Kotak Mahinda

Particular

ate Of Auction

ime Of Auction

eserve Price

Earnest Money Deposit (EMD)

Place: Thane , Date:07-02-2025

cription Of The Se

KOTAK MAHINDRA BANK LIMITED

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

uction sale notice for sale of immovable assets under the securitisation and reconstruction of financial assets ar proement of security interest act, 2002 under rules 8(5) and 8(6) of the security interest (enforcement) rule, 200 sequent to the assignment of debt in favour of Kotak Mahindra Bank Limited by "Fullerton India Home Finan many Limited" (hereinafter referred to as "FIHFCL") the authorised officer of Kotak Mahindra Bank Limite reinafter referred to as "FIHFCL") the authorised officer of Kotak Mahindra Bank Limite reinafter referred to as "FIHFCL") the authorised officer of Kotak Mahindra Bank Limite reinafter referred to as "FIHFCL") the authorised officer of Kotak Mahindra Bank Limite reinafter referred to as "FIHFCL") the authorised officer of Kotak Mahindra Bank Limite reinafter referred to as "FIHFCL") the authorised reference for the reference of the refe

novable property (hereinafter called the secured asset) mortgaged/charged to the secured creditor on 03.01.202 ptice is hereby given to the borrower (s) and co-borrower (s) in particular and public in general that the bank h

ided to sale the secured asset through E-auction under the provisions of the sarfaesi act, 2002 on "as is where

as is what is", and "whatever there is" basis for recovery of Rs.41,74,757/- (Rupees Forty One Lakh Seventy Fo housand Seven Hundred and Fifty Seven Only) outstanding as on 31.01.2025 along with future applicable intere

realization, under the loan account no. 606307210259595 & 606307510258607; Ioan availed by Mrs. Sarita Vija

escription Of The Secured Asset : All that piece and parcel of the property bearing self-contained Flat No. A/00 O Ground Floor, area admeasuring 495s.qt built up area Chandresh Kanchan Co-operative Housing Sociel miled, Lodha Heaven, Kalyan Shi Rada, Nijle, Dombivij(East) suitated at village Nijle, within the limits of Kalya ub-Registration District Thane in the land bearing survey No.130, Hissa No.4A, 4B free from all encumbrances.

e borrowers' attention is invited to the provisions of sub section 8 of section 13, of the act, in respect of the ti

he borrowers' attention is invited to the provisions of sub section 8 of section 13, of the act, in respect of the tim valiable, to redeem the secured asset. Borrowers in particular and public in general may please take notice that if is sea auction scheduled herein fails for any reason whatsoever then secured creditor may enforce security inter-way of sale through private treaty. In case of any clarification/requirement regarding assets under sale, bidd ay contact The Bank's I/R No. (+91-9152219751). Bidder may also contact Mr. Pushkar Dani (Mob Nv 18100383613) & Mr. Agnel Pillai (Mob No. +919976929685) For detailed terms and conditions of the sale, pleas fer to the link HTTPS://WWW.KOTAK.COM/EN/BANK-AUCTIONS.HTML provided in the bank's website i.e WW.KOTAK.COM and/or on HTTP://BANKAUCTIONS.IN/

Society Dues: 70,000/- (Approx)

DETAIL

18.03.2025

rma, Mr. Vijay P Sharma & M/S Rajmata Snack Centre as per below details.

ast Date For Submission Of EMD With KYC | 17.03.2025 UP TO 6:00 P.M. (IST)

Registered Office: 27 BKC, C 27, G-Block, Bandra Kurla Complex, Bandra (E) Mumbai, Maharashtra, Pin Code-400 051 Branch Office: Kotak Mahindra Bank Ltd, 5th Floor, Adamas Plaza, 166/16, CST Road, Kalina, Santacruz (E) Mumbai – 40005

Between 12:00 pm to 1:00 pm with unlimited extension of 5 minutes

Rs.2,10,000/- (Rupees Two Lakh Ten Thousand Only)

For Kotak Mahindra Bank Limited, Authorized Officer

Rs.21,00,000/- (Rupees Twenty One Lakh Only)

रांजाब नैशनल बैंक punjab national bank **Կ** թոե

Zonal Sastra Centre, Mumbai:-1st Floor, Phb Pragati Tower, C-9, G Block, Bandra Kurla Complex, Bandra (East), Mumbai-400051, E-mail: zs8356@pnb.co.ir **POSSESSION NOTICE** [APPENDIX IV] [See Rule 8 (I)]

Whereas, The undersigned being the Authorised Officer of the Punjab National Bank under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of Powers conferred under Section 13 read with the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 17.07.2018 calling upon the Borrower/ Guarantor/ Mortgagor M/s. Tirupati Commodities Pvt Ltd (Borrower)., M/s. Fortune Metals Trading Pvt Ltd (Guarantor/Mortgagor) to repay the amount mentioned in the notice being Rs. 21,59,05,472.71/- (Rupees Twenty One Crores Fifty Nine Lakhs Five Thousand Four Hundred Seventy Two and Seventy one Paise only) as on 31.03.2018 with Further interest and expenses thereon within 60 days from the date of notice/date of receipt of the said notice.

The Borrower/Guarantor/Mortgagor having failed to repay the amount, notice is hereby given to the Borrower/Guarantor/Mortgagor and the public in general that the undersigned has taken Physical Possession of the property described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said Rules on this 04th Day of February, of the year 2025.

