

बैंक ऑफ बड़ोदा Bank of Baroda

Regional Stressed Assets Recovery Branch, Dena Bank Building, 1st Floor, 17-B, Horniman Circle, Fort, Mumbai-400001. Phone: 022-68260059/6061/62 Email: sarms@bankofbaroda.co.in

Sale Notice For Sale Of Immovable Properties "APPENDIX- IV-A [See proviso to Rule 6 (2) & 8 (6)]"

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6(2) & 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), Mortgagor(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis for recovery of dues in below mentioned account/s. The details of Borrowers/Mortgagor/Guarantor/s/Secured Asset/s/Dues/Reserve Price/Auction date & Time, EMD and Bid Increase Amount are mentioned below -

Sr No	Name & address of Borrower/s / Guarantor/s / Mortgagor (s)	Detailed description of the immovable property with known encumbrances, if any (Owner/Mortgagor name)	Total Dues. (In Rs.)	1. Date of e-Auction 2. Time of E-auction 3. Start Time 14:00 PM to End Time 16:00 PM	(1) Reserve Price & (2) EMD Amount of the Property (3) Bid Increase Amount (All In Rs.)	Status of possession (Constructive/ Physical)	Property Inspection date & Time
1	A)Mr. Viral Shah B)Mr. Rohit Viral SHAH Both Residing AT- Flat No. 301, 3rd Floor, Om Durvanjkar Building, Jijaji Nagar, Sant Namdeo Path, Dombivli-421201.	Flat No. 301, 3rd Floor, Admeasuring 585 sq. ft., built up equivalent to 54.36 sq. mt. on in Om Durvakar Building, Jijaji Nagar, Sant Namdeo Nagar, Dombivli-(East)-District Thane-Encumbrance-1)Litigation-Yes	Rs.24,23,900/- and further interest, and other legal charges	a)11-03-2025 b)14:00 to 17:00 P.M.	a) 27,94,500/- b)2,79,450/- c) 50,000/-	1) Physical Possession	A) 03-03-2025 B) Rajesh Raut- 9959403036

For detailed terms and conditions of sale, please refer/visit to the website link <https://www.bankofbaroda.in/e-auction.htm> and online auction portal <https://baanknet.com> Also, prospective bidders may contact the Authorised officer on Tel No. 022-68260059/6061/62. Mobile 7282976128/8007865874/9959403036.

Date: 04.02.2025
Place: Mumbai

Sd/-
Authorised Officer
Bank of Baroda

केनरा बैंक Canara Bank
भारत सरकार का उद्यम A Govt. of India Undertaking

ARM BRANCH-I MUMBAI

37, Khsamalaya, Opp Patkar Hall, New Marine Lines, Thackersay Marg, Mumbai-400 020

• Email : cb2360@canarabank.com • Tel. (022) 22065 425 / 30 • WEB : www.canarabank.com

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision 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 / Symbolic Possession of which has been taken by the Authorized Officer of Canara Bank, will be sold on "As is where is", "As is what is" basis on below Mentioned in Table for recovery of dues as described here below. The Earnest Money Deposit shall be deposited on or before below Mentioned in Table. by way of RTGS / NEFT / Funds Transfer to credit of account of Canara Bank ARM 1 Branch Mumbai A/c. No.209272434, IFSC Code CNRB0002360 on or deposited in E-Wallet of M/s PSB Alliance Private Limited (<https://baanknet.in>) portal directly or by generating the Challan therein to deposit the EMD. Details of EMD and other documents to be submitted to service provider on or before below Mentioned in Table. Date of inspection of properties is below Mentioned in Table with prior appointment with Authorized Officer.

E-auction Date is 25.02.2025 & Last date of Submission of Bid / EMD / Request letter for Participation is 24.02.2025 before 5.00 p. m.

