

**POSSESSION NOTICE [For immovable property under Rule 8(1)]**

Whereas, the undersigned being the Authorized Officer of Bank of Maharashtra, under Securitization and Reconstruction of Financial Assets and Enforcement Security Act, 2002 and in exercise of power conferred under section 12(13) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued demand notice on the date mentioned against the account as stated herein after calling upon them to repay the amount within 60 days from the date of receipt of the said notice.

The borrowers having failed to reply the amount, notice is hereby given to the borrowers/ guarantors and the public in general that the undersigned has taken possession of the property described herein below in exercise of power conferred on him/her under section 13(4) read with Rule 8 of the said rules.

The borrowers in particular, guarantors and the public in general are hereby cautioned not to deal with the below mentioned property and any dealing with the property will be subject to the charge of Bank of Maharashtra or the amount (and interest) due thereon. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Sr. No.	Branch Name	Name of Borrowers	Security Details	Outstanding Amount	Demand Date	Date of possession taken
1.	Morshi	1) Borrowers:- Mr. Sajid Shah Umar Shah 2) Co Borrower:- Mrs. Yasmeen Bano Sajid Shah Address:- Taj Colony, Morshi, Tq Morshi, Dist Amravati	All that pieces and parcel of the property situated on Plot No-38A, Survey No-208/3A, House No- 617, Ward No-13 totally admeasuring 1905.59 sq. feet (177.10 sq. mtr) At Morshi, Mouja Morshi, Tahsil Morshi, District Amravati. Bounded by:- On the North: Field Survey No-208/3, On the South: Plot 38 B, On the East: Field Survey No- 208/4, On the West: Road Owned By- Mr Sajid Shah Umar Shah	Rs. 1170539.88 plus interest thereon with monthly rests w. e. 1. 15.08.2024 apart from penal interest, cost and expenses	14.08.2024	22.10.2024

Date: 26.10.2024  
Place: Morshi

Chief Manager & Authorized Officer  
Bank of Maharashtra

**NAME CHANGED**

I, SANAP SANJAY KASHINATH Serving with Indian Army, have changed my Father name and date of birth. Name: KASHINATH DOB: 01-07-1948 to Name: KASHINATH DAGADU SANAP DOB:01-01-1947 and my MOTHER name ANNAPURNA DOB: 01-07-1961 to Name : ANPURNA KASHINATH SANAP DOB:01-01-1948

Vid: Affidavit dated:- 22-10-2024 Concerned Note Please.

**JIJAU COMMERCIAL CO-OP BANK LTD., AMRAVATI**

Head Office : "Jijau" Plot No.33 & 34, Walcut Compound, Amravati  
Phone No.2560057, 2570056 | Fax No.(0721) 2566156  
Email id - jijaubankamravati@gmail.com | Website - www.jijaubank.org.in

**POSSESSION NOTICE**

Where in Under Section 101 of the Maharashtra Co-operative Act, 1960 against the said defaulter, the undersigned will underwrite the debt of Jijau Commercial Co-op Bank Ltd. Amravati to the Special Recovery and Sale officer 1) Shrimati Nayanatai Manatkar at Mantri, Ta. Telhara, Dist. Akola to take possession of the immovable property seized under section 101 and 156 of the Maharashtra Co-operative Act, 1960. In particular and all general public hereby not to take anything regarding the above property awakened to do. Also to bear further property and interest on the amount and other expenses Jijau Commercial Co-op Bank Ltd. Amravati