The Borrower/Guarantor/Mortgagor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Punjab National Bank for an amount of Rs. 21.59.05.472.71/- (Rupees Twenty On Crores Fifty Nine Lakhs Five Thousand Four Hundred Seventy Two and Seventy one Paise only) as on 31.03.2018 with further interest & expenses thereon until full payment.

The Borrower Attention is Invited to Provision of sub section {8} of section 13 of Act in respect of time available redeem the secured assets

Description of immovable property

"Unit No. 03A, 3rd Floor, with office Area 7792 sq. ft. (Carpet area) and 12 parking space of 180sq ft each in Building named as Lodha Excelus situated at C.S No. 63 & 64 of lower Parel Division, N.M Joshi Road, Apollo Mill compound, Mahalaxmi, Mumbai-11, Owned by M/s. Fortune Metals Trading Pvt. Ltd. Sd/-

Date : 04.02.2025, Place : Mumbai Authorised Officer, Punjab National Bank

Date : 04.02.2025, Place : Mumbai Authorised Officer, Punjab National Bank									
ADITYA BIRLA CAPITAL	ECTING INVESTING FINAN	ICING ADVISING	ADITYA BIRLA CAPITAL PROTECTING INVESTING FINANCING ADVISING						
	ADITYA BIRLA FI	NANCE LIMITED		ADITYA BIRLA FINA	NCE LIMITED				
Registered Office : Indian Rayon C Corporate Office : R-Tech Park, 10 Floor, Nirlo East, Mumb	n Complex, off Western Expre		Registered Office : Indian Rayon Compound, Veraval, Gujarat-362266 Corporate Office : R-Tech Park, 10 Floor, Nirlon Complex, off Western Expressway, Goregoan East, Mumbai- 400063.						
"APPEN See proviso to Rule 9(1) of Securit[SALE NOTICE FOR SALE O	DIX- IV-A" y Interest Enforcement Rules F IMMOVABLE PROPERTY	s, 2002]	"APPENDIX- IV-A" [See proviso to Rule 9(1) of Security Interest Enforcement Rules, 2002] SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY						
E-Auction Sale Notice for Sale of Immovable Ass Financial Assets and Enforcement of Security In the Security Interest (Enforcement) Rules, 2002	terest Act, 2002 read with pr		E-Auction Sale Notice for Sale of Immovable Asset under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 9(1) of the Security Interest (Enforcement) Rules, 2002 (54 of 2002).						
Notice is hereby given to the public in general a and Mortgagor (s) that the below described im the physical possession of which has been take Limited, the mortgage property will be sold thre is", and "Whatever there is" basis on 25 (Rupees Three Crore One Lakh Twelve Th Fifty Nine Only) by way of outstanding princi interest due as on 28.02.2023 (This amount i Charges, as applicable) and further interest realization due to the Secured Creditor from namely Vinayak Kulkarni HUF (Through Natasha Kulkarni, Vanana Kulkarni, Vina (Since Deceased Through Legal Heir Reema The EMD amount along with the reserve price of	novable asset mortgaged to ti h by the Authorized Officer of ough E-Auction on "As is whe O.2.2025 for recovery of Rs ousand Nine Hundred Six pal, arrears (including accruc s exclusive of TDS Calculation and other expenses there Borrowers, Co-Borrowers its karta Mr. Vinayak Bh yak Kulkarni, Sarika Kulka Kulkarni) and Sanjay Kulk	he Secured Creditor, Aditya Birla Finance ere is", "As is what . 3,01,12,962.59/- tty Two and paise ed late charges) and on and Pre-Payment on till the date of s and Mortgagors nagwan Kulkarni), arni, Ajay Kulkarni tarni	Notice is hereby given to the public in general and in particular to the Borrower, Co-Borrower (s) and Mortgagor (s) that the below described immovable asset mortgaged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of Aditya Birla Finance Limited, the mortgage property will be sold through F-Auction on "As is where is", "As is what is", and "Whatever there is" basis on 25.02.025 for recovery of Rs.4,17,93,959.60/- (Rupees Four Crore Seventeen Lakhs Ninety Three Thousand Nine Hundred Fifty Nine and paise Sixty Only) by way of outstanding principal, arrears (including accrued late charges) and interest due as on 28.02.2023 (This amount is exclusive of TDS Calculation and Pre-Payment Charges, as applicable) and further interest and other expenses thereon till the date of realization due to the Secured Creditor from Borrowers, Co-Borrowers and Mortgagors namely Ana Transcom Private Limited (through its directors Sarika Sanjay Kulkarni and Natasha Ajay Kulkarni), Natasha Kulkarni, Vandana Kulkarni, Vinayak Kulkarni, Sarika Kulkarni, Kulkarni (Since Deceased Through Legal Heir Reema Kulkarni) and Sanjay Kulkarni The EMD amount along with the reserve price of the immovable asset is given below:						
Description of the immovable property	Earnest Money Deposit Amount (in Rs.)	Reserve Price (in Rs.)	Description of the immovable property	Earnest Money Deposit Amount (in Rs.)	Reserve Price (in Rs.)				
Flat No. 301, 3rd Floor, Usha Kamal, Near MTNL Telephone Exchange Chembur Naka, Chembur East, Mumbai-400071		2,37,65,027	Flat No. 302, 3rd Floor, Usha Kamal, Near MTNI Telephone Exchange Chembur Naka, Chembu East, Mumbai-400071		2,34,62,769				
For detailed terms and conditions of the sale, p Creditor's website i.e. <u>https://mortgagefinance.adityabirlacapit</u> <u>Auction-under-SARFAESI-Act.aspx</u> or <u>https</u>	al.com/Pages/Individual	/Properties-for-	For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e. <u>https://mortgagefinance.adityabirlacapital.com/Pages/Individual/Properties-for-</u> <u>Auction-under-SARFAESI-Act.aspx</u> or <u>https://sarfaesi.auctiontiger.net</u>						
DATE : 08.02.2025 PLACE : Chembur, Mumbai		Authorised Officer a Finance Limited)	DATE : 08.02.2025 Authorised Officer PLACE : Chembur, Mumbai (Aditya Birla Finance Limited)						

