

PUBLIC NOTICE FOR SALE THROUGH ONLINE E-AUCTION IN EXERCISE OF THE POWERS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (SARFAESI ACT) READ WITH RULES 6, 8 & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Notice is hereby given to the public in general and to the Borrower(s) / Guarantor(s) / Mortgagee(s), in particular, that the below described immovable property/ies mortgaged/charged to the Asset Reconstruction Company (India) Limited, acting in its capacity as Trustee of various ARCIL Trusts ("ARCIL") (pursuant to the assignment of financial asset vide registered Assignment Agreements), will be sold on "As is where is", "As is what is", "Whatever there is" and "Without recourse basis" by way of online E-Auction, for recovery of outstanding dues of together with further interest, charges and costs etc., as detailed below in terms of the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") read with Rules 6, 8 and 9 of the Security Interest (Enforcement) Rules, 2002 ("Rules").

Table with columns: Name of the Borrower / Co-Borrower(s) / Guarantor(s) / Mortgagee(s), LAN No. & Selling Bank, Trust Name, Outstanding amount as per SARFAESI Act, Possession type and date, Date of Inspection, Type of Property & Area, Earnest Money Deposit (EMD), Reserve Price, Date & Time of E-Auction.

Description of the Secured Asset being auctioned: Property owned by SANDIP SHAM BHATTIA, FLAT NO. 1305, 13th FLOOR, B-WING, KANAKIA PARIS, MAHARASHTRA NAGAR, SHRI HARI MANDIR MARG, CTS No. 629, F-BLOCK, KHERWADI, BKC, BANDRA (EAST), MUMBAI - 400051, CARPET AREA 829 Sq.Feet. (Built up area and freshhold)

Table with columns: Pending Litigations known to ARCIL, Co-Borrower Majestic Market Research Support Services Ltd. is undergoing Liquidation Process in accordance with the provisions of The Insolvency and Bankruptcy Code, 2016 (IBC), Encumbrances / Dues known to ARCIL, Society outstanding dues as on 20.04.2024 as Rs. 10.25 Lakhs & builder outstanding as on May-23 is Rs. 63.84 Lakhs which includes interest as charged by the builder.

Last Date for submission of Bid: Same day 2 hours before Auction. Bid Increment amount: As mentioned in the BID document.

Demand Draft to be made in name of: Arcil-Retail-Loan Portfolio 58-B-Trust. Payable at Mumbai.

RTGS details: ACCOUNT NO.: 5750000439586, BANK NAME: HDFC BANK, IFSC CODE: HDFC0000542, BRANCH ADDRESS: KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL- 400013.

Name of Contact Person & Number: Shailesh Gaikwad- 9867929121 (shailesh.gaikwad@arcil.co.in), Mahesh Bangera- 9001473256 (mahesh.bangera@arcil.co.in), Monica Rudra Das- 9819802284 (monica.rudra@arcil.co.in), Office No. 7208498890.

Terms and Conditions: 1. The Auction Sale is being conducted through E-Auction through the website https://auction.arcil.co.in and as per the Terms and Conditions of the Bid Document, and as per the procedure set out therein.

- 2. The Authorised Officer ("AO") / ARCIL shall not be held responsible for internet connectivity, network problems, system crash down, power failure etc.
3. At any stage of the auction, the AO may accept/reject/modify/cancel the bid/offer or post-pones the Auction without assigning any reason therefor and without any prior notice.
4. The successful purchaser / bidder shall bear any statutory dues, taxes, fees payable, applicable GST on the purchase consideration, stamp duty, registration fees, etc. that is required to be paid in order to get the secured asset conveyed / delivered in his / her / its favour as per the applicable law.

Place: Mumbai. Authorized Officer: Asset Reconstruction Company (India) Ltd. Date: 29.06.2024.

REGD./D/DASTI/AFFIXATION/BEAT OF DRUM & PUBLICATION/NOTICE BOARD OF DRT SALE PROCLAMATION EXH.NO: 24

OFFICE OF THE RECOVERY OFFICER-I, DEBTS RECOVERY TRIBUNAL-I, MUMBAI

MTNL Bhavan, 2nd Floor, Colaba Market, Colaba, Mumbai - 400 005.