Sr. No.	Name of the Borrowers	Outstanding Amount	Description of the Properties	Reserve Price	Earnest Money Deposit
1	M/s. Erica Pharma Pvt. Ltd. represented by its Directors Rajesh Ranjan Singh, Vilhas S. Jadhav, Ajai Pratap Singh, Prakash Ghate, Sumit Jain.	₹ 63,08,26,261.82 (as on 02.02.2025 plus further interest and cost from 03.02.2025)	Office Premises Nos. 335, 336 & 337 having Survey No. 169, Unit No. 26, 3rd floor, B Building at Master Mind I, Royal Palm Estate, Goregaon (E), Mumbai-400 065. in the name of M/s. Erica Pharma Pvt. Ltd., admeasuring Carpet area 716.10 Sq. Ft. & Loft area 180 Sq. Ft. (PHYSICAL POSSESSION)	₹ 48,11,000/-	₹ 4,81,100/-
2	Mr. Anand Mahavir Dongre (Borrower) M/s Kisan SMP Proprietor Mr. Anand Mahavir Dongre (Borrowers)	₹ 2,29,94,193.13 (Rs. Two Crore Twenty Nine Lacs Ninety Four Thousand One Hundred Ninety Three & Paise Thirteen Only) as on 31.01.2025 + further Int. & cost from 01.02.2025	Office Premises No. 4, Unit No. 26, Survey No. 169, B wing, 4th floor, Master Mind II & III, Royal Palm Estate, Goregaon (E), Mumbai-400 065 in the name of M/s. Erica Pharma Pvt. Ltd., admeasuring Carpet area 2550 Sq. Ft. (PHYSICAL POSSESSION) Date of inspection of properties : 13.02.2025	₹ 126,84,000/-	₹ 12,68,400/-
3	Mr. Anand Mahavir Dongre (Borrower) M/s Kisan SMP Proprietor Mr. Anand Mahavir Dongre (Borrowers)	₹ 1,15,00,000/-	Flat No. 505, 5th Floor, Wing B Building No. 20, Shastris Nagar, Prabhat CHSL., Goregaon West Mumbai-400 104 (Area 647.98 Sq. Ft. built up) Mechanical Tower Car parking space for 1 car. (SYMBOLIC POSSESSION)	₹ 1,15,00,000/-	₹ 11,50,000/-

For detailed terms and conditions of the sale, please refer the link "E-Auction" provided in Canara Bank's website (www.canarabank.com) or may contact Dr. Seema Somkuwar, Authorised Officer, Canara Bank, ARM I Branch, Mumbai (Ph. No.: (022) 2206 5425 / 30 / Mob. No. 8655963489), or Mr. Purnachander Rao, Officer (Mob. No. 7842782478) or Mrs. Rinkita Sodani, Officer (Mob. No. 9413641701), / Mr. Purnachander Rao, Officer (Mob. No. 7842782478) E-mail id : cb2360@canarabank.com during Office Hours on any working day or the service provide M/s. PSB Alliance (BAANKNET), Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai-400 037, Contact Person Mr. Dharmesh Asher, Mob. 9892219848, (avp.projectmanager2@psballiance.com), Help desk No. 8291220220, (support.baanknet@psballiance.com), Website : <https://baanknet.com> / <https://BAANKNET.in>

Date : 03.02.2025 / 01.02.2025
Place : Mumbai

Sd/-
Authorised Officer
Canara Bank, ARM-I BRANCH

केनरा बैंक Canara Bank
भारत सरकार का उद्यम A Govt. of India Undertaking

ARM BRANCH-I MUMBAI

37, Khsamalaya, Opp Patkar Hall, New Marine Lines, Thackersay Marg, Mumbai-400 020

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SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision 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 / Symbolic Possession of which has been taken by the Authorized Officer of Canara Bank, will be sold on "As is where is", "As is what is" basis on below Mentioned in Table for recovery of dues as described here below. The Earnest Money Deposit shall be deposited on or before below Mentioned in Table. by way of RTGS / NEFT / Funds Transfer to credit of account of Canara Bank ARM 1 Branch Mumbai A/c. No.209272434, IFSC Code CNRB0002360 on or deposited in E-Wallet of M/s PSB Alliance Private Limited (<https://baanknet.in>) portal directly or by generating the Challan therein to deposit the EMD. Details of EMD and other documents to be submitted to service provider on or before below Mentioned in Table. Date of inspection of properties is below Mentioned in Table with prior appointment with Authorized Officer.

E-auction Date is 25.02.2025 & Last date of Submission of Bid / EMD / Request letter for Participation is 24.02.2025 before 5.00 p. m.