S.N.	Name & Address Of Borrowers /Guarantors	Description of the Property
1	Akola Branch A/c No.193/29 1) Shrimati. Nayanatai Avinash Manatkar At.Mantri BK.Post Adsul, Ta. Telhara Dist.Akola-444108 2) Shri. Avinash Shaligram Manatkar, At.Mantri BK.Post Adsul, Ta.Telhara Dist.Akola-444108 (Died Through Legal Heirs) A) Shrimati.Nayanatai Avinash Manatkar At.Mantri BK.Post Adsul, Ta. Telhara Dist.Akola -444108 B) Abhilash Avinash Manatkar, At.Mantri BK.Post Adsul, Ta. Telhara Dist.Akola-444108 3) Shri. Rajendrasingh Bhagwansingh Thakur, Tahsil Road, Telhara, Dist.Akola-444108 4) Shri.Digambar Keshwarao Chikate, Madhav Nagar, Shegaon Road, Telhara, Dist.Akola-444108	1) Property Detail: Mouje Gadegaon Tq, Telhara, Dist., Akola, bhupapan kramank 12/A bhogwadar 1, total area 0.33 R from 0.92 R Property Bounded as under, Towards East-Canal Wan Prakal, Towards West-field of Lilachar Aidan Kela, Towards North- Road, Towards South-field of wankhade

Date : 26/10/2024

Special Recovery Officer  
Jijau Commercial Co-op Bank Ltd., Amravati.

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**SHRADHA AI TECHNOLOGIES LIMITED**  
(Formerly known as Shradha Industries Limited)

CIN No.: L51227MH1990PLC054825

Registered Office : 1st floor, 345, Shradha House, Kingsway Road, Nagpur-440001, Maharashtra, India

E-mail ID : shradhaitechnologieslimited1@gmail.com  
Website : https://shradhaitechnologies.com/  
Phone No. : 0712-6617181/82

**NOTICE OF 2<sup>nd</sup> EXTRA-ORDINARY GENERAL MEETING, REMOTE E-VOTING INFORMATION**

NOTICE is hereby given that

- The 2nd Extra-ordinary General Meeting (EGM) of the Members of the Company will be held on Tuesday, 19th November 2024 at 12.00 p.m. through Video Conferencing (VC)/ Other Audio Visual Means (OAVM) in compliance with the General Circulars No. 14/2020 dated April 8, 2020, General Circular No. 03/2022 dated May 5, 2022, General Circular No. 11/2022 dated 28th December 2022, General Circular No. 09/2023 dated 25th September 2023 and General Circular No. 09/2024 dated 19th September 2024 (collectively referred to as "MCA Circulars") and Securities and Exchange Board of India vide its Circular No. SEBI/HO/CFD/CMD2/CIR/2022/62, Dated May 05, 2022 and Circular No. SEBI/HO/CFD/CMD2-PoD-2/P/CIR/2024/133 dated October 3, 2024 (referred to as "SEBI Circular") issued by the Securities Exchange Board of India ("SEBI") without presence of physical quorum to transact the businesses as set out in the Notice of the Extra Ordinary General Meeting. The proceedings of the EGM shall be deemed to be conducted at the Registered office of the Company situated at 1st floor, 345, Shradha House, Kingsway Road, Nagpur — 440001, Maharashtra, India.
- The Notice of the 2nd EGM of the FY 2024-25 of the Company are being sent only through electronic mode to those members whose e-mail addresses are registered with the Company/ Depositories. Members may note that the copies of the Notice of the EGM is also available on the website of the Company at https://shradhaitechnologies.com/, websites of the Stock Exchanges, Metropolitan Stock Exchange of India at www.mseil.in and BSE at https://www.bseindia.com/.
- Members whose email address is not registered with the Company/ Depository Participant(s) (DR) Members who wish to update their email address are requested to get the same registered/updated by following procedure given below:
  - Members holding shares in demat form can get their email address registered/updated by contacting respective Depository Participant.
  - Members holding shares in physical form may send an email request to the Company's Registrar and Share Transfer Agent, Skyline Financial Services Pvt. Ltd. along with a signed scanned copy of the request letter providing the email address and mobile number.
- Members will be able to cast their vote electronically on the businesses as set forth in the Notice of the EGM either remotely (during e-voting period) or during the EGM when window for e-voting is activated upon instructions of the Chairman. The instructions for joining the EGM and the manner of participation in the remote electronic voting or casting vote through e-voting system during the EGM has been provided in the Notice of EGM. Member's participating through VC/OAVM facility shall be counted for the purpose of reckoning the quorum under Section 103 of the Companies Act 2013.
- In compliance with the provisions of Section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management and Administration) Rules, 2014 as amended from time to time and Regulation 44 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Company is pleased to provide remote e-voting facility to its members, to vote from a place other than venue of the EGM. The Company has engaged the Services of Central Depository Securities Limited ("CDSL") to provide e-voting facilities to its members, to cast their vote in a secure manner.
- Those members who shall be present in the EGM through VC/OAVM facility and had not casted their votes on the Resolutions through e-voting or otherwise not barred from doing so, shall be eligible to cast vote through remote e-voting system during the EGM. The members who have casted their votes by remote e-voting prior to the EGM may also attend/participate in the EGM through VC/OAVM facility but shall not be entitled to cast their votes again.
- The remote e-voting period commences on Saturday, 16th November, 2024 at 9.00 a.m. and will end on Monday, 18th November, 2024 at 5.00 p.m. The e-voting module shall be disabled by CDSL for voting thereafter. The Members of the Company, holding Equity Shares in dematerialized (demat) form as well as in physical form, as on cut-off date of Tuesday, 12th November 2024, may cast their vote electronically on Ordinary Business as set out in the Notice of 2nd Extra Ordinary General Meeting through electronic voting system of Central Depository Services (India) Limited (CDSL).
- Pursuant to Section 91 of the Companies Act 2013, the Register of Members and Share Transfer Books of the Company will remain closed from Monday, 11th November 2024 to Tuesday 19th November 2024 (both days inclusive) for the purpose of 02nd Extra Ordinary General Meeting.
- CS Riddhita Agrawal, Company Secretary in Practice, Mumbai has been appointed as the Scrutinizer to scrutinize the voting and remote e-voting process in a fair and transparent manner.
- In case of any queries/grievances relating to voting by electronic means the Shareholders may refer the Frequently Asked Questions ("FAQ") and e-voting manual available on CDSL Website under Help Section or write an eMail to helpdesk.evoting@cslindia.com

