

GOVERNMENT OF MAHARASHTRA

PUBLIC WORKS DEPARTMENT

E-TENDER NOTICE NO. 31 FOR 2024-2025

Online E-Tenders in B-1 Form For the Following Work are invited by the Executive Engineer, Presidency Division, PWD, 2nd Floor Bandhakam Bhavan, 25 Murzban Road, Fort, Mumbai-400001 (Tel. No.22016975/22016977) from contractors registered in appropriate class of the Public Works Department. Right to reject/accept of all or one tender is reserved by the undersigned.

Sr. No.	Name Of Work	Amt. Rs. (in Lakhs)
1	Renovation of Mangalore tiled roof Pancard office Desk-8 Investigation office (EOW) at C Block premises C. P. office, L. T. Marg, Mumbai.	18.89
2	Renovation of Second Floor Common Toilet A, B Block At CP office Compound, L. T. Marg Mumbai.	27.86
3	Renovation of Main & back side lift lobby flooring and dado and false ceiling portion at New Council Hall at Mumbai.	79.69
4	Renovation to Preventive Crime Branch 2nd Floor, Stone Building Picket Road, Mumbai.	24.07
5	Repairs & Renovation of flooring, & Fixing UPVC windows etc. 3rd floor MTNL Fountain Building No. 1 at Fort, Mumbai.	62.04
6	Repairs to Govt. Resident Qts. C/8 Bungalow at Nariman Point, Mumbai. (Repairs of Structural repair and Furniture)	61.63
7	Renewing Kathada & column around hall at 1st floor at New Council Hall at Mumbai.	48.13
8	Renovation of Muddehall room / Store room Crime branch back side, at C. P. office premises, L. T. Marg, Mumbai.	50.75
9	Repairs to Govt. Resident Qts. C/8 Bungalow at Nariman Point, Mumbai. (Providing Kitchen Platform & Allied Furniture)	38.98
10	Repairs to plaster painting and window sliding work 3rd floor New Press Bldg., Press Section, Charni Road, Mumbai.	25.19
11	Providing & Fixing Full height partition for officers and Low height partition for staff sitting area etc. on 1st floor C.T.O. Building at High Court, Mumbai.	24.04
12	Renovation of 1st floor South side passage false ceiling and wall panelling at New Council Hall at Mumbai.	85.01
13	Renovation of Ground Floor Common Toilet A, B Block At CP office Compound, L. T. Marg Mumbai.	23.10
14	Plaster colour windows toilet and rain water leakage in building no. 13 at Haji Ali Govt. Colony.	20.90
15	Repair & Renovation of Creche Day Care Centre at Ground floor C.T.O. Main Building Mumbai.	17.69
16	Renovation of 1st floor North side passage false ceiling and wall panelling at New Council Hall at Mumbai.	82.64
17	Renovation of First Floor Common Toilet A, B Block At CP office Compound, L. T. Marg Mumbai.	23.41
18	Repainting & Re-polishing and repairs to partition, doors etc. on 3rd floor, Bank of India Building, Mahatma Gandhi Road, fort at High Court, Mumbai.	21.23
19	Renovation of leaking and damaged toilet block on 1st and 2nd floor of DD building, Mumbai.	14.98
20	Renovation of 1st floor North side passage flooring at New Council Hall at Mumbai.	83.47
21	Repairs to Doors/Windows, water supply pipe line, painting, roof, mansoon protection, Supply of Labour and Misc. works to High Court Main Building at High Court, Mumbai.	46.12
22	Plaster colour windows toilet and rain water leakage in building no. 11 at Haji Ali Govt. Colony.	21.17
23	Repairs to Doors/Windows, water supply pipe line, painting, roof, mansoon, protection, supply of Labour and Misc. works to P.W.D. Main Bldg. at High Court Mumbai.	29.91
24	Renovation of 1st floor South side passage flooring at New Council Hall at Mumbai.	84.31

