

KOTAK MAHINDRA BANK LIMITED
 Registered Office: 27 BKC, C-27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400 051.
 Regional Office: Admas Plaza 4° Floor 166/16, CST Road, Kolivry Village Kunchi Nagar, Near Hotel Hare Krishna Santacruz East Mumbai - 400098.
 Corporate Identity No. L65110MH1985PLC038137

PUBLIC NOTICE FOR AUCTION CUM SALE

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

Loan Account Nos.		HF37359200			
Name of the Borrower(s) / Guarantor(s) / Mortgagee(s)	1) Suvishru Specialty Chem PLTD (Borrower), 2) Sujata Vinay Patil (G), 3) Vinay Manohar Patil (G) & 4) Vinay Manohar Patil HUF (G)				
Demand Notice Date [13(2) Notice date]:	19.09.2018, Demand Notice Amount [13(2) Notice Amount]: Rs. 1,24,60,060.70/- (Rupees One Crore Twenty Four Lakhs Sixty Thousand Sixty And Paise Seventy Only) as on 19.09.2018				
Loan Account Nos.		HF37359190			
Name of the Borrower(s) / Guarantor(s) / Mortgagee(s)	1. Vinay Manohar Patil ; 2. Sujata Vinay Patil				
Demand Notice Date [13(2) Notice date]:	06.12.2019, Demand Notice Amount [13(2) Notice Amount]: Rs. 58,03,792.41/- (Rupees Fifty Eight Lakhs Three Thousand Seven Hundred Ninety Two and Paise Forty Two Only) as on 19.09.2018				
Property No.	Description of Property	Reserve Price	Earnest Money Deposit	Date of inspection of Immovable Properties	Date / time of Auction
Property No. 1	Flat No. 1402, Lodha Luxuria Eastern Express Highway, Majewada - 400601, Thane West.	Rs.2,33,82,000/- (Rupees Two Crores Thirty Three Lakhs Eighty Two Thousand Only)	Rs.23,38,200/- (Rupees Twenty Three Lakhs Thirty Eight Thousand Two Hundred Only)	23.07.2024 from 11 a.m. to 12 p.m.	01.08.2024 from 2 p.m. to 3 p.m.
Last Date for Submission of Offers / EMD - 31.07.2024 till 5.00 pm Bid Incremental Amount : Rs.1,00,000/- (Rupees One Lakhs Only)					

Important Terms & Conditions of Sale : (1) The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may go through the website of our e-Auction Service Provider, **M/s. C1 India Pvt. Ltd. i.e. https://www.bankauctions.com** for bid documents, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online; (2) All the intending purchasers/bidders are required to register their name in the Web Portal mentioned above as <https://www.bankauctions.com> 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 7291971124,25,26, Mobile No. : 9813887931 & 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/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 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.

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 upto date interest and expenses within 15 days from the date of this notice failing which the Secured Asset will be sold as per the terms and conditions mentioned above. In case there is any discrepancy between the publications of sale notice in English and vernacular newspaper, then in such case the English newspaper will supersede the vernacular newspaper and it shall be considered as the final copy, thus removing the ambiguity. If the Borrower/Guarantors/Mortgagees pay the amount due to Bank, in full before the date of sale, auction is liable to be stopped.

For detailed terms and conditions of the sale, kindly visit our official website <https://www.kotak.com/en/bank-auctions.html> or contact the Collection Officer **Mr. Ismail Deshmukh @ 9324960979**, Email ID: **ismail.deshmukh@kotak.com**, Mr. Kanhyasham Gupta @ 8369156909, Email ID: **kanhyasham.gupta@kotak.com** and/or Mr. Ashok Motwani @ 9873737351, Email ID: **ashok.motwani@kotak.com** at above mentioned Regional office of Bank.

Special Instructions-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.