HDFC BANK Branch Address : HDFC House, Sharanpur Link Road, Nashik 422005 **HDFC BANK LTD**

POSSESSION NOTICE

Whereas the Authorised Officer of HDFC Bank Limited (erstwhile HDFC Limited having amalgamated with HDFC Bank Limited by virtue of a Scheme of Amalgamation approved by Hon'ble NCLT-Mumbai vide order dated 17th March 2023) (HDFC), under the Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("said Act") and in exercise of powers conferred under Section 13 (12) reac with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notices under Section 13 (2) of the said Act, calling upon the following borrower(s) / Legal Heir(s) and Legal Representative(s) to pay the amounts mentioned against their respective names together with interest thereon at the applicable rates as mentioned in the said notices, within 60 days from the date of of the said Notice/s, incidental expenses, costs, charges etc till the date of payment and/or realisation.

Sr. No.	Name of Borrower (s)	Outstanding Dues		Date of Possession	Description of Immovable Property (ies) / Secured Asset(s)
1.	Mrs.Shirsath Ranjana Zulal (Borrower) Mr.Birale Naresh Waman (Co Borrower)	Rs.27,43,845/- as on 31/01/2022*	10/05/2022	07/02/2025	House on Plot CTS No.2796, Shirpur Varwade Muncipal Council, Mauje Shirpur Khurd, Taluka Shirpur, District Dhule-425405. (Admeasuring Plot Area 39.3 Sq. Mtrs And Built Up Area Ground Floor 29.45 Sq. Mtrs & 1st Floor Built Up Area 24.45 Sq. Mtrs, Total Built Up Area 58.9 Sq. Mtrs)

with further interest as applicable, incidental expenses, costs, charges etc incurred till the date of payment and / or realisation.

However, since the borrower/s mentioned hereinabove have failed to repay the amounts due, notice is hereby given to the borrower/s mentione hereinabove in particular and to the public in general that the Authorised Officer/s of HDFC have taken physical possession of the immovable property (ies) secured asset(s) described herein above in exercise of powers conferred on him/them under Section 13 (4) of the said Act read with Rule 8 of the said Rules o the dates mentioned above.

The borrower(s) mentioned hereinabove in particular and the public in general are hereby cautioned not to deal with the aforesaid Immovable Property(ies) / Secured Asset(s) and any dealings with the said Immovable Property (ies) / Secured Asset(s) will be subject to the mortgage of HDFC. attention is/are invited to the provisions of sub-section (8) of section 13 of the Act, in respect of time available to redeem the secured

PUBLIC NOTICE Notice is hereby given to the public at large that our cli d to purchase the following immovabl

properties: • Flat No. 910, admeasuring 696 sq. ft. (Super Built-Up Area);

Harth. 911, admeasuring 564 sq. ft. (Super Bull-Up Area), and - Hartho. 912, admeasuring 564 sq. ft. (Super Bull-Up Area), and - Hartho. 912, admeasuring 290 sq. ft. (Super Bull-Up Area), - Parking Stot Number 207 all situated on the 9th floor of Building No. 23, known as "Samartha Aangan – III", forming part of Shree

an studied on the stim hoor of building No. 23, known as Samania Aangah – Im, infining part of Sintee Swami Samartha Prasanna Oshiwara East Unit No. 1 Co-operative Housing Society Ltd., located at Plot No. 1B, CTS No. 1/215 (Part), and Survey No. 41 (Part), Village Oshiwara, Taluka Andheri, Mumbai Suburban District, Maharashtra (collectively, the "said Premises"). The said Premises including Parking Slot No. 207, were initially allotted by M/s. Samarth Development Corporation (the "Developer") in favor of Mrs. Shashi Vohra (PAN: ADJPV4368C) and Mr. Surendra Kumar Vohra (PAN: ADJPV5023A) (the "Allottees") pursuant to a Development Agreement dated 15th March 2005. Thereafter, by virtue of a Deed of Gift dated 25th October 2016, the Allottees transferred the acid Derevise to their biological com. Mr. Surged (Marca (PAN: ADJPV600AM) (the "Seller")

March 2005. Thereafter, by virtue of a Deed of Giff dated 25th October 2016, the Ålottees transferred the said Premises to their biological son, Mr. Sumeet Vohra (PAN: AAZPV6409M) (the "Seller"). Any person(b) having any right, title, interest, claim, demand, or objection of any nature whatsoever in respect of the said Premises being Flat Nos. 910,911,912, including Parking Slot No. 207, whether by way of sale, agreement of sale, exchange, mortgage, remortgage, gift, lease, lien, charge, trust, inheritance, possession, easement, agreement, memorandum of understanding or otherwise, is hereby required to make the same known in writing, along with documentary evidence, to the undersigned within fourteen (14) days from the date of publication of this notice. Failure to do so shall be deemed as an absolute waiver of any such claim, and our clents shall proceed with the transaction, assuming a clear and marketable title to the said Premises, free from all encumbrances. **Dated this 8th day of February 2025.** Name: Manoi V, Jain & Co. Chartered Accountants.

