

**NOTICE FOR SALE & LEASEBACK OF OFFICE PREMISES COMMERCIAL**

Ownership Office premises are for sale & lease back, along with the corresponding rights arising out of the ownership thereof, more specifically mentioned hereunder "As is where is, As is what is, whatever there is basis and without Recourse". Offers are invited in sealed envelope so as to reach the undersigned on or before 21<sup>st</sup> February, 2024 by 2:00 p.m.

Sr. No.	Address of Property	Reserve Price Rs.	Earnest Money Deposit Rs.
1.	Chembur Shop Near 4 to 8, Akshay Apartments, 10th Road, Near Jain Temple, Chembur, Mumbai - 400 071.	Rs. 4.40 Crore	Rs. 25.00 Lakh

The premises is to be leased back to the owner with a lock-in period of five years.

Detailed terms and conditions of the sale are set out in the Tender documents which are available at New India Bhavan, A. V. Nagvekar Marg, Prabhadevi, Mumbai - 400 025 from 7<sup>th</sup> to 20<sup>th</sup> February 2024 on any working day between 11:00 a.m. to 5:00 p.m. on payment of Rs.10,000/- plus Rs.1,800/- GST, Total Rs.11,800/- by Pay order or DD drawn in favour of "Tender Account".

The interested parties may submit their offer in a sealed envelope latest by 21<sup>st</sup> February 2024 before 2:00 p.m. at New India Bhavan, A. V. Nagvekar Marg, Prabhadevi, Mumbai - 400 025.

For any further queries and Tender documents, you may call the undersigned on 86574 51477 between 11.00 a.m. to 5.00 p.m. on any working day.

The Owner of the premises reserves its rights to accept or reject any offer and/or modify or cancel and/or postpone the Bid, without giving any reasons.

**By Order,**  
**Santosh Concesso**  
**Designated Officer**

Place : Mumbai  
Date : 07.02.2024

**Gillette India Limited**

CIN: L28931MH1984PLC267130  
Regd Office: - P&G Plaza, Cardinal Gracias Road, Chakala, Andheri (E), Mumbai - 400099

Tel: (91-22) 2826 6000; Fax: (91-22) 2826 7337; Email ID: investorgil.im@pg.com; in.pg.com

NOTICE is hereby given that following share certificates issued by the Company are stated to be lost / misplaced and the registered holders thereof have applied to the Company for issue of duplicate share certificates.

Folio No.	Name of the Shareholder	Share Certificate No.	Distinctive Numbers	No. of Shares
			From	To
10052	MAHENDRAKUMAR MOHANLAL AMIN (deceased) KAMALABEN MAHENDRAKUMAR AMIN	10052	1004471	1004570
19353	MAHESH CHANDRA V K SHARMA	19353	1934571	1934670

The public is hereby warned against purchasing or dealing in any way with the above share certificates. Any person(s) who has/have any claim(s) with the Company in respect of the said share certificates should lodge such claims at its registered office at the address given above within 15 days of the publication of this notice after which no claim will be entertained and the Company will proceed with issuance of duplicate share certificates.

For Gillette India Limited  
Sd/-  
**Flavia Machado**  
Company Secretary

Place: Mumbai  
Date: February 06, 2024

**Bank of Maharashtra**  
A GOVT OF INDIA UNDERTAKING  
estd. in 1956

Thane Zonal Office, B-37, Wagle Industrial Estate, Thane (W)-400 604  
Tel: 022 25829406, 25823040  
e-mail: cmarc\_tha@mahabank.co.in  
Head Office - Lokmangal, 1501, Hivajinagar Pune-5

**POSSESSION NOTICE** (For Immovable Property) Appendix IV  
AX33/Thane/ Mrs. Janavi Rahul Valanji /SARFAESI/2023-24/ Date: 01.02.2024

Whereas, the undersigned being the Authorized Officer of the Bank of Maharashtra under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and in exercise of the powers conferred under Sub-Section (12) of Section 13 read with Rule 8 of the Security Interest (Enforcement) Rules, 2002, issued a Demand Notice dated 20.10.2023 by Regd AD calling upon the borrower, Mr. Mrs. Janavi Rahul Valanji (Borrower) to repay in full the amount of Rs. 1,12,49,937.00 (one Crore Twelve Lakhs Forty Nine Thousands Nine Hundred Thirty Seven Only) plus unapplied interest w.e.f. 20.10.2023 plus other charges and expenses within 60 days from the date of receipt of the said Notice. The notice was sent by Regd AD Post calling upon the borrower and guarantors for payment of dues towards to the bank.