We have served 30 days sale notice to borrower/Guarantor/Mortgagor by letter dated 05.06.2024 under the provisions Rules 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

Date : 10.07.2024
 Place : Mumbai

Sd/-
 Kotak Mahindra Bank Limited

Continued from previous page.

TATA CAPITAL HOUSING FINANCE LTD.
 Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013.
 Branch Address: TATA CAPITAL HOUSING FINANCE LIMITED Loha-I Think Techno Campus, Building "A" 4th Floor, Off Pokhran Road No. 2, Behind TCS, Thane (W) 400 607

NOTICE FOR SALE OF IMMOVABLE PROPERTY
 (Under Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules 2002)

Sr. No	Loan A/c. No	Name of Borrower(s) / Co-borrower(s)/Legal Heir(s) / Legal Representative/ Guarantor(s)	Amount as per Demand Notice	Reserve Price	Earnest Money	Type of possession
34	9754823	MR. SANJAY SURESH SHEGOKAR MRS. REKHA SANJAY SHEGOKAR	Rs. 3,98,013/- (Rupees Three Lakh Ninety Eight Thousand Thirteen Only) 11-03-2020	Rs. 4,00,000/- (Rupees Four Lakh Only)	Rs. 40,000/- (Rupees Forty Thousand Only)	Physical
Description of the Immovable Property: All that piece and parcel of the Schedule - A All that piece and parcel of land forming Non-Agricultural land admeasuring 76560 Sq. Mtrs. all situated at village Khadyachapada, Taluka Karjat, District Raigad as per the sanctioned layout plan of project known as "Xrbia Vangani" lying and being situated in Village Khadyachapada, Taluka Karjat, District Raigad.						
Schedule - B The Residential Flat admeasuring 15.05 Sq. Mtrs. (Equivalent to 162 Sq. Ft.) Carpet area, bearing No. 1 situated on the Ground Floor in "C3" Building of the said Complex to be known as "Xrbia Vangani" under construction on the land more particularly described in the First Schedule herein above written						
35	9728611	MRS. RIYA JUDDIN SHEIKH. MR. MOBIN ALUDDIN SHEIKH	Rs. 13,58,416/- (Rupees Thirteen Lakh Fifty Eight Thousand Four Hundred Sixteen Only) 18-06-2019	Rs. 7,90,000/- (Rupees Seven Lakh Ninety Thousand Only)	Rs. 79,000/- (Rupees Seventy Nine Thousand Only)	Physical
Description of the Immovable Property: Schedule - A All that piece and parcel of land ground situated project known as "Xrbia Waral" within the Registration, Sub-District, Taluka Karjat, Dist. Raigad and within the limits of the Sub registrar Karjat bearing below mentioned Survey Number of sanction layout, Mouje Waral Tarfe Waredi, respectively admeasuring an area 09 H 3.50 R and as per the building Plan. Schedule - B The Residential Flat admeasuring 30.94 Sq. Mtrs. (equivalent to 333 Sq. Ft.) carpet area bearing No. 307 situated on the Third in 'K1' Building of the said complex to be known as "Xrbia Waral".						
