

**ICICI Home Finance** Corporate Office: ICICI Home Finance Company Limited (ICICI HFC Tower, Andheri - Kurla Road, Andheri (East), Mumbai - 400059, India  
Branch Office: 1st Floor, Office No. P02/147, Harmony Plaza, Opp. SBI, Boisar, Dist- Palghar - 401501  
Branch Office: Shop No. 604 & 605, Laiti Rongta Group, 6th Floor, Rongta Supermus, Chandak Circle, Tidke Colony, Nashik, Maharashtra - 422002  
Branch Office: 1st Floor, Office No. 101, Plot No-159, Manohar Space Landmarks, Samath Nagar, Aurangabad - 431001

Sale Notice for Sale of Immovable Assets through Private Treaty under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(8) r/w Rule 9 (1) of the Security Interest (Enforcement) Rules, 2002  
ICICI Home Finance Company Limited (ICICI HFC) conducted several e-Auctions for the sale of the mortgaged property mentioned below, however, all such e-Auctions failed. Now, an interested buyer has approached ICICI HFC with an offer to purchase at Reserve Price (Please refer below table). 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 Authorized Officer of ICICI Home Finance Company Ltd., will be sold on "As is where is", "As is what is", and "Whatever there is", by way of Private Treaty as per the brief particulars given hereunder:

Sr. No.	Name of Borrower(s)/ Co-Borrowers/ Guarantors/ Legal Heirs. Loan Account No.	Details of the Secured Asset(s) with known encumbrances, if any	Amount Outstanding (D)	Reserve Price (E)	Date and Time of Property Inspection (F)	Date and Time of Auction (G)	One Day Before Auction Date (H)	Sarfaesi Stage (I)
1.	Pranjakta Rohan Sawant (Borrower) Savant Rohan Hari (Co-Borrower) Loan Account No. LHBHO00001360830 & LHBHO00001361036	Flat No. 307 on the third floor of the building known as "Renuka Complex", B Wing, Building No. 1 situated on land bearing Survey No. 24-A & 24-D, Pasthal Noka, Boisar Tarapur, Boisar West, Village - Pasthal, Taluka Dist. Palghar, Thane - 401501	Rs. 30,96,139.44/-	Rs. 6,00,000/-	December 20, 2024 11:00 AM	December 27, 2024 02:00 PM	December 26, 2024 before 04:00 PM	Physical Possession
2.	Pranjakta Rohan Sawant (Borrower) Rohan Hari Sawant (Co-Borrower) Loan Account No. LHBHO00001361040 & LHBHO00001364126	Flat No. 306 on the third floor of the building known as "Renuka Complex", B Wing, Building No. 1 situated on land bearing Survey No. 24-A & 24-D, Pasthal Noka, Boisar Tarapur, Boisar West, Village - Pasthal, Taluka Dist. Palghar, Thane - 401501	Rs. 18,70,481.96/-	Rs. 6,00,000/-	December 20, 2024 11:00 AM	December 27, 2024 02:00 PM	December 26, 2024 before 04:00 PM	Physical Possession
3.	Deepali Rajdeep Nitawar (Borrower) Rajdeep Nitawar (Co-Borrower) Sham Vithal Thorat (Guarantor) Loan Account No. LHNAS00001474245 & LHNAS00001474246	Flat No. 18, 4th floor, Shree Ganesh Milestone, Wing C, Survey No. 54/1, Village Dastur, Dist. Nashik, Maharashtra	Rs. 20,70,333.56/-	Rs. 11,00,000/-	December 20, 2024 11:00 AM	December 27, 2024 02:00 PM	December 26, 2024 before 04:00 PM	Physical Possession
4.	Arti Kondiram Jadhav (Borrower) Kondiram Bansi Jadhav (Co-Borrower) Loan Account No. LHUR00001282181	Row House No. 8, United Aarambha Part 2, constructed on Plot No. 21 situated at Gut No. 90, Gangapur Jhangir, Tq and Dist. Aurangabad.	Rs. 14,28,267.64/-	Rs. 4,00,000/-	December 20, 2024 11:00 AM	December 27, 2024 02:00 PM	December 26, 2024 before 04:00 PM	Physical Possession