The borrower having failed to repay the amount, Notice is hereby given to the borrower and the public in general that the undersigned has taken Symbolic Possession of the properties 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 02nd day of Feb, 2024

The borrower in particular and the public in general is hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of Bank of Maharashtra for an amount hereinabove mentioned.

**Property Description**

1) Flat No 403 & 404, 4th floor, A Wing, Building Known as Sita Heights situated on S No. 77 & House No - 04 & others, of Village-Katari Tal-Kalyan, Dist-Thane in the Name of Mrs. Janavi Rahul Valanji

2) Flat No 203, 2th floor, B Wing, Building Known as Sita Heights situated on S No. 77 & House No - 04 & others, of Village-Katari Tal-Kalyan, Dist-Thane in the Name of Mrs. Janavi Rahul Valanji

Authorised Officer &  
Chief Manager, ARC  
Bank of Maharashtra, Thane Zone.

Date : 02.02.2024

**EASY FINCORP LTD**

CIN : L65920WB1984PLC262226  
Regd. Office : Duncan Court, 4th Floor, 31 Netaji Subhas Road, Kolkata - 700 001  
Tel: 033-6625-1000; Email: rpsj.secretarial@rpsj.in; website: easyfincorp.com

**Statement of Unaudited Financial Results for the Quarter and Nine Months Ended 31st December, 2023**

Figures in Rs.Lacs

Particulars	Quarter ended			Nine Months ended			Year ended
	31.12.2023 Unaudited	30.09.2023 Unaudited	31.12.2022 Unaudited	31.12.2023 Unaudited	31.12.2022 Unaudited	31.03.2023 Audited	
1 Total Income	2.43	2.40	1.95	7.25	5.85	8.09	
2 Profit / (Loss) before tax	(3.53)	(6.24)	(1.28)	(13.81)	(3.48)	(19.07)	
3 Net Profit / (Loss) from ordinary activities after tax	(2.68)	(5.40)	(1.28)	(11.27)	(3.48)	(15.93)	
4 Total Comprehensive Income / (Loss) net of tax	(2.68)	70.02	(1.28)	64.15	(3.48)	587.46	
5 Equity Share Capital	24.50	24.50	24.50	24.50	24.50	24.50	
6 Reserves (excluding Revaluation Reserves as per balance sheet of previous year)	-	-	-	-	-	1,203.70	
7 Earnings per Share (for continuing and discontinued operations) - (of Rs. 10/- each)							
a) Basic :	(1.09)	(2.21)	(0.52)	(4.60)	(1.42)	(6.50)	
b) Diluted :	(1.09)	(2.21)	(0.52)	(4.60)	(1.42)	(6.50)	

**Notes:** 1. The audit committee has reviewed these results and the Board of Directors has approved the above results at their meeting held on 6th February, 2024. 2. The above is an extract of detailed format of quarterly financial results filed with stock exchanges under Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of quarterly financial results are available at the BSE website i.e. www.bseindia.com and website of the company i.e. www.easyfincorp.com. 3. The figure for the corresponding previous periods have been regrouped/ reclassified wherever considered necessary to conform to the figures presented in the current period.

For Easy Fincorp Limited  
Rajendra Day  
Director  
DIN: 07011234

Place : Kolkata  
Date : 06/02/2024

**MUKAT PIPES LIMITED**

CIN: L27200MH1987PLC044407  
Regd. Office : Flat No. 39, Parag Apartments, 7th Floor, J.P. Road, Versova, Andheri (West), Mumbai - 400061  
Correspondence Address: Rajpura-Patala Road, Rajpura - 140 401, Punjab  
Phone: +91 1762-225040 Fax: +91 1762-222390  
Email: mukatpipes@gmail.com Website: www.mukatpipes.com

**EXTRACT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31.12.2023**

(Rs. In Lacs)