Sr. No.	Name of the Borrowers	Outstanding Amount	Description of the Properties	Reserve Price	Earnest Money Deposit
1	M/s. Erica Pharma Pvt. Ltd. represented by its Directors Rajesh Ranjan Singh, Vilhas S. Jadhav, Ajai Pratap Singh, Prakash Ghate, Sumit Jain.	₹ 63,08,26,261.82 (as on 02.02.2025 plus further interest and cost from 03.02.2025)	Office Premises Nos. 335, 336 & 337 having Survey No. 169, Unit No. 26, 3rd floor, B Building at Master Mind I, Royal Palm Estate, Goregaon (E), Mumbai-400 065. in the name of M/s. Erica Pharma Pvt. Ltd., admeasuring Carpet area 716.10 Sq. Ft. & Loft area 180 Sq. Ft. (PHYSICAL POSSESSION)	₹ 48,11,000/-	₹ 4,81,100/-
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3	Mr. Anand Mahavir Dongre (Borrower) M/s Kisan SMP Proprietor Mr. Anand Mahavir Dongre (Borrowers)	₹ 1,15,00,000/-	Flat No. 505, 5th Floor, Wing B Building No. 20, Shastris Nagar, Prabhat CHSL., Goregaon West Mumbai-400 104 (Area 647.98 Sq. Ft. built up) Mechanical Tower Car parking space for 1 car. (SYMBOLIC POSSESSION)	₹ 1,15,00,000/-	₹ 11,50,000/-

For detailed terms and conditions of the sale, please refer the link "E-Auction" provided in Canara Bank's website (www.canarabank.com) or may contact Dr. Seema Somkuwar, Authorised Officer, Canara Bank, ARM I Branch, Mumbai (Ph. No.: (022) 2206 5425 / 30 / Mob. No. 8655963489), or Mr. Purnachander Rao, Officer (Mob. No. 7842782478) or Mrs. Rinkita Sodani, Officer (Mob. No. 9413641701), / Mr. Purnachander Rao, Officer (Mob. No. 7842782478) E-mail id : cb2360@canarabank.com during Office Hours on any working day or the service provide M/s. PSB Alliance (BAANKNET), Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai-400 037, Contact Person Mr. Dharmesh Asher, Mob. 9892219848, (avp.projectmanager2@psballiance.com), Help desk No. 8291220220, (support.baanknet@psballiance.com), Website : <https://baanknet.com> / <https://BAANKNET.in>

Date : 03.02.2025 / 01.02.2025
Place : Mumbai

Sd/-
Authorised Officer
Canara Bank, ARM-I BRANCH

CAPRI GLOBAL CAPITAL LIMITED
Registered & Corporate Office : 502, Tower-A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai-400013
Circle Office :- 9-B, 2nd floor, Pusa Road, Rajinder Place, New Delhi-110060

APPENDIX- IV-A [See proviso to rule 8 (6) and 9 (1)]
Sale notice for sale of immovable properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) and 9 (1) 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 property mortgaged/charged to the Secured Creditor, the Constructive/physical possession of which has been taken by the Authorised Officer of Capri Global Capital Limited Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on dates below mentioned, for recovery of amount mentioned below due to the Capri Global Capital Limited Secured Creditor from Borrower mentioned below. The reserve price, EMD amount and property details mentioned below.

SR. NO.	1. BORROWER(S) NAME 2. OUTSTANDING AMOUNT	DESCRIPTION OF THE MORTGAGED PROPERTY	1. DATE & TIME OF E-AUCTION 2. LAST DATE OF SUBMISSION OF EMD 3. DATE & TIME OF THE PROPERTY INSPECTION	1. RESERVE PRICE 2. EMD OF THE PROPERTY 3. INCREMENTAL VALUE
1.	1. M/s Ashok Engineering Work ("Borrower") 2. Mr. Ashok Sakharan Pawar 3. Mrs. Ranjana Ashok Pawar 4. Mr. Ramesh Sakharan Pawar (Co-borrower) LOAN ACCOUNT NO. LNMSNG000040618 Rupees 44,75,621/- (Rupees Forty Four Lacs Seventy Five Thousand Six Hundred Twenty One Only) as on 03.07.2024 along with applicable future interest	All Piece and Parcel of Western side of Plot No. 4, area admeasuring 106.5 Sq Mtrs., Survey No. 99/5+6/1, New Survey No. 30/5/6/1, situated at Karnal Road Sangli, Within the local limit of Sangli Miraj & Kupwad City Corporation Area, Tehsil Miraj, District Sangli, Maharashtra. Boundaries as under:- East :- Remaining of Plot No. 4, West :- Plot No. 3, South :- Road, North :- Other's Property	1. E-AUCTION DATE: 11.03.2025 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 10.03.2025 3. DATE OF INSPECTION: 08.03.2025	RESERVE PRICE: Rs. 20,00,000/- (Rupees Twenty Lacs Only). EARNEST MONEY DEPOSIT: Rs. 2,00,000/- (Rupees Two Lacs Only) INCREMENTAL VALUE: Rs. 10,000/- (Rupees Ten Thousand Only)