The online auction will be conducted on website (URL Link- [e-auctions.samil.in](http://e-auctions.samil.in)) of our auction agency Shirram Automall India Ltd. The Prospective Bidder(s) must submit the Earnest Money Deposit (EMD) RTGS/ Demand Draft (DD) (Refer Column E) at ICICI Home Finance Company Limited, Branch Office Address mentioned on top of the article on or before December 26, 2024 before 04:00 PM. The Prospective Bidder(s) must also submit a signed copy of the Registration Form & Bid Terms and Conditions form at ICICI Home Finance Company Limited, Branch Office Address mentioned on top of the article on or before December 26, 2024 before 05:00 PM. Earnest Money Deposit Demand Draft (DD) should be from a Nationalized/Scheduled Bank in favor of "ICICI Home Finance Company Ltd. - Auction" payable to the branch office address mentioned on top of the article. The general public is requested to submit their bids higher than the amount being offered by the interested buyer mentioned above. It is hereby informed that in case no bids higher than the amount being offered by the aforementioned interested buyer is received by ICICI HFC, the mortgaged property shall be sold to the said interested buyer as per Rule 8(8) r/w Rule 9 (1) of the Security Interest (Enforcement) Rules, 2002. For any further clarifications with regards to inspection, terms and conditions of the sale or submission of bids, kindly contact ICICI Home Finance Company Limited on 9920807300. The Authorized Officer reserves the right to reject any or all the bids without furnishing any further reasons. For detailed terms and conditions of the sale, please visit <https://www.icicifhfc.com/>  
Date : December 12, 2024, Authorized Officer, "ICICI Home Finance Company Limited" Place : Palghar, Nashik, Aurangabad CIN Number U65922MH1999PLC1210106

**Aadhar Housing Finance Ltd.** Corporate Office: Unit No. 802, Natraj Rustomjee, Western Express Highway and M.V. Road, Andheri (East), Mumbai - 400069.  
Kalyan Branch: Office No. 401, 4th Floor, Bldg No. 3, Sarvodaya Enclaves, Opp Ramdev Hotel, Agra Road, Sahjanand Chowk, Kalyan West, Dist Thane-421202, Maharashtra

**APPENDIX IV POSSESSION NOTICE (for immovable property)**

Whereas, the undersigned being the Authorized Officer of Aadhar Housing Finance Limited (AHFL) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, Demand Notice(s) issued by the Authorised Officer of the company to the Borrower(s) / Guarantor(s) mentioned herein below to repay the amount mentioned in the notice 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 Borrower(s) / Guarantor(s) and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of the Section 13 of the said Act read with Rule 8 of the Security Interest Enforcement rules, 2002. The borrower's 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. The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of AHFL for an amount as mentioned herein under with interest thereon.

Sr. No.	Name of the Borrower(s)/ Co-Borrower(s) (Name of the Branch)	Description of Secured Asset (Immovable Property)	Demand Notice Date & Amount	Date of Possession
1	(Loan Code No. 07400001279 / Kalyan Branch) Sachin Kashinath Panchal (Borrower), Trupti Sachin Panchal (Co-Borrower) Vishal Dilip Malwankar (Guarantor)	All that part & parcel of property bearing, S No 101 H No. 7 S No. 103 H No Flat No. 104 1st Floor Osiya Mataji Residency Nr Shipa Hotel Opp Shivam Electrical Retl Bunder Road, Thane, Maharashtra, 421302. Boundaries: East: Padya Park, West: Rolex Complex, North: Padya Park, South : Industrial Galas	11-08-2023 & ₹ 9,87,064/-	09-12-2024

Place : Maharashtra Authorized Officer Aadhar Housing Finance Limited Date : 12.12.2024

**NASHIK MUNICIPAL CORPORATION, NASHIK**  
PUBLIC HEALTH ENGINEERING DEPARTMENT (WATER SUPPLY)  
E-Tender Notice No.07/2024-25

1) Nashik Municipal Corporation, Nashik invites bids for Providing aying & jointing water distribution pipeline This Work publish E Tender Notice No. 07/2024-25 Last Date & Time of Issue of Blank Tender form 16/12/2024 to 30/12/2024 UPTO 3.00 website <http://mahatenders.gov.in> Public Health Engineering Department, (WS) Nashik Municipal Corporation, Nashik. The detailed tender notice, document would be available on [www.mahatenders.gov.in](http://www.mahatenders.gov.in)  
**Note:** All the following necessary instructions / clarifications will be published on the online website  
Sd/- Executive Engineer, Public Health Engineering Department, (W.S.) Nashik Municipal Corporation, Nashik  
जनसंपर्क/ जा.क्र./२९/२०२४ दि.११/१२/२०२४ सर्व नागरिकांनी पाणी काटकसरीने वापरवा.