Particulars	Quarter ended (Unaudited)			Nine Months Ended (Unaudited)			Previous year ended (Audited)
	31.12.2023	30.09.2023	31.12.2022	31.12.2023	31.12.2022	31.03.2023	
Total income from operations (net)	171.79	122.20	56.37	423.64	180.72	330.79	
Net Profit / (Loss) for the period (before Tax, Exceptional and/or Extraordinary Items#)	7.95	3.00	11.46	25.61	(23.45)	(12.49)	
Net Profit / (Loss) for the period before tax (after Exceptional and/or Extraordinary Items#)	7.95	3.00	11.46	25.61	(23.45)	(12.49)	
Net Profit / (Loss) for the period after tax (after Exceptional and/or Extraordinary Items#)	7.95	3.00	11.46	25.61	(23.45)	(12.49)	
Total Comprehensive Income for the period (Comprising Profit / (Loss) for the period (after tax) and Other Comprehensive Income (after tax))	7.95	3.00	11.46	25.61	(23.45)	(12.49)	
Equity Share Capital (Face Value Rs. 5/- per Share)	591.50	591.50	591.50	591.50	591.50	591.50	
Reserves (excluding Revaluation Reserve)	-	-	-	-	-	(1312.17)	
Earnings Per Share (before extraordinary items) (Face Value Rs. 5/- each)							
Basic :	0.07	0.03	0.10	0.22	(0.20)	(0.11)	
Diluted:	0.07	0.03	0.10	0.22	(0.20)	(0.11)	

**Notes:**

- The above is an extract of the detailed format of Quarterly Financial Results filed with the Stock Exchanges under Regulation 33 of the SEBI (Listing and Other Disclosure Requirements) Regulations, 2015. The full format of the Quarterly Financial Results are available on the Company's website www.mukatpipes.com and on the website of BSE i.e. www.bseindia.com
- The unaudited Financial Results for the quarter and nine months ended on 31.12.2023 have been reviewed by the Audit Committee and approved by the Board of Directors at their meetings held on 06.02.2024.
- # - Exceptional and/or Extraordinary items adjusted in the Statement of Profit and Loss in accordance with Ind-AS Rules / AS Rules, whichever is applicable.

For MUKAT PIPES LIMITED  
Sd/-  
**(RUPINDER SINGH)**  
DIRECTOR  
DIN - 01239483

Date: 06.02.2024  
Place: Rajpura

**MADHYA PRADESH POWER GENERATING CO. LTD.**

(Government of Madhya Pradesh Undertaking)  
Block No. 8, Ground Floor, Shakti Bhawan, Vidyanagar, Jabalpur, (Ph. : 0761-2702700), (Website : www.mppgcl.mp.gov.in), (E-mail : cesnmpgcl@rediffmail.com)  
CIN-U-40109MP2001SGGC14882

**NOTICE INVITING TENDER (NIT) No. CE (MM)-235 "Through E-Tendering Process Only"**

1. M.P. Power Generating Co. Ltd. invites Electronic Tenders from reputed/established Manufacturers/Authorized Dealers/Authorized Distributor/Suppliers/Contractor/Service Provider/Firm for the following items/Works for various Power Stations of MPPGCL :-