36	10254249	MR. RUPESH MAHESH RAWAL MRS. GULSHAN SHAIKH	Rs. 7,95,713/- (Rupees Seven Lakh Ninety Five Thousand Seven Hundred Thirteen Only) 06-12-2019	Rs. 5,85,000/- (Rupees Five Lakh Eighty Five Thousand Only)	Rs. 58,500/- (Rupees Fifty Eight Thousand Five Hundred Only)	Physical
Description of the Immovable Property: All that Flat premises bearing No. 106/A, on the First Floor, Building No. 3, A Wing, admeasuring 31.33 Sq. Mtrs. + Terrace 11.98 Sq. Mtrs. Carpet area in the building known "Sai Rachana Apartment" Building No 3, in the project known as "Shaligram Township" constructed on N.A. and bearing Gut No. 153, lying, being and situated at village Padaghe, within the area of Padaghe Gram Panchayat, Panchayat Samiti Palghar, Zilla Parishad Palghar, Taluka and Registration Sub-District Palghar, District and Registration District Palghar.						
37	9829381	MRS. SONI SHASHIKANT MISHRA MR. SHASHIKANT RAJARAM MISHRA	Rs. 13,08,968/- (Rupees Thirteen Lakh Eight Thousand Nine Hundred Sixty Eight Only) 26-04-2021	Rs. 7,80,000/- (Rupees Seven Lakh Eighty Thousand Only)	Rs. 78,000/- (Rupees Seventy Eight Thousand Only)	Physical
Description of the Immovable Property: All That Piece & Parcel Of Residential Property bearing Flat No. 404 on the 4th Floor Admeasuring 540 sq. ft. Built up Area/Carpet Area in the Building known as "Shree Township" Building No. 7, Wing-1A, as per approved Plan Constructed on N. A. land bearing survey No. / Gut No. 104581, "admeasuring 1-15-5 HRP equivalent to 11550sq. mtrs. Off: Vill : Kamalgao, Ta: Palghar, Dis: Palghar.						
38	10316105	MRS. VARSHA SURESH PRADHAN MR. VIGNESH MANGALDAS KHAMGAONKAR	Rs. 17,05,742/- (Rupees Seventeen Lakh Five Thousand Seven Hundred Forty Two Only) 02-06-2021	Rs. 8,55,000/- (Rupees Eight Lakh Fifty Five Thousand Only)	Rs. 85,500/- (Rupees Eighty Five Thousand Five Hundred Only)	Physical
Description of the Immovable Property: All that piece and parcel of the Flat Premises No. 103 admeasuring about 660.77 Sq. Ft. Carpet, on 1ST Floor, Building No. 13, A Wing, in the Building Name "Avtara", in Sector 1, Project known as "Karm Residency", to be constructed on the land or ground bearing Survey No. 166/11, 166/12, 166/2, 167/1, 167/2, 169/2, 170, 172/1, 172/2(1/Part), 172/2(2/Part), 172/2/3, 172/2/4, 172/2/5, 172/2/6, 172/2/7, 172/2/8, 173/1/1, 173/1/2, 178/15, and 179/5, lying and situated at Village Dhasal, Taluka Shahapur, Dist. Thane and registration District Thane and Sub District Shahapur						