**ADITYA BIRLA CAPITAL** PROTECTING INVESTING FINANCING ADVISING  
ADITYA BIRLA FINANCE LIMITED  
Registered Office : Indian Rayon Compound, Veraval, Gujarat-362266  
Corporate Office : R-Tech Park, 10 Floor, Nirton Complex, off Western Expressway, Gurgaon East, Mumbai-400063

**"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 Assets under the Securitisation 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 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 E-Auction on "As is where is", "As is what is", and "Whatever there is" basis on 30.12.2025 for recovery of Rs.58,85,518.94/- (Rupees Fifty Eight Lakhs Eighty Five Thousand Five Hundred Eighteen and paise Ninety Four) by way of outstanding principal, arrears (including accrued late charges) and interest due as on 15.12.2022 and further interest and other expenses thereon till the date of realization due to the Secured Creditor from Borrowers, Co-Borrowers and Mortgagors namely M/s Samarth Dairy (Through its Proprietor Ajinkya Shrikumar Naik, Ajinkya Shrikumar Naik and Anthea Ajinkya Naik  
The EMD amount along with the reserve price of the immovable assets is given below:

Earnest Money Deposit Amount (in Rs.)	Reserve Price (in Rs.)
6,72,390/-	67,23,900/-

**DESCRIPTION OF THE SECURED ASSET**  
Flat No.103-C,1st Floor, A-Wing, Reserve Bank Staff, Hemal CHSL, Azad Nagar, Near Andheri Sports Complex, Andheri (W), Mumbai-400058.  
For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e. <https://mortgagefinance.adityabirlacapital.com/Pages/Individual/Properties-for-Auction-under-SARFAESI-Act.aspx> or <https://sarfaesi.auctiontiger.net>  
PLACE : Andheri (West), Mumbai, Authorized Officer (Aditya Birla Finance Limited) Date : 12.12.2024

**U.T. ADMINISTRATION OF DADRA & NAGAR HAVELI AND DAMAN & DIU**  
Public Works Department - Daman  
**NOTICE INVITING TENDER**  
Development of the premises at the New 12 MLD Water Treatment Plant Magarwada (10th Call)  
Tender ID No. : 2024 DAMAN 3883\_1  
Pre bid meeting date :- 16/12/2024  
Last date of download : 16/12/2024  
Last date of hard copy : 16/12/2024  
submission Bid opening date : 16/12/2024  
Executive Engineer, P.W.D. W.D-I, Moti Daman  
No. : IP/DMN/2/5/2024-25/964 dated : 10/12/2024

EXH. - 99  
**REGD. AD/DASTI/AFFIXATION/BEAT OF DRUM & PUBLICATION / NOTICE BOARD OF DRT SALE PROCLAMATION**  
**OFFICE OF THE RECOVERY OFFICER, DEBTS RECOVERY TRIBUNAL-II, MUMBAI**  
MTNL Bhavan, 3rd Floor, Colaba Market, Colaba, Mumbai.

R. P. No. 283/2009 DATED: 09.12.2024  
PROCLAMATION OF SALE UNDER RULES 38, 52(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS AND BANKRUPTCY ACT, 1993.  
Indian Bank, Mumbai Branch .....Certificate Holders (Org. Applicants)  
V/s. ....Certificate Debtors  
**Mr. Kaushal P. Lahudia & Anr.** .....Certificate Debtors

