribunal No. I Mumbai has drawn up the Recovery Certificate in Transfer Origina

Application No. 788 of 2016 for recovery of Rs. 32,63,168/- (Rupees Thirty Two Lakhs Sixty Three Thousand One Hundred Sixty Eight Only) with interest and costs which is recoverable together with further interest, cost and charges as per the Recovery Certificate/Decree And whereas the undersigned has ordered the sale of the attached property of the certificate Debtor as mentioned in the Schedule toward satisfaction of the Application

And whereas a sum of Rs. 65,98,370/- (Rupees Sixty Five Lakh Ninety Eight Thousand Three Hundred Seventy Only) being due certificate Holder including cost and interest thereon as on 22.01.2024.

Notice is hereby given that in the absence of any order of postponement, the said property shall be sold on 05.03.2024 between 02.00 PM to 03.00 PM (with auto extension if bid is made in the last 5 minutes before closing, if required) by e-auction and bidding shall take place through "On line Electronic Bidding" through the website of M/s. C-1 India Pvt. Ltd https://www.bankeauctions.com contact persons - Mr. Bhavik Pandya having his Mobile No. 8866682937. E-mail - maharashtra@c1india.com & gujarat@c1india.com. For further details contact

2. The sale will be of the property of the Certificate Debtos 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.

3. The property will be put up for the sale in the lots specified in the schedule. It the amount to be realized is satisfied by the sale of a portio 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 of proof is given to his satisfaction that the amount of such certificate, interest and costs have been paid to the undersigned.

I. 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.

5. The particulars specified in the annexed schedule have been stated to the best of the information of the undersigned, but the undersigne

shall not be answerable for any error, mis-statement or omission in this proclamation. 5. The assets shall be auctioned as per the following details:-

Flat No. 304, on the 3 rd Floor, Vaishnav Heights, (Registration No. BOM/WKW/HSG(TG)/13362), Sr.	l	No. of Lots	Description of the Property to be sold	Date of Inspection	Reserve Price (Amount in Rupees)	,	(Incremental amount in Rupees / Bid)
Thane - 400601.		1.	(Registration No. BOM/WKW/HSG(TG)/13362), Sr. No. 1, Hissa No. 3, of Village Majiwada, Near Ganpati Karkhana, Bhavani Nagar, Jai Bhavani Nagar Road,	26.02.2024	1		

'. The amount by which the bid is to be increased shall be Rs. 1,00,000/- (Rupees One Lakh Only). In the Event of any dispute arising as t the amount of bid, or as to the bidder, the lot shall at once be again put up to auction.

LThe highest bidder shall be declared to be the purchaser of any lot. It shall be in the direction of the undersigned to decline/acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so.

The public at large is hereby invited to bid in the said E-Auction. The online offers along with EMD Amount Rs. 3,85,000/- (Rupees Three Lakhs Eighty Five Thousand Only) payable by way of RTGS/NEFT in the Account No. 533501980050000 - Bank Account Name: - Union Bank of India A/c F Auction with Union Bank of India, UBI M. S. Marg Br. Bldg. 5th Floor, 66.80, M. S. Marg, Mumbai, Maharashtra - 400023 with IFSC Code No.: UBIN0553352 of the Certificate Holder Bank at Mumbai. Attested photocopy of TAN/PAN card and Address Proof shall be uploaded with the online offer. The offer for more than one property shall be made separately. The last date for submission of online offers along with EMD and the other information/details is on 01.03.2024 up to 4:30 p.m. The physical inspection of the properties mentioned herein below as may be taken on 26.02.2024 between 11.00 am to 4:30 pm at the property site.

10.Intending bidder(s) shall not be permitted to withdraw their EMD Once deposited in the aforesaid account mentioned at para 8 above. The refund of EMD to the unsuccessful bidder(S), at the close of auction, shall be made only in the account number mentioned by such bidder

11. The copy of PAN card, Address proof and identity proof, E-mail ID, Mobile No. and declaration if they are bidding on their own behalf or or behalf of their principals. In the latter case, they shall be required to deposit their authority and in default their bids shall be rejected. In case of the company copy of resolution passed by the board members of the company or any other document confirming representation /attorne of the company and the receipt/counter file of such deposit should reach to the said service provider or CH Bank by e-mail or otherwise by th said date and hard copy shall be submitted before the Recovery Officer-I, DRT-I, Mumbai on or before 01.03.2024 upto 4:30 p.m.

