

**DEUTSCHE BANK AG**  
 Registered office: at B1, Nirlon Knowledge Park, Western Express Highway  
 Goregaon East Mumbai 400063

**APPENDIX IV (RULE 8(1)) POSSESSION NOTICE**

Whereas, the undersigned being the authorized officer of Deutsche Bank AG, India ("Bank") having its registered office at: at B1, Nirlon Knowledge Park, Western Express Highway Goregaon East Mumbai 400063 hereinafter referred to as Bank", appointed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and in exercise of powers conferred under Section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 16th August, 2024 under Section 13(2) of the said Act, calling upon M/s Jeeshee Fashions, Mr. Rajesh Laxmidas Mange, and Mrs. Hansa Rajesh Mange ("Borrower/Co-Borrowers"), to repay the outstanding amount as mentioned in the notice being Rs.23,04,369/- (Rupees Twenty Three Lakhs Four Thousand Three Hundred and Sixty Nine Only) as on 06/08/2024 and further interest at contractual rates on the aforesaid amount, incidental expenses, costs, charges etc. incurred and accruing on daily basis thereafter till the date of payment and / or realization within 60 days from the date of receipt of the said notice.

The Borrower mentioned herein above having failed to repay the amount in full as mentioned in 13(2) is hereby given to the Borrower / Co-borrower mentioned hereinabove in particular and to the public in general that undersigned has taken possession of the property described herein below in exercise of the powers conferred on him/her under Section 13(4) of the said Act read with rule 8 of the said Act on this 11th February 2025.

The Borrower / Co-borrower in particular and the public in general is hereby cautioned not to deal with the said property and any dealings with the said property will be subject to the charge of the Bank for an amount Rs.23,04,369/- (Rupees Twenty Three Lakhs Four Thousand Three Hundred and Sixty Nine Only) as on 06/08/2024 and interest thereon.

The Borrowers' 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.

**Description of the Immovable Properties**  
**SECURED ASSET:** All the piece and parcel of the Residential Property bearing Flat No. 31, 3rd Floor, Building No. B-1, Himalaya Paravati CHS, Swatantra, Ghatkopar West, Mumbai-400084, ad measuring 1000 sq ft built up area.

Date: 14/02/2025 Sd/- Diana Nadar, Authorised Officer  
 Place: MUMBAI DEUTSCHE BANK A.G.

**Kotak Mahindra Bank Limited** Online E-Auction Sale of Asset

Registered Office: 27 BKC, C 27, G-Block, Bandra Kuria Complex, Bandra (E), Mumbai, Maharashtra, Pin Code-400 051 Branch Office: Kotak Mahindra Bank Ltd, 5th Floor, Admas Plaza, 166/16, CST Road, Kalina, Santacruz (E) Mumbai - 400098

**Notice For Sale Of Immovable Properties**

E-auction sale notice for sale of immovable assets under the securitisation and reconstruction of financial assets and enforcement of security interest act, 2002 under rules 8(5) and 8(6) of the security interest (enforcement) rule, 2002. Subsequent to the assignment of debt in favour of Kotak Mahindra Bank Limited by "Magma Housing Finance Limited (MHFL)" (hereinafter known as Poonawala Housing Finance Limited (hereinafter called "MHFL") now known as Githum Housing Finance Limited), the Authorised Officer of Kotak Mahindra Bank Limited (hereinafter referred to as "The Bank/MHFL Secured Creditor") has taken the possession of below described immovable property (hereinafter called the secured asset) mortgaged/charged to the secured creditor on 08.12.2023. Notice is hereby given to the borrower(s), co-borrower(s) and legal heir(s) in particular and public in general that the bank has decided to sell the secured asset through E-auction under the provisions of the SARFAESI Act, 2002 on "as is where is", "as is what is", and "whatever there is" basis for recovery of Rs. 86,87,607/- (Rupees Eighty Six Lakh Eighty Seven Thousand Six Hundred and Seven Only) outstanding as on 06.02.2025 along with applicable interest till realization, under the loan account No. HLU0458H17100129; loan availed by Mr. Rajesh Mahendra Joshi, Mrs. Mala Rajesh Joshi, Mr. Divyesh M. Joshi, Mrs. Bhadra M. Joshi & Mr. Deepak Mahendra Joshi as per below details.

