


MUTHOOT HOUSING FINANCE COMPANY LIMITED
Registered Office: TC NO.14/20747, Muthoot Centre, Punnen Road, Thiruvananthapuram - 695 034, CIN No. - U65922KL2010PLC025624. Corporate Office: 12A/01, 13th floor, Parinee Crescendo, Plot No. C38 & C39, Bandra Kurla Complex, G block (East), Mumbai-400051 TEL. NO: 022-62728517, Authorized Officer Email ID: authorized.officer@muthoot.com, Contact Person :- Sanjay Vaishy - 7977255521, Sandeep Hire - 9594338319, Rama Sur - 8655270047

PUBLIC NOTICE – AUCTION CUM SALE OF PROPERTY
Sale Of Immovable Assets Under Securitization And Reconstruction Of Financial Assets & Enforcement Of Security Interest Act, 2002
In exercise of powers contained in the Securitization and Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002, the Authorized Officer of the Muthoot Housing Finance Company Ltd., (hereinafter referred to as the "Company") has taken the possession under mentioned properties (hereinafter referred to as "Secured Asset") and held as security in respect of HOUSING Loan facilities granted to below mentioned customers (hereinafter referred to as "Borrowers") and further it has been decided to sell the Secured Asset on "as is where is", "as is what is", "whatever there is" and "no recourse" basis/conditions by inviting sealed tenders from public in respect of the secured debt amounting to amount in below with further interest and expenses thereon till final payment of the overdue from Borrowers.

Sr. No.	Name of Borrowers & LAN	Description of property	Possession Type & Date	Total Ols Amount (Rs.)	Reserve Price (Rs.)	E.M.D. (Rs.)
1	10102075785 Sohel Yunus Momin Asma Sohel Ahmedmomin	Flat No 202, 02nd Floor, Sai Shradhdha Apartment, Plot No 24 25, Tawade Nagar Tawade Nagar Road, Near Jankanya School, Survey No 3/1, 3/2, 4/2, 148/1, Asangaon, (East) Tal-Shahapur Dist. Thane B.O, Maharashtra, 421601 Bounded By: East : Internal Road, West : Manomaya Park, North : Bungalov, South : Internal Road	Physical Possession - 08-June-2018	13,00,378.00/- as on 21-Feb-2018	9,50,000.00/-	95,000.00/-

Inspection Date & Time : 27-October-2022 & 28-October-2022 at 10.00 AM to 05.00 PM
Auction Date: 04-November-2022 10.00 AM to 03.00 PM & Last date for Submission of Bid: 03-November-2022
Place of Sale Mumbai Branch: Shop No. E-8 & E-9, 2nd Floor, Charms Star, Bail Bazar, Kalyan (W), Maharashtra - 421301
Intending bidders may inspect the properties on the date and time as mentioned above. Terms & Conditions of public auction:- the offer/ tender document to be submitted by the intending bidders, if any. 3) The properties under auction can be inspected on the date & time specified above. For any queries with regards to inspection of properties or submission of tenders, kindly establish contact to The Authorised Officers at respective locations on above mention contact numbers. The interested buyers may send their offers for the above property in a sealed cover along with Demand Draft Payable at Mumbai favoring "Muthoot Housing Finance Company Limited", towards earnest money deposit (EMD) 10% of Reserve Price. 4) Along with offer documents, the intending bidder shall also attach a copy of the PAN card issued by the Income Tax department AND bidder's identity proof and the proof of residence such as copy of the Passport, Election Commission Card, Ration Card, Driving license etc.5) In no eventuality the property would be sold below the reserve price. 6) The bidders present in the auction would be allowed to increase their offer multiples of Rs.10000/- in addition to Reserve Price fixed. 7) All dues and outgoings, i.e., Municipal Taxes, Maintenance / Society Charges, Electricity and water taxes or any other dues including Stamp Duty, Registration Charges, Transfer Charges and any other expenses and charges in respect of the registration of the Sale Certificate in respect of the said properties shall be paid by the successful bidder/purchaser. 8) The successful bidder/purchaser shall have to pay 25% of the final bid amount (after adjusting 10% of the E.M.D. already paid) within next working days from the acceptance of the offer by the Authorized Officer in respect of the sale, failing which, the earnest money deposit will be forfeited. 9) The balance 75% of the Sale price shall have to be paid within 15 days of conveying the confirmation of the sale to the successful Purchaser by the Authorized Officer or such extended period as agreed upon in writing by and solely at the discretion of the Authorized officer. 10) The Authorized officer reserves his right to vary any of the terms and condition of this notice for sale, without prior notice, at his discretion. 11) In case, all the dues together with all cost, charges and expenses incurred by the Secured Creditor are tendered by the above name borrower / co-borrower till one working day prior to the date of Auction then the property will not be sold and all the bids received from the prospective bidders shall be returned to them without any liability / claim against M/s Muthoot Housing Finance Company Ltd. The borrower/guarantor/mortgagee of are hereby given STATUTORY 15 DAYS NOTICE UNDER RULE 8(6) & 9 of The Security Interest (Enforcement) Rules of SARFAESI ACT to discharge the liability in full and pay the dues as mentioned above along with upto date interest and expenses within above mentioned days from the date of this notice failing which the Secured Asset will be sold as per the terms and conditions mentioned above. Borrowers/are also requested to remove their uncharged belongings from the property within 15 days' time else it will be removed from property on their risk and cost.