**For Shradha AI Technologies Limited**  
(Formerly known as Shradha Industries Limited)

Sd/-  
**CS HarshaBandhekar**  
Company Secretary  
ICSI Membership No. ACS 54849

Date : 23<sup>rd</sup> October 2024  
Place : Nagpur

**BEFORE THE DEBTS RECOVERY TRIBUNAL, NAGPUR**  
"B" Block, 2nd Floor, C.G.O. Complex, Seminary Hills, Nagpur

O.A No. 163/2020 F.F. 08/11/2024

Bank of Baroda  
VERSUS  
Masoom Auto Deal

To,  
Mrs. Kasauri Begum W/o Qamruzzaman Siddiqui,  
Aged about 77 years, Occ-Business,  
R/o Plot no.55, Azad Colony, Shivangi Layout, Umred Road, Taj Bag, Nagpur. \_\_\_\_\_ Defendant(s)

**SUMMONS BY PAPER PUBLICATION**

- WHEREAS the above name applicant/appellant has filed the above referred O.A. in this Tribunal.
- WHEREAS the service of summons/Notice could not be affected in the ordinary manner and whereas the application for substituted service has been allowed by this Tribunal.
- You are directed to appear before this Tribunal in person or through as advocate and file Written Statement/Say on 08-11-2024 at 10:30 A.M.
- Take notice that in case of default, the Application/Appeal shall be heard and decided in your absence.

Given under my hand and seal of the tribunal on this 04th day of September, 2024, at Nagpur.

Sd./-  
**Aryan Kumar**  
Assistant Registrar  
Debts Recovery Tribunal Nagpur

**BEFORE THE DEBTS RECOVERY TRIBUNAL, NAGPUR**  
"B" Block, 2nd Floor, C.G.O. Complex, Seminary Hills, Nagpur

O.A No. 377/2020 F.F. 11/11/2024

Bank of Baroda  
VERSUS  
Mr. Vishal S/o Anant Rao Bangare and one

To,  
1. Mr. Vishal S/o Anant Rao Bangare  
Aged about 43 years, Occ-Business  
R/o, 1st Floor, Bangare House, Bangare Mohalla, Loha Oil, Itwari, Nagpur- 400002.