Name: Manoj V. Jain & Co. Chartered Accountants, Address: Office No., 502 Balaji Business Centre, Ram Milan CHS Ltd., Opp., State Bank of India, Subhash Road, Vile Parle (East), Mumbai – 400 057. Contact: +91 98202 35308

DEUTSCHE BANK AG

Branch Office: Deutsche Bank AG, Suprem , Main ITI Road , Aundh , Pune – 411007 DEMAND NOTICE

Whereas the borrowers/co-borrowers/mortgagors mentioned hereunder had availed the financia assistance from DEUTSCHE BANK - herein referred as "Bank". We state that despite havin availed the financial assistance, the borrowers/guarantors/mortgagors have committed various defaults in repayment of interest and principal amounts as per due dates. The account has bee classified as Non Performing Asset on the date mentioned hereunder, in the books of the Bank in accordance with the directives issued by RBI, consequent to the Authorized Officer of the Bank under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interes Act, 2002 & in exercise of powers conferred under Section 13(12) read with Rule 3 of Security Interest (Enforcement) Rules, 2002 issued Demand Notices on respective date mentioned herei below under Section 13(2) of SARFAESI Act, 2002 calling upon the following borrowers /guarantor /mortgagors to repay the amount mentioned in the notices together with further interest at the contractual rate on the amount mentioned in the notices and incidental expenses, cost, charges etc until the date of payment within 60 days from the date of receipt of notices.

The notices issued to them on their last known addresses have returned un-served and as such they are hereby informed by way of public notice about the same. Secured Assets: "All the piece and parcel of PLOT NO.28 SECTOR-N 4 D SURVEY NO. 14 P VILLAGE GARKHEDA TQ.AMP DIST AURANGABAD – 431001"

Loan A/C Number: 300036792970019, 300036792970028 and 320036792970019 Name of Borrower/Co-Borrower/Guarantor: M/S Astha Enterprises, YOGESH HARISCHANDRA GHATKAR, HARISCHANDRA BABURAO GHATKAR

Address of Borrower/Co Borrower/Guarantor: L 18 /4 WALUJ INFROMT OF CANPACK INDI/ PVT LTD AURANGABAD 431136

NPA Date: 2nd January 2025 Date of Demand Notice: 21/01/2025

Date: 08.02.2025

Place: Aurangabad

Outstanding Amount As per 13(2) Notice: Rs.1.24.80.497/- as on 17/01/2025

n the circumstances as aforesaid, the notice is hereby given to the above borrowers, co-borrowe and/ or their guarantors (where ever applicable) to pay the outstanding dues as mentioned above along with future interest and applicable charges within 60 days from the date of the publication of this notice failing which further steps will be taken after the expiry of 60 days of the date of this notice against the secured assets including taking possession of the secured assets of the borrowers and the mortgagors under Section 13(4) of Securitisation and Re-construction of Financia Assets and Enforcement of Security Interest Act. 2002 and the applicable rules thereunder. Please note that under Section 13 (13) of the said Act, no Borrower shall, transfer by way of sale lease or otherwise any of his secured assets referred to in the notice, without prior written conser of the secured creditor

यूनियन बैंक 🕖 Union Bank Asset Recovery Management Branch, Mezzanine Floor, 21, Veena Chambers, Dalal Street, Fort, Mumbai - 400001 Web Add:- https://www.unionbankofindia.co.in E-mail:- ubin0553352@unionbankofindia.bank

DEUTSCHE BANK AG

Authorized Office

Union Bank of India

POSSESSION NOTICE [Rule - 8 (1)]

Whereas The undersigned being the authorised officer of Union Bank of India, Mezzanine Floor, 21, Veena Chambers, Dalal Street, Fort, Mumbai 400001, under the Securitization and Reconstruction of Financial Assets and Enforcement Security Interest (Second) Act, 2002 (Act No. 54 of 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 16.08.2024 calling upon the Borrowers / Guarantors/ Mortgagors - Mr. Pradip Chandrakant Kolage, to repay the amount mentioned in the notice being Rs. 23,72,139.27 (Rupees Twenty Three Lakhs Seventy Two Thousand One Hundred Thirty Nine And Twenty Seven Paisa Only) within 60 days from the date of receipt of the said notice. The Borrower having failed to repay the amount, notice is hereby given to the

Borrowers / Guarantors / Mortgagors and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act ead with rule 8 of the said rules on this 06th day of February in the year 2025. The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Union Bank of India, for an amount **Rs. 23.72.139.27** and interes hereon. The borrower's attention is invited to provisions of sub-section (8) of section 13of the Act, in respect of time available to the borrower to redeem the secured assets