Place : Thane, Date: 19-October-2022
Sd/- Authorised Officer - For Muthoot Housing Finance Company Limited



Janata Sahakari Bank Ltd., Pune (Multistate Scheduled Bank)
Head Office : 1444, Shukrawar Peth, Thorle Bajirao Road , Pune : 411 002. **Phone:** 202 24453258 / 259
Mumbai Recovery Cell :- Janmabhoomi Bhavan, Janmabhoomi Marg , Fort, Mumbai - 400 001.
Phone :- 022-22024284 / 85.
E-Mail :- mumbai.recovery@janatabankpune.com **Web :-** www.janatabankpune.com
Sale of Attached Immovable Property U/s. 13 of " The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002" and read with Rules 8 (5) (C) of the Security Interest (Enforcement) Rules of 2002.
(This Advertisement is concise form of Proclamation of Sale No. Mumbai/ Recovery/Sec.Int./ Girgaon/HMM Steel Sale/107 /2022 Dated 17/10/2022)
(On " As is Where is Basis ")

1
Borrower/Mortgagor
1. M/s. HMM Steel Syndicate
Office at - 14, Gिरिराज Building, Ground Floor, Carnac Bunder, Mumbai – 400 009
Through it's Partners :-
i) Shri. Chitaliya Jay Nimesh - R/at.- 601, Deepraj CHSL, Vazira Naka, Borivali (West), Mumbai – 400 092.
ii) Shri. Chitaliya Hemal Anantrai – R/at.- A/402, Pratap Heritage CHSL, L. T. Road, Borivali (West), Mumbai – 400 092.
iii) Shri. Mehta Jay Mukesh - R/at.- Raj Residency II, C/209, Mahavir Nagar, Kandivali (West), Mumbai- 400 067.
iv) Smt. Bhayani Nila Mayur – R/at.- B/407, 4th Floor, New Putalibai Kapol Niwas CHSL, S.V. Road, Vile Parle (West), Mumbai – 400 056.
Mortgagors
2. Shri. Bhayani Mayur Gunvantrai (Since Decease) Legal Heirs -
i) Smt. Bhayani Nila Mayur (Wife) & ii) Shri. Bhayani Kaushal Mayur (Son)
3. Shri. Gunvantrai Harjivandas Lathiwal Alhas Bhayani (Since Decease) Legal Heir – Smt. Madhukanta Gunvantrai Bhayani (Wife)
Guarantors
4) Shri. Chitaliya Jay Nimesh 5) Shri. Chitaliya Hemal Anantrai
6) Shri. Mehta Jay Mukesh 7) Smt. Bhayani Nila Mayur
8) Shri. Bhayani Mayur Gunvantrai (Since Decease) Legal Heirs :- i) Smt. Bhayani Nila Mayur (Wife) & ii) Shri. Bhayani Kaushal Mayur (Son) 9) Shri. Gunvantrai Harjivandas Lathiwal Alhas Bhayani (Since Decease) Legal Heir :- Smt. Madhukanta Gunvantrai Bhayani. (Wife)