12.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 4.30 P.N in the said account as per detail mentioned in para -8 above.

13. The purchaser shall deposit the balance 75% of final bid amount on or before 15th day from the date of sale of the property. If the 15th day is Sunday or other Holiday, then on the first bank working day after the 15th day in the account as mention at par 8. In addition to the above the purchaser shall also deposit poundage fee with Recovery Officer, DRT-I @ 2% upto Rs.1,000/- and @ 1 % of the excess of said amount of

 $\textbf{Rs.1,000/-} \ \text{through DD in favour of Registrar, DRT-I}, \ \ \text{Mumbai}.$ 14. In case of default of payment within the prescribed period, the deposit after defraying the expenses of the sale, may, if the undersigne thinks fit, be forfeited to the Government and the defaulting purchaser 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 shortfal or difference between his final hid amount and the price for which it is subsequently sold.

15. The property is being sold on "AS IS WHERE IS BASIS" AND "AS IS WHAT IS BASIS". 16. No offer 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. 17. The particulars specified in the annexed schedule have been stated to the best of the information of the undersigned, but the undersigne

SCHEDULE

No. of Lots	Description of Property with the name of Owners		Encumbrances	Claims, if any which have been put for Ward to the property, and any other known particulars hearing on its nature and value.
1	2	3	4	5
	Flat No. 304, on the 3 rd Floor, Vaishnav Heights, (Registration No. BOMWWW/HSG(TG)/13362), Sr. No. 1, Hissa No. 3, of Village Majiwada, Near Ganpati Karkhana, Bhavani Nagar, Jai Bhavani Nagar Road, Thane - 400601.	Not Available	Not Known	Not Known

Given under my hand and seal of this Tribunal at Mumbai on this 24th day of January, 2024

shall not be answerable for any error, mis-statement or omission in this proclamation.



Place: Aurangabad

NKGSB CO-OP. BANK LTD.

Recovery Dept: Laxmi Sadan, 361, V. P. Road, Girgaum, Mumbai-400004 T: (022) 67545020/21/25/40/48/73/98; E: recovery@nkgsb-bank.com

APPENDIX IV (RULE 8 (1))

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

WHEREAS.

The undersigned being the Authorised Officer of NKGSB Co-op. Bank Ltd. under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (Enforcement) Act, 2002 (SARFAESI) and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued demand notice on 10/02/2020 calling upon the following borrowers to repay the amount mentioned in the notice within 60 days from the date of the receipt of said

The borrowers having failed to repay the amount, notice is hereby given to the Borrowers and the public in general that the undersigned has taken Physical Possession of the property described here in below in exercise of the powers conferred on him under section 13 (4) of the said Act read with Rule 8 of the said Rules on 24/01/2024 u/sec. 14 of the SARFAESI Act.

The borrowers in particular and public in general are hereby cautioned not to deal with the below mentioned

property and any dealing with the said property will be subject to the charge of the NKGSB Co-op. Bank Ltd. for the below mentioned amount and interest thereon plus incidental charges from 31/12/2023. 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.

Name of the Borrower / Mortgagor / Guarantor **Total Amount Due** Rs. 1,46,24,342.30 as on 31/12/2023 with 1. Ms. Priyanka Gopal Verma (Borrower & Mortgagor) 2. Ms. Rishika Gopal Verma further interest and charges, as applicable (Co-Borrower & Mortgagor) 3. Mr. Kush Gopal Verma (Co-Borrower & Mortgagor) 4. Mrs. Shobha Gopal Verma (Guarantor)

5. Mr. Gopal Manekchand Verma (Guarantor) SCHEDULE-I (Immovable Mortgaged Property)

All that piece and parcel of Flat No. 501, area admeasuring 426.63 sq.ft. Built up, on 5th Floor, in the building known as "Pelican" of Pelican Co-operative Housing Society Limited, Survey No. 12(P), CTS No. : 1226(P) at Gulmohar Road, Off Yari Road, Versova Village, Andheri West, Mumbai-400061 situated at Village Versova, in the registration District & Mumbai Suburban. Owned by Ms. Priyanka Gopal Verma, Ms. Rishika Gopal Verma & Mr. Kush Gopal Verma.