R. P. No. 212 of 2017 DATED:- 24/06/2024

PROCLAMATION OF SALE UNDER RULES 38, 52(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH RECOVERY OF DEBTS DUE TO BANK AND FINANCIAL INSTITUTIONS ACT, 1993

CENTRAL BANK OF INDIA Certificate Holder

Prashant R. NIKHARGE AND RS. Certificate Debtor

CD No. 1: Prashant R. NIKHARGE, Shop No. 6, Sai Kripa Industrial Estate, Khadiyari Nagar, Cross Road, Chembur, Mumbai - 400089. And Residing at Flat No. 103, Plot No. 194, Sector -20, Nerul, Navi Mumbai - 400 706.

CD No. 2:- Shakti Enterprises, 1, Satya Vijay Apartments, Vijay Nagar, Nallasopara (East), Dist. Thane 401209.

CD No. 3:- Satyanarayan V. Mali, 1, Satya Vijay Apartments, Vijay Nagar, Nallasopara (East), Dist. Thane 401209.

CD No. 4:- Satyanarayan Mali, 1, Satya Vijay Apartments, Vijay Nagar, Nallasopara (East), Dist. Thane 401209.

Whereas Hon'ble Presiding Officer, Debts Recovery Tribunal No. 1 Mumbai has drawn up the Recovery Certificate in Original Application No. 1459 of 2016 for Recovery of Rs. 5,92,20,139.98 (Rupees Five Crores Ninety Two Lakhs Twenty Thousand One Hundred And Thirty Nine And Paise Ninety Eight Only) with interest and cost from the Certificate debtors is recoverable together with further interest and charges as per the Recovery Certificate/Decree.

And whereas the undersigned has ordered the sale of the property mentioned in the Schedule below in satisfaction of the said certificate.

And whereas a sum Rs. 5,92,20,139.98 (Rupees Five Crores Ninety Two Lakhs Twenty Thousand One Hundred And Thirty Nine And Paise Ninety Eight Only) along with interest and costs from the date of filing of OAI till realization.

1. Notice is hereby given in that absence of any order of postponement, the said property shall be sold on 30/07/2024 between 02.00 PM to 4.00 PM (with auto extension clause in case of bid in last 5 minutes before closing, if required) by e-auction and bidding shall take place through "On line Electronic Bidding" through the website of M/s. C 1 India Pvt Ltd., M/s. C 1 India Pvt Ltd., Plot No. 69, Sector 44, Gurugram -122003, Haryana, India. Website: www.bankauctions.com, Email maharashtra@c1india.com and gujarat@c1india.com Contact Person Mr. Bhavik Pandya 8866682937 Support help desk 01244302000. For further details contact Mr. Sourav Kumar, Senior Manager, Central Bank of India, Boribunder Branch, 346, Standard Building, Dr. D. N. Road, Mumbai - 400023. Mobile No. 7588706569.

2. The sale will be of the property of the Defendant above named as mentioned in the schedule below and the liabilities and claims attaching to the said property, so far as they have been ascertained, are those specified in the schedule against each lot.

3. 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 be 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.

4. 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.

5. 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 on this proclamation.

6. The assets shall be auctioned as per the following details:-

Table with columns: No of Lots, Description of the property, Date of Inspection, Reserve Price (In Rs), EMD, Increment Bid.

7. The highest bidder shall be declared to be the purchaser of any lot. 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.

8. The public at large is hereby invited to bid in the said E-Action. The online offers along with EMD, is payable by way of RTGS/NEFT in the Account No. 3005650627, in the name of Central Bank of India, Boribunder Branch, Mumbai, IFSC Code CBIN0280606 of the Certificate Holder Bank at Mumbai. Attested photograph of TAN/PAN card and Address Proof shall be uploaded with the online offer. The offer for more than one property shall be made separately. The last date for submission of online offers along with EMD and the other information/details is 26/07/2024 up to 4:30 p.m. The physical inspection of the immovable property mentioned herein below may be taken on 23/07/2024 between 11.00 a.m. to 4.00 p.m. at the property site.

9. The copy of Pan Card, Address proof and identify proof, E-Mail ID, Mobile No. and declaration if they are bidding on their own behalf or on behalf of their principals. In the latter case, they shall be required to deposit their authority and in default their bids shall be rejected. In case of the company copy of resolution passed by the board members of the company or any other document confirming representation/attorney of the company and the receipt/counter file of such deposit should reach to the said service provider CH Bank by e-mail or otherwise by the said date and hard copy shall be submitted before the Recovery Officer-I, DRT-I, Mumbai on 26/07/2024 up to 4:30 p.m. In case of failure bid shall not be considered.