Sr. No.	Particulars	Details
1	Borrower/Mortgagor	1. M/s. HMM Steel Syndicate Office at - 14, Gिरिराज Building, Ground Floor, Carnac Bunder, Mumbai – 400 009 Through it's Partners :- i) Shri. Chitaliya Jay Nimesh - R/at.- 601, Deepraj CHSL, Vazira Naka, Borivali (West), Mumbai – 400 092. ii) Shri. Chitaliya Hemal Anantrai – R/at.- A/402, Pratap Heritage CHSL, L. T. Road, Borivali (West), Mumbai – 400 092. iii) Shri. Mehta Jay Mukesh - R/at.- Raj Residency II, C/209, Mahavir Nagar, Kandivali (West), Mumbai- 400 067. iv) Smt. Bhayani Nila Mayur – R/at.- B/407, 4th Floor, New Putalibai Kapol Niwas CHSL, S.V. Road, Vile Parle (West), Mumbai – 400 056. Mortgagors 2. Shri. Bhayani Mayur Gunvantrai (Since Decease) Legal Heirs - i) Smt. Bhayani Nila Mayur (Wife) & ii) Shri. Bhayani Kaushal Mayur (Son) 3. Shri. Gunvantrai Harjivandas Lathiwal Alhas Bhayani (Since Decease) Legal Heir – Smt. Madhukanta Gunvantrai Bhayani (Wife) Guarantors 4) Shri. Chitaliya Jay Nimesh 5) Shri. Chitaliya Hemal Anantrai 6) Shri. Mehta Jay Mukesh 7) Smt. Bhayani Nila Mayur 8) Shri. Bhayani Mayur Gunvantrai (Since Decease) Legal Heirs :- i) Smt. Bhayani Nila Mayur (Wife) & ii) Shri. Bhayani Kaushal Mayur (Son) 9) Shri. Gunvantrai Harjivandas Lathiwal Alhas Bhayani (Since Decease) Legal Heir :- Smt. Madhukanta Gunvantrai Bhayani. (Wife)
2	Description of the Secured Asset being Auctioned	B/407, New Putalibai Kapol Niwas Co-op Housing Society Ltd., 4th Floor, Plot No. 167-C, Survey No. 262, Hissa No. 6 (part) & CTS No. 400, 400/1 to 19, S.V. Road, Vileparle (West), Mumbai - 400056.
3	Area of Flat	595.50 Sq.Fts. (Carpet)
4	Assessment or other Taxes	As per Rules of Municipal Corporation of Greater Mumbai & New Putalibai Kapol Niwas Co-operative Housing Society Ltd., and other Taxes.
5	Encumbrances	Not Known to the Bank.
6	Remarks	The Authorized Officer of Janata Sahakari Bank Ltd., Pune has taken the Symbolic Possession of the Property on 22 nd October, 2019. The Authorized Officer also submitted the case in Chief Metropolitan Magistrate Court, Mumbai for the Physical Possession of the said mentioned Immovable Property. The order has been passed for Physical Possession by the said Court on 26/08/2021. The CMM court has passed the order to the Assistant Registrar, Bandra Centre of Courts, Bandra, Mumbai on 26/08/2021. As per the CMM Court order, the Assistant Registrar issued notices to Borrower Firm, as well as Partners, Mortgagors their legal Heirs & Guarantors that he is going to take the Physical Possession of the said Mortgaged property on Monday, 13 th June, 2022 at 11.30 A.M. Without inviting Asst. Registrar & without any Police force , the Legal Heirs of Deceased Mortgagors Smt. Nila Mayur Bhayani & Smt. Madhukanta Gunvantrai Bhayani have filed an Affidavit – cum -Undertaking in DRT II Court, Mumbai under the SA No. 170 of 2022 on 13 th June, 2022. As per the said Affidavit the Legal Heirs of the Mortgagors have handedover the Peaceful possession of the said mortgaged property to the Authorized Officer & prayed that she is ready to handover the Peaceful Possession to the Bank , if Bank will allow them to stay in the said property till the Sale of property. Now the Actual & Physical Possession is with the Bank.
7	Date, Time and Place of the Proposed Auction	Tuesday, 22nd November, 2022 at 11.30 A.M. at Janata Sahakari Bank Ltd., Pune – Recovery Cell Dept., Janmabhoomi Bhavan, Janmabhoomi Marg, Fort, Mumbai – 400 001.
8	Reserve Price	Rs. 2,05,00,000/- (Rs. Two Crore Five Lakhs Only)
9	Earnest Money Deposit (EMD)	Rs. 20,50,000/- (Rs. Twenty Lakhs Fifty Thousand Only) . EMD amount to be deposited by way of Demand Draft drawn in favour of Janata Sahakari Bank Ltd., Pune payable at Mumbai. or by RTGS/NEFT in RTGS Adjustment A/c. No. 021262300000001, IFSC No. JSBP00000021 of Janata Sahakari Bank Ltd., Pune Branch Girgaon, Mumbai. The payment should be made on or before Saturday, 19th November, 2022 upto 5.00 P.M.
10	Bid Increment	Rs.1,00,000/- (Rs. One Lakh Only) & in multiples.
11	Date of Inspection	Saturday, 19 th November, 2022 between 11.00 A.M. to 2.00 P.M.