At the Auction, the public generally is invited to submit their bid(s) personally. The Borrower(s)/Co-Borrower (s) are hereby given last chance to pay the total dues with further interest within 15 days from the date of publication of this notice, failing which the Immovable Property will be sold as per schedule. The E auction will be stopped if, amount due as aforesaid, with interest and costs (including the cost of the sale) are tendered to the Authorised Officer or proof is given to his satisfaction that the amount of such secured debt, interest and costs has been paid before the date of the auction.

No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the Immovable Property sold.

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions: NOTE: The E-auction of the properties will take place through portal <http://bankauctions.in/> on 29-07-2024 between 2.00 PM to 3.00 PM with limited extension of 10 minutes each.

Terms and Condition:
 1. The particulars specified in the Schedule herein have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation. In the event of any dispute arising as to the amount bid, or as to the bidder, the Immovable Property shall at once again be put up to auction subject to the discretion of the Authorised Officer. 2. The Immovable Property shall not be sold below the Reserve Price. 3. Bid Increment Amount will be: Rs.10,000/- (Rupees Ten Thousand Only) 4. All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favouring the "TATA CAPITAL HOUSING FINANCE LTD." Payable at Branch address. The Demand Drafts will be returned to the unsuccessful bidders after auction. For payment of EMD through NEFT/RTGS/IMPS, kindly contact Authorised Officer. 5. The highest bidder shall be declared as successful bidder provided that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be in the discretion of the Authorised Officer to decline acceptance of the highest bid when the price offered appears to be inadequate as to make it inadvisable to do so. 6. For reasons recorded, it shall be in the discretion of the Authorised Officer to adjourn/discontinue the sale. 7. Inspection of the Immovable Property can be done on 23-07-2024 between 11 AM to 5.00 PM with prior appointment. 8. The person declared as a successful bidder shall, immediately after such declaration, deposit twenty-five per cent of the amount of purchase money/bid which would include EMD amount to the Authorised Officer within 24hrs and in default of such deposit, the property shall forthwith be put to fresh auction/Sale by private treaty. 9. In case the initial deposit made as above, the balance amount of the purchase money payable shall be paid by the purchaser to the Authorised Officer on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day, or if the 15th day be a Sunday or other holiday, then on the first office day after the 15th day. 10. In the event of default of any payment within the period mentioned above, the property shall be put to fresh auction/Sale by private treaty. The deposit including EMD shall stand forfeited by TATA CAPITAL HOUSING FINANCE LTD and the defaulting purchaser shall lose all claims to the property. 11. Details of any encumbrances, known to the TATA CAPITAL HOUSING FINANCE LTD, to which the property is liable: as per table above. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including statutory liabilities arising of property tax, electricity etc. 12. For any other details or for procedure online training on e-auction the prospective bidders may contact the Service Provider, M/s C1 India Pvt. Ltd. 400605 A, 6th Floor, Malviyam Commercial Complex, Ameerpet, Hyderabad - 500038 through its coordinators Mr Arjit Kumar Das, 8142000725, 8142000066, 8142000062 Email - arjit@bankauctions.in and Email : info@bankauctions.in or Manish Bansal, Email id Manish.Bansal@tatacapital.com. Authorised Officer Mobile No 8588983696. Please send your query on WhatsApp Number - 9999078669. 13. TDS of 1% will be applicable and payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by highest bidder in the PAN of the owner/ borrower(s) and the copy of the challan shall be submitted to our company. 14. Please refer to the below link provided in secured creditor's website <http://surl.li/hfopoc> for the above details. 15. Kindly also visit the link: <https://www.tatacapital.com/property-disposal.html>

Please Note : TCHFL has not engaged any broker/agent apart from the mentioned auctioning partner for sale/auction of this property. Interested parties should only contact the undersigned or the Authorised officer for all queries and enquiry in this matter.

Date: 11-07-2024

Sd/-
 Authorized Officer
 Tata Capital Housing Finance Ltd.

ICICI Bank Branch Office: ICICI BANK LTD, Ground Floor, Akruti Centre, MIDC, Near Telephone Exchange, Opp Akruti Star, Andheri East, Mumbai- 400093

PUBLIC NOTICE - TENDER CUM E-AUCTION FOR SALE OF SECURED ASSET
 [See proviso to Rule 8 (6)]
 Notice for Sale of Immovable Asset(s)

This E-Auction Notice for Sale of Immovable Asset/ Assets is being issued by ICICI Bank Ltd. (an underlying pool assigned to ICICI Bank by Dewan Housing Finance Ltd. (DHFL)) in relation to the enforcement of security with respect to a Housing Loan facility granted pursuant to a Loan Agreement entered into between DHFL and the following Borrower/ Borrowers/ Co-Borrower/ Co-Borrowers/ Guarantor/ Guarantors under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

The Notice is hereby given to the public in general and in particular to the Borrower/ Borrowers/ Co-Borrower/ Co-Borrowers/ Guarantor/ Guarantors that the below described immovable property mortgaged/ charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of ICICI Bank Ltd., will be sold on "As is where is", "As is what is", "As is whatever there is" basis as per the brief particulars given below:

Sr. No.	Name of Borrower(s)/ Co-Borrower(s)/ Guarantor(s) / Loan Account No.	Details of the Secured Asset/ Assets with known encumbrances, if any	Outstanding amount	Reserve price	Date and time of property inspection	Date and time of E-Auction
(A)	(B)	(C)	(D)	(E)	(F)	(G)
1.	Mr. Sudhir Tukaram Ladd (Borrower) Mr. Manik Tukaram Ladd (Co-Borrower) Lan No. QZULH00005030862	Flat No. 101, 1st Floor, F Wing Tharwani Meghana Montana, S. No. 135/3A, Village Chikholi, Ambeeth, Thane- 421501 Admeasuring An Carpet Area of 35.95 Sq Mtrs	Rs. 36,43,233/- As On July 08, 2024	Rs. 27,90,000/- Rs. 2,79,000/-	August 12, 2024 From 02:00 PM To 05:00 PM.	August 21, 2024 From 11:00 AM Onward

The online auction will take place on the website (URL Link=<https://disposalhub.com>), of the E-Auction agency M/s NexGen Solutions Private Limited. The recipients of this Notice are given a last chance to pay the total dues with further interest till August 20, 2024 before 05:00 PM failing which, the Secured Asset/ Assets will be sold as per schedule.

The prospective Bidder/ Bidders must submit the Earnest Money Deposit (EMD) Demand Draft (DD) (Refer to column E) at ICICI Bank Limited, Level 3-5, 74 Techno Park, Opp SEEPZ Gate No. 02, Marol MIDC, Andheri East, Mumbai- 400 093 on or before August 20, 2024 before 02:00 PM. Thereafter, he/ she/ they need to submit the offer/ offers through the website mentioned above on or before August 20, 2024 before 05:00 PM along with a scanned copy of the Bank acknowledged DD as a proof of payment of the EMD. In case, the prospective Bidder/ Bidders is/ are unable to submit the offer/ offers through the website then a signed copy of the tender documents may be submitted at ICICI Bank Limited, Level 3-5, 74 Techno Park, Opp SEEPZ Gate No. 02, Marol MIDC, Andheri East, Mumbai 400 093 on or before August 20, 2024 before 05:00 PM. The Earnest Money Deposit DD/ PO should be from a Nationalised/ Scheduled Bank in favour of "ICICI Bank Limited" payable at "Mumbai".

For any further clarifications regarding the inspection, Terms and Conditions of the E-Auction or submission of tenders, contact ICICI Bank Employee Phone No. 8879770306/7304915594/9004392416.

Please note that the Marketing agencies 1. M/s NexGen Solutions Private Limited, 2. Augoe Assets Management Private Limited 3. Matex Net Pvt Limited, have also been engaged in facilitating the sale.

The Authorised Officer reserves the right to reject any or all of the bids without furnishing any further reasons. For detailed Terms and Conditions of the sale, please visit www.icicibank.com/h4p4s

Date: July 11, 2024
 Place: Mumbai

Authorized Officer
 ICICI Bank Limited

SMFG INDIA CREDIT COMPANY LIMITED
 (formerly Fullerton India Credit Company Limited)
 Corporate Office: 10th Floor, Office No. 101, 102 & 103, 2 North Avenue, Maker Maxity, Bandra Kurla Complex, Bandra (E), Mumbai - 400051

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice of 15 days for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable properties mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of SMFG India Credit Company Limited (formerly Fullerton India Credit Company Limited) ("SMFG India Credit"), will be sold on "As is where is", "As is what is", and "Whatever there is" on the date and time mentioned herein below, for recovery of the dues mentioned herein below and further interest and other expenses thereon till the date of realization, due to SMFG India Credit /Secured Creditor from the Borrowers and Guarantor(s) mentioned herein below. The reserve price, Earnest Money Deposit (EMD) and last date of EMD deposit is also mentioned herein below:

Sr No.	Borrower(s) / Guarantor(s) / Loan Account	Demand Notice Date, Amount & Type of Possession	Reserve Price, EMD & Last Date of Submission of EMD	Date and time of E-Auction
1.	Ahijet Deepak Bhalerao	11th July, 2023	Reserve Price: Rs. 24,30,000/- (Rupees Twenty-Four Lakhs Thirty Thousand Only) EMD: Rs. 2,43,000/- (Rupees Two Lakhs Forty-Three Thousand Only) Last date of EMD Deposit: 29.07.2024	Date: 30.07.2024 Time: 11:00 am to 01:00 pm (with unlimited extensions of 5 minute each)
2.	Impresso Beverages	Rs. 24,28,838/- (Rupees Twenty Four Lakhs Twenty Eight Thousand Eight Hundred and Thirty Eight Only) Physical Possession		
3.	Reshma Pradeepkumar Thorat	15th September, 2022 Rs. 74,65,149/- (Rupees Seventy Four Lakhs Sixty Five Thousand One Hundred and Forty Nine Rupees Only) 23rd June, 2023. Symbolic Possession	Reserve Price: Rs. 78,10,000/- (Rupees Seventy-Eight Lakhs Ten Thousand Only) EMD: Rs. 7,81,000/- (Rupees Seven Lakhs Eighty-One Thousand Only) Last date of EMD Deposit: 29.07.2024	Date: 30.07.2024 Time: 11:00 am to 01:00 pm (with unlimited extensions of 5 minute each)

Description of the immovable property

ALL THAT PIECE AND PARCELS OF HOUSE NO. 242, GROUND FLOOR, NEAR LEGACY VRINDAVAN GUNDE VILLAGE, KARJAT, RAIGAD-410201.

Sr No.	Borrower(s) / Guarantor(s) / Loan Account	Demand Notice Date, Amount & Type of Possession	Reserve Price, EMD & Last Date of Submission of EMD	Date and time of E-Auction
1.	AMBICA AUTO TECH	15th September, 2022 Rs. 74,65,149/- (Rupees Seventy Four Lakhs Sixty Five Thousand One Hundred and Forty Nine Rupees Only) 23rd June, 2023. Symbolic Possession	Reserve Price: Rs. 78,10,000/- (Rupees Seventy-Eight Lakhs Ten Thousand Only) EMD: Rs. 7,81,000/- (Rupees Seven Lakhs Eighty-One Thousand Only) Last date of EMD Deposit: 29.07.2024	Date: 30.07.2024 Time: 11:00 am to 01:00 pm (with unlimited extensions of 5 minute each)
2.	SANJAY KANTILAL PANCHAL			
3.	ANJU SAKJAY PANCHAL			

Description of the immovable property

ALL THAT PART AND PARCEL OF THE PROPERTY BEARING FLAT NO.1003, A-WING, 10TH FLOOR, ADMEASURING 580 SQ.FT. CHANE AREA, BUILDING PINNACOLO, NEAR RBK SCHOOL LANE, BEVERLY PARK, OFF MIRA- BHAYANDAR ROAD EAST, THANE, MAHARASHTRA-401107.

Sr No.	Borrower(s) / Guarantor(s) / Loan Account	Demand Notice Date, Amount & Type of Possession	Reserve Price, EMD & Last Date of Submission of EMD	Date and time of E-Auction
1.	J. K. Construction	23rd June, 2023 Rs. 42,16,059/- (Rupees Forty Two Lakhs Sixteen Thousand and Fifty Nine Only) Symbolic Possession	Reserve Price: Rs. 65,34,800/- (Rupees Sixty Five Lakhs Thirty Four Thousand Eight Hundred Only) EMD: Rs. 6,53,480/- (Rupees Six Lakhs Fifty Three Thousand Four Hundred and Eighty Only) Last date of EMD Deposit: 29.07.2024	Date: 30.07.2024 Time: 11:00 am to 01:00 pm (with unlimited extensions of 5 minute each)

Description of the immovable property

ALL THAT PREMISES BEARING FLAT NO. 1102, ADMEASURING 61.63 SQ. MTRS. (CARPET) AREA (EQUIVALENT TO 663.38 SQ.FT. (CARPET AREA), ON THE 11TH FLOOR, IN THE BUILDING NO. 5, "VIJAY VAIKAT", STANDING ON THE PLOT OF LAND BEARING SURVEY NO. 231 HISSA NO.5(P) OF VILLAGE-KAVESAR LING, BEING AND SITUATED GHODBUNDER ROAD, THANE, ALONGWITH ONE PUZZLE CAR PARKING SPACE, WITHIN THE LIMIT OF THE THANE MUNICIPAL CORPORATION AND WITHIN THE REGISTRATION DISTRICT AND SUB-DISTRICT OF THANE.