Issue Date :- 26.9.2024 to 3.10.2024
Opening Date :- 4.10.2024
All the corrigendum/Changes pertain to notice will not published in newspapers that will published in E-tendering process. All the detail information is available on following websites
1) www.mahapwd.com
2) www.mahatenders.gov.in
No. PD/TC/13469
Office of the Executive Engineer, Presidency Division, P.W.D., 2nd floor, Bandhakam Bhavan, 25, Murzban Road, Presidency Division, Mumbai. Fort, Mumbai-400001
Email : presidency.ee@mahapwd.gov.in
Date : 24/09/2024
DGIPR 2024-25/3617

KOTAK MAHINDRA BANK LIMITED
(Corporate Identity No. L56110MH1985PLC038137)
Registered Office : 27 BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai-400 051.
Branch Office : Admas Plaza, 4th Floor, 166/16, CST Road, Koliyevillage, Kurchi Kurve Nagar, Near Hotel Hare Krishna, Santacruz East, Mumbai-400 098.

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 **Authorised Officer of Kotak Mahindra Bank Ltd.** against which expression of interest/offer has been received from an intended purchaser at the amount mentioned as Reserve Price and therefore further offers are invited by the undersigned in 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.bankauctions.com> by the undersigned for sale of the immovable property of which particulars are given below :-

Name of the Borrower(s) / Guarantor(s) / Mortgagor(s)	Demand Notice Date and Amount	Description of the Immovable Properties	Reserve Price	Earnest Money Deposit (EMD)	Date / Time of Auction
1. Ms. Nancy A. Joseph (Borrower & Mortgagor) (Loan Account No. IHL71650 & IHL25175)	09 th February, 2021 ₹ 26,26,825.36 (Rs. Twenty Six Lakh Twenty Six Thousand Eight Hundred Twenty Five & Thirty Six Paise Only) as on 09.02.2021	All that part & parcel of the Properties bearing: Property 1 - Flat No. 602, 6 th Floor, Building No. 3, Sarvodaya Garden, Station Road, Kalyan (W), Maharashtra-421 306.	₹ 71,07,750/- (Rs. Seventy One Lakh Seven Thousand Seven Hundred & Fifty Only)	10% of Bid Amount	09 th October 2024, 11:00 Hrs. - 12:00 Hrs. Last Date for Submission of Offers / EMD : 19.10.2024 till 5.00 p. m. Date / Time of Auction : 21.10.2024 11:00 Hrs. - 12:00 Hrs.