For detailed terms and conditions of the sale, please refer to the link provided in Capri Global Capital Limited Secured Creditor's website i.e. [www.Capriglobal.in/auction/TERMS & CONDITIONS OF ONLINE E-AUCTION SALE](http://www.Capriglobal.in/auction/TERMS%20AND%20CONDITIONS%20OF%20ONLINE%20E-AUCTION%20SALE).

- The Property is being sold on "AS IS WHERE IS, WHATEVER THERE & WITHOUT RECOURSE BASIS". As such sale is without any kind of warranties & indemnities.
- Particulars of the property / assets (viz. extent & measurements specified in the E-Auction Sale Notice has been stated to the best of information of the Secured Creditor and Secured Creditor shall not be answerable for any error, misstatement or omission. Actual extent & dimensions may differ.
- E-Auction Sale Notice issued by the Secured Creditor is an invitation to the general public to submit their bids and the same does not constitute and will not be deemed to constitute any commitment or representation on the part of the Secured Creditor. Interested bidders are advised to peruse the copies of title deeds with the Secured Creditor and to conduct own independent enquiries /due diligence about the title & present condition of the property / assets and claims / dues affecting the property before submission of bids.
- Auction/bidding shall only be through "online electronic mode" through the website <https://sarfaesi.auctiontiger.net> or Auction Tiger Mobile APP provided by the service provider M/S eProcurement Technologies Limited, Ahmedabad who shall arrange & coordinate the entire process of auction through the e-auction platform.
- The bidders may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder himself. Secured Creditor /service provider shall not be held responsible for the internet connectivity, network problems, system crash, power failure, etc.
- For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service Provider M/S eProcurement Technologies Ltd. Auction Tiger, Ahmedabad (Contact no. 079-6120053/1576/596/559/598/587/594/), Mr. Ramprasad Sharma Mob. 800-002-3297/ 79-6120 0559. Email: ramprasad@auctiontiger.net.
- For participating in the e-auction sale the intending bidders should register their name at <https://sarfaesi.auctiontiger.net> well in advance and shall get the user id and password. Intending bidders are advised to change only the password immediately upon receiving it from the service provider.
- For participating in e-auction, intending bidders have to deposit a refundable EMD of 10% OF RESERVE PRICE (as mentioned above) shall be payable by interested bidders through Demand Draft/NEFT/RTGS in favor of "Capri Global Capital Limited" on or before 10-March-2025.
- The intending bidders should submit the duly filled in Bid Form (format available on <https://sarfaesi.auctiontiger.net>) along with the Demand Draft remittance towards EMD in a sealed cover addressed to the Authorized Officer, Capri Global Capital Limited Regional Office, No. 031-302, Third Floor, 927, Sanas Memories, F.C.Road, Shivaji Nagar, Pune, Maharashtra-411004 latest by 03:00 PM on 10-March-2025. The sealed cover should be super scribed with "Bid for participating in E-Auction Sale - in the Loan Account No. _____ (as mentioned above) for property of 'Borrower Name'".
- After expiry of the last date of submission of bids with EMD, Authorised Officer shall examine the bids received by him and confirm the details of the qualified bidders (who have quoted their bids over and above the reserve price and paid the specified EMD with the Secured Creditor) to the service provider M/S eProcurement Technologies Limited to enable them to allow only those bidders to participate in the online inter-se bidding/auction proceedings at the date and time mentioned in E-Auction Sale Notice.
- Inter-se bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders. During the process of inter-se bidding, there will be unlimited extension of "10" minutes each, i.e. the end time of e-auction shall be automatically extended by 10 Minutes each time if bid is made within 10 minutes from the last extension.
- Bids once made shall not be cancelled or withdrawn. All bids made from the user id given to bidder will be deemed to have been made by him alone.
- Immediately upon closure of E-Auction proceedings, the highest bidder shall confirm the final amount of bid quoted by him by E-Mail both to the Authorised Officer, Capri Global Capital Limited, Regional Office No. 031-302, Third Floor, 927, Sanas Memories, F.C.Road, Shivaji Nagar, Pune, Maharashtra-411004 and the Service Provider for getting declared as successful bidder in the E-Auction Sale proceedings.
- The successful bidder shall deposit 25% of the bid amount (including EMD) within 24 hour of the sale, being knocked down in his favour and balance 75% of bid amount within 15 days from the date of sale by DD/Pay order/NEFT/RTGS/Chq favouring Capri Global Capital Limited.
- In case of default in payment of above stipulated amounts by the successful bidder / auction purchaser within the stipulated time, the sale will be cancelled and the amount already paid (including EMD) will be forfeited and the property will be again put to sale.
- At the request of the successful bidder, the Authorised Officer in his absolute discretion may grant further time in writing, for depositing the balance of the bid amount.
- The Successful Bidder shall pay 1% of Sale price towards TDS (out of Sale proceeds) and submit TDS certificate to the Authorised officer and the deposit the entire amount of sale price (after deduction of 1% towards TDS), adjusting the EMD within 15 working days of the acceptance of the offer by the authorized officer, or within such other extended time as deemed fit by the Authorised Officer, failing which the earnest deposit will be forfeited.
- Municipal / Panchayat Taxes, Electricity dues (if any) and any other authorities dues (if any) has to be paid by the successful bidder before issuance of the sale certificate. Bids shall be made taking into consideration of all the statutory dues pertaining to the property.
- Sale Certificate will be issued by the Authorised Officer in favour of the successful bidder only upon deposit of entire purchase price / bid amount and furnishing the necessary proof in respect of payment of all taxes / charges.
- Applicable legal charges for conveyance, stamp duty, registration charges and other incidental charges shall be borne by the auction purchaser.
- The Authorized officer may postpone / cancel the E-Auction Sale proceedings without assigning any reason whatsoever. In case the E-Auction Sale scheduled is postponed to a later date before 30 days from the scheduled date of sale, it will be displayed on the website of the service provider.
- The decision of the Authorised Officer is final, binding and unquestionable.
- All bidders who submitted the bids, shall be deemed to have read and understood the terms and conditions of the E-Auction Sale and be bound by them.
- Please Note that movable items (if any) lying in the property is not offered with this sale.
- For further details and queries, contact Authorised Officer, Capri Global Capital Limited: Mr. Vinit Anil Salunke Mo. No. 9028231313 and for further inquiry Ms. Kalpana Chetanwala-7738039346.
- This publication is also 30 (Thirty) days notice to the Borrower / Mortgagor / Guarantors of the above said loan account pursuant to rule 8(6) of Security Interest (Enforcement) Rules 2002, about holding of auction sale on the above mentioned date / place.