The above Scheduled Property is bounded by as follows:

On or towards East : By Bhaskar Niwas, On or towards West : By Garden On or towards North: By RBI Quarter On or towards South: By Road Park View

AUTHORIZED OFFICER Place: Mumbai Date: 29/01/2024 NKGSB Co-op. Bank Ltd.



KOTAK MAHINDRA BANK LIMITED

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

PUBLIC NOTICE FOR E-AUCTION CUM SALE

Please treat this as a fresh notice which is hereby given to the public in general and in particular to the Borrower/Co-Borrower/Guarantor that the below described immovable property mortgaged to the Authorised Officer of Kotak Mahindra Bank Ltd, the 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 of our e-Auction Service Partner, M/s. C1 India Pvt Ltd i.e. www.c1india.com by the undersigned for sale of the immovable property of which particulars are given below:-

	Reserve Price	Earnest Money Deposit (EMD)			Inspection of	Date/ time
	(Co-Borrower/Guarantor)					
ш	2) Mrs. Shanti Chauhan		unmarked and open car parking space in			
	1) Mr. Tarun M. Chauhan (Borrower), &					Towers" along with 1
	(Loan Account No. HF38354788 & HF38354918	Rs. 5,42,55,171.65/- (Rupees Five	adme	asuring 10	82 sq. ft. carpet a	rea on 7th Floor of the
		Demand Notice Dated: 08.03.2023	Flats	bearing	No. 703A &	703B collectively
	Guarantor(s) / Mortgagor(s)	Date and Amount		I	mmovable prop	

	Only) do on colocizate		, Danaia (11001), mambai 10	oooo, manaraonia
Reserve Price	Earnest Money Deposit (EMD)		Date of Inspection of Immovable Properties	Date/ time of Auction
Rs. 7,03,30,000/- (Rupees Seven Crores Three Lakhs Thirty Thousand Only)	Rs. 70,33,000/- (Rupees Seventy Lal Thirty Three Thousand Only)	khs	15.02.2024 from 11 a.m. to 12.p.m	04.03.2024 from 2 p.m. to 3 p.m.
Last Date f	or Submission of Offers / FMD:- 03 0	3 2024	till 5 00 n m	

Bid Incremental Amount: 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 per the 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 of property/ies 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 of 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 30 DAYS NOTICE UNDER RULE 6(2), 8(6) & 9(1) OF be submitted online: (2) All the intending purchasers/bidders are required to register their name in the Web Portal mentioned above as

The Borrower (s) / Mortgager(s) / Guarantor(s) are hereby given STATUTORY 30 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 30 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/mortgagers 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. Ashok Motwani @ 9873737351, Email ID: ashok.motwani@kotak.com or Mr. Ismail Deshmukh @ 9324906979 Email ID: Ismail.Deshmukh@kotak.com or Mr. Kanhyasham Gupta @ 8369156909, Email ID: kanhyasham.Gupta@kotak.com at above mentioned Regional office of Bank.

kannyasham.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 bilders and either KMBL nor C1 India Pvt Itd shall be responsible for these unforeseen circumstances. In order to ward-off such contingent situation, bilders 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

Date: 27.01.2024

Authorized Office

तुझी..माझी..हिची अन् सर्वांची एकच पसंद



www.navshakti.co.in

OFFICE OF SPECIAL RECOVERY & SALES OFFICER Aravali Business Center (Phool Mahal), Sodawala School Lan Ramdas Sutrale Marg, Borivli West, Mumbai 400092., Telephone No. 022- 69037941/42/43/44/45/46.