2. Mr. Manoj S/o Ramdas Laturkar  
Aged about 49 years, Occ-Business  
R/o, 75, Sarvatra Nagar, Narendra Nagar Extension, Near Shiv Mandir 6 Chetana Kirana Store, Nagpur-440015 \_\_\_\_\_ Defendant(s)

**SUMMONS BY PAPER PUBLICATION**

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- WHEREAS the service of summons/Notice could not be affected in the ordinary manner and whereas the application for substituted service has been allowed by this Tribunal.
- You are directed to appear before this Tribunal in person or through as advocate and file Written Statement/Say on 11-11-2024 at 10:30 A.M.
- Take notice that in case of default, the Application/Appeal shall be heard and decided in your absence.

Given under my hand and seal of the tribunal on this 17th day Sep. 2024, at Nagpur.

Sd./-  
**Aryan Kumar**  
Assistant Registrar  
Debts Recovery Tribunal Nagpur

**BEFORE THE DEBTS RECOVERY TRIBUNAL, NAGPUR**  
"B" Block, 2nd Floor, C.G.O. Complex, Seminary Hills, Nagpur

O.A No. 377/2020 F.F. 11/11/2024

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Given under my hand and seal of the tribunal on this 17th day Sep. 2024, at Nagpur.

Sd./-  
**Aryan Kumar**  
Assistant Registrar  
Debts Recovery Tribunal Nagpur

**SBI स्टेट बैंक ऑफ इंडिया** BRANCH - HINGANGHAT  
State Bank of India Anupama Building, Gandhi Ward, Hinganghat, Dist. Wardha 442301

**[Rule - 8 (1)] SYMBOLIC POSSESSION NOTICE (For Immovable Properties)**

Whereas, the undersigned being the Authorized Officer of the State Bank of India, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 12(13) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated mentioned on below column calling upon the borrower/guarantors to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

The borrower & guarantors having failed to repay the amount, notice is hereby given to the borrower/guarantors and the public in general that the undersigned has taken Symbolic Possession of the property described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with rule 8 of the said rules on dated given below.

The borrower/guarantors in particular and the public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to the charge of the State Bank of India, for the amount given below and further interest, expenses and cost thereon.

The borrower's attention is invited to provisions of sub section (8) of section 13 of the Act in respect of time available to redeem the secured assets.

Sr. No.	Name of Borrower(s) / Guarantors & Mortgagees	Demand Notice Amount (Rs.)	Date of Demand Notice	Date of Possession
1.	M/s Kisan Integrated Service of Agriculture, Prop. of Mr. Vaibhav Suresh Bobade (Borrower), Mr. Vaishnav Suresh Bobade (Guarantor)	Rs. 14,91,079.00 + Interest + Charges as on 13/08/2024 & cost, etc. thereon	13/08/2024	24/10/2024 (Symbolic)

**Description of the Immovable Properties**  
(Please mention all the hypothecated properties viz. Current Assets including stocks, Book debts, receivables, consumable stores and spares and hypothecated movable plant and machinery etc. mentioned in the documents (Schedule B)).

**Hypothecation of All Stock and Current Assets.**  
**Description of Immovable Property:**  
(Please State the Particulars of the Immovable Property Mortgaged to the Bank as Stated in the Documents having Reference to the Mortgage Documents/Deeds)(Schedule A).