Sd/-
(Sachin S. Tamhankar)
Dy. General Manager / Authorized Officer
Janata Sahakari Bank Ltd., Pune

- Terms & Conditions of Sale :-**
- The property will be sold on "**As is Where is Basis.**"
 - To participate in Auction an Earnest Money Deposit amount of Rs. 20,50,000/- (Rs. Twenty Lakhs Fifty Thousand Only) has to be deposited by way of Demand Draft drawn in favour of Janata Sahakari Bank Ltd., Pune payable at Mumbai.or by RTGS/NEFT in RTGS Adjustment A/c. No. 021262300000001, IFSC No. JSBP00000021 of Janata Sahakari Bank Ltd., Pune Branch – Girgaon, Mumbai. The payment should be made on or before **Saturday, 19th November, 2022 upto 5.00 P.M.**
 - Below Reserve Price property will not be sold.
 - On sale of the said property the successful bidder shall deposit 25% of amount of the total sale price immediately to the Authorized Officer and rest of the amount within 15 days from the date of sale.
 - The Authorized Officer holds the right to change (i. e. add or delete) the terms and conditions and also to cancel or postpone the Auction without assigning any reason.
 - The Auction Bidders have to submit their KYC documents with the Authorized Officer at the time of Auction.
 - For more details refer :- <http://www.janatabankpune.com>.




E- Tender Notice
Extension of submission date
Tender Specification No.: ED(E&S)/HO/CEMENT PLANT/Rfx. No.3000031758/2022-23/ Date:19.10.2022
Name of work: - The Office of Executive Director (E&S), MAHAGENCO, Prakashgad, Bandra (E) is inviting e-tender for "Construction and operation of Cement Clinker Grinding Unit on a Build and Operate basis on the land of MAHAGENCO near Thermal Power Stations at the following locations:
1. Koradi, Nagpur - 2 MTPA Capacity
2. Chandrapur - Min. 1 MTPA & Max. 2 MTPA."

The Bid Specification will be available for downloading for registered Vendors from 06.09.2022 on website: <https://eprocurement.mahagenco.in>. New vendors can register themselves on the tab in the same link. Pre-Bid Meeting – 02.11.2022 (Tentative)
Due date and time of Tender Bid submission : 14.11.2022 upto 15.00 Hrs.

Contact Person:
Shri. Shailesh M. Padol
Chief Operating Officer,
MAHAGAMS, H.O. Mumbai.
Mobile:- +91-9167493970
Email :-mahagams@mahagenco.in/
edens@mahagenco.in

Contact Person:
Shri. Sandeep N.Kinake
Executive Engineer,
MAHAGAMS, H.O.Mumbai.
Mobile:-+91-8879330563
E-mail:-mahagams@mahagenco.in/
edens@mahagenco.in

For further details visit our Website :- <https://mahagenco.in> → Tenders → Head Office Tenders
Contact No. for e-tendering & registration process: (timing between 10 AM to 6 PM)
022-26474211 extn 3657
9167640613/9930475859



PUBLIC NOTICE
Branch Office: ICICI Bank Ltd., Office Number 201- B, 2nd Floor, Road No. 1 Plot No- B3, WIFI IT Park, Wagle Industrial Estate, Thane, Maharashtra- 400604
The following borrower/s have defaulted in the repayment of principal and interest of the loans facility obtained by them from the Bank and the loans have been classified as Non-Performing Assets (NPA). A notice was issued to them under Section 13 (2) of Securitisation and Re-construction of Financial Assets and Enforcement of Security Interest Act-2002 on their last known addresses, however it was not served and hence they are hereby notified by way of this public notice.