(Attached to Janaseva Sahakari Bank (Borivli) Limited)

PUBLIC NOTICE

FOR SALE THROUGH PUBLIC AUCTION OF **UNDER NOTED PROPERTIES**

Pursuant to taking possession of the Secured Assets by Special Recovery 8 Sales Officer under the provisions of the Rule 107 of the MCS Rules, 1961 and the undersigned, being the Special Recovery & Sales Officer attached to Janaseva Sahakari Bank (Borivli) Ltd. invites participation/ applications from prospective bidders for purchase of Secured Assets (immovable properties) as stated herein

Name of the Borrower & owner of the Property, A/c No.	Loan O/s. Amount as on 31.12.2023	Date of Demand Notice and possession	Reserve Price & EMD amt. (Rs)	Description of Property
M/s. Tirupati Chains (Prop. Mr. Kirron Manharlal Mehta(Borrower & Mortgagor) & Mrs. Mona Kiran Mehta(Mortgagor)		Date of Attachment Notice & Z Form: 09/06/2020 And Date of Physical Possession Notice: 11/11/2022	Rs. 2,60,00,000/- (Reserve Price) Rs. 26,00,000/- (EMD)	Flat No. B/701 (adms. 640 sq.ft. carpet area), Flat No. B/702 (adms. 320 sq.ft. carpet area) & Flat No. B/703 (adms. 320 sq.ft. carpet area) & Flat No. B/703 (adms. 320 sq.ft. carpet area), seventh Floor, Bldg No.1, Amazon Co-operative Hsg. Soc.Ltd, Sodawala Lane Ext., Jairaj Nagar, Borivali (West), Mumbai-400092 having Society Registration No. BOM/WR/HSG/ (TC/)10770-2000, (Owned by Mr. Kirron Manharial Mehta & Mrs. Mona Kiran Mehta).

Loan A/c No. Rs 8 66 06 614 73 T.L.-1/139/450 + cost of proceedings +future interest @15% p.a. (152/319)

Important Dates:

Sale of Tender Application From 29th January, 2024 to 19th February, 2024 between 11.00 a.m To 4.30 p.m (Except Sundays and Holidays) With Prior Appointment of undersigned Date of Inspection (Except Sundays and Holidays) Last Date of submission of Tuesday 20th February, 2024 upto 12.00 noon Bid along with EMD

Date & Time of Auction Tuesday 20th February, 2024, at 03:00 pm Onwards Administrative Office: Aravali Business Center (Phool Mahal), Sodawala School Lane lenue of Auction Ramdas Sutrale Marg, Borivi

Terms and Conditions :-

- . The interested bidders shall submit their Bids along with Tender application form of Rs. 1000/- plus applicable GST (non-refundable), EMD & KYC documents (PAN Card/ Passport & Aadhaar Card) to the Special Recovery & Sales Officer c/o Janaseva Sahakari Bank (Borivli) Ltd at Aravali Business Center (Phool Mahal), Sodawala School Lane, Ramdas Sutrale Marg, Borivli West, Mumbai 400092 as mentioned herein above. The amount of EMD is to be paid by Demand Draft or Pay order favoring Janaseva
- Sahakari Bank (Borivli) Ltd. payable at Mumbai. No interest will be paid on Earnest Money Deposit (EMD).
- The properties proposed to be sold is on "As is where is basis", All statutory liabilities / taxes / maintenance charges / electricity / water charges etc., outstanding as or date known to the Bank till date would be borne by the successful bidders. Bank does not take any responsibility about the unknown / undisclosed charges / claims Bidder is fully responsible for due diligence about the charge and / or claims on the said properties.
- For detailed procedure, terms and conditions of the Public Auction process intending bidders may arrange to obtain Tender Document from Janaseva Sahakar Bank (Borivli) Ltd., Administrative Office: Aravali Business Centre (Phool Mahal), Ramdas Sutrale Marg, off. Sodawala Lane, Borivali (W), Mumbai - 400092. This is also a 15 days notice to the Owner of the properties & Public in General
- under Rule 107 of MCS Rule, 1961 there under for sale of the mortgage properties.
- . The Special Recovery & Sales Officer attached to Janaseva Sahakari Bank (Borivli) Ltd has the absolute right and discretion to accept or reject any bid o adjourn/cancel/postpone the sale through Pubic Auction, modify any term and condition of the sale, mentioned herein above without prior notice and assigning any reasons whatsoever
- The sale is subject to the conditions prescribed in the Rule 107 of the MCS Rules 1961 made thereon and the other conditions mentioned in Tender Application . In case of any enquiries regarding the Auction, interested parties may contact
- undersigned (T) 022- 69037946/44/42, between 10.30am to 5.00pm.

