That the above named borrower(s) have failed to maintain the financial discipline towards their loan account (s) and as per books of accounts maintained in the ordinary course of business by the Company, Column D indicates the outstanding amount.

Due to persistent default in repayment of the Loan amount on the part of the Borrower(s) the above said loan account has been classified by the Company as Non Performing Asset (as on date in Column C) within the guidelines relating to assets classification issued by Regulating Authority. Consequently, notices under Sec. 13(2) of the Act were also issued to each of the borrower.

In view of the above, the Company hereby calls upon the above named Borrower(s) to discharge in full his / their liabilities towards the Company by making the payment of the entire outstanding dues indicated in Column D above including up to date interest costs, and charges within 60 days from the date of publication of this notice, failing which, the Company shall be entitled to take possession of the Mortgaged Property mentioned in Column B above and shall also take such other actions as is available to the Please note that in terms of provisions of sub - Section (8) of Section 13 of the SARFAESI Act, "A borrower can tender the entir

amount of outstanding dues together with all costs, charges and expenses incurred by the Secured Creditor only till the date of publication of the notice for sale of the secured asset(s) by public auction, by inviting quotations, tender from public or by private treaty. Further it may also be noted that in case Borrower fails to redeem the secured asset within aforesaid legally prescribed time frame, Borrower may not be entitled to redeem the property." In terms of provision of sub-Section (13) of Section 13 of the SARFAESI Act, you are hereby prohibited from transferring, either by

way of sale, lease or otherwise (other than in the ordinary course of his business) any of the secured assets referred to in the

For SAMMAAN CAPITAL LIMITED (Formerly known as Indiabulls Housing Finance Ltd.
Authorized Office

REGD.A/D/DASTI/AFFIXATION/BEAT OF DRUM & PUBLICATION/NOTICE

#### BOARD OF DRT **SALE PROCLAMATION OFFICE OF THE RECOVERY OFFICER** R.P. No. 458/2017 DEBTS RECOVERY TRIBUNAL-II, MUMBAI

DATED: 10.10.2024 MTNL Bhavan, 3rd Floor, Colaba Market, Colaba, Mumbai. PROCLAMATION OF SALE UNDER RULES 38, 52(2)OF SECONDSCHEDULE TO THE INCOME

TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS AND BANKRUPTCY ACT, 1993. State Bank of India, Kandivali (W) Br

ALIAS ROHAN PATIL)

KISHAN PATIL ALIAS

Place: MUMBAI / RAIGAD / PANVEL

ROHAN PATIL)

PANKAJ MESHRAM ÁLIAS PANKAJ MANIKRAO MESHRAM (THROUGH POA HOLDER ROHAN

]... Certificate Holders

## M/s. Rudraksha Textiles Pvt Ltd

]... Certificate Debtors CD-1: M/s. Rudraksha Textiles Private Limited, 101, Parimal Park, Near Shape UP Club, Tadwadi, Rander Road, Surat, Distt: Surat, Gujarat, Pin 395 009, **And Corporate Office:** 66/67, Krishna Niwas Building, 5th floor, Near Edward Cinema, 15 Bomanji Master Road, Kalbadevi Road, Marine Lines, Mumbai 400 002 **And Factory** at D-27, MIDC, Nawapur Industrial Area, Vill: Kothade, Tal: Nawapur, Distt: Nandurbar, Maharashtra, And: At 128, Sanghvi Tower 2, New Shakuntala Apartments, Adajan Road, Surat 395 009, Gujarat

Whereas Hon'ble Presiding Officer, Debts Recovery Tribunal No. II Mumbai has drawn up the Recovery Certificate in Original Application No 439/2017 for recovery of Rs. 82,29,612.76 with interest and cost from the Certificate Debtors and a sum of Rs.2,81,91,564.05 (upto the date of sale i.e. 26.11.2024) is recoverable together with furthe nterest and charges as per the Recovery Certificate / Decree.