For detailed terms and conditions of the sale, please Contact 1) Mr. Amol Sambhus +91 99798 89076, 2) Mr. Milind Masurkar: +919702521435 or refer to the link provided in SMFG India Credit Company Limited (Formerly Fullerton India Credit Company Limited) /Secured Creditor's website i.e. www.smfgindiacredit.com

SD/-, Authorised Officer
 SMFG India Credit Company Limited (formerly Fullerton India Credit Company Limited)

Date: 11/07/2024. Place: Mumbai

Catalyst Trusteeship Limited
 Mumbai Office : Unit No. 901, 9th Floor, Tower-B, Peninsula Business Park, Senapati Bapat Marg, Lower Parel (W), Mumbai - 400013, Maharashtra Tel +91 (022) 4922 0555 Fax +91 (022) 49220505
 Regd Office : GDA House, Plot No. 85, Bhusradi Colony (Right), Paud Road, Pune - 411 038 Tel : 020 66807200
 Delhi Office : Office No. 910-911, 9th Floor, Kailash Building, 26, Kasturba Gandhi Marg, New Delhi - 110001
 Tel:- 011 43029101/02 Email : dt@cttrustee.com www.catalysttrustee.com CIN No. U74999PN1997PLC110262

APPENDIX IV-A [See proviso to rule 8(6)]
SALE NOTICE FOR E-AUCTION OF IMMOVABLE PROPERTIES
A/c - Reynold Shirting Limited

E-Auction Sale Notice for Sale of Immovable Secured Assets under the Securitizations and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002 ("Rules").

We, Catalyst Trusteeship Limited ("Debenture Trustee"/ "Secured Creditor"), acting in its capacity as Debenture Trustee in trust and for the benefit of Debenture Holder viz. Edelweiss Asset Reconstruction Company Limited (Trustee of EARC Trust SC 462) ("EARC"/ "Debenture Holder") under Debenture Trust Deed dated 14th October 2017 ("Debenture Trust Deed"/ "DTD") executed with Reynold Shirting Limited ("the Borrower"/ "the Issuer").

The debts of the Borrower together with underlying Security Interest has been assigned in favour of Edelweiss Asset Reconstruction Company Limited / Debenture Holder acting in its capacity as the trustee of EARC Trust SC 462 ("EARC"/ "Assignor"/ "Assignee"). Pursuant to the said assignment, EARC stepped into the shoes of the Assignor and therefore exercises its rights as the secured creditor and sole Debenture Holder.

We had issued Demand Notice dated 5th November 2020 to Reynold Shirting Limited (Borrower and Pledgor); Bombay Rayon Clothing Limited (the "Hypothecator, Corporate Guarantor and Mortgagor"); Ashwell Holding Company Private Limited (the "Hypothecator and Pledgor"); Mr. Aman Agrawal and Mr. Prashant Agrawal (the "Mortgagors, Hypothecators, Pledgors and Personal Guarantors") (hereinafter collectively referred to as "Security Providers") under Section 13(2) of the said SARFAESI Act in respect of the Non-Convertible Debentures ("NCDs") issued by the Borrower.

Since you in your capacity as the Borrower alongwith other Security providers failed to pay the outstanding amount within 60 (sixty) days as demanded in the aforesaid Notice issued under Section 13(2) of SARFAESI Act, the Debenture Trustee in exercise of powers conferred under Section 13(4) of the SARFAESI Act read with Rule 8 and Rule 4 of the Rules, has taken symbolic possession on 24th day of April 2024 including the right to transfer by way of sale for realizing the dues of the secured assets described below.