10. The successful bidder shall have to deposit 25% of his final bid amount after adjustment of EMD by next bank working day by 4:30 P.M from the date of auction in the said account as per detail mentioned in the para - 8 above.

11. The purchaser shall deposit the balance 75% of final bid amount on or before 15th day from the date of sale of the property. 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 8 above. In addition to the above the purchaser shall also deposit poundage fee with Recovery Officer-I, DRT-I @ 2% upto Rs.1,000/- and @ 1% of the excess of said amount of Rs.1,000/- through DD in favour of Registrar, DRT-1, Mumbai.

12. 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, be forfeited to the Government and the defaulting purchaser 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 refund of EMD to the unsuccessful bidders at the close of auction shall be made only in the account number mentioned by such bidder by the concerned bank.

14. The property is being sold on "AS IS WHERE IS BASIS" AND "AS IS WHAT IS BASIS".

15. 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.

Schedule of Property:

Table with columns: Sr No, Description of the property to be sold with the names of the co-owners where the property belongs to defaulter and any other person as co-owners, Revenue assessed upon the property of 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 bearing on its nature and value.

Given under my hand and seal of this 24th day of June, 2024.

Seal of Recovery Officer, DRT-1, Mumbai.

Authorized Officer, (ASHU KUMAR)

Authorized Officer, For Unity Small Finance Bank Limited

Date: 29.06.2024

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POSSESSION NOTICE (for immovable property)

Whereas, The undersigned being the Authorized Officer of INDIABULLS HOUSING FINANCE LIMITED (CIN:L65922DL2005PLC136029) 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 issued Demand Notice dated 01.06.2021 calling upon the Borrower(s) TRUPTI K SAWANT AND KARTISH SAWANT to repay the amount mentioned in the Notice being Rs. 18,76,858.53 (Rupees Eighteen Lakhs Seventy Six Thousand Eight Hundred Fifty Eight and Paise Fifty Three Only) against Loan Account No. HLLTHN00384565 as on 21.05.2021 and interest thereon within 60 days from the date of receipt of the said Notice.

The Borrower(s) having failed to repay the amount, Notice is hereby given to the Borrower(s) and the public in general that the undersigned has taken Symbolic Possession of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on 25.06.2024.

The Borrower(s) in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of INDIABULLS HOUSING FINANCE LIMITED for an amount of Rs. 18,76,858.53 (Rupees Eighteen Lakhs Seventy Six Thousand Eight Hundred Fifty-Eight and Paise Fifty Three Only) as on 21.05.2021 and interest thereon.

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

DESCRIPTION OF THE IMMOVABLE PROPERTY

FLAT NO. K-402, 4TH FLOOR, KRACUS, LABDHI GARDEN, DAHIWALI TARIF WAREDI, NERAL, KARJAT, RAIGARH-410101, MAHARASHTRA.

Date: 25.06.2024. Authorized Officer: INDIABULLS HOUSING FINANCE LIMITED. Place: RAIGARH.

For and on behalf of The Bima Nagar Co-op. Hsg. Soc Ltd. Hon. Secretary

Authorized Officer, For Unity Small Finance Bank Limited

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NOTICE

Smt. Shashilekha Surendra Gajendra gadkar member of Bima Nagar Cooperative Housing Society Ltd., having address at M.V.Road Andheri (E), Mumbai - 400 069 and holding Flat No. C-8 in the building of the society.

The society hereby invites claims or objections from the heir or heirs or other claimants / objector or objectors issuance new share certificate in her name for the said flat and interest within 15 days from the publication of this notice, with copies of such documents and other proofs in support of his/her/their claims / objections for the issuance of the share certificate for the flat in the capital / property of the society. If no claims/ objections are received within the period prescribed above, the society shall be free to deal with the share and interest of the member in the capital / property of the society in such manner as is provided under the bye-laws of the society. The claims/objectors, if any received by the society for issuance of share certificate of flat and interest of the member in the capital / property of the society shall be dealt within the manner provided under the bye-laws of the society. A copy of the registered bye-laws of the society is available for inspection by the claimants/ objectors in the office of the society with the secretary of the society between 11.00 am to 3.00 pm from the date of publication of the notice till the date of expiry of its period

Place: Mumbai. Date: 29.06.24

For and on behalf of The Bima Nagar Co-op. Hsg. Soc Ltd. Hon. Secretary

Authorized Officer, For Unity Small Finance Bank Limited

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