And whereas the undersigned has ordered the sale of property mentioned in the Schedule below in satisfaction of

And whereas a sum of Rs. 82,29,612.76 along with pendent-lite and further interest @ 12% p.a from the date o filing of application i.e. 21.01.2014 till payment and/or realization from CDs.

Notice is hereby given that in absence of any order of postponement, the property shall be sold on 26.11.2024 between 02:00 PM to 03:00 P.M. (with auto extension clause in case of bid in last 5 minutes before closing, if required) by open public e-auction and bidding shall take place through "On line Electronic Bidding" through the website (https://drt.auctiontiger.net) of M/s C-1 India Private Limited, having address at Plot No 68, Sector 44, Gurugram 122003, Haryana, India, Contact Person: Mr. Bhavik Pandya (Mobile +91 8866682937). Email address: maharashtra@c1india.com & gujarat@c1india.com.(Support help Desk No. +91 8866682937/01244302000)

The intending bidders should register themselves on the website of the aforesaid e-auction agency well in advance and get user ID and Password for uploading of requisite documents and/or for participating in the open public e-auction.

or further details conta

The sale will be of the property of the C.D. 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 / property

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

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

but the undersigned shall not be answerable for any error, mis-statement or omission in this proclamation The reserve price below which the property shall not be sold is Rs. 25,00,000/-(Rupees Twenty Five Lakhs only)

The amount by which the bid is to be increased shall be Rs.25,000/- (Rupees Twenty Five Thousand only) However, the decision in this regard of the undersigned shall be final and binding on the parties concerned. In the event of any dispute arising as to the amount of bid, or as to the bidder, the lot shall at once be again put up to auction. The highest bidder shall be declared to be the purchaser of that respective lot. It shall be in the discretion of the

signed to decline/accept the highest bid when the price offered appears so clearly inade inadvisable to do so or for reasons otherwise. The public at large is hereby invited to bid in the said E-Auction. The online offers along with EMD amounting to Rs. 2,50,000/- (Rupees Two Lakhs Fifty Thousand only), is payable by way of RTGS/NEFT in the Account No.: 31046784774, IFSC Code No: SBIN0001821 OF State Bank of India, Churchgate Branch (Branch Code

The offers in a sealed envelope (addressed to the Recovery Officer, DRT-II, Mumbai superscribing R.P.No. 458 o 2017 only containing duly filled in and blue ink signed prescribed bid form giving complete details of the bidder(s

including e-mail ID. Mobile Number etc., alongwith self attested copies of PAN/TAN Card, Address Proof, Photo Identify Proof of the bidder(s) and RTGS / NEFT details towards EMD Amount of 2,50,000/- (Rupees Two Lakhs Fifty Thousand only) should be deposited with the undersigned not later than by 4:00 P.M. on 21.11.2024. The bidder(s) shall also declare if they are bidding on their own behalf or on behalf of their principals and sign declaration accordingly. In the latter case, they shall be required to deposit with the bid documents their original authority duly ink signed by their principal together with complete KYC of the said principal duly attested by the said

principal together with complete KYC of the authorized person. In case of the company, authenticated copy of resolution passed by the board members of the company or any other authenticated documents confirming representation / attorney of the company together with complete KYC of the said principal company and complete YC of the authorized person shall also be submitted alongwith the bid documents. In case of failure, bid shall no The bidder (s) shall also upload online on the website of the aforesaid e- auction agency, after registering themselves

on the website of the aforesaid e- auction agency, copy of the duly filled in prescribed bid form alongwith photocopies of the documents as stated in para 5 here in above. The last date for submission of online bid is 21.11.2024 by 4:00 P.M. The physical inspection of the properties may be taken between 10:00 A.M. and 5:00 P.M. on 19.11.2024 at the property site. For further details contact: Shri Mahesh Chaudhari, Chief Manager Once the bid is submitted it is mandatory for the bidder (s) to participate in the bidding process of the e-auction by logging in on the e-auction agency portal, failing which the EMD shall be forfeited to the Government, if the