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.bankauctions.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 **Authorised Officer** at the Branch Office / Regional office as provided herein above; (2) All the intending Purchaser / Bidders are required to register their name in the Web Portal mentioned above as <https://www.bankauctions.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. Ltd. Department of our e-Auction Service Partner M/s. Vinod Chauhan, Through Tel. No. : +91 7291971224, 25, 26, Mobile No. : 981387931 & E-mail id: delhi@c1india.com & support@bankauctions.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.bankauctions.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 along with the requisite bid/tender form in this regard. (6) 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; (7) 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 **Authorised Officer** / Secured Creditor or such extended period as may be agreed upon in writing by the **Authorised Officer** at his / her discretion. In case of default, all amounts deposited till then shall be liable to be forfeited; (8) For inspection of property or more information, the prospective bidders may contact the **Authorised Representative**, **Mr. Ashok Motwani (Mob. No. +91 9873737351, E-mail id: ashok.motwani@kotak.com) or Mr. Ismail Deshmukh (Mob. No. 9324906979) Email ID: ismail.deshmukh@kotak.com (9) At any stage of the e-Auction, the **Authorised Officer** may Accept / Reject / Modify / Cancel the bid / offer or postpone the e-Auction without assigning any reason therefor and without any prior notice. In case any bid is accepted, the **Authorised Officer** can negotiate with any of the tendered or intending bidders or other parties for sale of property by Private Treaty. (10) Sale is subject to the confirmation by the **Authorised Officer**. The Successful Purchaser / Bidder shall bear all statutory dues, taxes, fees payable, stamp duty, registration fees, etc. that is required to be paid in order to get the property conveyed / delivered in his / her / its favour as per the applicable law; (11) The sale shall be subject to rules / conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, as amended from time to time; it shall solely be the responsibility of the Successful Bidder / Purchaser to get the sale registered. All expenses relating to stamp duty, registration charges, transfer charges and any other expenses and charges in respect of the registration of the sale for the above referred property shall be borne by the Successful Bidder / Purchaser. The sale has to be registered at the earliest else the purchaser has to give the request letter to **KMBL** mentioning the reason of delaying the registration; (12) No person other than the intending bidder / offerer themselves, or their duly **Authorised representative** shall be allowed to participate in the e-Auction / sale proceedings. Such Authorisation Letter is required to submit along with the Bid Documents; (13) The bid price shall be above the Reserve Price during e-auction and improve their offer in multiple of ₹1,00,000/- for Property bearing Flat No. 602, 6th Floor, Building No. 3, Sarvodaya Garden, Station Road, Kalyan (West), Maharashtra-421 306. The property will not be sold below the Reserve Price set by the **Authorised Officer**. (14) 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 Mumbai 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 or 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. (15) On Completion of terms of sale, **Authorised 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. (16) 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. (17) 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". (18) The Successful Bidder is required to deposit equivalent TDS 1% of the total auction amount in the name of the mortgagor/s, if the sale amount is ₹ 71,07,750/- (Rs. Seventy One Lakh Seven Thousand Seven Hundred & Fifty Only) or more. (19) The **Authorised 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. (20) To the best of his 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 makes any representation with regard to the fitness / title of the aforesaid property. For any other information, the **Authorised 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. (21) 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. (22) The notice is hereby given to the Borrower (s) / Mortgagor(s) / Guarantor(s), to remain present personally at the time of sale and they can bring the intending buyers / purchasers for purchasing the immovable property as described herein above, as per the particulars of Terms and Conditions of Sale. (23) The immovable property will be sold to the highest bidder basis inter se bidding process. (24) Bank is not responsible for any liabilities upon the property which is not in the knowledge of the Bank.
The Borrower (s) / Mortgagor(s) / Guarantor(s) are hereby given **STATUTORY 15 DAYS NOTICE UNDER RULE (6), (8) & (9) OF THE SARFAESI ACT** to discharge the liability in full and pay the dues as mentioned above along with upto 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 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 / mortgagors 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 @ 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 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 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. 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.
Date : 30.09.2024
Place : Mumbai
sd/-
Authorised Officer, Kotak Mahindra Bank Ltd.**

SBI भारतीय स्टेट बैंक
Stressed Assets Recovery Branch, Thane (11697) - 1st Floor, Kerom Building, Plot No. A-112, Road No. 22 Circle, Wagale Industrial Estate, Thane (West) - 400604, Email-sbi.11697@sbi.co.in

Publication of Notice regarding possession of property u/s 13(4) of SARFAESI Act 2002

Notice is hereby given under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under Section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, a demand notice was issued on the dates mentioned against each account and stated hereinafter calling upon them to repay the amount within 60 days from the date of receipt of said notice.
The Borrower having failed to repay the amount, notice is hereby given to the Borrowers and the public in general that the undersigned has taken **Symbolic Possession** of the property described herein below in exercise of power conferred on him/her under section 13(4) of the said Act read with Rule 8 of the said Act on the dates mentioned against each account.
The Borrower in particular and the public in general is hereby cautioned not to deal with the property and its dealings with the property will be subject to the charge of the **STATE BANK OF INDIA** for an amount and interest thereon.
The Borrower's / Guarantor'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 Account/ Borrower & Address	Name of Owner of Property	Description of the mortgaged Properties	Date of Demand Notice	Date of Possession	Amount Outstanding
Mr. Pradip Ramchandra Lavate Address: At Bhal, Post Thal, Tal- Alibag, Dist. Raigad - 402201	Mr. Pradip Ramchandra Lavate	Flat No. 101, admeasuring 452 Sq. Ft. Carpey Area - 55 Sq. Ft. situated on 1st Floor of C-Wing Building No. 2, in the society known as Sea Shell Residency Co-op Housing Society Limited, situated at Survey No. 44, Hissa No. 1A2 of Village-Chendhara, Taluka Alibag, Dist. Raigad, owned by Mr. Pradip Ramchandra Lavate.	06.07.2024	01.10.2024	Rs. 24,16,939.00 (Rupees Twenty Four Lakh Thousand Nine Hundred and Thirty Nine Only) as on 06.07.2024 plus further interest, costs, etc. thereon.