Sr. No.	Name of the Borrower/ Co-Borrower/ Guarantor/ (Loan Account Number) & Address	Property Address of Secured Asset / Asset to be Enforced	Date of Notice Sent/ Outstanding as on Date of Notice	NPA Date
1.	Sushant Premdas Gaur/ Sumant Gaur/ Shashiprabha Gaur/ Add Plus Enterprises/ Sumant Gaur- Partner of Add Plus Enterprises & Flat No. B-1401, 14th Floor, B-wing, Blue Orbit "b" Co-operative Housing Society Ltd, Goregaon Mulund Link Road, Malad West, Opp Inorbit Mall, Malad West, Mumbai 400064/ (LBMUM00003292875 / LBMUM00002051329)	Flat No 1402, 14th Floor, B-wing, Building No. 2, Blue Orbit "B" Co-operative Housing Society Ltd, Goregaon Mulund Link Road, Malad West, Opp Inorbit Mallcity Survey No. 1192-A, 1199-C, Mumbai 400064	September 20, 2022/- Rs. 1,36,20,991.22/-	11/07/2022
2.	Jitesh Ghevarchand Jogani/ Pinky Jitesh Jogani/ Peejay Builders Private Limited/ M/s Gautam Builders/ Ghevarchand L. Jogani/ Jitesh Jogani-partner of M/s. Gautam Builders/ Pradeep Ghevarchand Jogani-partner Of M/s. Gautam Builders/ Ghevarchand L. Jogani- Partner of M/s. Gautam Builders/ Flat No.7, 2nd Floor, Daryia Mahal, 80 Napean Sea Road, Pdp Park, Mumbai 400006/ (LBTNE00002513579)	Flat No.3, 3rd Floor, B Wing, Sea View Bldg, The Legend Co-op Housing Society Ltd, Plot No.220, Cts No.114, Village Malabar And Cumbala Hill Division, Walkeshwar Road, Mumbai-400006	September 21, 2022/- Rs. 4,43,00,203.17/-	31/07/2020
3.	Shubhangi Vishram Mestry/ Niket Kesarinath Mestry & G-3, Building No. 1, Sea Crest Chs, J.P Road, 7 Bunglows, Andheri West, Mumbai 400061/ (LBTNE000005189429/ LBNMU00003161744/ LBNMU00005378157)	Office No. 324, 3rd Floor, Vardhaman Market Premises Co-op Society, Sector 17, Plot No. 75, Vashi, Navi Mumbai 400703	September 22, 2022, Rs. 85,47,055.40/-	04/07/2022
4.	Shubhangi Vishram Mestry/ Niket Kesarinath Mestry/ Kamini Kesarinath Mestry & G-3, Building No. 1, Sea Crest Chs, J.p Road, 7 Bunglows, Andheri West, Mumbai 400061/ (LBTNE00005189428)	Flat No. 704, 7th Floor, B-wing, Evershine Calassique, Near Evershine Gokhware, Vasai East, Manickpur Gokhware, Achole, S.No. 100 To 113, S.No. 157, Thane 401208	September 28, 2022, Rs. 41,14,744.22/-	04/07/2022

The steps are being taken for substituted service of notice. The above borrower/s and/or their guarantors (as applicable) are advised to make the payments of outstanding within period of 60 days from the date of publication of this notice else further steps will be taken as per the provisions of Securitisation and Re-construction of Financial Assets and Enforcement of Security Interest Act, 2002.

Date : October 19, 2022
Place : Maharashtra
Authorized Officer
ICICI Bank Limited

OFFICE OF THE RECOVERY OFFICER
DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3)
1st Floor, MTNL Telephone Exchange Building, Sector- 30 A, Vashi, Navi Mumbai- 400703.
RC NO. 50/2018
PROCLAMATION OF SALE: IMMOVABLE PROPERTY
PROCLAMATION OF SALE UNDER RULES 37, 38 AND 52 (1)(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS & BANKRUPTCY ACT, 1993
BANK OF MAHARASHTRA V/s MILIND ARJUN VYAS