Particular	Detail
Date Of Auction	19.03.2025
Time Of Auction	Between 12:00 Pm To 1:00 Pm With Unlimited Extension Of 5 Minutes
Reserve Price	Rs.80,00,000/- (Rupees Eighty Lakh Only)
Earnest Money Deposit (EMD)	Rs.8,00,000/- (Rupees Eight Lakh Only)
Last Date For Submission Of Emd With Kyc	- 18.03.2025 UP TO 6:00 P.M. (IST)

**Description Of The Secured Asset:** All that piece and parcel of property bearing Flat No.403, 4th Floor, B-13ing, in the Building known as "Prem Kuni", admeasuring 510 sq. ft. built up area, lying and being at village Kirde, Ghatkopar West, in Greater Bombay, in Greater Bombay, in Greater Bombay, in Greater Bombay, measuring about 4300.22 sq. yards or thereabouts equivalents to 3955.50 sq. mtr., bearing New Survey No. 73A, Hissa No. 5(P), and Hissa No. 8(P) and assessed by the Municipal Corporation of Greater Bombay under "N" Ward No.7628, 7629, 7632 and 7633 and bearing Street No.98B, 98C, 98F, 98H and 98I at Navroji Lane. Property bounded as: East by: Public Street known as Navroji Cross Lane, West by: Public Street known as Navroji Lane, North by: Property of Permandan Rattanji and Chhotalal Jivandas, South by: Partly by the said land bearing survey No.73A, Hissa No. 5 (P) and partly by property of Maneklal Amulkharani.

**Know Encumbrances :-N**

The borrowers' attention is invited to the provisions of sub section 8 of section 13, of the act, in respect of the time available, to redeem the secured assets. Borrowers in particular and public in general may please take notice that if in case auction scheduled herein fails for any reason whatsoever then secured creditor may enforce security interest by way of sale through private treaty. In case of any clarification/requirement regarding assets under sale, bidder may contact the bank's IVR No. (+91-915219751) for clarifications. Bidder may also contact Mr. Rupesh Pradip Pawar (Mob No+91 865878865) & Mr. Anil Pillai (Mob No. +918976929685) for clarifications. For detailed terms and conditions of the sale, please refer to the link: <https://www.kotak.com/property/auctions.html> provided in the bank's website i.e. [www.kotak.com](http://www.kotak.com) and/or on <http://www.bankauctions.in>

Authorized Officer  
 Place : Mumbai, Date: 13.02.2025  
 Kotak Mahindra Bank Limited

Complainant - RWE Supply & Trading Pvt Ltd  
 (G.C.P.) V 2328 (2,00,000-6-2016) C.C.No.2380/SS/15  
 [Cr.P.C.8.m.e Next Date- 27/03/2025  
 G.R. J.D., No. 5713 of 6-10-11] O.W.No. 133/2025

**Proclamation Requiring the Appearance of a Person Accused**  
**[See Section 87]**

To,  
 Commissioner of Police,  
 Mumbai

Whereas, complaint has been made before me that (3) Kartik Pravinchandra Vasani has committed (or is suspected to have committed) the offence of Dishonor of Cheque punishable under section 138 of N.I. Act of the Indian Penal Code and it has been returned to a warrant of arrest thereupon issued that the said (3) Kartik Pravinchandra Vasani cannot be found and whereas it has been shown to my satisfaction that the said (3) Kartik Pravinchandra Vasani has absconded (or is concealing himself) to avoid the service of the said warrant. Proclamation is hereby made that the said (3) Kartik Pravinchandra Vasani of Mumbai is required to appear at Judicial Magistrate, (First class) 58<sup>th</sup> Court, Bandra, Mumbai before this Court (or before me) to answer the said complaint on the 27<sup>th</sup> Day of March 2025. Date This 22<sup>nd</sup> day of January 2025

Sd/-  
 Judicial Magistrate, (First class)  
 58<sup>th</sup> Court, Bandra, Mumbai  
 Address :- Flat no 601, B Wing, Daffodil, Whispering Meadows, opp. Model Town, off L.B.S. Marg Mulund (West) Mumbai - 400080

**MUMBAI DEBTS RECOVERY TRIBUNAL NO-3**  
**MINISTRY OF FINANCE, GOVERNMENT OF INDIA,**  
 Sector 30a, Next To Raghuleela Mall, Near Vashi Railway Station,  
 Vashi, Nashi Mumbai-400703

**RECOVERY PROCEEDING NO 82 OF 2018**  
**BANK OF MAHARASHTRA** ..... Certificate Holder  
 Vs  
**MR. KIRAN HARI KAMBLE & Ors** ..... Certificate Debtor

**NOTICE FOR SETTLING THE SALE PROCLAMATION**

CD 1, MR. KIRAN HARI KAMBLE  
 CD 2, MRS. SAVITA KIRAN KAMBLE

I) Flat No. 603, 6th Floor, Shree Raghunaranan Bldg, Near Ganpati Visarjan Talav, MIDC Road, Village Chole, Dombivli (e), Dist -Thane - 421 201.  
 ii) Room No. 1, Shiv Sharanam Building, Model School Road, Gandhi Nagar, Dombivli (E) -421201.