undersigned thinks fit. 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 4:00 P.M., in the said account as per details mentioned in para 4 above. The successful highest bidder shall also deposit the balance 75% of final bid amount on or before 15th day from

the date of auction sale of the property. If the 15th day is Sunday or other Holiday, then on the first bank w day after the 15th day by prescribed mode as stated in para 4 above. addition to the above, the successful highest bidder shall also deposit poundage fee with Recovery Officer-II

DRT-II @ 2% upto Rs.1.000/- and @ 1% of the excess of said amount of Rs.1.000/- through DD in favour o Registrar, DRT-II, Mumbai, within 15 days from the date of auction sale of the property. 11. In case of default of payment within the prescribed period, the deposit, after defraying the expenses of the sale,

the undersigned thinks fit, be forfeited to the Government and the defaulting successful highest bidder 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 shortfall or difference between his final bid amount and the price for which it is subsequently sold.

12. The property is being sold on "AS IS WHERE IS BASIS" AND "AS IS WHAT IS BASIS".

Description of the property to be sold with the names of the Revenue assessed co-owners where the property belongs to defaulter and any upon the property

1 Plot / Factory D-27, consisting of Land admg 923 sq

Navapur, Distt: Nandurbar

mtrs, Navapur Industrial Area, Vill: Kothade, Tal:

1

13. The undersigned reserves the right to accept or reject any or all bids if found unreasonable or postpone the auction at any time without assigning any reason.

Mortgaged Available Available Given under my hand and seal on this 10th day of October 2024. SEAL SK. Sharma

Details of any

to which property

is liable

Claims, if any, which have been put forward to the property, and any other known particulars bearing on its nature and value

Recovery Officer, DRT-II, Mumbai

**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

he 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 Financia 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 30th November, 2023 calling upon the Borrower(s)/ Co-borrower(s) M/S Conspel Construction Private Limited, Mr. Laliji Meghji Pokar, Mr.pratik Lalji Poka residing at D-203, 2nd Floor, Neelkanth Business Park, Vidyavihar West, Mumbai, Maharashtra, 400086.to repay the outstanding amount of Rs.1,16,56,879/- (Rupees One Crore Sixteen Lakhs Fifty Six Thousand Eight Hundred and Seventy Nine Only) as on 30/07/2023, 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 th 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 8th November 2024 at 4 p.m., at Deutsche Bank AG, Nirlon Knowledge Park, B1, 2nd Floor

Goregaon Last, Mumbal-400 003 by inviting bids in the sealed envelope as per the procedure and the terms and conditions stated below.					
Sr.	Secured Property Address	Reserve Price	EMD	Auction Date	
1.	All the piece and parcel of Flat No. 1503 & 1504, 15th Floor, Crystal, Neelkanth Regent, Opposite Neelkanth Regent Opal & Near HDFC Bank, Ramanarayan Narkar Road, Saibaba Nagar, Pant Nagar, Ghatkopar (East), Mumbai - 400 077		Rs. 31,50,000/-	8th November 2024	
The s					

not be responsible for any error, misstatement or omission in the said particulars. The Tenderer(s) / Offerer(s) / Prospective Bidder/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 o Property in compliance with due process of law

TERMS & CONDITIONS OF PUBLIC AUCTION:

1. The property can be inspected on 26th October 2024 between 11 am to 5 pm. The bids shall be submitted in a sealed envelope to the office of undersigned along with a Demand Draft /Pay Order of be Rs. 31.50.000/- (Rupees Thirty One Lakhs Fifty Thousand Only towards the Earnest Money Deposit ("EMD") favoring "M/s. Deutsche Bank AG" so as to reach the office of Deutsche Bank AG at, Nirloi Knowledge Park, B1, 2nd Floor, Goregaon East, Mumbai- 400 063 on or before 8th November 2024 by 2 pm. The earnest mone 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 the 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 big price, subject to a minimum of Rs. 50,000/- (Rupees Fifty 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 o 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. Ir default of payment of entire consideration within the stipulated time, the Bank shall be at liberty to forfeit the EMD and/or any othe 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" . 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 th