CD-1: Mr. Kaushal P. Lahudia, A-1101, 11th Floor, Satyam Towers, Off Western Express Highway, Thakur Polytechnical College, Kandivli (East), Mumbai-400 101  
CD-2: Mrs. Meena K. Lahudia, A-1101, 11th Floor, Satyam Towers, Off Western Express Highway, Thakur Polytechnical College, Kandivli (East), Mumbai-400 101  
CD-3: Mr. Anil N. Dobariya, B/211 Anasuya Co-op. Hsg. Soc. Ltd., Station Road, Bhayander (E), Thane-400 105.  
Whereas Hon'ble Presiding Officer, Debts Recovery Tribunal No. II, Mumbai has drawn up the Recovery Certificate in Original Application No. 97 of 2007 for recovery of Rs. 11,47,882.00 with interest and cost from the Certificate Debtors and a sum of Rs. 70,63,529.58 (upto 18.10.2024) is recoverable together with further interest and charges as per the Recovery Certificate / Decree.  
And whereas the undersigned has ordered the sale of property mentioned in the Schedule below in satisfaction of the said certificate.  
And whereas a sum of Rs. 70,63,529.58 along with pending-fee and further interest @ 12% p. a. from the date of filing of application till payment and / or realization of cost from C.Ds.  
Notice is hereby given that in absence of any order of postponement, the property shall be sold on 23.01.2025 between 02:00 P. M. to 03:00 P. M. (with auto extension clause in case of bid in last 5 minutes before closing, if required) by open public e-auction and bidding shall take place through "On line Electronic Bidding" through the website (<http://www.drt.auctiontiger.net>) of M/s. e-procurement Technologies Ltd., having address at B-704, Wall Street-II, Opp. Orient Club, Near Gujarat College, Ellis Bldg, Ahmedabad-380 006, Gujarat (India). Phone Nos. 079-68136841 / 55 / 51, 079-68136800. Contact Person: Mr. Praveen Kumar Thevar (Mobile +91 9722778828), email : praveen.thevar@auctiontiger.net or support@auctiontiger.net. The intending bidders should register themselves on the website of the aforesaid e-auction agency well in advance and get user ID and Password for uploading of requisite documents and/or for participating in the open public e-auction. The sale will be of the property of the C.Ds above named as mentioned in the schedule below and the liabilities and claims attached to the said property, so far as they have been ascertained, are those specified in the schedule against each lot / property.  
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 also is stopped if, before any lot is knocked down, the arrears mentioned in the said certificate, interest costs (including cost of the sale) are tendered to the officer conducting the sale or proof is given to his satisfaction that the amount of such certificate, interest and costs have been paid to the undersigned.  
The particulars specified in the annexed schedule have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, mis-statement or omission in this proclamation.  
No officer or other person, having any duty to perform in connection with sale, either directly or indirectly bid for, acquire or attempt to acquire any interest in the property sold. The sale shall be subject to the conditions prescribed in Second Schedule of the Income Tax Act, 1961 and the rules made there under and to the further following conditions:-  
1. The reserve price below which the property shall not be sold is Rs. 70,20,000/- (Rupees Seventy Lakhs Twenty Thousand only)  
2. The amount by which the bid is to be increased shall be Rs. 50,000/- (Rupees Fifty Thousand Only). However, the decision in this regard of the undersigned shall be final and binding on the parties concerned. 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 to auction.  
3. The highest bidder shall be declared to be the purchaser of that respective lot. It shall be in the discretion of the undersigned to decline / accept the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so or for reasons otherwise.  
4. The public at large is hereby invited to bid in the said E-Auction. The online offers along with EMD amounting to Rs. 7,02,000/- (Rupees Seven Lakhs Twenty Thousand only), is payable by way of RTGS / NEFT in the Account No.: 6097229831, IFSC Code No: IDIB000N5022, Account Name - E Auction EMD Account-Mumbai Zone of the Indian Bank.  
5. The offers in a sealed envelope (addressed to the Recovery Officer, DRT-II, Mumbai superscribing R. P. No. 283 of 2009 only containing duly filled in and blue ink signed prescribed bid form giving complete details of the bidder(s) including e-mail ID, Mobile Number etc., alongwith self attested copies of PAN / TAN Card, Address Proof, Photo Identity Proof of the bidder(s) and RTGS / NEFT details towards EMD amount of Rs. 7,02,000/- (Rupees Seven Lakhs Twenty Thousand only) should be deposited with the undersigned not later than by 4:00 P.M. on 20.01.2025.  
6. The bidder (s) shall also declare if they are bidding on their own behalf or on behalf of their principals and sign declaration accordingly. In the latter case, they shall be required to deposit with the bid documents their original authority duly ink signed by the principal together with complete KYC of the said principal duly attested by the said principal together with complete KYC of the authorized person. In case of the company, authenticated copy of resolution passed by the board members of the company or any other authenticated documents confirming representation / attorney of the company together with complete KYC of the said principal company and complete KYC of the authorized person shall also be submitted alongwith the bid documents. In case of failure, bid shall not be considered.  
7. The bidder (s) shall also upload online on the website of the aforesaid e-auction agency, after registering themselves on the website of the aforesaid e-auction agency, copy of the duly filled in prescribed bid form alongwith photocopies of the documents as stated in para 5 here in above. The last date for submission of online bid is 20.01.2025 by 4:00 P. M. The physical inspection of the properties may be taken between 10:00 A. M. and 5:00 P. M. on 16.01.2025 at the property site. For further details contact: Ms. Rachna Thakur (Mob: +9137225254), Branch Manager, Indian Bank.  
8. Once the bid is submitted it is mandatory for the bidder(s) to participate in the bidding process of the e-auction by logging in on the e-auction agency portal, failing which the EMD shall be forfeited to the Government, if the undersigned thinks fit.  
9. The successful bidder shall have to deposit 25% of his final bid amount after adjustment of EMD by next bank working day i.e. by 4:00 P.M., in the said account as per details mentioned in para 4 above.  
10. The successful highest bidder shall also deposit the balance 75% of final bid amount on or before 15th day from the date of auction by the bidder. If the 15th day is Sunday or other Holiday, then on the first Bank working day after the 15th day by prescribed mode as stated in para 4 above.  
11. In addition to the above, the successful highest bidder shall also deposit postage fee with Recovery Officer-II, DRT-II @ 2% upto Rs. 1,000/- and @ 1% of the excess of said amount of Rs. 1,000/- through DD in favour of Registrar, DRT-II, Mumbai, within 15 days from the date of auction sale of the property.  
12. In case of default of payment within the prescribed period, the deposit, after defraying the expenses of the sale, if the undersigned thinks fit, be forfeited to the Government and the defaulting successful highest bidder shall forfeit all claims to the property or the amount deposited. The property shall be resold, after the issue of fresh proclamation of sale. Further, the purchaser shall also be liable to make good of any shortfall or difference between his final bid amount and the price for which it is subsequently sold.  
13. The property is being sold on "AS IS WHERE IS BASIS" AND "AS IS WHAT IS BASIS".  
14. The undersigned reserves the right to accept or reject any or all bids if found unreasonable or postpone the auction at any time without assigning any reason.