- Milk Processing:-** Capacity 300L PH, Holding Tube 15 sec, Pasteurizer Four Section Type, (4-35-65-80-45-15-4), It. Hold Plate Heat Exchanger, MOC: SS-304, Balance Tank 200ltr., Filter In-line, Milk Pump, Plate Heating Exchange 300L PH, Power Source Electricity = 1NDS Quantity
- Milk Transfer Pump:-** Capacity 0.5 HP, MOC Head Section in MOC-SS-304, Power Single Phase or Three Phase = 1NDS Quantity
- Pouch Packing Machine:-** Mechanical Type With Batch Coding M/C, Technical, Type: Mechanical Operated, Product: Milk, Feeding System: Gravity, Dosage: Up to 1000ml, Accuracy: +0.5 % From 200 to 1000ml, Working Condition, Bag Length, 235mm + 2mm for 1000ml, 150 mm + 2mm for 1000ml, Average Output: 1100 Pouches/hr (Minimum With 500 ml Pouch), Packaging Material: Virgin Film Width = 1NDS Quantity
- Homogenizer:-** Capacity 300L PH, No of Stage - Two, Max D Pressure and Max Operating Pressure: 2000 to 2500 PSI, Max Operating 1st Stage 500 PSI, 2nd Stage - 2500 PSI, Electrical Panel = 1NDS Quantity

2) **Chet Section and Khoya Section :-**

1. Cream Separator - Capacity 300L PH, On Line By US, Fat Separation from Milk, Electric Operated, Single or Three Phases MOC Cast Iron Body, SS-304 Bowl Work on (35-400C) = 1NDS Quantity
2. Multipurpose Kettle - Capacity 120Ltr., Heating Kettle For Khoya Making, Paneer Making, Ghee Making etc., Gas Based Machine With Burner System, Kettle Base Will be MS/TK 15mm, Machine Will be Geared Motor Bases/1HP = 1NDS Quantity

3) **Utility Section :-**

1. Electric Boiler - Capacity 250Ltr, Pipe Make Jindal/Steel, Sheet Make Jindal/Steel, MOC-SS-304, Electricity Use 12 KW = 1NDS Quantity
2. Piping and Fitting - SS /MS G.I. Pipe Line, Valve Flange, Blind, Union, Gasket as per Drawing = 1NDS Quantity
3. Erection and Commissioning - Labor Charges, Flexible Pipe = 1NDS Quantity
4. Electric Goods - Electric Control Panel, In Required Machines, We Provide Electric Goods as per our Drawing = 1NDS Quantity
5. Argon Gas Cylinder and Labor Accommodation.

Date : 24/10/2024  
Place : Hinganghat

Authorized Officer  
State Bank of India

**UCO BANK** (A Govt. of India undertaking) Honours Your Trust

**PUBLIC NOTICE OF E-AUCTION SALE**  
(FOR MOVABLE / IMMOVABLE PROPERTY)

(In Terms of Securitisation and Reconstruction of Financial Assets & Enforcement of Security Interest (SARFAESI) Act 2002)

Whereas the Authorized Officer of the Bank has issued a Demand notice under Section 13(2) of SARFAESI ACT 2002 and thereafter in exercise of powers under Section 13(12) of SARFAESI ACT 2002 has taken possession of properties mortgaged to Bank under Section 13(4) of the SARFAESI ACT 2002. The undersigned in the capacity of Authorized Officer has decided for sale of the following properties to public by E-auction and invite bids from the intending purchasers for purchase of immovable properties mentioned hereunder on AS IS WHERE IS' & AS IS WHAT IS' basis.

**Date & Time for Inspection of Property 18.11.2024 to 26.11.2024 From 11.00 am to 4.00 pm (Except Holiday)**  
**Last Date & Time of submission of EMD & documents. 26.11.2024 Till 4.00 pm**  
**Date & Time of E-Auction : 27-11-2024 From 1.00 pm to 5.00 pm**