Whereas the Hon'ble Presiding Officer has issued Recovery Certificate in . O.A. No. 246 of 2016 to pay to the Applicant Banks (s) / Financial Institution (s) a sum of Rs. 205,54,691/- (In words Rs Twenty Lakhs Fifty Four Thousand Six Hundred Ninety One Only) with cost and interest, and

Whereas you the CDs have not paid the amount and the undersigned has attached the under-mentioned property and ordered its sale.

Therefore, you are hereby informed that the 10/02/2025 has been fixed for drawing up the proclamation of sale and settling the terms thereof. You are hereby called upon to participate in the settlement of the terms of proclamation and to bring to the notice of the undersigned any encumbrances, charges, claims or liabilities attaching to the said properties or any portion thereof.

**SCHEDULE OF IMMOVABLE PROPERTY**  
 Flat No. 603, 6th Floor, Shree Raghunaranan Building, Near Ganpati Visarjan Talav, Midc Road, Village - Chole, Dombivli (e), Dist -Thane -421201  
 Given under my hand and the seal of the Tribunal on 14/10/2025 Sd/-  
 Deepa Subramanian  
 Recovery Officer-I  
 Debts Recovery Tribunal-3

**IN THE COURT OF SMALL CAUSES, MUMBAI**  
**R.A.E. & R. Suit No.1306 of 2023**

Shamim Ebrahim Botawala )  
 Age : 78 years, Occ. Social Service )  
 The Executor of the Estate of E.U. Botawala )  
 Having office at Botawala Building, First Floor, )  
 23/35, Ibrahim Rahimtullah Road, )  
 Near H.P. Petrol Pump, Mumbai - 400 003. ) ... Plaintiff

V/s,  
 1. Hamza Gulam Ali Lokhandwala )  
 Age Adult, Occ. Not known Room No. 4, )  
 Ground Floor, 168/75, Maulana Azad Road, )  
 Mumbai - 400 008. )  
 2. Bright Smite Dental Clinic (Deleted) )  
 Niyati Jewellers )  
 Room No. 4, Ground Floor, 168/75, )  
 Maulana Azad Road, Mumbai - 400 008. )

To  
 The Defendant No. 1 abovenamed,  
 WHEREAS, the Plaintiffs abovenamed have instituted the above suit against the Defendants praying therein that the Defendants be ordered and decreed to vacate and hand over the vacant and peaceful possession of the suit premises being Shop No. 4 situated on the Ground Floor, 168/75, Maulana Azad Road, Mumbai 400 008 to the Plaintiff and the Defendants be ordered to pay the Plaintiff the sum of Rs. 45,568.00/- (Rupees Forty-Five Thousand Five Hundred Sixty-Eight Only) towards the arrears of rent from 01/04/2017 till Sept. 2023 together with 18% interest or any other rate found appropriate by this Hon'ble Court from the date of filing of the above Suit till the payment is made to the Plaintiff and also the Defendants be ordered and decreed to pay the Plaintiff the mesne profit after holding inquiry under Order XX Rule 12 of Civil Procedure Code, 1908 and for such other and further reliefs, as prayed in the Plaint.

YOU ARE hereby summoned to file your Written Statement within 30 days from service of summon and appear before the Hon'ble Judge presiding over COURT ROOM No. 16, 5TH FLOOR, ANNEX BUILDING, COURT OF SMALL CAUSES, LOKMANYA TILAK MARG, MUMBAI-400022, in person by an authorized Pleader duly instructed and able to answer all material questions relating to the suit or who shall be accompanied by some other person able to answer all such questions on 24th February, 2025 at 2.45 p.m., to answer the abovenamed Plaintiff, and as the day fixed for your appearance is appointed for the final disposal of the suit you must be prepared to produce on that day all witness upon whose evidence and all the documents upon which you intend to rely in support of your defence and you are hereby required to take notice that in default of filing the Written Statement or your appearance on the day before mentioned, the suit will be heard and determined in your absence.