No. of Lots	Description of Property to be sold with the name of the Co-Owners where the property belongs to defaulter and any other person as co-owners	Revenue assessed upon the property or any part thereof	Details of any other encumbrance to which property is liable	Claims, if any which have been put forward to the property and any other known particulars bearing on its nature and value.
1.	Land bearing Survey Nos. 103, 257, CTS No. 1774, Dayaldas Road, Vile Parle (East), Mumbai - 400057, admeasuring 6500 Sq. ft. with a structure standing thereon, admeasuring 4000 Sq. ft., known as Bhawani Godown, Andheri, Taluka in the Registration District & Sub District of Bombay City and Bombay Suburban District, within local limits of Greater Bombay Municipal Corporation, State of Maharashtra.	Not known	Not known	Not known

Given under my hand and seal on this 9th day of December, 2024. Sd/- (BHAVISHYA KUMAR AZAD) RECOVERY OFFICER DRT-II, MUMBAI

**ASREC (India) Limited** Bidg No. 2, Unit No. 201-202A & 200-202B, Gr. Floor, Solitaire Corporate Park, Andheri Ghatkopar Link Road, Chakala, Andheri (East), Mumbai-400 093.  
**APPENDIX-IV-A**  
**PUBLIC NOTICE FOR AUCTION - SALE OF IMMOVABLE PROPERTY**  
(Under Rule 8(6) read with Rule 9 of the Security Interest (Enforcement) Rules, 2002)