Date: 25.01.2024. Place: Mumbai.

SPECIAL RECOVERY & SALES OFFICER Attached to Janaseva Sahakari Bank (Borivli) Ltd.

Sale Notice सेन्ट्रल बैंक ऑफ़ इंडिया Central Bank of India

Regional Office : Aurangabad, 1St Floor, Oberoi Malpani Tower, Opp. Govt. Milk Dairy, Jalna Road, Aurangabad

SALE CUM E-AUCTION NOTICE FOR SALE OF IMMOVABLE PROPERTIES E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act

2002 read with provision of 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 below described immovable properties mortgaged / charges to the Secured Creditor, the Physical / Symbolic Possession o which has been taken by the Authorized Officer of Central Bank of India. (Secured Creditor), Will be sold on "As is where is", "As is what is" and whatever there is basis on 20/02/2024 through online webportal (https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp), for recovery of below mentioned amount due to the Central Bank of India, Secured Creditor from the below mentioned Borrower(s) and Guarantor / Mortgagor . The Reserve Price 8 EMD and other details as below table. For Detailed terms and conditions of the Sale, please refer to the link provided in secured creditor's web site www.centralbankofindia.co.in **DESCRIPTION OF THE IMMOVABLE PROPERTIES**

SR NO	Name of the Branch & Borrower/ Guarantors & Type of Possession	Amount Due	Description of the Properties	Reserve Price	Earnest Money Deposit	Min. Bid Increment By which the Bid is tobe increased
1	Industrial Area Jalna Branch Contact Details : 7903323872 Ramdas Mandve & Savitri R. Mandave Deseased / Legal Heir Bhushan Santram Chilakarwar (Husband) & Samarth B. Chilakarwar (Son (Physical Possession)	Rs. 21,82,373/- (Rupees Twenty One Lakh Eighty Two Thousand Three Hundred Seventy Three) Plus further interest cost & expenses	All Piece and Parcel of Gut No. 260, Plot No. I 15, Part B, at Mouze Devmurthi Grampanchayat, Choudharinagar, Jalna, Tq. Dist. Jalna Pin 431 203, Owned by Mr. Ramdas Pandurang Mandve. Boundaries: East: Plot No. H-15, West: Colony Internal Road, North: Plot No. I-15 Part A, South: Plot No. I-16	Rs. 17,36,000/- (Rupees Seventeen Lakh Thirty Six Thousand)	Rs. 1,73,600/- (Rupees One Lakh Seventy Three Thousand Six Hundred)	Rs. 10,000.00 (Rupees Ten Thousand)
2	Industrial Area Jalna Branch Contact Details : 7903323872 Shivappa M. Pangudwale & Sangita S. Pangudwale / (Symbolic Possession)	Rs. 19,69,120/- (Rupees Nineteen Lakh Sixty Nine Thousand One Hundred and Twenty) Plus further interest cost & expenses	All Piece and parcel of Survey No. 111/116, CTS No. 343/441, Plot No. 441, Adm. 54 Sq. Mtr. Priyadarshini Colony, Near Om Shanti Bhavan, Sambhaji Nagar, Jalna Pin 431 203. Owned by Mr. Shivappa Mahaduappa Pangudwale. Boundaries: East: Road, West: Plot No. 426, North: Road, South: Plot No. 442	18,19,500/-	Rs. 1,81,950/- (Rupees One Lakh Eighty One Thousand Nine Hundred Fifty)	Rs. 10,000.00 (Rupees Ten Thousand only)
3	Aurangabad Branch Contact - 9198882798 Borrower : Mrs. Kajal Sunil Bhale, Guarantors : Mrs. Babinanda Madan Shingare , Mr. Subhash Deepak Shinde (Physical Possession)	Rs. 20,58,753.00 (Rupees Twenty Lakh Fifty Eight Thousand Seven Hundred Fifty Three) Plus further interest cost & expences	All that part & parcel of residential property owned by Mrs. Kajal Sunil Bhale, flat no BS-15, admeasuring carpet area 42.02 sq. mtrs. Built up area 45.15 sq. mtrs, third floor, Mauli Apartment, Gut no 109 part, Plot no 1,2,3,37,38,39 & 40, Mauze -Shendraban, Tq & Dist. Aurangabad, PIN - 431154. Boundaries: East: Flat no AS-15 & open Duct, West: Flat BS-11 & passage, North: Flat no BS-14, South: Balcony then road.	14,22,225.00 (Rupees	Rs. 1,42,222.00 (Rupees One Lakh Fourty Two Thousand Two Hundred Twenty Two)	Rs. 10,000.00 (Rupees Ten Thousand only)