The present notice is hereby given to the public in general and to the Reynold Shirting Limited ("Borrower") Bombay Rayon Clothing Limited, Ashwell Holding Company Private Limited, Mr. Aman Agrawal and Mr. Prashant Agrawal ("Security Providers"), that the below described immovable properties "mortgaged to the Secured Creditor, the possession of which has been taken by the Authorised Officer ("AO") of Debenture Trustee, will be sold on "As is where is", "As is what is", "Whatever there is" and "No recourse" basis on 13th August 2024 for recovery of Rs. 293.26,51,822/- (Rupees Two Hundred Ninety-Three Crores Twenty Six Lakh Fifty-One Thousand Eight Hundred Twenty Two only) due and payable as on 30th April 2024 together with further interest and other expenses/costs thereon, payable by Borrower and its security providers till repayment/ realization.

The reserve price and earnest money deposit along with the details of e-auction and description of the immovable and movable property are as follows:

Lot	Reserve Price	Earnest Money Deposit (EMD)	Last Date of Submission of Expression of Interest	Date and time of e-Auction
Lot 1	Rs. 172,00,00,000	Rs. 17,20,00,000	12th August, 2024	13th August, 2024 between 12:00 pm to 1:00 pm
Lot 2	Rs. 19,72,44,000	Rs. 1,97,24,400	12th August, 2024	

Description of Secured Assets put for e-Auction:

Description of Lot 1 property: All that piece or parcel of land bearing Plot No. D-8 in the Tarapur Industrial Area of Maharashtra Industrial Development Corporation (MIDC), within the village limits of Salwad, Taluka and District - Palghar, containing by admeasuring 2,74,74,80.30 square meters or thereabouts and bounded as follows: On or towards the North by : Drainage Strip, MIDC Road (R.W.30.50) and On or towards the South by: MIDC Boundary & Plot No. K-6/3 to K-16 On or towards the East by: Plot No. D-7/2; and On or towards the West by: Plot No. D-8/1

Description of the Lot 2 property: Residential premises bearing Flat No. 901 along with 2 car parking spaces B-901A and B-901B in Basement with 6.25% interest in common area of the building known as 9 JVPD constructed on the land bearing Sub-plot Nos. 8 & 9 forming part of Survey No. 70 of Village Juhu, JVPD, Taluka Andheri, District Mumbai Sub-Urban District. Residential premises bearing Flat No. 902 along with Roof Top Terrace on South side, + 2 car parking spaces S-902A and S-902B in Basement, + 3 Car parking spaces on Podium (Level-2) Nos. P-902A, P-902B and P-902C + 2 still level Car parking spaces Nos. S-902C and S-902D with 6.25% interest in common area of the building known as 9 JVPD constructed on the land bearing Sub-Plot Nos. 8 & 9 forming part of Survey No. 70 of Village Juhu, JVPD, Taluka Andheri, District Mumbai Sub-Urban District.

(Note: Flat No. 901 & 902 are combined into one Flat on 9th Floor)

For detailed terms and conditions of the sale, please refer to the link provided in Catalyst Trusteeship Limited's website i.e. <https://catalysttrustee.com/auction/notices/>, Mr. Pankaj Rohilla, Contact No. +91 9158364409, +91 (022) 49220555, E-mail pankaj.rohilla@cttrustee.com; catalystsgl@cttrustee.com or Ms. Khushboo Sikhwai, Contact No. +91 7062793111, E-mail: khushboo.sikhwai@edelweissarc.in.

Sd/-
 Authorized Officer
 For Catalyst Trusteeship Limited

Date: 11.07.2024
 Place: Mumbai

PUBLIC NOTICE

Notice is hereby given to inform that our client