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 a 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 othe

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 or all offers, and the Bank reserves its right to reject any or all bid(s) withou

assigning any reasons 13. No person other than the bidders themselves or their duly authorised representative shall be allowed to participate in the sale

roceedings. 14. In case all the dues together with all costs, charges and expenses incurred by the Bank are tendered by the above-named Borrower a 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

rom 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) and 9(1) of the Security Interest (Enforcement) Rules, 2002.

Sd/- Diana Nadar, Authorized Officer - Deutsche Bank AG Place: Mumbai Contact Numbers:9820066613, 9619887707, 9152770607 9821600029, 022 7180 3167/3727/3077/3479 Dated: 17 October 2024



### KOTAK MAHINDRA BANK LIMITED

Corporate identity No. L65110MH1985PLC038137
Registered office: 27BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai-400 051, MH.
Regional Office: Adamas Plaza 4" Fir. 166/16, CST Road, Kolivery Vill. Kunchi Kurve Ngr., Nr. Hotel Hare Krishna Santacurz (E), Mumbai-400 098, MH.

NOTICE is hereby given to the Public in General and in particular to the Borrower / Co-Borrower / Guarantor / Mortgagor that the below described

PUBLIC NOTICE FOR AUCTION CUM SALE

movable 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 teserve Price and therefore further offers are invited by the undersigned in sealed covers for purchase of immovable property described herein under, whichwill 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.bankeauctions.com by the undersigned for sale of the immovable property of which particulars are given below:

L	maille of the borrower(s) / duarantor(s) /		Demand Notice Date	Description of the	neserve Price	carnest money	Date/ time of Auction
ı	Ш	Mortgagor(s)	and Amount	Immovable Properties	(In ₹)	Deposit (EMD)	Date/ time of Augtion
ı	II	1. Rasiklal Sankalchand Jewelers Pvt. Ltd.	15th January, 2020	All that part and			Date of Inspection of
ı	Ш	Through Official Liquidator		parcel of the	₹		Immovable property
ı	Ш	2. Vatsal Jayesh Shah	₹ 9,05,86,153.16	Properties bearing :-	11,42,40,000/-		26th October 2024
ı	Ш	3. Neeta N. Shah	(Rs. Nine Crore	Property 1 :-Flat	(Rs. Eleven		11:00 Hrs. – 12:00 Hrs.
ı	Ш	4. Jayesh Rasiklal Shah	Five Lakhs Eighty	No. 402, I wing,	Crore	10% of Bid	Last Date for Submission
ı	Ш	5. Paru J. Shah	Six Thousand One	Fourth Floor, Kukreja	Forty Two	Amount	of Offers / EMD
ı	Ш	6. Nilesh Rasiklal Shah	Hundred Fifty	Palace, Vallabh Baug	Lakhs Forty		20.11.2024 till 5.00 p. m.
ı	Iľ	7. Zenil Jayesh Shah	Three & Paisa	Lane, Garodia Nagar,	Thousand		Date / time of Auction
ı	Ш	(Loan A/c. No. LAP17923109 &	Sixteen Only) as	Ghatkopar East,	Only)		21.11.2024
ı		LAP17953566)		Mumbai-400 077.			11:00 Hrs12:00 Hrs.
ı	Įί	mportant Terms & Conditions of Sale: (1)	The Auction is con-	ducted as per the furthe	r Terms and Con	ditions of the B	id document and as per the
ı	ļ	procedure set out therein. Bidders may	go through the w	ebsite of our E-Aucti	ion Service Pro	vider, <b>M/s.</b>	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 to the authorized officer at the branch office / regional office as provided herein above; (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 t 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 spective 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 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 i cuments 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 dvertisement 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 laims / 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 alongwith the requisite bid / tender form in this regard. (6) The FMD 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 Successfu Purchaser/ Ridder 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 (Mobile No.: +91 9873737351, E-mail ID : Ashok.motwani@kotak.com) or Mr. Ismail Deshmukl Mobile No.: +91 9324906979 Email ID: Ismail.Deshmukh@kotak.com) (9) At any stage of the e-Auction, the Authorised Officer may accept / rejec modify / cancel the bid / offer or postpone the e-Auction without assigning any reason thereof and without any prior notice. In case any bid is rejected Authorised Officer can negotiate with any of the rendered or intending bidders or other parties for sale of property by Private Treaty; (10) Sale is subjec to the confirmation by the Authorised Officer. The Successful Purchaser / Bidder shall bear any statutory dues, taxes, fees payable, stamp duty egistration fees, etc. that is required to be paid in order to get the property conveyed / delivered in his / her / its fayour 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 ecurity 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 s 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 i multiple of ₹100000/- for Property bearing Flat No. 402, I wing, Fourth Floor, Kukreja Palace, Vallabh Baug Lane, Garodia Nagar, Ghatkopar East, Mumbai-400 077. The property will not be sold below the Reserve Price set by the Authorised Officer. (14) The successful bidder is required to deposi 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 falls to adhere to the terms of sale or commits any default. (15) On Compliance 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 of 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 Municipa orporation or any other Authority / Agency and fees payable for stamp Duty / Registration fee etc. for registration of the 'Sale Certificate'. (18) The uccessful 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 i ₹ 11.42.40.000/- (Rs. Eleven Crore Forty Two Lakhs Forty Thousand Only) or more. (19) The Authorised Officer reserves the absolute right and iscretion 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 withou any prior notice. (20) 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 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 terest 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) / Mortgager(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 erms 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. ihe Borrower(s) / Mortgager(s) / Guarantor(s) are hereby given STATUTORY 15 DAYS NOTICE UNDER RULE 6(2), 8(6) & 9(1) OF THE SARFAESI ACT to discharge the liability in full and pay the dues as mentioned above along with upto date interest and expenses 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 / Mortgagers 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 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 Limiter 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 rice. Internet connectivity and other paraphernalia requirements shall have to be ensured by bidders themselves. Please note that failure of Interne 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, i requested to the Bidder(s) not to wait till the last moment to quote / improve his / her Bid to avoid any such complex situation

Authorised Officer

Unit No. 25, 26 & 27, Laxmi Plaza, Laxmi Industrial Estate, New Link Road, Andheri West, Mumbai - 400053.

Email: mumbai\_andheriwest@tmbank.in

CIN: L65110TN1921PLC001908 (Rule 8 (1))

POSSESSION NOTICE (for Immovable Property)

Whereas the undersigned being the Authorized Officer of the Tamilnad Mercantile Banl .imited under the Securitization and Reconstruction of Financial Assets and Enforcement Security Interest Act 2002 (54 of 2002) and in exercise of powers conferred under Section 3 (12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demanotice dated 01.08.2024 calling upon the Borrower/s: Mr. Pradeep Ravi Jadhav/o.Ravi Jadhav, residing at 304/5, Rashmi Complex, Hatkesh Opp Mangal Nagar, Mirr Road East,Thane – 401107 and **Guarantor/s**: **Mrs. Sugandhi Nankuram Yadav W/o.Nankuram Yadav** residing at Flat No.304, Rashmi Complex, BLDG no.5,Mangal Nagar, Hatkesh,Mira Bhayander, Thane-401107, to repay the amount mentioned in the notice being Rs. 19,80,894.75 (Rupees nineteen lakhs eighty thousand eight hundred ninety four and seventy five paise Only) as on 01.08.2024 to the Bank within 60 days from the date of receipt of the said 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 properties described herein below in exercise of powers conferred on him/ her under Section 13 (4) of the said Ac read with rule (8) of the Security Interest Enforcement Rules 2002 on this the 15th day of October 2024.