You may obtain the copy of the said Amended Plaint from Court Room No. 16 of this court.

Given under seal of the Court,  
 this 8th day of January, 2025  
 Sd/-  
 Registrar

**Public Notice**

Notice is hereby given to the public at large that Mr Ramil Harjiramji Mail and Mrs. Vmildadevi Ramil Mail has purchased from my client Smt. Dhakiben Jayantilal Rathod and Mr Dharmendra Jayantilal Rathod flat no. 705 admeasuring 410 sq feet carpet area on the 7th floor in F wing in Veena Beena Co-operative Housing Society Ltd. Situated at Acharya Donda Marg, sewree Mumbai 400015 vide an Agreement for Sale dated 1/02/2025 executed and registered in the office of sub-registrar Mumbai on 1/2/2025 ( Reg No 2251/2025 ).

The said flat no. 705 was earlier acquired by Mr Jayantilal Rathod from Shri Vanubhai Durlabhji Mehta vide an agreement for sale dated 11-06-1990.

- Shri Jayantilal Rathod expired on 04/06/2006 leaving behind his wife and 4 sons as his only legal heirs and representative of the deceased estate.

- Vide a Release deed dated 11-08-2023 entered and executed between the legal heirs of Late Mr Jayantilal Rathod the Releaseors therein released their respective rights in the said flat no 705 in favour of Smt. Dhakiben Jayantilal Rathod and 2 ) Mr. Dharmendra Jayantilal Rathod therein referred to as the Releasees, ( Release deed was registered on 14/08/2023 having Reg no 16419/2023 )

- By the virtue of the aforesaid Smt. Dhakiben Jayantilal Rathod and Mr. Dharmendra Jayantilal Rathod were the sole and absolute owner of the said flat no 705 and entitled to all the 100% rights, title, interest, share, claim, benefits in the flat which is now sold to Ramil Harjiramji Mail and Mrs. Vmildadevi Ramil Mail.

If any person(s) having any claim in respect of the above referred property or part thereof by way of sale, exchange , mortgage , charge , gift, maintenance, possession , lease , tenancy , hypothecation , transfer of title or beneficial interest under any trust , any gift deed , will or any type of claim in respect of above sois property for claiming the title of the property, please file objection within 7 days from the date of publication of this notice for filing of objection in writing the address is as below.

Date: 11/2/2025

Niraj Punmiya  
 (Advocate high court)  
 501, Niranjan Building,  
 99 Marine Drive,  
 Mumbai - 400 002.

EXH NO: 180

REGD.AD/ DASTI/ AFFIXATION/ BEAT OF DRUMS/ PUBLICATION/ NOTICE OF DRT SALE PROCLAMATION

**OFFICE OF THE RECOVERY OFFICER, DRT - I IN THE DEBTS RECOVERY TRIBUNAL I, MUMBAI**  
 2ND FLOOR, TELEPHONE BHAVAN, STRAND ROAD, COLABA MARKET, COLABA, MUMBAI-400 005