WHEREAS, ASREC (India) Ltd. is a Securitisation and Asset Reconstruction Company (hereinafter referred to as "ASREC") and secured creditor of Borrower Account names by virtue of Assignment Agreement dated 25.03.2021 executed with Bharat Co-operative Bank (Mumbai) Ltd. and has acquired the secured debt of Divya Agrochem Pvt. Ltd. (under liquidation) and its Joint/Co-borrower/Directors/Guarantors, Mr. Parsh Babulal Shah, Mrs. Divya Parsh Shah along with underlying securities from the original lender, Bharat Co-operative Bank (Mumbai) Ltd.  
The Authorized Officer of Bharat Co-operative Bank (Mumbai) Ltd. in exercise of powers conferred under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI) and Security Interest (Enforcement) Rules, 2002, had issued a demand notice dated 23.12.2020 u/s. 13(2) of the said Act calling upon the borrowers/mortgagors/guarantors to repay sum of Rs. 3,20,36,552.53 (Rupees Three Crore Twenty Lakhs Thirty Six Thousand Five Fifty Two & Sixty Three paise only) in respect of Term Loan account no. 00283510065893 due and payable as on 27.11.2020 and Rs. 5,66,90,030.81 (Rupees Five Crore Sixty Six Lakhs Ninety Thousand Thirty and Eighty one paise only) in respect of Cash Credit Limit account no. 00281310000265, due and payable as on 30.11.2020, aggregating to sum of Rs. 8,87,26,583.34 (Rupees Eight Crore Eighty Seven Lakhs Twenty Six Thousand Five Hundred Eighty Three Only) with further interest at contractual rate in terms of both the facilities, after adjusting recovery made if any, in respect of the advances granted by the Bharat Co-operative Bank (Mumbai) Ltd. to the Borrower, Joint/Co-borrower/Director/Guarantor within the stipulated period of 60 days.  
As the Borrowers, Joint/Co-Borrower/Surety having failed to pay as per the said Demand Notice dated 23.12.2020 u/s. 13(2) of the said Act, pursuant to notice served upon the borrowers/guarantors/mortgagors and in exercise of the powers conferred under Section 13(4) read with Enforcement of Securities (Interest) Rules, 2002, the Authorized Officer of ASREC (India) Ltd. took physical possession of the property more particularly described in Schedule here under on 22.03.2024.  
Pursuant to Assignment Agreement dated 25.03.2021, ASREC (India) Ltd. has acquired the financial assets of aforesaid borrower from Bharat Co-operative Bank (Mumbai) Ltd. with all rights, title and interest together with underlying security interest u/s. 5 of the SARFAESI Act, 2002.  
As the abovementioned Borrowers/ Joint/ Co. Borrower/Directors/Surety have failed to pay the entire outstanding amount as per said demand notice and pursuant to aforesaid assignment by Bharat Co-operative Bank (Mumbai) Ltd. in favour of ASREC (India) Limited, the Authorized Officer of ASREC (India) Ltd., now intends to sell the below mentioned property for recovery of the dues.  
Notice is hereby given to the public in general and Borrower/ Joint/ Co-Borrower/ Director/Surety in particular that the Authorized Officer of ASREC (India) Ltd. hereby intends to sell the below mentioned secured property for recovery of dues and hence the tenders/bids are invited from the general public for the purchase of the secured property described below. The property shall be sold strictly on "As is where is", "As is what is", "As is whatever there is" and "No Recourse basis".

Description of the Secured Assets	Reserve Price (Rs. in Lacs)	EMD (Rs. in Lacs)	Bid Increment (Rs. in Lacs)	Status of possession
Flat No. 09, ad. msg. 825 sq.ft. carpet area (equivalent to 76.64 sq. mts.) on 2nd Floor, along with car parking Garage, 5 on the Ground Floor of Queen's Lane Premises Co-operative Society Ltd., constructed on land bearing Survey No. 186/B, Situated at Opp. Sony Mony, GTC company, Ghodbunder Road, Plot no. 967, S. V. Road, Vile Parle (West), Mumbai - 400 056, owned by Mr. Parsh Babulal Shah	275.00	27.50	1.00	Physical possession of the property is with the Authorized Officer