Sr. No.	Name & Address of Borrower's / Guarantor.	a) Date of Demand Notice b) Amount due as per notice c) Date of Possession d) Present outstanding dues.	a) Reserve Price b) EMD Amount c) Bid Increase Amount
1.	M/s Moven Industries Limited Sitabuldi (0296) Branch E-mail ID : nagpur@ucobank.co.in Contact Person : Nishant Chauhan Contact Number: 9680165550	a) 02.02.2024 b) Rs. 3436.04 lacs c) 04.09.2024 (Physical) d) Rs. 3436.04 lacs + unapplied Intt	a) Rs.88.88 lacs b) Rs. 8.88 Lac c) Rs. 10000
<b>(Physical Possession)</b> Shopping complex/shops bearing No. UG-7-8-9-10, on upper ground level in the building known as Jagat chambers on NIT Plot no. 62 & 63 (Total admeasuring 14400 sq ft/1337.817 sq. Mts), city survey no. 209, sheet no.212, NMC House No. 970/13,970/14,970/15 & 970/16 respectively on Grainganj road, garoba maidan near Ambedkar Square, Nagpur. Admeasuring 1032 sq. ft. In the name of Sh. Ashok N. Rathi & Sh. Kishore N Rathi and bounded by: East : 18.28 mts. Wide factory road, Grain Ganj Road, West : 9.15 MTS. Wide Back Road, North: Plot No. 64, South: Plot No. 61			
2.	M/s Thakurji Dairy Prop. Mrs. Pranali Sudhirsingh Thakur Mr. Mukhtar A. Siddique (Guarantor) Itwari (0039) Branch. E-mail ID : itwari@ucobank.co.in Contact Person : Rajni Gandha Dass Contact Number: 9049422150	a) 03.02.2023 b) Rs. 37,62,635.63/- lacs c) 16.08.2024 (Physical) d) Rs. 37,62,635.63/- + unapplied Intt.	a) Rs. 29.16 lacs b) Rs. 2.916 Lac c) Rs. 10000
<b>(Physical Possession)</b> All That R.C.C. Superstructure comprising Apartment/Flat No 201, second floor of the building known and styled as " BLOSSOM Apartment" on plot no 20/A-part-I, Mouza Bargaon, Kharsa No 123/3,124/2,125/A,126/2,128 & 129, Sheet No 136/41, 31, City Survey No 483/1, NMC House No 482/A/102, Ward No 61, situated Near Dinshaw Factory, Bargaon, Gorewada Road, Nagpur, Tahsil & District Nagpur, standing in the name of Mr. Mukhtar A. Siddique (Guarantor) which is bounded by Towards East- Margin of Building, Toward West- Margin of Building, Toward North- Margin of Building, Toward South- Flat No 202			

**TERMS & CONDITIONS:**

- To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the property and statutory dues (if any) are not known. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies & to inspect & satisfy themselves. 2. Statutory dues/ liabilities etc. due to the Government/ Local Body are not known and shall be borne by the successful bidder, if any. 3. In case of sole bidder, the bid amount quoted in his bid form must be improved by at least one bid incremental value, lest the sale shall be cancelled/deferred. 4) The Successful bidder has to deposit 25% of the bid amount on the date of sale or not later than the next working day 5) Balance 75% of bid Amount should be paid within 15 days from confirmation of the sale 6) Please be informed that in case, Successful bidder fail to deposit due amount by scheduled dates, sale shall be canceled and any amount deposited by the successful bidder related to this bid, shall be forfeited. 7) Successful bidder shall bear the charges / fee payable for registration of the property as per law. 8) Sale will not be confirmed if the borrower tenders to the Bank contractual dues along with other expenses prior to the Authorized Officer issuing Sale Confirmation Letter to the successful bidder. In such case the Bank shall refund without interest the entire amount remitted by the successful bidder. 9) The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid Documents, Training/ Demonstration, Terms & Conditions on Online Inter- Bidding etc., may visit Website https://www.ebkraj.in For any property related query may contact as per table above. 10) The Bank has designated its Branch Office as facilitation centre to help the intending bidders/buyers. 11) The successful bidder has to bear the TDS of 1% if the property value exceeds 50 lacs. This Notice is also to be treated as 30 days. Statutory sale notice to borrower and Guarantor Under Rule 9(1) Security Interest (Enforcement), Rules 2002. 12) Prospective buyers may visit Website https://www.ebkraj.in for more details about the property.