Annexure-13 FORM NO. 22
[See, Regulation 37(1)]
By All Premissible Mode

To,
(CD -1): MILIND ARJUN VYAS, Flat No. 304, Plot No. 24, Sec 8, Koparkhairane, Navi Mumbai, Maharashtra.
(CD-2): MR. VASEEM IANSARI, E-701, Manjari Paradise, Plot No. 3, Sec 35 E, Kharghar, Navi Mumbai - 410210.
Whereas Recovery Certificate No. **RC/50/2018** in **OA/717/2016** drawn up by the Hon'ble Presiding Officer, **DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3)** for the recovery of the sum of **Rs. 51,44,419.00 (Rupees Fifty One Lakhs Forty Four Thousand Four Hundred Nineteen Only)** along with interest and the costs of **Rs. 79,000.00 (Rupees Seventy Nine Thousand Only)** from the CD(s) jointly and severally and you the CD(s), failed to reply the dues of the Certificate Holder Bank(S) / Financial Institution(s)
And whereas the undersigned has ordered the sale of the Mortgaged/ Attached properties of the Certificate Debtor as mentioned in the Schedule hereunder towards satisfaction of the said Certificate.
Notice is hereby given that in absence of any order of postponement, the said property(s) shall be sold on **24.11.2022 between 01:00 PM to 02: 00 P.M.** by auction and bidding shall take place through Online/Offline through the website: <https://www.bankauction.com>
The Details of authorised contact person for auction service provider is Name : **C1 INDIA Mobile No. - 9594597555, Email-support@bankauctions.com.**
The details of authorised bank officer for auction service provider is Name: **Ritesh Singh, Mobile No. - 8656821909, Email-bmr976@mahabank.co.in** officer of **BANK OF MAHARASHTRA**.
The sale will be of the properties of defendants' CDs above named, as mentioned in the schedule below & the liabilities and claims attaching to the said properties, so far as they have been ascertained, are those specified in the schedule attached each lot.
The Property will be put up for the sale in the lots specified in the schedule. If the amount to be realized is satisfied by the sale of a portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale will also be stopped if, before any lot is knocked down the arrears mentioned in the said certificate+ interest +costs (including cost of sale) are tendered to the officer conducting the sale or proof is given to his satisfaction that the amount of such certificate, interest and costs have been paid to the undersigned.
At the sale, the public generally are invited to bid either personally or by duly authorized agent. No officer or other person, having any duty to perform in connection with this sale shall, however, either directly or indirectly, bid for acquire or attempt to acquire any interest in the properties sold. The sale shall be subject to the conditions prescribed in Second Schedule of the Income Tax act 1961 and the rules made there under and to the further following conditions.
VI. The Particulars specified in the annexed schedule have been stated to the best of the information of the undersigned, but the undersigned shall not answerable for any error, misstatement or omission in the proclamation
VII. The reserve price below which the property shall not be sold is as mentioned in the schedule
III. The amount by which the bidding is to be increased. In the event of any dispute arising as to the amount of bid, or as to the bidder, the lot shall at once be again put up for auction or may be cancelled.
IX. The highest bidder shall be declared to be the purchaser of any lot provided always that he/she/they are legally qualified to bid and provided further the amount bid by him/her/term is not less than the reserve price. It shall be in the discretion of the undersigned to decline / acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so.
X. Each intending bidders shall be required to pay Earnest Money Deposit (EMD) by way of DD/ Pay order in favour of RECOVERY OFFICER, **DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3)** to be deposited with R.O./ Court Auctioneer, **DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3)** or by Online through RTGS/NEFT directly into the Account No. **14030100022945** the name of **BANK OF BARODA** of having IFSC Code No. **BARB0VASHX** and details of the property alongwith copy of PAN card, address proof and identity proof, e-mail ID. Mobile No. and in case of the company of any other document, confirming representation / attorney of the company and the receipt courier bill of such deposit. EMD deposited thereafter shall not be considered eligible for participation in the auction.
The Earnest Money Deposit (EMD), Reserve Price and Bid Increase, be fixed as follows:

Sr. No.	Details of Property	EMD Amount (In Rs)	Reserve Price (In Rs)	Bid Increment in the multiple of (In Rs.)
1.	Flat No. 304, 3 rd Floor, Mahavir Regency in Nandavijay CHS. Ltd, Plot No. 24, Sector No. 8, Village Koparkhairne, Navi Mumbai, Tal. and District Thane - 400709. Carpet area 660 Sq. Fts. (61.32 Sq. Mts.)	6,86,000/-	68,51,000/-	25,000/-