**Details of Auction:**  
Auction Date & Time: On 30.12.2024 at 11.00 a.m.  
Inspection of Property : On 23.12.2024 from 12.00 a.m. to 3.00 p.m.  
Collection of Bid Forms: From 12.12.2024 to 29.12.2024 - 10.00 a.m. to 4.00 p.m.  
Last date & time for submission of Bid Forms: Till 29.12.2024 up to 5.00 p.m.  
Venue of Bid Forms Collection/ Submission: From the office of ASREC (INDIA) Ltd. at 200A-201 & 200B-202, building no. 2, ground floor, Solitaire Corporate Park, Andheri-Ghatkopar Link Road, Chakala, Andheri (E), Mumbai - 400 093. Tender Forms can also be downloaded from the website of ASREC (INDIA) Ltd. ([www.asrecindia.co.in](http://www.asrecindia.co.in))  
Venue of Auction: The Offers/Tenders received by ASREC, shall be opened by the Authorized Officer at our above mentioned office address on 30.12.2024 at 11.00 a.m. wherein inter-se bidding, may take place.  
**TERMS & CONDITIONS:**  
1. To the best of knowledge and information of the Authorized Officer, outstanding dues of society till 30.11.2024 are Rs. 4,81,470.00/- and there are no other encumbrances on the property known to the Authorized Officer. The intending bidders should make their own inquiry and independent enquiries regarding encumbrances, title of property put on auction and claims/rights/dues affecting the property prior to submitting their bids. The public auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of ASREC. The property is being sold with all existing encumbrances whether known or unknown to ASREC. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims/rights/ views.  
2. Auction will be held for the entire property as stated above on "As is where is", "As is what is" and "As is whatever there is" and "No Recourse basis".  
3. Bid in the prescribed format given in the tender document along with 10% EMD amount in form of Demand Draft or fund transfer by way of RTGS as per details given below, shall be submitted to Authorized Officer of ASREC (INDIA) Ltd., Bldg. No. 2, Unit No. 201-202A & 200B-202, Gr. Floor, Solitaire Corporate Park, Andheri Ghatkopar Link Road, Chakala, Andheri (East), Mumbai - 400093. The bid form or EMD received after 5:00 p.m. on 29.12.2024 for any reason whatsoever will not be entertained. Bid without EMD shall be rejected summarily.  
4. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part of sale of the property. The EMD of unsuccessful bidders shall be refunded in the same way. The EMD shall not bear any interest. The bidders are requested to give particulars of their bank account to facilitate quick and proper refund.  
5. The successful bidder shall immediately i.e. on the same day or not later than next working day, as the case may be, deposit 25% of the sale price (inclusive of EMD amount deposited) to the Authorized Officer and in default of such deposit, EMD will be forfeited and the property shall be sold again.  
6. The balance amount of the sale price shall be paid on or before 15th day of confirmation of sale of the property or such extended period as may be agreed upon in writing between the secured creditor and successful bidder. In default of payment within above stipulated time period, the deposit shall be forfeited and the property shall be resold and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.  
7. The sale shall be subject to rules/conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.  
8. The bidding without EMD amount and/or less than the Reserve price shall not be accepted/ confirmed.  
9. The intending purchasers/ bidders are required to deposit EMD amount either through NEFT/ RTGS in the Account No.: 00029110001517, with Bank of India, SSI, Andheri Branch, IFSC Code : BKID0000090 Name of the Beneficiary: ASREC PS- 12/2020-21 TRUST, or by way of Demand Draft drawn in favour of ASREC-PS- 12/2020-21 TRUST drawn on any Nationalized or Scheduled Bank and payable in Mumbai.  
10. The interested bidders can inspect the property on 23.12.2024 from 12.00 a.m. to 03.00 p.m. Contact Details: Mr. Harshad V. Cell No. 9594692251, 022-61387057, Mr. Jagdish Shah - Cell No. 7021428336, 022-61387042, may be contacted for any query.  
11. The purchaser shall deposit the balance 75% of final bid amount on or before 15th day from the date of auction by the bidder. If the 15th day is Sunday or other Holiday, then on the first Bank working day after the 15th day by prescribed mode as stated in para 4 above.  
12. The successful bidder would bear the charges/fees payable for registration, stamp duty, registration fee, incidental expenses etc. as applicable as per law.  
13. On compliance of the terms and condition of sale and on confirmation of the sale the Authorized Officer shall issue CERTIFICATE OF SALE in favour of the successful bidder.  
14. In the event the auction scheduled hereinabove fails for any reason whatsoever, ASREC has the right to sell the secured asset under auction through this Notice by way of PRIVATE TREATY or under the provisions of Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 and the SARFAESI Act, 2002.  
15. The highest bid will be subject to approval of the secured creditor/Authorized Officer.  
THIS NOTICE SERVE AS 15 (FIFTEEN) DAYS NOTICE TO THE BORROWERS & JOINT/CO-BORROWERS/SURETY FOR SALE OF SECURED PROPERTY UNDER RULES 8(6) & 9(1) OF SARFAESI ACT AND SECURITY INTEREST (ENFORCEMENT) RULES ON THE ABOVE MENTIONED DATE IF THEIR OUTSTANDING DUES ARE NOT PAID IN FULL.  
Date : 12.12.2024  
Place : Mumbai Sd/- Authorized Officer, ASREC (India) Ltd.