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

The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Tamilnad Mercantile Bank Ltd. for an amount of Rs. 20,12,819.75 (Rupees twenty lakhs twelve housand eight hundred nineteen and paise seventy five only) as on 10.10.2024 and wit

#### DESCRIPTION OF THE IMMOVABLE PROPERTY

On equitable mortgage over the residential Flat No. 201, admeasuring 24.44 Sq. Mt. Balcony 5.19 Sq. Mt. carpet area, 2 nd Floor, Building No. 02, "Paramount Enclave" Survey No. 1023/1+2/25 [New Computerized No. 1023/9, 1023/9/1], Village Mahir Taluka & District Palghar -401404 standing in the name of Mr. Pradeep Ravi Jadhav.

oundaries : East : Flat No 202 South : Passage Authorised Office Tamilnad Mercantile Bank Ltd

GAJANAN GANGAMAI INDUSTRIES LLP
Liquidator's Address- Flat No. 402, Plazio CHS Building 23E,
Near S.M. Shetty School, Powai, Murnbai - 400076
g Address: Renascence Insolvency Resolution Professionals Private Limited, 101,
a Akrium 2, Cross Road A, Chakala MIDC, Andheri East, Murnbai - 400093.
+91 9082156208; Email: liq.ggil@rirp.co.in, kamalgurnanip@gmail.com

E-AUCTION - SALE OF ASSETS UNDER IBC, 2016 Date and Time of Auction: 20 November 2024 (Wednesday) at 10:00 A.M. to 01:00 P.M

-Auction Sale of Assets by GAJANAN GANGAMAI INDUSTRIES LLP (In Liquidation orming part of Liquidation Estate under section 35(f) of IBC 2016 read with Regulation 3 idation Process Regulations. E-Auction will be conducted on "AS IS WHERE IS, AS

The Sale will be done by undersigned through e-auction service provider National F

(Amount in INR)

Sr. No.	Asset	Reserve Price	EMD Amount	Incremental Bid Amount	
A Sale of Corporate Debtor as Going Concern Date and Time of Auction: 20 November 2024 at 10:00 A.M. to 11:00				1:00 A.M	
	Ssale of Corporate Debtor as a going concern (Under Regulation 32(e) of Liquidation Regulations, 2016) including and limited to Land and Building	5,72,00,000	57,20,000	10,00,000	
В	Sale of Assets in parcels (In case no bids received for Auction under Sr. No. A) Date and Time of Auction: 20 November 2024 at 12:00 Noon to 01:00 P.M				
	Land & Building at Plot No. C-13, Limbala, Hingoli MIDC, Taluka & Dist. – Hingoli, Maharashtra	5,72,00,000	57,20,000	10,00,000	

• Bidding in all Two options shall be allowed on submission of EMD for each Option/lot. If Highest bidder under Option A offers bid value as mentioned in point above, H1 bidde under Option A shall be declared as the successful bidder and E-auction under Option B

shall stand cancelled. Last date for submission of Eligibility Documents : 6 November 2024, Wednesday Last date for data room access, site visit, : 14 November 2024, Thursday

Last date of EMD submission : 18 November 2024, Monday Date and time of E-Auction

Note: The detailed Terms & Conditions, E-Auction Application Form & other details of online auction are available on http://www.pda.nesl.co.in

In case of any clarifications, please contact the undersigned at liq.ggil@rirp.co.in Date: 17 October 2024

Kamal Kishor Gurnar As Liquidator of Gajanan Gangamai Industries LLP vide order dated 11th October 2022 IBBI Registration: IBBI/IPA-001/IP/P-01463/2018-2019/12338