Sl. No.	Tender ID	Tender Particulars	Estimated Tender Cost (Rs. in Lakhs)	EMD (In Rs.)	Date and Time for Closing of Online Submission	Date and Time for Opening of e-Tender
1.	2023_MPPGC_317524_1	Supply of Heating Elements (Baskets) for Air Pre Heater of PH-III SGTPS Birsinghpur.	1160.00	11,60,000/-	29.02.2024 Up to 15:00 Hrs.	04.03.2024 from 15.30 Hrs. onwards
2.	2024_MPPGC_326497_1	Supply of Grinding Rolls & Bull Ring Segments for XRP-883 Bowl Mills in High Chrome Metallurgy for PH-III ATPS Chachai.	161.00	2,00,000/-	29.02.2024 Up to 15:00 Hrs.	04.03.2024 from 15.30 Hrs. onwards
3.	2023_MPPGC_317617_1	Supply of Ferric alum to ATPS-CHACHAI, STPS-SARNI, SGTPS-Birsinghpur and SSTPP Khandwa.	326.00	3,26,000/-	29.02.2024 Up to 15:00 Hrs.	04.03.2024 from 15.30 Hrs. onwards
4.	2023_MPPGC_317689_1	Supply of Hydrochloric Acid for various TPS of MPPGCL.	49.50	99,000/-	29.02.2024 Up to 15:00 Hrs.	04.03.2024 from 15.30 Hrs. onwards
5.	2023_MPPGC_317692_1	Supply of Sulphuric Acid at SSTPP-Khandwa, STPS-Sarni and SGTPS-Birsinghpur.	205.00	2,05,000	01.03.2024 Up to 15:00 Hrs.	05.03.2024 from 15.30 Hrs. onwards
6.	2024_MPPGC_323816_1	Supply of Caustic Soda Flakes for SGTPS-Birsinghpur and SSTPP-Khandwa.	118.00	2,00,000/-	04.03.2024 Up to 15:00 Hrs.	07.03.2024 from 15.30 Hrs. onwards
7.	2024_MPPGC_323628_1	Supply of Hydrated Lime at SSTPP- Khandwa, SGTPS-Birsinghpur and STPS-Sarni.	26.70	53,400/-	04.03.2024 Up to 15:00 Hrs.	07.03.2024 from 15.30 Hrs. onwards
8.	2024_MPPGC_325960_1	Manufacturing and supply of Ceramic Lined MPO for PH-II, SSTPP-Dongalia.	21.50	43,000/-	29.02.2024 Up to 15:00 Hrs.	04.03.2024 from 15.30 Hrs. onwards
9.	2024_MPPGC_324724	Procurement of medicines for hospitals situated at various TPS of MPPGCL.	17.00	34,000/-	29.02.2024 Up to 15:00 Hrs.	04.03.2024 from 15.30 Hrs. onwards
10.	2023_MPPGC_322695_1	Manufacturing and supply of Conveyor Rollers for various TPS of MPPGCL.	530.00	5,30,000/-	29.02.2024 Up to 15:00 Hrs.	04.03.2024 from 15.30 Hrs. onwards

These tenders are being invited through an e-tendering system. For viewing detailed NIT, downloading tender documents and participating in Electronic Tenders, for any clarifications and/or due date extension or corrigendum, please visit the website [www.mptenders.gov.in](http://www.mptenders.gov.in) regularly. Any clarifications and/or due date extension or corrigendum shall be issued on the website [www.mptenders.gov.in](http://www.mptenders.gov.in) only.

Date : 06.02.2024  
M.P. Madhyam/113641/2024 **SAVE ELECTRICITY EXECUTIVE DIRECTOR (MM)**

**पंजाब नैशनल बैंक** **punjab national bank**  
...भरसे का प्रतीक! ...the name you can BANK upon!

Corporate Office : Sector-10, Dwarka, New Delhi Circle Sastra- Kolhapur : 1182/17, Ground Floor, Rajaram Puri, 4<sup>th</sup> Lane, Takala, Kolhapur - (Maharashtra) - 416008 Email: cs8264@pnb.co.in

**"APPENDIX-IV-A" [See proviso to rule 8 (6)]**  
**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 property mortgaged / charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Punjab National Bank-Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" for recovery of dues to the secured creditor from Borrower and Guarantor.

The secured debt, reserve price, description of the property to be sold, time and place of public auction, name of borrower and guarantor, EMD and other terms and conditions are mentioned below.

Lot No.	Name of the Branch & Borrower and Guarantor	Description of Immovable Property / Known encumbrance if any /Type of Possession	Date of Demand Notice	Reserve Price EMD		Date of E-Auction
				Outstanding Amount	Bid Increase Amount	
1	<b>BRANCH : GIMHAVANE Late Sh. Sohanlal Shankarlal Mali (borrower) Through Its Legal Heirs: Mr. Rakesh Sohanlal Mali, Mr. Vijay Sohanlal Mali &amp; Mrs. Geetadevi Sohanlal Mali</b>	Flat 6, Admeasuring 89.21 Sq Mtrs, First Floor, Bhakti Niwas, S. No. 235, 234, 232/1, 232/2, Near Prant Office, Ramraje College, Off Bazarpeth to Sarang Road, Mouje Camp Dapoli, Tal. Dapoli, Dist. Ratnagiri. Bounded By: East: By Front Margin & Nagarpanchayat Road, West: Flat No.5, North: By Open Space, South: By Flat No. 7. Encumbrance - Not Known. Possession Status - Symbolic Possession.	<b>Dt. 31/05/2023</b> <b>Rs. 26,73,936.10 + Further interest and costs thereon</b>	<b>Rs. 28.00 Lakh</b> <b>Rs. 2.80 Lakh</b> <b>Rs. 0.10 Lakh</b>	<b>07/03/2024</b> <b>11/03/2024</b>	