RECOVERY PROCEEDING NO. 30 OF 2019  
 IN O.A. NO. 119 OF 2018

DATE: 07.02.2025

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

**PUNJAB NATIONAL BANK** ..... CERTIFICATE HOLDER  
**VERSUS**  
**STELLAR DIAMONDS & ORS.** ..... CERTIFICATE DEBTORS

To,  
 CD - 1: M/s Stellar Diamonds (Represented through its partners)  
 15 Nagindas Mansion, 4th Floor, 61-B J.S.S. Road, Opera House, Mumbai 400 004.  
 CD - 2: M/s Solar Exports (Represented through its partners)  
 15 Nagindas Mansion, 4th Floor, 61-B J.S.S. Road, Opera House, Mumbai 400 004  
 CD - 3: M/s Diamond R US (Represented through its partners)  
 1110 Prasad Chambers, Opera House, Mumbai 400 004  
 CD - 6: Nirav D. Modi, (i) 4- Grossvener House, 2nd Floor, Peddar Road, Mumbai- 400 026.  
 (ii) Property No. 393060977, Behzad Ferdows, Flat No. 2202, A1 Shera Towers, Po. Box. 491, Dubai  
 CD - 7: Ami Nirav Modi, Samudra Mahal Premises, CHS Ltd., Dr. Annie Besant Road, Worli, Mumbai and also at 4- Grossvener House, 2nd Floor, Peddar Road, Mumbai-400 026  
 CD - 8: ANM Enterprises Private Ltd., 15 Nagindas Mansion, 57/61, Jagannath Shanker Sheth Road, Opera House, Mumbai 400004  
 CD - 9: NDM Enterprises Private Ltd., 15 Nagindas Mansion, 57/61, Jagannath Shanker Sheth Road, Opera House, Mumbai 400004  
 CD - 10: Neeshal Deepak Modi, 4- Grossvener House, 2nd Floor, Peddar Road, Mumbai- 400 026  
 CD - 11: Deepak Keshavnath Modi C/o Nirav Family Trust, 15 Nagindas Mansion, 57/61, Jagannath Shanker Sheth Road, Opera House, Mumbai 400004  
 CD - 12: Nehal Deepak Modi, 271, West-47 St, 47A, New York - 10036  
 CD - 13: Robin Nirav Modi, C/o Mr. Nirav Modi, 4- Grossvener House, 2nd Floor, Peddar Road, Mumbai- 400 026  
 CD - 14: Ananya Nirav Modi, C/o Mr. Nirav Modi, 4- Grossvener House, 2nd Floor, Peddar Road, Mumbai- 400 026  
 CD - 15: Apasha Nirav Modi, C/o Mr. Nirav Modi, 4- Grossvener House, 2nd Floor, Peddar Road, Mumbai- 400 026  
 CD - 16: Purvi Mayank Mehta, Atlas Art, A wing, 2nd Floor, Flat No. 21, J Mehta Road, Mumbai- 400 006

1. Whereas the Hon'ble Presiding Officer, Debts Recovery Tribunal No. 1, Mumbai has drawn up the Recovery Certificate in O.A. No. 119 of 2018 for recovery of Rs. 7029,96,92,951/- (Indian Rupees Seven Thousand Twenty-Nine Crore Eight Lakh Sixty Two Thousand Nine Hundred and Fifty Only) with interest and costs from the Certificate Debtors and whereas on the 30 November 2024 (date fixed for the sale), the amount recoverable from the Certificate Debtors will be a sum of Rs. 13,486,87,47,454.57/- (Indian Rupees Thirteen Thousand Four Hundred Eighty Six Crores Eighty Seven Lakhs Forty Seven Thousand Four Hundred Fifty Four and Fifty Seven Paise) inclusive of interest and cost thereon.

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

2. Notice is hereby given that in absence of any order of postponement, the property shall be sold on 21/03/2025 between 2.00 PM to 4.00 PM (with auto extension if bid is made in the last 5 minutes before closing, if required) by e-auction and bidding shall take place through "Online Electronic Bidding" through the website of: <https://drt.auctiontiger.net>, B-704 Wall Street II, Opposite Orient Club, Near Gujarat College, Ellisbridge, Ahmedabad - 380 006, Gujarat (India). Contact Person: (1) Mr. Praveen Thevar, Mobile: + 919265562618 / + 919272778828, Email: [praveen.thevar@auctiontiger.net](mailto:praveen.thevar@auctiontiger.net), Contact Person (2): Ms. Soni Hemani, Mobile + 91 9081832222. For further details contact: Mr. Rajendra Prasad Kashri (Mobile No: +91 9000102450), Authorized Officer of Certificate Holder, Tel No: 022-4107320.

3. The sale will be of the property of the Certificate Debtor No. 6 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 lot.

4. 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 thereunder and to the further following conditions.

5. The property will be put up for 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 shall also be stopped if, before any lot is knocked down, the affairs mentioned in the said certificate, interest costs (including the 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.

6. The asset shall be auctioned as per the following details:-

No. of Lots	Description of the property to be sold	Date of inspection	Reserve Price (Amount in Rupees)	EMD (Amount in Rupees)	(Increment amount in rupees/ Bid)
Lot 1	All that piece and parcel of land admeasuring 2500 sq. mtrs. and situated at Survey No. 313, Village Talvel, Taluka Chandur Bazar, District Anravati	11/03/2025	Rs. 77,80,000/-	Rs. 78,700/-	Rs. 50,000/-

7. The amount by which the bid is to be increased shall be Rs. 50,000/- (Rupees Fifty Thousand only). In the event of any dispute arising as to the amount of bid, or as to the bidder, the decision of the undersigned shall be final.