Special Instructions / Caution: Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Capri Global Capital Limited nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements / alternatives such as back-up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

Place : MAHARASHTRA Date : 05-Feb-2025 Sd/- (Authorised Officer) Capri Global Capital Ltd.

APPENDIX IV-A
Sale Notice for Sale of Immovable Property

E-Auction Sale Notice for sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) and Rule 9(1) 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 property mortgaged to Samman Capital Limited (formerly known as Indiabulls Housing Finance Ltd.) [CIN : L65922DL2005PLC136029] ("Secured Creditor"), the physical possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "As is where is", "As is what is" and "whatever there is" basis on 24.02.2025 from 04.00 P.M. to 05.00 P.M., for recovery of Rs. 60,29,381/- (Rupees Sixty Lakh Twenty Nine Thousand Three Hundred Eighty One Only) pending towards Loan Account No. HHLVH00378396, by way of outstanding principal, arrears (including accrued late charges) and interest till 29.01.2025 with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. 30.01.2025 along with legal expenses and other charges due to the Secured Creditor from SANTOSH RAJHAVAN and REMYA SANTOSH.

The Reserve Price of the Immovable Property will be Rs. 34,00,000/- (Rupees Thirty Four Lakh Only) and the Earnest Money Deposit ("EMD") will be Rs. 3,40,000/- (Rupees Three Lakh Forty Thousand Only) i.e. equivalent to 10% of the Reserve Price.

DESCRIPTION OF THE IMMOVABLE PROPERTY

FLAT NO. 1008, ADMEASURING 574 SQ. FT. CARPET AREA (INCLUSIVE OF BALCONY), ON THE 10TH FLOOR OF WING 'A', IN BUILDING NO. 8, KNOWN AS "BROOKLYN PARK", CONSTRUCTED ON LAND FORMING PART OF SECTOR - III, LAND AT VILLAGE DONGARE, TALUKA VASAI, THANE - 401303 MAHARASHTRA.