DESCRIPTION OF IMMOVABLE PROPERTY

All that piece and parcel of Flat No. 003, on the Ground Floor admeasuring about 48.32 sq mtrs (520 sq fts) built up area and 371.42 sq. ft. carpet area ir the building known as "Sai Harsh Apartment", Omkar Park, S.M. Nagar, Manve Pada, Virar East, Tal. Vasai on the land bearing Survey no. 157, Hissa No. 12 within the area of Sub-registrar of Vasai-3 standing in the name of Mr Pradig Chandrakant Kolage. Bounded By : On the **North** by : Internal Road., On the South by : Bhagyalaxmi Building., On the East by : Omkar building., On the West by : Chetan Apartment.





www.freepressjournal.in

Compl: Ms. Saloni Rajesh Chaturve CC.No.116/SS/201 Next Date: 03/03/2 O No: 120/2 G.C.P.) J 2328 (2,00,000-2016) R.J.D.No.5713 of 6-10-111 [Cr.P.C.8.m.e] Proclamation Requiring the Appearance of a Person Accused [See Section 87]

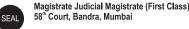
Commissioner of Police Mumbai.

Whereas

Date : 04.02.2025

Whereas, complaint has been made before me that (2) Mr. Lakshman Bhagtani has committed (or is suspected to have committed) the offence of dishonour of cheque punishable under section u/sec 138 N.I. Act and it has been returned to a warrant of arrest hereupon issued that the said (2) Mr. Lakshman Bhagtani cannot be found and whereas has been shown to my satisfaction that the said (2)Mr. Lakshman Bhagtani cannot be found and whereas or is concealing himself to avoid the service of the said warrant).

Proclamation is hereby made that the said (2) Lakshman Bhagtani of Mumbai is required to appear at Judicial Magistrate (First Class) 58° Court, Bandra, Mumbai before this Court (o before me) to answer the said complaint on the 3rd day of March 2025. Date this 20th day of January 2025



.U. to) Sr. Police Inspector, Concerned Police Station) Ward officer, Municipal Corporation of Mumbai) District Collector Mumbai District) News Paper copy) Notice Board copy, 58th court) Office copy 58th court

Add: Jaycee Homes Pvt Ltd, 501 Prime Plaza, Next to Asha Parekh Hospital S.V.Road, Santacruz (W), Mumbai-400054

POSSESSION NOTICE (for immovable property

The undersigned being the Authorized Officer of SAMMAAN CAPITAL LIMITED (CIN:L65922DL2005PLC136029) (formerly known as INDIABULLS HOUSING FINANCE LIMITED) under the Securitisation and Reconstruction of Financia 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 Demand Notice dated 25.09.2024 calling upon the Borrower(s) SONI TARAK SHAH PARTNER ESTEK, TARAK C SHAH AND ESTEK THROUGH ITS PARTNER to repay the amount mentioned in the Notice being Rs. 49.66.308.41 (Rupees Forty Nine Lakhs Sixty Six Thousand Three Hundred Eight and Paise Forty One Only) against Loan Account No. HHLBOR00328091 as on 24.09.2024 and interest thereon within 60 days from the date of receipt of the said Notice

The Borrower(s) having failed to repay the amount, Notice is hereby given to the Borrower(s) and the public in general that the undersigned has taken Symbolic Possession of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on 04.02.2025.

The Borrower(s) in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of SAMMAAN CAPITAL LIMITED (formerly known as INDIABULLS HOUSING FINANCE LIMITED) for an amount of Rs. 49,66,308.41 (Rupees Forty Nine Lakhs Sixty Six Thousand Three Hundred Eight and Paise Forty One Only) as on 24.09.2024 and interest thereon.

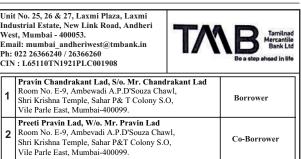
The Borrowers' attention is invited to provisions of Sub-Section (8) of Section 13 of the Act in respect of time available, to redeem the Secured Assets

DESCRIPTION OF THE IMMOVABLE PROPERTY

FLAT NO.A-704, CARPET AREA ADMEASURING 61.78 SQ. METERS EQUIVALENT TO 655 SQ. FEET, ON 7TH FLOOR, IN THE BUILDING KNOWN AS "MIRABILIS", IN TOWER A/ WING A, SITUATED AT VILLAGE KOLEKALYAN, LAND BEARING SY. NO. 368, HISSA NO. 42(P) SANTACRUZ EAST, VAKOLA, PIPE LINE ROAD, SANTACRUZ EAST, MUMBAI-400055, MAHARASHTRA WITH 1 CAR PARKING SPACE.