8. The highest bidder shall be declared to be the purchaser of the property. It shall be in the discretion of the undersigned to decline accept the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so.

9. The public at large is hereby invited to bid in the said E-Auction. The online offer along with EMD amount being Rs. 78,70,00/- (Rupees Seventy Eight Thousand Seven Hundred only) is payable by way of RTGS/NET in the Account No. 00032010005649 of Bank of India, Ballard Estate, having IFSC Code: BKID0000033 of Bank of India. Attested photocopy of TAN/PAN card and Address Proof shall be uploaded with the online offer. The offer for more than one property shall be made separately. The last date for submission of online offer along with EMD and the other information/ details is on or before 19/03/2025 up to 4:30 PM. The physical inspection of the properties may be taken on 11/03/2025 between 11:00 AM to 4:00 PM at the property site.

10. The copy of PAN card, Address proof and identity proof. E-mail ID, Mobile no. and declaration if they are bidding on their own behalf or on behalf of their principals. In the latter case, they shall be required to deposit their authority and in default their bids shall be rejected. In case of the company copy of resolution passed by the board members of the company or any other document confirming representation/ attorney of the company and the receipt/ counter file of such deposit should reach to the said service provider or CH Bank by e-mail, or otherwise by the said date.

11. Physical copy of originally signed Auctioned Bid Form along with KYC Documents i.e. PAN card, Address proof and identity proof. E-mail ID, Mobile No. and declaration shall be submitted before the Recovery Officer-I, DRT - I, Mumbai on or before 19/03/2025 up to 4:30 PM. In case of failure, bid shall not be considered.

12. The successful bidder shall have to deposit 25% of the final bid amount after adjustment of EMD by next bank working day i.e. by 4:30 PM, in the said account as per details mentioned in paragraph - 9 above.

13. The purchaser shall deposit the balance 75% of the final bid amount on or before 15th day from the date of sale of the property. If the 15th day is either a Sunday or other Holiday, then on the first bank working day after the 15th day in the account as mentioned at paragraph - 9 above. In addition to the above, the purchaser shall also deposit **pondage fee with Recovery Officer, DRT - I @ 2% up to Rs. 1,00,00/- and 1% of the excess of the said amount of Rs. 100,00/- through DD in favour of the Registrar, DRT - I, Mumbai.**

14. In case of default of payment within the prescribed period, the deposit, after defraying the expenses of the sale, may, if the undersigned thinks fit, be forfeited to the Government and the defaulting purchaser shall forfeit all claims to the property or 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.

15. The refund of EMD to the unsuccessful bidders at the close of the auction shall be made only in the account number mentioned by such bidder by the concerned bank.

16. The property is being sold on an "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS".

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

18. The particulars specified in the annexed schedule have been stated to be 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.

**SCHEDULE**

Lot No.	Description of the property to be sold with the names of the co-owners where the property belongs to the defaulter and any other person as co-owners, with the name of the owners	Revenue assessed upon the property or any other part thereof	Details of any other Encumbrances 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
1	All that piece and parcel of land admeasuring 2500 sq. mtrs. and situated at Survey No. 313, Village Talvel, Taluka Chandur Bazar, District Anravati.	Not available	Not Known	Not Known

Given under my hand and seal of this Tribunal on this 07th day of February 2025, at Mumbai.  
 Sd/-  
 Recovery Officer  
 DRT - I, Mumbai

**JANA SMALL FINANCE BANK** (A Scheduled Commercial Bank)  
 Registered Office: The Fairway, Ground & First Floor, Survey No.10/1, 11/2 & 12/2B, Off Domlur, Koramangla Inner Ring Road, Next to EGL Business Park, Challaahatta, Bangalore-560071. Regional Branch Office: Modi Plaza, Office No.704/705, Mukund Nagar, Swargate, Opp. Laxminarayana Cinema Hall, Pune-411037.

**DEMAND NOTICE UNDER SECTION 13(2) OF SARFAESI ACT, 2002.**

Whereas you the below mentioned Borrower(s), Co-Borrowers, Guarantors and Mortgagees have availed loans from Jana Small Finance Bank Limited, by mortgaging your immovable properties. Consequent to default committed by you, your loan account has been classified as Non-performing Asset, whereas Jana Small Finance Bank Limited being a secured creditor under the Act, and in exercise of the powers conferred under section 13(2) of the said Act read with rule 2 of Security Interest (Enforcement) Rules 2002, issued Demand notice calling upon the Borrower(s)/Co-Borrower(s)/Guarantor(s)/Mortgagees as mentioned in column NO 2 to repay the amount mentioned in the notices with future interest thereon within 60 days from the date of notice, but the notices could not be served on some of them for various reasons.