EMD received after due date & time shall be rejected & the amount paid towards the EMD shall be returned to them by way of option given by them in the E-Auction form any person desirous of participating in the bidding process is required to have a valid digital signature certificate issued by the competent authority. It is the sole responsibility of the bidder to obtain the said digital signature certificate, active e-mail id and a computer terminal/ system with internet connection to enable him/her to participate in the bidding. Any issue with regard to digital signature certificate and connectivity during the course of bidding online shall be the sole responsibility of the bidder and no claims in this regard shall be entertained.
If the bid is increased within the last 5 minutes of the given time of auction, the auction time is further extended by additional time of 5 minutes to enable the other bidders to increment their bids & the auction process comes to an end if no further increment(s) is/are made within the extended time of 5 minutes. In case of movable/immovable property the price of each lot shall be paid at the times of sale or as soon after as the officer holding the sale directs. and in default of payment, the property shall forthwith be again put up for auction for resale.
The successful bidder shall have to pay 25% of the sale proceeds after adjustment of EMD on being knocked down by next day in the said account/ demand draft/Banker Cheque/Pay order as per detail mentioned above. If the next day is Holiday or Sunday, then on next first office day.
The purchaser shall deposit the balance 75% of the sale proceeds on or before 15th day from the date of sale of the property. Exclusive of such day, if the 15th day be Sunday or other Holiday, then on the first office day after the 15th day by prescribed mode as stated above. In addition to the above the Purchaser shall also deposit poundage fee with Recovery Officer, **DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3)** @ 2% upto Rs. 1,000/- and @ 1% of the excess of the said amount of Rs. 1,000/- through DD in favour of Registrar, **DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3)**
In case of default of payment within the prescribed period, the deposit, after defraying the expenses of the sale may, if the undersigned thinks fit, shall be forfeited to the Government and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may subsequently be sold. The property shall be resold, after the issue of fresh proclamation of sale.
Highest bidder shall not have any right/title over the property until the sale is confirmed by the Recovery Officer **DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3)**
The amount of EMD deposited by the unsuccessful bidders shall be refunded through online mode in case of EMD deposited through online. In case EMD is deposited in the form of DD/BC/Pay order the same will be returned by hand. Original ID proof of the photocopy sent with the E-Auction EMD forms has to be brought. No interest shall be paid on EMD amount.
No request for inclusion/substitution in the sale certificate of names of any person(s) other than those mentioned in the E-Auction EMD form shall be entertained.
In case of more than one items of property brought for sale, the sale of such properties will be as per the convenience and it is not obligatory to go serially as mentioned in the sale notice.
NRI bidders must necessarily enclose a copy of photo page of their passport & route their bid duly endorsed by Indian Mission (Embassy). The Movable/ Immovable property is being on "**As is where and as is what basis**" and is subject to publication charges. Revenue and other Encumbrances as per rules. The undersigned reserves the right to accept or reject any or all bids. If found unreasonable or may postpone the auction at any time without assigning any reason.
Details of this Proclamation of sale can be viewed at the website www.drt.gov.in

Schedule of Property				
Lot No.	Description of the Property to be sold	Revenue Assessed upon the property or any part thereof	Details of any other encumbrances to which property is liable	Claims if any, which have been put forward to the property and any other known bearing on its nature and value.
1.	Flat No. 304, 3 rd Floor, Mahavir Regency in Nandavijay CHS. Ltd, Plot No. 24, Sector No. 8, Village Koparkhairne, Navi Mumbai, Tal. and District Thane- 400 709. Carpet area 660 Sq. Fts. (61.32 Sq. Mts.)	NOT KNOWN	NOT KNOWN	NOT KNOWN

Note: Date of Inspection- 17.11.2022 between 11.00 to 4.00 pm Last Date of Receipt of Bids- 22.11.2022 upto 4.30 pm
Outstanding dues for Rs. 75,80,400/-
Given under my hand and seal on this Date 13.10.2022.
Sd/-
DEBTS RECOVERY TRIBUNAL, MUMBAI (DRT 3)



RELIGARE FINVEST LIMITED
Regd. Office : 1407, 14th Floor, Chiranjiv Tower, 43, Nehru Place, New Delhi 110019
Corporate Office: Max House, 7th Floor, Block A, Dr. Jha Marg, Okhla Phase-III, Okhla Industrial Estate, New Delhi 110020
Branch Office: Office No. 406 & 407, 4th Floor, So Lucky Corner, Chakala, Andheri Kurla Road, Andheri East Mumbai-400093