	Sd/·
Authorised	Office

Place : MUMBAI SAMMAAN CAPITAL LIMITED (FORMERLY KNOWN AS INDIABULLS HOUSING FINANCE LIMITED)



AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS MORTGAGED/CHARGED TO THE BANK UNDER THE SAREAESI ACT {R/W PROVISO TO RULE 8(6) AND 9(1) OF 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 constructive possession of which has been taken by the Authorised Officer of Tamilnad Mercantile Bank Limited, **Andheri West Branch**, (Secured Creditor), will be sold on "As is where is", "As is what is, and "Whatever there is on **10.03.2025**. for ecovery of **Rs. 59,50,448.10 (Rupees Fifty Nine Lakh Fifty Thousand Four Hundre** Forty Eight and Ten Paise Only) as on 03.02.2025 due to Tamilnad Mercantile Bank Limited Andheri West Branch (Secured Creditor) with subsequent interest and expenses from Mr. Pravin Chandrakant Lad and Mrs. Preeti Pravin Lad The Reserve Price will be Rs. 49,00,000/- and the earnest money deposit will be Rs. 4,90,000/-DETAILS OF AUCTION

The under mentioned property will be sold by public auction on 10.03.2025 for recovery of a

and the initial method property will be sold by pathe automotion to robust 2025 for recovery of a sum of Rs. 59,50,448.10 (Rupees Fifty Nine Lakh Fifty Thousand Four Hundred Forty Eight and Ten Paise Only) as on 0.3.02.2025 with subsequent interest and expenses.