Authorization for Assignment valid till 4 December 2024 Corresponding Address: Renascence Insolvency Resolution Professionals Private Limited, 101, Kanakia Atrium 2, Cross Road A Chakala MIDC, Andheri East, Mumbai - 400093 Email: liq.ggil@rirp.co.in

# THE NATIONAL CO-OPERATIVE BANK LTD. Regd. Office: Plot No 8-C, Sector -13, 1st Floor, Khanda Colony, New Panel (West), 410 20 Admin Office: 214, Raheja Centre, Free Press Road, Nariman Point, Mumbai-400 021 Ref. No. NCB/HO/REC/163/2024-25

Flat No-301, Green Woods CHS Ltd, Survey No-24, Hissa No-2, Daighar, Kalyan Shill Road,

Date: 15.10.2024

on; Sub: Notice U/s.13(2) of Securitization and Reconstruction of Financial Assets and Enforce

of Security Interest Act 2002. of Security Interest Act 2002.

At your request, you have been granted Housing Loan Facility vide a/c No-HSLN-16 (15-432-16) by the Bank on 11.10.2023 and disbursed Rs.25.00 Lakhs through its Ulwe Branch against assets by creating security interest in favor of Bank. The relevant particulars of the said Housing Loan facility and the security agreement(s), / document(s) executed by you are stated in Schedule 'A' and 'B' respectively. You have availed the financial assistance with an undertaking for Repayment of the said

inancial assistance in terms of the said agreement(s) / document(s).

Further while availing said financial assistance, mortgage was created by way of deposit of Title Deeds/Registered Mortgage creating security interest in favor of the Bank. The documents relating to a construction of the Bank in the documents relating to uch mortgage are also stated in Schedule 'B' The relevant particulars of the secured assets are specifically stated in Schedule 'C'. The conduct of the above said financial assistance /credit facility has become irregular and the debt has beer classified as 'Non-performing assets' as on 08.10.2024 in accordance with the directives /quidelines

elating to asset classification issued by the Reserve Bank of India from time to time The said financial assistance is also secured by the Personal Guarantees of: ) Mrs. Nirmala Yogesh Sharma (1) wis. Nutrical rogests framed by Experimental Republic Services of the Said dues/outstanding liabilities. Therefore, the Bank hereby call upon you U/s.13 (2) of the "Said Act" by issuing this notice to discharge in full your liabilities stated hereunder to the Bank Within 60 days from the date of this

outstanding liabilities due and owing to the Bank as on 30.09.2024 is sum of **Rs.25.46.623.00** 

(Rupees Twenty Five Lakh Forty Six Thousand Six Hundred Twenty Three Only) and you are also liable to pay further interest from 01.10.2024 onwards at the contractual rate on the aforesaid amount together with incidental expenses, costs, charges etc. If you fail to repay to the Bank the aforesaid sum Rs.25.46.623.00 (Rupees Twenty Five Lakh Forty Six Thousand Six Hundred Twenty Three Only) with further interest / incidental expenses, cost as stated above in terms of this notice U/S.13(2) of the Act, the Bank will exercise all or any of the rights detailed under Sub-section (A) of Section 13 and under other and its provisions of the exid Act. detailed under Sub-section (4) of Section 13 and under other applicable provisions of the said Act. You are also put on notice that in terms of sub-section 13 of Section 13 you shall not transfer by sale lease or otherwise the said secured assets detailed in Schedule 'C' of this notice without obtaining vritten consent of the Bank.

This NOTICE is without prejudice to the Bank's right to initiate such other actions or legal proceedil as it deems necessary under any other applicable provision of law.