**TERMS & CONDITIONS :** The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:

- The e-Auction of above mortgage property/ies is being held on "AS IS WHERE ON 08/12/2023 from 11.00 AM to 4.00 PM. The auction sale will be "online through e-auction" portal <http://www.mstcecommerce.com/>.
- The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation, 3) Auction shall be conducted through **MSTC/E-Bikray Portal** <https://www.mstcecommerce.com/aucautionhome/ibapi/index.jsp> by the undersigned Intending bidder should register themselves and obtain user id and password before participating in the auction process. 4) The interested bidders who have required any assistance in registration and bidding may contact **Sh. Subhash N. Khadgi** Chief Manager/ Authorised Officer, Mobile No. **9972132233** E-mail: **cs8264@pnb.co.in** during office hours on any working days. 5) For detailed terms and conditions of the sale, please refer <https://www.ibapi.in>, <https://eprocure.gov.in/epublish/app>, <http://www.mstcecommerce.com/>, [www.pnbindia.in](http://www.pnbindia.in).

Date : 03/02/2024  
Place: Kolhapur **Authorised Officer, Punjab National Bank (Secured Creditor)**

**BANK OF INDIA MANDANGAD BRANCH**  
Tapascharya' AI/Post- Mandangad, Tal- Mandangad, Dist- Ratnagiri.  
Phone: 02350-225230, Email: Mandangad.Ratnagiri@bankofindia.co.in

**POSSESSION NOTICE**  
(For immovable property)

Whereas, The undersigned being the Authorised Officer of Bank of India under the Securitisation and Reconstruction of Financial Asset 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 : 31/03/2023 on calling upon the borrower Mr. Anant Shankar Ratare and Guarantor Mr. Anil Gopal Ratare to repay the amount mentioned in the notices aggregating Rs. 8,36,855.52/- (Rupees Eight Lakh Thirty Six Thousand Eight Hundred Fifty Five and Fifty Two Paise Only) Plus interest thereon within 60 days from the date of receipt of said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower and the Public in general that the undersigned has taken Physical Possession of the immovable property described herein below under Section 13(4) of the said Act read with rule 8 of the said rules on the 1st day of February 2024.

The borrower secured debtor in particular and the public in general is hereby cautioned not to deal with the immovable property and any dealings with property will be subject to the charge of the Bank of India Mandangad Branch for an amount of Rs. 8,36,855.52/- (Rupees Eight Lakh Thirty Six Thousand Eight Hundred Fifty Five and Fifty Two Paise Only) plus further interest thereon.

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

**DESCRIPTION OF THE IMMOVABLE PROPERTY**

**EQM of all that part and parcel of the NA property consisting of Land and Building situated at Flat No. 208, Parivar Park, E-wing, Building C type, 2nd floor, Bankat Road, A/p Mandangad, Tal. Mandangad, Dist. Ratnagiri.**

Date: 01/02/2024  
Place: Mandangad **Sd/-**  
**Authorised Officer Bank of India**

**FORM NO. URC-2**  
Advertisement giving notice about registration under Part I of Chapter XXI

Pursuant to Section 374 (b) of the Companies Act, 2013 and Rule 4 (1) of the Companies (Authorised to register) Rule 2014

1. Notice is hereby given that in pursuance of sub-section (2) of section 366 of Companies Act, 2013, an application has been made to CRC, ICA, Plot no. 6, 7 & 8, Sector 5, IMT Manesar, Gurugram, Haryana-122050 that "Ecoflex Packaging" a firm may be registered under Part I of Chapter XXI of the Companies Act, 2013 as a Company Limited by Shares.