respective	pies of the Panchanma drawn and Inventory made are avai copy from the undersigned on any working day during norma ligaon/Dhule/Nandurbar /02/2025 Regd. Office: HDFC Bank House, Sena STATE BANK OF IND Stressed Assets Management Branch : 41 E-mail : sbi.04199@sbi.co.in, team5samb. Contact Person's Name : Shri Kamal Kum	I office hours. pati Bapat Marg, Lower Par IA th Floor, Old LHO Building, Lal ahm@sbi.co.in	rel (West), Mumb Darwaja, Bhadra,	ai-400013 , Ahmedabad - ;	For HDF Author 380001.	t to collect the FC Bank Ltd. sd/- ised Officer	Ph : (RE-TENDER-CUM-AUCTION The following property/ies mortgage cum Public Auction by the Author Security Interest (Enforcement) Rul sum of Rs.4,09,29,003/- (Rupees Fo only) as on 25-12-2024 together onwards and other expenses, an No.1) Wis. Mahak Enterprises, Sh Ulhasnagar, District Thane - 421 00	612 001. E-Mail id : crmd@cityunionbank.in, 435-2432322, Fax : 0435-2431746 SALE NOTICE UNDER SARFAESI ACT 2002 d to City Union Bank Limited will be sold in Re-Tender- ised Officer of the Bank, under Rule 8 (6) & 9 of the es, 2002, under the SARFAESI Act, 2002, for recovery of a ur Crore Nine Lakh Twenty Nine Thousand and Three with further interest to be charged from 26-12-2024 y other dues to the Bank by the borrowers / guarantors pp No.1, Regency Garden Bldg., Near Sapna Garden, 13. No.2) Mrs. Harsha Vinod Ninalani, W/o. Mr. Vinod K	Place of Auction Date and Time of Auction Sale Complete Description of the immovable property to be sold including name of the owner	Tamilnad Mercantile Bank Andheri West Branch Unit No. 25, 26 & 27, Laxmi Plaza, Laxmi Industrial Estate, New Link Road, Andheri West, Mumbai - 400053. E-mail: mumbai andheriwest@tmbank.in Ph: 022 26366240/26366260 On 10.03.2025 at 3.00 PM. On equitable mortgage of Residential flat situate Flat No. D-1 401, admeasuring 652 Sq.ft (As agreement) Carpet Area - 630 sq. ft, 4th floo Wing, "Sai Orchid Project", Survey No. 120, H
	- IV-A SALE NOTICE FOR SALE ICTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UN RCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PI	DER THE SECURITISATION A	AND RECONSTRU	CTION OF FINA	ANCIAL ASSE		District Thane - 421 003. No.3) Mr No.202, Plot No.14, Manasa Palaca 003. No.4) Mr. Vinod K Nihalani, S Manasa Palace, Near Sapna Garde	, Manasa Palace, Near Sapna Garden, Ulhasnagar, Kunal Vinod Nihalani, S/o.Mr. Vinod K Nihalani, Flat Near Sapna Garden, Ulhasnagar, District Thane - 421 /o. Mr. Kanayalal K Nihalani, Flat No.202, Plot No.14, n, Ulhasnagar, District Thane - 421 003.		No. 7A, Village Davadi, Taluka Kalyan, Dis Thane, Pincode. 421206 to be purchased in the ni of Mr.Pravin Chandrakant Lad [(Applicant] Mrs.Preeti Pravin Lad (Co-Applicant). Boundaries :
Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable assets charged / mortgaged to the Secured Creditors, the Physical Possession of which has been taken by the Authorised officer of State Bank of India Consortium, the Secured Creditors, will be sold on "As is Where is", "As is What is" and "Whatever there is" basis on 25.02.2025 for recovery of Rs. 1055,06,41,852.89 (Rupees One Thousands Fifty Five Crores Six Lacs Forty One Thousands Eight Hundred Fifty Two & Paise Eighty Nine Only) due to the secured creditors SBI Consortium as on 22.03.2017 and as mentioned in the demand notice under Section 13(2) of SARFAESI Act, dated 27.03.2017 plus interest, cost & incidental expenses etc. thereon and less recovery thereafter from M/s. Bhadresh Trading Corporation Ltd and from Directors / Mortgagors and its Guarantors : Mr. Bhadresh Vasantrai Mehta, Mr. Parth Bhadresh Mehta, Mrs. Heena Bhadresh Mehta for various credit facilities were granted time to time by SBI and Consortium Banks.							Schedule - A : (Pro S/o. N Shop No.1, on the Ground Floor, adn known as Regency Garden, Ulhasr 14/26(P), 14/28(P), Sheet No.49, Wa	operties Mortgaged to our Bank berty Owned by Mr. Vinod K Nihalani, Ir. Kanayalal K Nihalani) easavring about 409.00 Sq.ft. Built-up Area, in the building agar, Dist. Thane, Iying and being at Plot Nos.14/25(P), rd No.28, Khata No.New/841/02 (Sr.No.28/3318) bearing e Village Ulhasnagar, Taluka Ulhasnagar, District Thane micioal Corporation.		North : Matoshree East : Open Land / Davadi Village South : C1 & C2 West : Entrance road of complex Vishwakar Rs. 49,00,000/ MS & CONDITIONS
The registratio	Bidders should get themselves registered on https://baank n fee as per the practice followed by https://baanknet.com well l	net.com/eauction-psb/bidde before the auction date.	er-registration by	r providing req	uisite KYC do		Reserve Price : Rs.38,00,000/- (Rupees Thirty Eight Lakh only)		 The intending bidders should pay ten Percent (10%) of the reserve price of the prope Earnest Money Deposit (EMD) by means of a "Demand Draft" drawn in fave "Tamilnad Mercantile Bank Ltd" payable at Andheri West Branch on or before 09.03 within 06.00 P.M. 	
D/A Property ID No.	TE & TIME OF PUBLIC E-AUCTION 25.02.2025 FROM 11:0 Details of Properties	Location	Reserve Price (Rs.)	EMD (Rs.)		Date & Time of Inspection	Schedule - B : (Property Owned by Mrs. Harsha Vinod Nihalani, W/o. Mr. Vinod K Nihalani) Shop No.3, on Ground Floor, 1st Mezzanine Floor and 2nd Mezzanine Floor, Total Area admeasuring 1,023 Sq.ft. Built-up Area, in the building known as Shree Balaji Shopping		2. The intending bidders may inspect and satisfy themselves about the property and approach the Branch Manager to inspect the property /documents related to the probetween 10.30 A.M., and 4.30 P.M., before the auction date (Mobile No.9870989198)	
SBIN 00000 325326	All that part and parcel of the property of M/s. Bhadresh Tra Corporation Limited consisting of Unit No. 325 & 326, 3rd flo the Building known as A to Z Industrial Society of A to Z Indu premises Co-operative Society Limited, Survey No.267 and 2 Lower Parel Division, Situated at Ganpatrao Kadam Marg, L Parel, Mumbai Admeasuring about 1950 sq. ft.	oor of strial 68 of	Rs. 4,96,00,000/-	Rs. 49,60,000/-	Rs. 10,000/-	15.02.2025 Time : 12:00 Noon to 2.00 PM	Complex, Constructed on the plot of Room No.1, Bk No.1892 and E.No.78, Sheet No.69, Section 2-C, Ulhasnagar, District Thane bearing City Survey Nos.25122, 25123 and 25143 in the Revenue Village Ulhasnagar - 5, Taluka Ulhasnagar, District Thane and within the Limits of Ulhasnagar Municipal Corporation. Reserve Price : Rs.50,00,000/- (Rupees Fifty Lakh only) RE-AUCTION DETALLS		 The successful bidder shall have to deposit Twenty Five Percent (25%) of the Bid Ar (less EMD) immediately on the same day or not later than next working day, as the cas be, without fail and EMD shall be adjusted towards twenty five percent (25%) of the amount immediately, on the sale being knocked down in his favour. In case of defi deposit of twenty five percent (25%) of the bid amount as stated above, the EMD v forfeited and the property shall forthwith be sold again by public auction. The successful bidder shall deposit the balance seventy five percent (75%) of the same the balance seventy five percent (75%) of the balance	