For detailed terms and conditions of sale, please refer to the link provided on the website of the Secured Creditor i.e. www.sammancapital.com; Contact No : 0124-6910910, +91 7065451024. E-mail id : auctionhelp@sammancapital.com; For bidding, log on to <https://assets.matexauctions.com>.

Sd/-
AUTHORIZED OFFICER
SAMMAN CAPITAL LIMITED
INDIABULLS HOUSING FINANCE LTD.

Date : 30.01.2025
Place : THANE (Formerly known as INDIABULLS HOUSING FINANCE LTD.)

LIC HOUSING FINANCE LIMITED
Western Regional Office- LIC Housing Finance Ltd., Office Nos. 161-166, 16th Floor, C-Wing, Mittal Court, Nariman Point, Mumbai- 400021. Tel: +91 22 4189 7300

Registered Office- LIC Housing Finance Ltd., Bombay Life Bldg., 2nd Floor, 45/47, Veer Nariman Rd, Fort, Mumbai-400001. Tel: +91 22 2204 9682/ 9799/ 0006

E AUCTION SALE NOTICE

WHEREAS the undersigned being the Authorized Officer of LIC Housing Finance Ltd (LIC HFL), under Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 & in exercise of powers conferred under section 13 (2) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 had issued Demand Notice to the Borrowers/Mortgagors/Guarantors calling upon them to repay the outstanding due amount mentioned in the said notices. However, The Borrowers/Mortgagors/Guarantors having failed to repay the said due amount, the undersigned has taken SYMBOLIC POSSESSION (S) in exercise of powers conferred U/s 13(4) and U/s 14 of the said Act read with the Rule 8.

This notice is hereby given to the public in general and in particular to the Borrower(s)/Guarantor(s) that the below described immovable property has been mortgaged to the LIC HFL, the possession of which has been taken by the Authorised Officer of LIC HFL will be sold on "As is where is", "As is what is", and "Whatever there is" & without any recourse basis on 11.02.2025, as per the brief particulars given here under.

Mortgaged Property - Flat bearing no. 906 on the 9th Floor in 'B' Wing in the Building known as "Tulsi Sonata", Survey No.797 Hissa No.1/1 of Panvel Village, Taluka Panvel

Name of Borrower - M/S Navisti Developers LLP, Loan No - A/c No: 600000000102 & A/c No : 600000000114

DESCRIPTION OF THE PROPERTY

Full Description of property: Flat bearing no. 906 adm. 460.91 sq.ft. on the 9th Floor in 'B' Wing in the Building known as "Tulsi Sonata", constructed on the land bearing Survey No.797 Hissa No.1/1 of Panvel Village, Taluka Panvel. & within the Registration District & Sub-District Raigad.

Date of Demand Notice: 29-02-2024

Account Details

Amount Demanded: Rs.146,58,11,092.40/- with further Interest, Cost and Expenses.

Beneficiary Name: LIC Housing Finance Ltd.

Date of Possession (Symbolic): 13-06-2024

Bank: Axis Bank, Centralised Collection Hub

Reserve Price - Rs. 65,91,000/- (Amount in words):- Rupees Sixty-Five Lakh Ninety-One Thousand Only.

Account No: HFLWEBO8906102

EMD - Rs. 6,59,100/- (Amount in words):- Rupees Six Lakh Fifty-Nine Thousand One Hundred Only.

IFSC Code: UTIB0CC2H74

Total amount payable as on 12.03.2025 - Rs. 168,40,83,094.40

Name of e-auction service provider: M/s ARCA EMART PRIVATE LIMITED (www.auctionbazaar.com)

Website of E-Auction: www.auctionbazaar.com

Date & time of Inspection of Photocopies of property documents: -

Date : 27.02.2025, **Time :** 02:00 PM to 04:00 PM

Address of property where documents can be inspected : Office Nos. 161 to 166, 16th Floor, C-Wing, Mittal Court, Nariman Point, Mumbai - 400 021

Inspection of the Property :-

Date: 25-02-2025 **Time:- 10.00am - 12.00pm**

Contact person: M/s. GIS Mumbai Pvt Ltd . **Contact Details :** (Tel No. 022 22634506 / M-9029441319 / 9167635081 / 8657920751 / 8657920752)

Contact details of E-Auction from the service provider:

E-Auction from the service provider Agency: M/s ARCA EMART PRIVATE LIMITED, Help line No. - +91 - 8370969696, email id:-contact@auctionbazaar.com / support@auctionbazaar.com
Auction Portal - www.auctionbazaar.com
Address: 6-3-1090/1/1, II Floor, Part B, Uma Hyderabad House Rajbhavan Road, Somajiguda, Hyderabad - 500082, Telangana, India.