Sr. No.	Name of Borrower/ Co-Borrower/ Guarantor/ Mortgagee	Loan Account No. & Loan Amount	Details of the Security to be enforced	Date of NPA & Demand Notice date	Amount Due in Rs./ as on
1	1) Kunal Sunil Nirankari (Borrower), 2) Sunil Balchandra Nirankari (Co-Borrower)	Loan Account No. 45649420002898 Loan Amount: Rs.22,46,387/-	Mortgaged Immovable Property: Schedule Property: All that piece and parcel of the Immovable Property situated at Plot No.8 Having Total Area Admeasuring H. 0.0343 R. i.e. 343.17 Sq.mtr., in which GAT No.193/A/8/B/8/C, Building Named "Silvar Palace", 2nd Floor, Flat No.201 having Builtup Area of 727 Sq.ft., i.e. 76.85 Sq.mtr. at Mauje Valivade, Tal. Karveer, Dist. Kolhapur-416119. On or towards: Towards East by: Property of Mohanlal Nagdev, Towards West by: Flat No.202 & 203, Towards South by: Hare Mahadev Temple, Towards North by: Property of Tanwanji, Punjwani.	Date of NPA: 01.02.2025 Demand Notice Date: 12.02.2025	Rs.22,48,929.77 (Rupees Twenty Two Lakhs Forty Eight Thousand Nine Hundred Twenty Nine and Seventy Seven Paise Only) as on 11.02.2025

Notice is therefore given to the Borrower/ Co-Borrower/ Guarantor & Mortgagee as mentioned in Column No.2, calling upon them to make payment of the aggregate amount as shown in column No.6, against all the respective Borrower/ Co-Borrower within 60 days of Publication of this notice as the said amount is found payable in relation to the respective loan account on the date shown in Column No.6. It is made clear that if the aggregate amount together with future interest and other amounts which may become payable till the date of payment, is not paid, Jana Small Finance Bank Limited shall be constrained to take appropriate action for enforcement of security interest upon properties as described in Column No.4. Please note that this publication is made without prejudice to such rights and remedies as are available to Jana Small Finance Bank Limited against the Borrower(s)/ Co-Borrower(s)/ Guarantor(s)/ Mortgagees of the said financials under the law, you are further requested to note that as per section 13(13) of the said act, you are restrained/ prohibited from disposing of or dealing with the above security or transferring by way of sale, lease or otherwise of the secured asset without prior consent of Secured Creditor.

Date: 13.02.2025, Place: Kolhapuri Maharashtra Sd/- Authorised Officer, For Jana Small Finance Bank Limited

**State Bank of India** STRESSED ASSETS RECOVERY BRANCH, MUMBAI (05168):-  
 6<sup>th</sup> Floor, "The International", 16, Maharshi Karve Road, Churchgate, Mumbai-400 020.  
 Phone : 022 - 22053163 / 22053164 / 22053165 E-mail : sbi.05168@sbi.co.in

**E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

**E-Auction Sale Notice for Sale of Immovable Assets 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.**

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 Physical Possession of which has been taken by the Authorised Officer of State Bank of India, the Secured Creditor, will be sold on "As is Where is", "As is What is" and "Whatever there is" basis on 28.02.2025 between 10.00 am to 04.00 pm for the recovery of respective amount, due to the State Bank of India (Secured Creditor) from the respective Borrower(s) and the Guarantor(s) as specified here under:

Name of Borrower/ Director/ Guarantor	Total dues for recovery	Description of the immovable property	Reserve Price (In Rs.)	Earnest Money Deposit (EMD) (In Rs.)	Date & Time for inspection of the property
M/s Shahapur Bhagar Foods LLP (Borrower) Partners & Guarantors of M/s Shahapur Bhagar Foods LLP a. Mr. Nikhil Agrawal (Partner/ Guarantor) b. Mr. Radheshyam Agrawal (Partner/ Guarantor) c. M/s Shiv Manufacturing (Corporate Guarantor)	Rs. 11,52,55,426/- (Rupees Eleven Crores Fifty Two Lakhs Fifty Five Thousand Four Hundred and Twenty Six Only) as on 12.02.2025 with further interest incidental expenses, and costs etc. thereon	Property ID: SBIN200027074143 All that piece and parcel of Land bearing Survey No 152, 153 & 157, Plot No. 10, admeasuring land area of 1340 square metres, Plot No.11, admeasuring land area of 1,120 square metres & Plot No. 12, admeasuring land area of 1,120 sq mtrs of Village - Laha, Tal - Shahapur, Dist - Thane, Maharashtra and Factory shed constructed thereon, owned by M/s Shahapur Bhagar Foods LLP, (including Plant & Machinery) Possession: Physical	Rs. 2,18,00,000/- (Rupees Two Crore Eighteen Lakh Only)	Rs. 21,80,000/- (Rupees Twenty One Lakh Eighty Thousand Only)	23.02.2025 From 12.00 pm to 02.00 pm