2. The Principle objects of the Company is as under:  
To carry on in India and/or elsewhere the business of manufacturing, importing, exporting, preparing, making, dealing, trading of, extrusion of single and/or multilayered sheets using different polymers or plastic raw material or bio-compostable material or bio-degradable material and business of manufacturing, importing, exporting, dealing in, trading, fabricating, processing, moulding, shaping, cutting all kinds of articles and rigid, semi-rigid and flexible packaging products including, but not limited to, food and other containers, beverage cups & containers, lami tubes, co-ex tubes, Aluminium foils, plastic packaging, paper board packaging generic bowls, punnets & trays, lids, tetra-packs, rectangular meal trays, rectangular hinged containers, plates, bottles, stings, drums, boxes, tapes, straws, bags, pouches, envelopes, etc. from plastic rigid and semi-rigid sheets, paper board, pulp, cellulose films, polyethylene, plastic films, metal or metal foils, films of all kinds, treated or laminated materials sheets, rolls including all kinds of flexible packaging material, sheets made of bio-compostable material or bio-degradable material, or any other material and value addition including printing, treating, sleeving, labelling, waxing, lamination and decoration by any other means to all such articles and/or packaging products, and acquiring, hiring and making tools, dies, moulds, instruments and machines for manufacturing such products or providing packaging or value addition services, to carry on the business of manufacturing, designing, producing, buying, selling, importing, exporting, and dealing in labels, tags, stickers, and other related products used for the packaging, branding, and identification of products and literature printing, offset printing, photopolymer printing, letter press printing, offset plate makers and all allied lines in literature printing and printing of packing materials, advertising materials, carton printing and all allied lines in literature printing process.

3. A copy of the draft Memorandum and Article of Association of the proposed company may be inspected at the office at 21 Shiling, 10th N. S. Road, Juhu Scheme, Juhu, opp. IDBI Bank, Mumbai 400049.

4. Notice is hereby given that any person objecting to this application may communicate their objection in writing to the Registrar of Companies, at ROC CRC, ICA, Plot no. 6, 7 & 8, Sector 5, IMT Manesar, Gurugram, Haryana-122050, twenty-one days from the date of publication of this notice, with a copy to the company at its registered office as cited in point no.3.

Sd/-  
Applicant  
**Amrit Chamaria**  
On behalf of all partners of  
Ecoflex Packaging

Dated 7th February, 2024

**KOTAK MAHINDRA BANK LTD.**

Registered Office: 27, BKC, C-27, G Block, Bandra Kurla Complex, Bandra (East), Mumbai - 400051  
Branch: 27BKC, 6th Floor, Plot No. C-27, G Block, Bandra Kurla Complex, Bandra-East, Mumbai - 400051

**E-AUCTION SALE NOTICE**

**PUBLIC NOTICE FOR E-AUCTION FOR SALE OF MOVABLE/IMMOVABLE PROPERTY**  
LAST DATE & TIME OF SUBMISSION OF EMD AND DOCUMENTS (HARD COPY) AND (ON LINE) 23.02.2024, 04:00 PM  
DATE & TIME OF E-AUCTION: 26.02.2024, 11:00 AM TO 1:00 PM  
(with unlimited extensions of 5 minutes duration each till the conclusion of the sale)

**PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTIES MORTGAGED TO THE BANK UNDER SECURITISATION & RECONSTRUCTION OF FINANCIAL ASSETS & ENFORCEMENT OF SECURITY INTEREST ACT 2002 (NO. 54 OF 2002) SARFAESI ACT.**

Whereas, the Borrower(s) named hereunder have defaulted to Kotak Mahindra Bank Ltd. and owe the sums as indicated herein below and further interest thereon. Kotak Mahindra Bank Ltd. through its Authorized Officer, had taken possession of the mortgaged properties under section 13(4) of SARFAESI Act, 2002 and the Bank has decided to sell the properties, described herein below against their names, on "as is where is" and "as is what is" and "no complaint" condition, under rule 8 to 9 of the Security Interest (Enforcement) Rules, 2002. The sale will be done by the undersigned through e-auction platform provided at the website: <https://kotakbank.auctiontiger.net> also on [www.mstcecommerce.com](https://www.mstcecommerce.com)