F. Praneesh Thakur - M No. 7087438999
Authorized Officer, Chief Manager - State Bank of India

Date : 02.10.2024 Place: Thane

JM FINANCIAL
Corporate Identity Number: U67190MH2007PLC74287
Registered Office: 7th Floor, Cnergy, Appasaheb Marathe Marg, Prabhadevi, Mumbai 400025
Contact Person: 1) Vaidehee Byndra - 9831537386 2) Rohan Sawant - 983143013 3) Yash Ora - 022 - 6224 1676

E-Auction Sale Notice - Fresh Sale

The Piramal Capital and Housing Finance Ltd. has assigned a pool of loan (including below mentioned loans) together with underlying security interest created thereon along with all the rights, title and interest thereon under Section 5 (1) (b) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) vide an assignment agreement dated March 23, 2023 (the "Assignment Agreement") in favour of JMFIN (JM) (herein referred to as Assignee) acting in its capacity as trustee of JMFINAR - Trust. It is to notify that PCHFL is authorized and appointed to act as Service provider / Collection agent to facilitate all operational and procedures process vide Assignment / Service Agreement.
Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of Secured Creditor under the SARFAESI Act, 2002 for the recovery of amount due from borrower/s, offers are invited by the undersigned for purchase of immovable property, as described hereunder, which is in the possession, on "As Is Where Is Basis", "As Is What Is Basis" and "Whatever Is There Is Basis", Particulars of which are given below:

Loan Code No. / Branch / Borrower(s) / Co-Borrower(s) / Guarantor(s)	Demand Notice Date and Amount	Property Address - final	Reserve Price	Earnest Money Deposit (EMD) (10% of RP)	Outstanding Amount (27-09-2024)
Loan Code No.: 045000039353 (Thane Branch), Anand Sagar Gupta (Borrower), Renu Anand Gupta (Co Borrower 1)	Di: 25-01-2019, Rs. 2598318/- (Rs. Twenty Five Lakh Ninety Eight Thousand Three Hundred Eighty Eight Only)	All The piece and Parcel of the Property having an extent - Flat No. 405, 4TH Floor, Shree Ramchandra Residency, Bhuwaneswar, Behind Roha Public School Raigarh Maharashtra In 402109 Boundaries As - North : B-Wing South : Int Road East : Open Plot West : D-Wing	Rs. 1803000/- (Rs. Eighteen Lakh Three Thousand Only)	Rs. 1803000/- (Rs. One Lakh Eighty Three Thousand Only)	Rs. 5367593/- (Rs. Fifty Three Lakh Sixty Seven Thousand Five Hundred Ninety Three Only)
Loan Code No.: 05000023606 & 05000032736 (Mumbai Branch), Anil Subhash Yadav (Borrower), Sareeka Anil Yadav (Co Borrower 1)	Di: 23-07-2021, Rs. 670665/- (Rs. Six Lakh Seventy Thousand Six Hundred Sixty Five Only) & Di: 23-07-2021, Rs. 149240/- (Rs. One Lakh Forty Nine Thousand Two Hundred Forty Only)	All The piece and Parcel of the Property having an extent - Flat No. 01, Gr. Floor, Bldg No. 95, Samruddhi Evergreens, Near Juvvati Bridge Thane Maharashtra In 421503 Boundaries As - North : ROAD SOUTH : BUILDING NO-100 East : BUILDING NO-96 West : BUILDING NO-89	Rs. 1400000/- (Rs. Fourteen Lakh Thousand Only)	Rs. 1400000/- (Rs. One Lakh Forty Thousand Only)	Rs. 991106/- (Rs. Nine Lakh Ninety One Thousand One Hundred Sixty Six Only) & Rs. 224968/- (Rs. Two Lakh Twenty Four Thousand Nine Hundred Sixty Eight Only)
Loan Code No.: 00500003712 (Fort Branch), Pratik Anil Gandhi (Borrower), Bhadraka Anil Gandhi (Co Borrower 1) Anilkumar C Gandhi (Co Borrower 2)	Di: 20-02-2020, Rs. 3691536/- (Rs. Thirty Six Lakh Ninety One Thousand Five Hundred Thirty Six Only)	All The piece and Parcel of the Property having an extent - Flat No. 1207, 12Th Floor, Building No-12 Regency Sarvam, Survey No. 42/1 Near Ganesh Mandir Road Thane Maharashtra In 421605 Boundaries As - North : GARDEN South : INTERNAL ROAD East : BUILDING NO.11 West : BUILDING NO.13	Rs. 3146000/- (Rs. Thirty One Lakh Fourty Six Thousand Only)	Rs. 3146000/- (Rs. Three Lakh Fourteen Thousand Six Hundred Only)	Rs. 6883101/- (Rs. Sixty Eight Lakh Eighty Three Thousand One Hundred One Only)
Loan Code No.: 11300003726 (Panvel Branch), Bapu R Lokhande (Borrower), Ashwini Bapu Lokhande (Co Borrower 1)	Di: 18-09-2021, Rs. 1872040/- (Rs. Eighteen Lakh Seventy Two Thousand Fourty Only)	All The piece and Parcel of the Property having an extent - Flat No A-16, 1St Floor, A Wing, Shree Dnyaneshwar Mauli Chsl, Vichimbe Village Raigarh Maharashtra In 410206	Rs. 1848480/- (Rs. Eighteen Lakh Eighty Four Thousand Eight Hundred Eighty Only)	Rs. 1848480/- (Rs. One Lakh Eighty Four Thousand Eight Hundred Forty Nine Only)	Rs. 3041249/- (Rs. Thirty Lakh Two Thousand Four Hundred Forty Nine Only)
Loan Code No.: 18400002017 (Ghodbunder Branch), Ashish Ghanshyam Ray (Borrower), Aarti Ashish Rai (Co Borrower 1) Ghanshyam Bhabhuti Ray (Guarantor 4)	Di: 17-05-2021, Rs. 2367260/- (Rs. Twenty Three Lakh Sixty Seven Thousand Two Hundred Sixty Only)	All The Piece And Parcel Of The Property Having An Extent - Flat No 303, 3rd Floor, Myrtle Bldg. B Type, Lakshdi Gardens, Dahivall, Raigarh Maharashtra In 410201 Boundaries As - North : Building South : Building East : Road West : Open Space	Rs. 1531780/- (Rs. Fifteen Lakh Thirty One Thousand Seven Hundred Eighty Only)	Rs. 1531780/- (Rs. One Lakh Fifty Three Thousand One Hundred Seventy Eight Only)	Rs. 3724032/- (Rs. Thirty Seven Lakh Two Thousand Three Hundred Thirty Two Only)

DATE OF E-AUCTION: 12-11-2024, FROM 11.00 A.M. TO 1.00 P.M. (WITH UNLIMITED EXTENSION OF 5 MINUTES EACH), LAST DATE OF SUBMISSION OF BID: 11-11-2024, BEFORE 4.00 P.M.
For detailed terms and conditions of the Sale, please refer to the link provided in <https://www.jmfinancial.com/Home/Assetsforsale> OR <https://www.bankauctions.com>
STATUTORY 30 DAYS SALE NOTICE UNDER SARFAESI ACT TO THE BORROWER/GUARANTOR / MORTGAGOR
The above mentioned Borrower/Guarantor are hereby notified to pay the sum as mentioned in section 13(2) notice in full with accrued interest till date before the date of auction, failing which property will be auctioned/sold and balance dues if any will be recovered with interest and cost from borrower/guarantor.
Date : 02-10-2024 Place: Mumbai
sd/-
(Authorised Officer) (Aranya - Trust)