	All that part and parcel of the property of M/s Bhadresh Tra Corporation Limited consisting of office No.203 & admeasuring 560 sq. ft. built up area, on the 2nd floor o building known as Majestic Shopping Centre of Majestic Shop Centre CHS Limited at 144, J.S.S. Road, Girgaon, Mur	ading 204 f the oping	Rs.	Rs.	Rs.	15.02.2025 Time :	Date of Re-Tender-cum-Auction Sa 27-02-2025	le Venue City Union Bank Limited, Mumbai-Kalyan Branch, 1-E, Ramakrishna Nagar, Murbad Road, Kalyan West, Mumbai, Thane - 421304. Telephone No.0251-2203222, Cell No.9325054252.	writing by the Authorized Officer/S in depositing the amount within the s Rule (5) of Rule (9) of Security Inter resold and the defaulting purchaser part of the sum for which it may be su	onfirmation or such extended period as agreed up ecured Creditor at his discretion. In case of any de tipulated period, the deposit will be forfeited as pe est (Enforcement) Rules 2002 and the property sha will forfeit all his/her claims to the property or to bsequently sold. <i>a</i> amount deposited for participation in the bid unda
	400004, constructed on plot of land bearing Cadestral St No.1458, Municipal ward No. "D" Zone-II, Sheet No. 176, I being and situate, at village Girgaon Division, Sub Distri Mumbai and District Mumbai.	ırvey ving,	1,71,00,000/-	17,10,000/-	10,000/-	3:30 PM to 5.30 PM	Terms and Conditions of Re-Tender-cum-Auction Sale: (1) The intending bidders should be present in person for the auction and participate personally and give a declaration in writing to the effect that he/she is bidding for himself / herself. (2) The intending bidders may obtain the Tender Forms from The Manager, City Union Bank Limited, Mumbai-Kalyan Branch, 1-E, Ramakrishna Nagar, Murbad Road, Kalyan West, Mumbai, Thane -421 304. (3) The intending bidders should submit their bids only in the Tender Form prescribed in sealed envelopes		SARFAESI Act. 6. To the best of knowledge and infor subject to any encumbrance. The A	mation of the Authorised Officer, the properties ar uthorised Officer will not be held responsible for y tax or any other statutory dues to the Governme
right: comr The <i>I</i> purcl	mbrances : The intending bidders should make their own indepe s / dues / affecting the property, prior to submitting their bid. The mitment or any representation of the bank. The property is being Authorised Officer / Secured Creditor shall not be responsible in naser over and above bid amount.	he e-Auction advertisement d sold with all the existing and f any way for any third-party	loes not constitute uture encumbranc claims/ rights/ due	e and will not b es whether kno es. TDS / GST /	e deemed to o wn or unknow Other taxes t	constitute any vn to the bank. to be borne by	Draft for an EMD of 10% of the Reserve 12.00 Noon on the date of Tender-cum- and other particulars, the intending j No.9325054252. (5) The propertylies at is" basis. (6) The sealed tenders will be c the date of Tender-cum-Auction Sale he	City Union Bank Ltd., together with a Pay Order / Demand Price, drawn in favour of "City Union Bank Ltd.", on or before Auction Sale hereby notified. (4) For inspection of the property purchaser may contact Telephone No.0251-2203222, Cell e sold on "As-is-where-is", "As-is-what-is" and "whatever-there pened in the presence of the intending bidders at 01.00 p.m. on eby notified. Though in general the sale will be by way of closed	registration fee, stamp duty et., as app 8. The Authorized Officer has absol	ute right to accept Ureject/postpone or cancel the tsoever. The Authorised Officer also has the rig bidder if it's not in order.
http: regis	letailed terms and conditions of the sale, please refer to the s://bank.sbi, https://sbi.co.in/web/sbi-in-the-news/aucti tration, https://baanknet.com , or contact to AGM/CLO Mob.	on-notices/sarfaesi-and-o No. 9799053400 & CO Mob.N	thers and https lo.7201999192.	://baanknet.c	om/eauction	1-psb/bidder-	interested bidders who desire to quote a and in such an event, the sale shall be co subject to confirmation of City Union B	It his sole discretion, conduct an Open Auction among the bid higher than the one received in the closed tender process, nferred on the person making highest bid. The sale, however, is ank Limited. (7) The successful bidder shall have to pay 25%	10. The intending bidders should be	ring any one of the proof of identity, i.e., Aadhar rd, Voter ID, PAN Card etc., at the time of participa
	Bank website www.sbi.co.in E-auction website USP of Commercial Office No. 203-204 U Image: Comparison of the state o		USP of Commercial Office No. 325-326		(inclusive of EMD paid) of the sale amount immediately on completion of sale and the balance amount of 75% within 15 days from the date of confirmation of sale, failing which the initial deposit of 25% shall be forfield. (a) The Sale Certificate will be issued by the Authorised Officer in favour of the successful purchaser only after receipt of the entire sale consideration within the time limit stipulated herein. (9) The successful purchaser shall bear the charges/fees payable for conveyance, such as stamp duty, registration fee etc., as applicable under law. (10) The successful bidder should pay the statutory dues (lawful house tax, electricity charges and other dues), TDS, GST if any, due to Government, Government Undertaking and local bodies. (11) The Authorised Officer shall have all the powers to		issued in the any other name. The pu and all other connected fees, dutie certificate. 12. Successful bidder/purchaser will of the Income Tax, 1961 & deposit submit the original receipt of TDS Co	ed in the name of the purchaser/bidder and will n rrchaser shall bear the stamp duty, registration ch- s, taxes etc. in relation to the execution of the deduct TDS@1% on sale proceeds as per sec. 194(the same by furnishing the challan in Form 26QE ertificate to Bank. (Rs. 50.00 Lacs and above prope		
Date : 08.0	THIS NOTICE SHOULD ALSO BE CONSIDERED AS 15 UNDER RULE 8(6) OF THE SEC 2.2025, Place : Ahmedabad					Bank of India	Place : Kumbakonam, Date : 06-02-2 Regd. Office : 149, T.S.R. Tamil Nadu - 612 0	ancel the sale without assigning any reason whatsoever. 025 Authorised Officer (Big) Street, Kumbakonam, Thanjavur District, 01, CIN - L65110TN1904PLC001287, x: 0435-2431746, Website : www.cityunionbank.com	13. The Sale Notice is also uploaded/ Place : Andheri West Date : 05.02.2025	published in our Bank website <u>www. tmb. in.</u> Authorised Of Tamilnad Mercantile Bank (For Mumbai Andheri West Bra