Date : 26.10.2024  
Place : Nagpur

AUTHORIZED OFFICER,  
UCO BANK

**Kotak** KOTAK MAHINDRA BANK LIMITED

Registered Office : 27 BKC, C-27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai -400 051. Corporate Identity No. L65110MH1985PLC038137. Branch Office at 8, West High Court Road, Shankar Nagar, Dharampeth, Nagpur, Maharashtra 440010.

**PUBLIC NOTICE FOR AUCTION CUM SALE**

Notice is hereby given to the public in general and in particular to the Borrower/Co-Borrower/Guarantor/Mortgagor that the below described immovable property mortgaged to Kotak Mahindra Bank Ltd. and the Physical Possession of which has been taken over by the Authorized Officer of Kotak Mahindra Bank Ltd. and therefore further offers are invited by the undersigned as sealed covers for purchase of immovable property described herein under, which will be sold on "AS IS WHERE IS" AND "AS IS WHAT IS" basis. Offers are invited to take part in e-auction through the Web Portal of our e-Auction Service Partner, M/s.C1 India Pvt Ltd (www.c1india.com) i.e. https://www.bankeuctions.com by the undersigned for sale of the immovable property of which particulars are given below:-

Name of the Borrower (s) / Guarantor(s) / Mortgagee(s)	Demand Notice Date and Amount	Description of the Immovable properties	Reserve Price	Date/Time of Auction
1. M/s. Anand Electronics; 2. Mr. Suresh Gurusram Udasi; 3. Mrs. Kanchar Sureshkrum Udasi Loan Account No.- LAP1825972, LAP18189832, LAP18210331.	24.01.2022 Rs.96,32,413.32/- (Rupees Ninety Six Lakhs Thirty Two Thousand Four Hundred Thirteen and Paise Thirty Two Only) as on 13.01.2022	All R.C.C. Super Structure comprising the Shop No. AA-004 (consist of Ground (with Front Open Lobby) + Upper Floors (with Balcony) out of Wing A, Building No. 4, having built up area admeasuring 3331.25 sq. ft. (309.45 sq. mtrs.) (G.F-66.92, Maz. F - 41.95, F.F. - 66.86, S.F. - 66.86, T.F. - 66.86) from out of building/ commercial area within limits of Zilla Parishad, Amravati, along with undivided BUSINESS PARK on the land/ plot situated at Mouje - Bargaon, Pragane - Nandgaon Peth, Tq. & Dist. Amravati, within the jurisdiction of Sub Divisional Officer, Amravati, Maharashtra. The said land/ plot, is bounded towards East by Shop No. AA-002, and towards South - by Shop No. AA-006.	Rs. 1,09,28,170/- (Rupees One Crore Nine Lacs Twenty Eight Thousand One Hundred Seventy Only)	Date of Inspection of Immovable property 08.11.2024 - 11:30 am - 12:30 pm Last Date for Submission of Offers / EMD 16.11.2024 till 5.00 pm Date/Time of Auction -18.11.2024 1:00 pm - 2:00 pm