DEUTSCHE BANK AG

PUBLIC NOTICE - AUCTION CUM SALE OF PROPERTY
Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002
The undersigned is the Authorized Officer of M/s. Deutsche Bank AG, having one of its places of business at Nirlon Knowledge Park, B1, 2nd Floor, Goregaon East, Mumbai-400 063 ("Deutsche Bank AG"), under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (The Act) and in exercise of powers conferred under section 13 (2) read with rule 9 of the Security Interest (Enforcement) Rules, 2002 (The Rules) issued demand notices dated 03rd June, 2021 calling upon the Borrower(s)/Co-borrower(s) M/s Rohan Enterprises, Rohan Chavan And Mrs. Surekha Chavan, residing at Flat No. 904, Park Vista CHS, Plot No. 22A & 22B, Opp Lallu Bhai Park, Andheri West, Mumbai-400058 to repay the outstanding amount of Rs. 2,04,27,312.23 (Rupees Two Crore Four Lakhs Twenty Seven Thousand Three Hundred Thirty One and Twenty Three paise Only) as on 03rd June 2021, and interest thereon within 60 days from the date of receipt of the said demand notice.
The Borrower having failed to repay the amount, notice is hereby given to the Borrower and the public in general that the undersigned has taken possession of the property mortgaged with the Bank, to recover the said outstanding amount, in exercise of powers conferred on me under section 13(4) of the Act read with Rule 8 of the Rules.
Now, the public in general is hereby informed that the Property mentioned below would be sold by public auction on **AS IS WHERE IS BASIS AND AS IS WHAT IS BASIS on 22nd October 2024 at 4 p.m.**, at **Deutsche Bank AG**, Nirlon Knowledge Park, B1, 2nd Floor, Goregaon East, Mumbai-400 063 by inviting bids in the sealed envelope as per the procedure and the terms and conditions stated below:

Sr. No.	Secured Property Address	Reserve Price	EMD	Auction Date
1.	All that Part & Parcel of Residential Property at Flat No. 904, 9th Floor, admeasuring 567 sq ft carpet area in the new building "Park Vistas", on Plot Final Plot Nos. 22A & 22B, bearing City Survey No. 575, Village Ville Parle West, Taluka Andheri, Mumbai Suburban.	Rs. 2,30,00,000/-	Rs. 23,00,000/-	22nd October 2024

The particulars in respect of the Property have been stated to the best of the information and knowledge of the Bank, who shall however not be responsible for any error, misstatement or omission in the said particulars. The Tenderer(s)/Offerer(s)/Prospective Bidder(s)/Purchaser(s) are therefore requested, in their own interest, to satisfy himself/ themselves/ itself with regard to the Property before submitting the tenders. To the best of the Bank's knowledge, there are no encumbrances on the Property and Bank has the right of sale of Property in compliance with due process of law.