The e-auction will be conducted through Bank's e-Auction service provider M/s PSB Alliance Private Limited at their web portal <https://baanknet.com>. The interested bidders shall ensure that they get themselves registered on the e-auction website and deposit earnest money in the virtual wallet created by service provider as per guidelines provided on <https://baanknet.com>. The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid documents, Training/Demonstration, Terms & conditions on online Inter-se Bidding etc., may visit the website <https://baanknet.com>. For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India the Secured Creditor Website [www.sbi.co.in](http://www.sbi.co.in), <https://baanknet.com>, <https://sbi.co.in/web/sbi-in-the-news-auction-notices/sarfaesi-and-others> and <https://baanknet.com>. Statutory Notice under Rule 8(6) of the SARFAESI Act: This is also a notice to the Borrower/Guarantor of the above loan under Rule 8(6) of the SARFAESI Act 2002 about holding of Auction for the sale of secured assets as above mentioned date.

Enquiry: Shri. Rambhau Taktewale, Authorised Officer, Mobile No.9561064635, Mrs.Amrita Shinde, City Case Officer, Mobile No.9869266499  
 Date:13.02.2025 Place: Mumbai Authorised Officer, State Bank of India

**LIC HOUSING FINANCE LTD**  
 LIC HOUSING FINANCE LTD OFFICE NO. 10 AND 11, ROONGTA SUPREMUS, TIDKE COLONY, SHRIHARI KUTE MARG, NASHIK - 422002

**DEMAND NOTICE**

[Under Section 13(2) of the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (SARFAESI Act) read with Rule 3(1) of the Security Interest (Enforcement) Rules, 2002]

Whereas the undersigned being the Authorized Officer of LIC Housing Finance Limited under Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 & in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notices under Section 13(2) of the said Act, calling upon the concerned Borrowers / Property Holders, as the case may be, to repay the amounts mentioned in the respective Notice; within 60 days from the date of respective Notice, as per details given below. For various reasons this notice could not be served on the concerned borrowers. Copies of the notice are available with undersigned; and the concerned borrowers may, if they so desire, collect the said copy from the undersigned on any working day during normal office hours. All the account listed here below stand N.P.A. On the date of issue of demand notice mentioned below.

However, the Notice is hereby given to the concerned Borrowers, where necessary, to pay to LIC Housing Finance Limited; within 60 days from the date of publication of this Notice the amounts indicated herein below due on the dates together with future interest at contractual rates till the date of payment, under the loan/ and other agreements and documents executed by the concerned persons. As security for the borrowers obligations under the said agreements and documents, the following assets have been mortgaged to LIC Housing Finance Limited.

Sr. No.	Name & Correspondence Address of Borrowers and Loan A/c No	Demand Notice Date	Particulars of Mortgage Property	Amount Demanded in Rs.
1.	Smt. Jyoti Yogesh Rajput, Mr. Yogesh Chunilal Rajput Loan A/c. No. 621200010361, 621200010362	22/01/2025	Ground And One, P. No.15 & 16, S. No. 196/2/1, Nr. Nandanwan Hsg.society, Ganpati Nagar-2, Taloda Road, Nandurbar Shiwar, Nandurbar, Maharashtra - 425412	85,63,159.67 76,37,758.10 1,62,00,917.77
2.	Mr. Suresh Manik Bhavsar, Smt. Sunita Suresh Bhavsar Loan A/c. No. 621200011832, 621200011833	22/01/2025	Ground And One, P. No. 12, S. No. 798/1/1/2, Balaji Villa, Kashiko Nagar, Govind Nagar, Nr. Indira Nagar Jogging Track, Nashik, Maharashtra - 422009	1,31,77,