**Important Terms & Conditions of Sale:**

- 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. https://www.bankeuctions.com for bid documents, the details of the secured asset put up for e-auction and the Bid Form which will be submitted to the authorized officer at the branch office/regional office as provided herein above;
- All the intending purchasers/bidders are required to register their name in the Web Portal mentioned above as https://www.bankeuctions.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;
- For any enquiry, information, support, procedure and online training on e-auction, the prospective bidders may contact the M/s C1 India Pvt Ltd Department of our e-Auction Service Partner M/s. Vinod Chauhan, through Tel. No. : +91 729197124,25,26, Mobile No.: 9813887931 & E-mail ID: delhi@c1india.com & support@bankeuctions.com;
- To the best of knowledge and information of the Authorized 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 up for e-auction and claims/rights/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 Authorized officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues;
- For participating in the e-auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.bankeuctions.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 Nagpur 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 along with the requisite bid/tender form in regard.
- The EMD of all other bidders who did not succeed in the e-auction will be refunded by KMBL within 72 working hours of the closure of the e-auction. The EMD will not carry any interest;
- The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15th) day from the date of "Confirmation of Sale" of the said secured asset by the Authorized Officer/ Secured Creditor or such extended period as may be agreed upon in writing by the Authorized Officer at his/ her discretion. In case of default, all amounts deposited till then shall be liable to be forfeited;
- For inspection of property or more information, the prospective bidders or their duly authorized representative shall be allowed to participate in the e-auction/sale proceedings. Such Authorisation Letter is required to submit along with the Bid Documents;
- The bid price shall be above the Reserve Price during e-auction and improve their offer in multiple of Rs.50,000/-. The property will not be sold below the Reserve Price set by the Authorized Officer.
- The successful bidder is required to deposit 25% of the sale price (inclusive of EMD) immediately not later than next working day by Demand Draft drawn in favour of Kotak Mahindra Bank Ltd., payable at Nagpur and the balance amount of sale price shall be paid by the successful bidder within 15 days from the date of confirmation of sale by Bank. The EMD as well as Sale Price paid by the interested bidders shall carry no interest. The deposit of EMD of 25%, whatever the case may be shall be forfeited by the Bank, if the successful bidder fails to adhere to the terms of sale or commits any default.
- On Completion of terms of sale, Authorized Officer shall issue "Sale Certificate" in favour of highest bidder. All the expenses related to stamp duty, registration charges, conveyance, VAT, TDS etc. to be borne by the bidder/purchaser.
- Bank does not take any responsibility to procure any permission/NOC from any Authority or under any other law in force in respect of property offered or any other dues i.e. outstanding water/electric dues, property tax or other charges if any.
- The successful bidder shall bear all expenses including pending dues of any Development Authority if any/taxes/utility bills etc. to Municipal Corporation or any other authority/agency and fees payable for stamp duty/registration fee etc. for registration of the "Sale Certificate".
- The Successful Bidder is required to deposit equally the TDS 1% of the total auction amount in the name of the mortgagor/s, if the sale amount is Rs.50,00,000/- (Rupees Fifty Lakh) or more.
- The Authorized Officer reserves the absolute right and discretion to accept or reject any or all the offers/bids or adjourn/cancel the sale without assigning any reason or modify any terms of sale without any prior notice.
- To the best of its knowledge and information, the Bank is not aware of any encumbrances on the property to be sold except of Bank. Interested parties should make their own assessment of the property to their satisfaction. Bank does not in any way guarantee or warrant the title of the property to be sold or the fitness of the property for any other purpose. For any other information, the Authorized Officer shall not be held responsible for any charge, lien, encumbrances, property tax or any other dues to the Government or anybody in respect to the aforesaid property.
- Further interest will be charged as applicable, as per the Loan documents on the amount outstanding in the notice and incidental expenses, costs, etc. is due and payable till its realization.
- The notice is hereby given to the Borrower (s) / Mortgagee(s) / Guarantor(s), to remain present personally at the time of sale and they can bring the interlocking buyers/purchasers for purchasing the immovable property as described herein above, as per the particulars of Terms and Conditions of Sale.
- The immovable property will be sold to the highest bidder basis inter se bidding process.
- The Borrower (s) / Mortgagee(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 up to date interest and expenses with in fifteen 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 languages, 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/mortgagees pays 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, contact the Officer Mr. Ashok Motwani @ 987373751, Email ID: ashok.motwani@kotak.com or Mr. Ravindra Divedi @ 9764443818, Email ID: Ravindra.divedi@kotak.com for above mentioned Branch office of the 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 cyber/hardware requirements shall have to be ensured by bidders themselves. Please note that failure of internet connectivity (due to any reason whatsoever) it shall be sole responsibility of bidders and neither KMBL nor C1 India Pvt Ltd 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.

Place: Amravati  
Date: 26/10/2024

Sd/-  
Kotak Mahindra bank Ltd., Authorized Officer

I'm politically unaffiliated.  
Not un-opinionated.

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