TERMS & CONDITIONS OF PUBLIC AUCTION:
1. The property can be inspected on **5th October 2024** between **11.00 am to 5.00 pm**. The bids shall be submitted in a sealed envelope to the office of undersigned along with a Demand Draft/Pay Order of **Rs. 23,00,000/- (Rupees Twenty Three Lakhs Only)** towards the Earnest Money Deposit ("EMD") favoring "Ms. Deutsche Bank AG" so as to reach the office of Deutsche Bank AG at, Nirlon Knowledge Park, B1, 2nd Floor, Goregaon East, Mumbai-400 063 on or before **22nd October 2024 by 2 pm**. The earnest money deposit shall not carry any interest.
2. Offers that are not duly filled up or offers unaccompanied by the EMD or received after the date and time prescribed herein will not be considered / treated as valid offers, and accordingly shall be rejected. No interest shall be payable on the EMD.
3. Along with bid form the proposed bidder shall also attach his/her identity proof, proof of residence (such as copy of the passport, election commission card, ration card driving license etc.) and a copy of the PAN card issued by the Income Tax department.
4. On the date of sale, all bids duly received would be opened and the bid of the highest bidder, provided it is above the reserve price, may be accepted by the Bank. However the bidders personally present at the auction site shall have the right to further enhance their bid price, subject to a minimum of **Rs. 25,000/- (Rupees Twenty-Five Thousand Only)** over the price offered by the highest bidder and the Bank shall have the right to accept such higher bid, upon confirmation of the sale by the Bank, the purchaser will be required to pay deposit of **25% (Twenty-Five Percent)** of the sale price, after adjusting the earnest money deposit immediately with the undersigned.
5. The request for extension of time may be allowed by the Bank at its sole discretion subject to such terms and conditions as may be deemed fit and proper by him. The balance amount of the purchase price shall be paid by the purchaser to the Bank on or before the fifteenth day after confirmation of the sale of the Property or such extended period as may be agreed upon in writing by the parties. In default of payment of entire consideration within the stipulated time, the Bank shall be at liberty to forfeit the EMD and/or any other payment made by the purchaser and proceed with re-auction of the Property. The defaulting purchaser shall forfeit all claims to the Property or to any part of the sum for which it may be subsequently sold.
6. All payments shall be made by the purchaser by means of the Demand Draft/Pay Order favoring "Deutsche Bank AG".
7. On receipt of the sale price in full, the Bank shall issue a Sale Certificate in favour of the Purchaser/his nominee and would handover the possession of the Property to the purchaser.
8. The said Immovable Property described in the Schedule herein above shall remain and be at the sole risk of the Purchaser in all respects including loss or damage by fire or theft or other accidents, and other risk from the date of the Confirmation of the sale by the undersigned Authorised Officer. The Purchaser shall not be entitled to annul the sale on any ground whatsoever.
9. The Demand Draft/Pay Order deposited towards the EMD shall be returned to the unsuccessful bidders.
10. For all purposes, sale of the said property is strictly on "as is where basis what is". To the best of the knowledge and information of the authorised officer of the Bank, no other encumbrances exist on the property.
11. All expenses relating to Stamp Duty, Registration Charges, Transfer Charges and any other charges in respect of the Property shall be borne by the purchaser. All outgoings, i.e., Municipal Taxes, Maintenance / Society Charges, Electricity and water taxes, cess or any other dues including over dues in respect of the Property shall be paid by the successful purchaser.
12. The Bank is not bound to accept the highest offer or any other offers, and the Bank reserves its right to reject any or all bid(s) without assigning any reasons.
13. No person other than the bidders themselves or their duly authorised representative shall be allowed to participate in the sale proceedings.
14. In case all the dues together with all costs, charges and expenses incurred by the Bank are tendered by the above-named Borrower at any time before the date fixed for sale of the property under Sec 13(8) of the Act, then the Property will not be sold, and all the bids received from the prospective bidders shall be returned to them without any liability/claim against the Bank.
This Notice is also notice to the abovesaid Borrower under Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.
Place: Mumbai
Date: 22 October 2024
sd/-
Diana Nadar, Authorized Officer - Deutsche Bank AG
Contact Numbers: 9820066613, 9819887707, 9152770607, 9821600029, 022 7180 3167/3172/3077/317479.

DEBTS RECOVERY TRIBUNAL NO.2 AT MUMBAI
Ministry of Finance, Government of India
3rd Floor, MTNL Bhavan, Strand Road, Colaba Market, Colaba, Mumbai 400 005
DEMAND NOTICE
NOTICE UNDER SECTIONS 25 TO 28 OF THE RECOVERY OF DEBTS & BANKRUPTCY ACT, 1993 AND RULE 2 OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961

R.C.No. 57 OF 2023
HDFC Bank Ltd.
Next Date: 24/10/2024
...Applicant
Versus
Shahzad Ali Raja Ansari & Ors.
...Defendants
To,
1. Shahzad Ali Raja Ansari,
H-72, LBS Marg, Mandira Park, Ghatkopar (West), Mumbai 400 086.
2. Sanjay Thakur Jaiswal,
R.No.36, Raghunath Seth Ki CHL, LBS Marg, Behind Mukund Steel Co., Naupada, Kurla, Mumbai 400 070.
This is to notify that a sum of Rs. 14,05,888/- (Rupees Fourteen Lakh Five Thousand Eight Hundred and Eighty Eight only) has become due from you as per Recovery Certificate drawn up in O.A. No. 1069 of 2015 by the Hon'ble Presiding Officer, Debts Recovery Tribunal - II, Mumbai. The Applicant is entitled to recover the sum of Rs. 14,05,888 (Rupees Fourteen Lakh Five Thousand Eight Hundred and Eighty Eight only) with costs together with pendente lite and future interest 12.90% per annum w.e.f 12th May 2015 till recovery from the C.Ds.
You are hereby directed to pay the above sum within