Description of the Immovable Property	EMD		Reserve Price Earnest Money Deposit Bid Increase Amount
	Remittance Account Details		
1. M/s. Madan Traders (Borrower) Represented by its Partners : 1. Mr. Madan Gangaram Kale, 2. Mr. Dinesh Taware, 2. Mr. Madan Gangaram Kale (Guarantor / Mortgage), 3. Mr. Dinesh Taware (Guarantor), 4. Mr. Sapan Yerande (Guarantor), 5. M/s. Sagar Enterprises (Guarantor / Mortgage) All the number 1 to 5 having office at : Gala No. 177, APMC Market, Onion Plot/ Division, Vashi , Navi Mumbai - 400703, and Above No.4 having residence at : House No. 03188, A/post Thugoon, Tal. Ambegaon, Dist. Pune, Maharashtra - 410503.	Account No. 0641012527001 Kotak Mahindra Bank Ltd., Nariman Point, Branch, Mumbai, IFSC Code: KKBK000958	RP: Rs. 50,000,000/- EMD: Rs. 5,00,000/- BIA: Rs. 25,000,000/-	Rs. 69,24,207.44 (Rupees Sixty Nine Lakhs Twenty Four Thousand Two Hundred Seven and Forty Four Paise Only) towards OD A/c No. 3611225749 as on 16.08.2021 with further interest, cost and charges, thereon
Apartment No. VS-221/A-1, adm. 32.86 Sq. mtrs of built up area on the ground floor, Building No. VS-2/21, Plot No. 3A, Gat or Survey 108 part, 114 part, 115 part and other land in village Junnagar, Vashi Navi Mumbai, Tal. & Dist. Thane, owned by Mr. Madan Gangaram Kale. Boundaries of the property (As per valuation report): Towards East : Residential Building, Towards West : Internal Road, Towards North: Residential Building, Towards South: Internal Road.			

**TDs to be deducted: 1% of Auction Price**  
**CONDITIONS FOR TDS DEDUCTION:** TDS shall be deducted and deposited in the name of the Mortgagee/s. If the mortgaged property is jointly owned, the TDS shall be reported in the name of the first owner, unless there is a specific ratio of ownership in the sale deed, in which case the TDS shall be deducted in the proportion of their ownership ratio. Auction Purchaser, after depositing TDS, shall submit Form No. 16A as proof of TDS payment and confirmation.

**TERMS & CONDITIONS:** (1) The E-Auction is being held on "AS IS WHERE IS" & "AS IS WHAT IS BASIS" and no Complaint basis. To the best of knowledge and information of the Authorised Officer, there are no encumbrances on the properties. However, the intending bidders should make their own independent enquiries regarding the encumbrances on the title of properties/put on auction and claims/rights/dues affecting the property, prior to submitting their bid. The Authorised Officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues. (2) It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of properties/put on auction will be permitted to interested bidders on Bank's working days in consultation with State Recovery Manager - ABG. (3) The intending bidders may visit the Bank's official website: <https://www.kotak.com/en/bank-auctions.html> for auction details and for the terms and conditions of sale. (4) The user ID and password can be obtained free of cost by registering name with "https://kotakbank.auctiontiger.net" through their login ID and Password. (5) The EMD 10% of RESERVE PRICE shall be payable through Demand Draft/online in favor of "Kotak Mahindra Bank Limited" payable at Mumbai/par and to be submitted in the concerned bank branch along with Duly Filled up & Signed Copy of Annexure 1 & II attached to the Tender form on or before 4.00 PM on 23.02.2024 Tender form can also be obtained from the concerned bank branch. (6) After Registration by the bidders in the web Portal, the intending purchaser/ bidder is required to get the copies of the following documents uploaded in the web portal before last date of submission of the bid(s) viz. (i) Demand Draft, (ii) Copy of PAN card, (iii) Proof of identification (KYC) viz. copy of Voter ID Card/ Driving License/ Passport etc., (iv) Copy of proof of address, (v) Duly Filled up & Signed Copy of Annexure I & II attached to the Tender form, without which the bid is liable to be rejected. (7) The interested bidders who require assistance in creating login ID and password, uploading data, submitting bid, training on e-bidding process etc., may avail online training on E-auction from M/s e-procurement Technologies Ltd. (Auction Tiger), Ahmedabad; Contact Person: Mr. Ram Sharma, Mobile No. 997891985 & 835189833, Contact No. 079-68136831/681368344. E-Mail ID: ramshredd@auctiontiger.net. (8) The bidders are advised to go through the detailed terms and conditions of e-auction available on the website of M/s e-procurement Technologies Ltd. <https://kotakbank.auctiontiger.net> before submitting their bids and taking part in e-auction. (9) The publication is subject to the force majeure clause. (10) The sale certificate shall be issued after receipt of entire sale consideration and submission