This may also be treated as notice under Rule 8(6) Rule 9(1) of Security (Enforcement) Rules, 2002 to the Borrower / and Guarantor/s of the said loan about the holding of e-auction sale on the above date. For participating in the E-Auction sale, the intending bidders should register their details with the service provider https://mstcecommerce.com/auctionhome/ibapi/indiex.jsp well in advance and shall be get user ID & Password. Intending bidder advised to change only the password. Bidder may visit https://mstcecommerce.com/auctionhome/ibapi/indiex.jsp for educational videos. For detailed terms and conditions of sale. Please refer to the link provided Bank's website: www.centralbankofindia.co.in.

Bidder will register on website https://mstcecommers.com/auctionhome/ibapi/index.jsp and upload KYC documents and after verification of KYC documents by the service provider, EMD to be deposited in Global EMD wallet through NEFT / transfer (after generation for Challan from https://mstcecommerce.com/auctionhome/ibapi/index.jsp. For further details contact Concerned Branch. The Terms and & Conditions shall be strictly as per the provisions of the security interest Rules (Enforcement) Rule. 2002.

STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8(6) RULE 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULE 2002 FOR PROPERTIES Date: 29.01.2024

Authorised Officer Central Bank of India

PUBLIC NOTICE TAKE NOTICE THAT, we are instructed and authorized by our client, to investigate the unencumbered right, title and interest of

Nilkanth Tech Park Construction Private Limited ("Owner"); with respect to the Said **Property** (as more particularly described in the **Schedule** hereunder written) in pursuance to the negotiations for sale of the Said Property between the Owner and our ANY PERSON/ENTITY having any claim

right, title, benefit, interest, objection: and/or demand in respect of the Said Property or any part thereof, by any way o nheritance, share, sale, mortgage, assignment, exchange, lien, license deposit of title deeds, pledge, gift occupation, possession, tenancy, subtenancy, leave and license, lease, sublease transfer of title or beneficial interes under any trust, maintenance, bequest succession, family arrangement, settlement, litigation, Decree or Court Order, Award of any Court of Law or encumbrance howsoever or otherwise is nereby required to intimate to the undersianed **in writing within 14** Fourteen) days (both days inclusive) from the date of publication of this Notice of his/her/it's such claim and/or objection, i any, with all supporting documents duly certified in that regard; failing which the Title of the Owner with respect to the Said Property shall be deemed to be unencumbered and the claim(s) and/or objections, if any, of such person/entity shall be treated as waived.

Kindly note that objection(s)/claim(s), i any have to be in writing and supported by documents (duly notarized as true copies) and addressed to us vide Registered Post A D. and only then such objection(s)/claim(s) shall be entertained.

SCHEDULE

Commercial Premises being:

١.	OFFICE	CARPET AREA	CAR PARKING
).	NO.	(SQUARE FEET)	NOS.
Τ	3	2,791	03
	4	2,584	03
	5	2,822	03
	6	4,533	05
	7	3,881	04
	8	3,794	04
TOTAL		20,405	22

All of which Offices are situated on the 06th Floor of the E-Wing of the Building known as Times Square' along with proportionate undivided right, title and interest in the common areas and facilities and the mited/restricted common areas and facilities; which is situated at CTS No 758A, 758C 759A and 759D, admeasuring 24.262.1 square meters. Andheri-Kurla Road, Near Sakinaka Junction, Opposite Mittal Industrial Estates, Andheri (East)

Dated this 29th January 2024 Advocate Ajit N Makhijani M M Legal Associates Advocates & Consultants Chamber: Landmark Pllatinum

Office No. 1101, 11th Floor, Junction of 34th Road & S. V. Road, Bandra (West), Mumbai - 400 050, India Tel.:+91 8454881007 +91 8454841007 E-mail: ajit.mmla@gmail.com