#### Yours faithfully, **(Mrs. Madhura A. Raul), Authorised Office**r opy forwarded to:

) Mrs. Nirmala Yogesh Sharma

Address: Hat No-301, Green Woods CHS Ltd, Survey No-24, Hissa No-2, Daighar, Kalyan Shill Road, Landmark-Kalyan Shill Road, Dist-Thane- 400 612 You are advised to make the payment of the amount mentioned in the notice in terms of the Guarante

executed by you. (Mrs. Madhura A. Raul) Authorized Officer SCHEDULE 'A

Name Of the Facility	Outstanding with Interest as on 30.09.2024			
Housing Loan A/c No -16	Rs.25,46,623.00 (Rupees Twenty Five Lakh Forty Six			
Sanctioned on 11.10.2023	Thousand Six Hundred Twenty Three Only)			
SHEDULE 'B'				
etails of Security documents including all supplementary documents & documents evidencing				

creation of mortgage

Sr.No	Name Of Documents	Date of Execution	Amount Rs.
	HSLN-16 (15-432-16)		
1	Demand Promissory Note	03.11.2023	Rs.25,00,000.00
2	Agreement for Loan	"_"	"_"
3	Letter of Lien & Set off	"_"	"_"
4	Letter of Guarantee	"_"	"_"
5	Letter of Lien & Set-off by Guarantors/ Co-	"_"	"_"
	obligates.	"_"	"_"
6	Undertaking	03.11.2023	"_"
7	Form No-30A Surety Loans	11_33	

SCHEDULE - 'C' Part -I Details of Primary Security to the Bank

Flat no.302,3rd floor, Building Known as Ganesh Krupa, Plot No.37. Sector-3. Ulwe Taluka-Panve Dist-Raigad, adm 357 sq. ft.

Details of documents for mortgage of above properties:
a) Original Agreement for Sale dated 21st July, 2023 executed between Mr. Arpit Dipak Shah and Mr. Yogesh Babu Sharma vide Registration no. PVL1-5923-2023 and Receipt No-7844 on dated

b) Original Mortgage deed dated 3rd November 2023 executed between Mr. Yogesh Babu Sharma and The National Co-op. Bank Ltd vide Registration no PVL2-19482-2023 and Receipt No-22412 on dated c) Receipt of Rs.300000/- (Rupees Three Lakhs only) duly signed by Mr. Arpit Dipak Shah toward

ment received on 16.09.2023 logNinetretered (No. 17.2023) and Confirmation of Lien on dated 10.01.2024 issued by Builder Mr. Arpit Dipak Shah (p) Demand Letter on dated 09.11.2023 for payment of Rs.25,00,000/- (Rupees Twenty Five Lakhs)

owards total consideration as per agreement ) Handing over Possession letter from Builder issued by Builder Mr. Arpit Dipak Shah to Mr. Yoges

Babu Sharma on dated 25.01.2024. g) CERSAl registration dated 21.06.2024

For Kotak Mahindra Bank Ltd.

(With unlimited extension of 5 minutes each) IS WHAT IS, WHATEVER THERE IS AND NO RECOURSE BASIS".

Governance Services Limited via website http://www.pda.nesl.co.in

			,			
Sr. No.	Asset	Reserve Price	EMD Amount	Incremental Bid Amount		
Α	Sale of Corporate Debtor as Going Concern Date and Time of Auction: 20 November 2024 at 10:00 A.M. to 11:00 A.M					
	Ssale of Corporate Debtor as a going concern (Under Regulation 32(e) of Liquidation Regulations, 2016) including and limited to Land and Building	5,72,00,000	57,20,000	10,00,000		
В	Sale of Assets in parcels (In case no bids received for Auction under Sr. No. A) Date and Time of Auction: 20 November 2024 at 12:00 Noon to 01:00 P.M					
	Land & Building at Plot No. C-13, Limbala, Hingoli MIDC, Taluka &	5,72,00,000	57,20,000	10,00,000		

upto 5:00 PM : 20 November 2024, Wednesday Between 10:00 A.M. to 01:00 P.M