APPENDIX-IV-A
AUCTION-CUM-SALE NOTICE
Auction-cum-Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act (SARFAESI Act), 2002 read with proviso to Rule 8(6) & 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)/Guarantor(s)/Mortgagor(s) for conducting the auction-cum-sale of the below described immovable property (in short "property") mortgaged/charged to the Secured Creditor (i.e., M/s Religare Finvest Ltd., in short "RFL"). The undersigned are offers for Sale at "Reserve price" as mentioned below on "**As is where is**", "**As is what is**", "**Whatever there is**" and "no recourse" basis till **11.00 AM of 11/11/2022 (Scheduled Auction/Sale Date)** for recovery of **Rs.29,88,57,164/- (Rupees Twenty Nine crores Eighty Eight Lakhs Fifty Seven Thousand one Hundred and Sixty Four Only)** on **31st August 2022** along with up to date, interest, costs and charges due to the RFL from the Borrower(s) /Guarantor(s) / Mortgagor(s) namely **M/s. Balaji Cars Pvt. Ltd., Kanchan S Jangid, Yogita S Jangid, Balaji Cars (I) LLP, Balaji Auto, Shyamunder B Jangid and Hemani Shyamunder Jangid** all at Balaji House, Srushti Complex, Inside Hiraniand Estate, Patpada, Thane 400607 Maharashtra Also at Plot No. 1, S No. 326 A, Mohan Mill compound, Thane Ghodbunder Road, Thane West Thane 400607 Maharashtra, as the above mentioned Borrower(s) /Guarantor(s) / Mortgagor(s) have failed to repay the loan amounts of the Secured Creditors within 60 days from the date of notice dated 24th day of **September 2016** issued by its authorized officer under section 13(2) of the SARFAESI Act 2002.

Whereas the Secured Creditor has taken the physical possession of the mortgaged property as mentioned below pursuant to the powers vested in it through its authorized officer on **15/07/2021** in exercise of powers conferred on him under Section 13 (4) of the said SARFAESI Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002, with the help of Tehsildar Thane, in compliance of the order dated **29th day of November 2019** passed by Hon'ble D. M. Thane in CC No. **631/2019** and further order dated **7th day of April 2021** in W.P. (Stamp) No. **99008 of 2020** passed by Hon'ble High Court Bombay.

Notice regarding taking of such possession under the provisions of section 13(4) of the SARFAESI Act, 2002 was published in "**FREE PRESS JOURNAL**" (ENGLISH) & "**Nav Shakti**" (MARATHI) editions newspapers on 19/07/2021 under Rule 8(2) of The Security Interest (Enforcement) Rules 2002.

And whereas even thereafter the borrower(s) /Guarantor(s) / Mortgagor(s) failed to repay the aforesaid loan to the RFL. Accordingly, the authorized officer of the Secured Creditor has decided to sell the said scheduled property.

The reserve price for the auction will be **Rs. 17,00,00,000/- (Rs. Seventeen Crore only)** and the Earnest Money Deposit (EMD) will be **Rs.1,70,00,000/- (Rs. One Crore Seventy Lakh only)** i.e. 10% of the reserve price which shall be required to be submitted by way of DD/PO in favor of "**Religare Finvest Limited**" along with the Bid by the intended bidder(s)/purchaser(s) at RFL's Branch Office "Office No. 406 & 407, 4th Floor, So Lucky Corner, Chakala, Andheri Kurla Road, Andheri East Mumbai-400093" on or before **2.00 PM of 10/11/2022 (last date for bid submission)**. The successful bidder/purchaser shall pay a deposit of at least 25% of the Sale Consideration [inclusive of EMD amt. paid with the Bid] either on the same day of Sale Confirmation or not later than next working day. Balance sale consideration shall be required to be deposited within 15 days from Sale confirmation date.

SHORT DESCRIPTION OF THE IMMOVABLE PROPERTY
ALL THAT PIECE AND PARCEL PLOT NO. 1, S NO. 326 A, MOHAN MILL COMPOUND, THANE GHODBUNDER ROAD, THANE WEST THANE 400607 MAHARASHTRA
Nature of secured asset-Frehold
Known Encumbrances
1) Sales Tax outstanding of Rs.12,45,23,201 (Rupees Twelve Crore Forty Five Lakhs Twenty Three Thousand Two Hundred One Only) as per notice dated 05.10.2019 issued by Sales Tax department against **M/s. Balaji Cars Pvt. Ltd.** Further reply dated 01.10.2019 issued by RFL to Sales Tax department informing on factual details and rejecting their claim.
2) Notices being issued as against M/s. Balaji Cars Pvt. Ltd were as mortgage property being kept on Sale/Auction is of **M/s. Balaji Auto**.
3) Apart from above information, the Secured Creditor is not aware of any encumbrances on the secured asset to be sold. Interested parties should