Last date of submission of Online Tender:-

Date : 11-03-2025, **Till Evening 05:00 PM**

E Auction Date:-

Date of auction : 12.03.2025, **Time duration of auction :** 11:00 AM to 13:00 PM

Sd/-
Authorised Officer
LIC HOUSING FINANCE LIMITED

इंडियन बैंक Indian Bank
इलाहाबाद ALLAHABAD

Stressed Asset Management Large Branch, Indian Bank, 73, 7th Floor, Mittal Chamber, Nariman Point, Mumbai - 400021.
Mail id: arbmumbai@indianbank.co.in; s816@indianbank.co.in;

RE-PUBLISH ANNEXURE-A APPENDIX-IV-A" [See proviso to rule 8 (6)]

E-auction Sale Notice for Sale of Immovable Assets under the Securitization 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 property mortgaged/charged to the Secured Creditor, the Physical Possession of which has been taken by the Authorized Officer of Indian Bank, SAM Branch, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 14.02.2025 for recovery of Rs. 36,02,45,921.01/- [Rupees Thirty Six Crore Two Lakh Forty Five Thousand Nine Hundred Twenty One And Paise One Only] as on 31.12.2024 with further interest, costs, other charges and expenses thereon from 01.01.2025 are due to the Indian Bank, SAM Branch & Rs. 12,88,97,785.30 (Rupees Twelve Crore Eighty Eight Lacs Ninety Seven Thousand Seven Hundred Eighty Five And Thirty Paise Only) as on 07.06.2022 with further interest costs other charges and expenses thereon from 08.06.2022 are due to the Union Bank of India, SAM Branch Creditor from :

- M/s. Topsgroup Services & Solutions Limited (Erstwhile Tops Security Ltd.), Registered Office: 5 Royal Palms Estate, Aarey Milk Colony, Goregaon (East), Mumbai - 400065.
- Mr. Anshul Gupta, The Liquidator, Flat No.1501, Spring Grove Towers, Lokhandwala Township, Kandivali East, Mumbai - 400101.
- Dr. Diwan Rahul Nanda (Director/Guarantor), 14-8, Magnum Towers, 2nd Cross Lane, Lokhandwala Complex, Andheri West, Mumbai - 400053.
- Retd. Major R.C. Nanda (Director/ Guarantor/Mortgagor), 14-8, Magnum Towers, 2nd Cross Lane, Lokhandwala Complex, Andheri West, Mumbai - 400053.

The specific details of the property intended to be brought to sale through e-auction mode are enumerated below:

Property - 1 - Detailed Description Mortgaged Assets item wise			
Office Premises No. D 105, 1st Floor, at CIDOC, Jui Nagar Commercial Complex, Juinagar, Navi Mumbai.			
Reserve Price In Lakh	EMD Amount in Lakh	Bid Incremental Amount	Property ID No.
Rs. 117.10 Lakhs	Rs. 11.71Lakhs	Rs. 1,00,000/-	IDIB30009056553A

Property - 2 - Detailed Description Mortgaged Assets item wise			
Commercial Building Situated on Plot No. 5, Royal Palm Estate, Aarey Milk Colony Road, Village Maroshi, Goregaon (East), Mumbai - 400065.			
Reserve Price In Lakh	EMD Amount in Lakh	Bid Incremental Amount	Property ID No.
Rs. 1400.00 Lakhs	Rs. 140 Lakhs	Rs. 1,00,000/-	IDIB30009056553B

Property - 3 - Detailed Description Mortgaged Assets item wise			
Movable Assets at Commercial Building Situated on plot no. 5, Royal Palm Estate, Aarey Milk Colony Road, Village Maroshi, Goregaon (East), Mumbai-400065. As per annexure uploaded at website (https://baanknet.com)			
Reserve Price In Lakh	EMD Amount in Lakh		