TENDER DOCUMENT CUM TERMS AND CONDITIONS OF SALE

IN THE ACCOUNT OF M/s ROYAL AGRO FOOD INDUSTRIES

 The Bids document along-with declaration as given below shall be submitted physically at office of CFM-ARC Mumbai, by bidder along-with DD or UTR details of requisite EMD amount. Bank details are mentioned below:

Beneficiary Name	CFMARC Trust – 1 Apna Bank
Bank and Branch	Apna Bank, Parel Main branch
Account Number	015012100000650
IFSC	ASBL000015

- 2) Bid should be along with self-attested copies of Aadhar Card / PAN Card / Passport / Electricity Bill/Voter ID.
- 3) The said property shall be sold at a price not less than the Aggregate Reserve Price mentioned in the sale notice published in the newspaper. Bid document below Reserve Price and without KYC will be disqualified / Rejected.
- 4) Last date of submission of Bid document is as mentioned in the Sale Notice published in the newspapers.
- 5) The intending bidder should bid for entire immovable property. Bid for part property will be rejected.
- 6) The person deputed for inspection by the prospective bidder should carry with him appropriate POA and/or authorization on the letterhead of the organization he/she represents, failing which inspection may be refused.
- 7) The EMD of unsuccessful bidders shall be refunded within fifteen days from the date of Auction. The bidder will not be entitled to claim any interest, if the refund of EMD is delayed beyond the said period for any reason whatsoever.
- 8) The offer should only be placed through bid document by submitting physically at the address mentioned in the sale notice.

- 9) The entire procedure of conducting Auction shall be at the exclusive discretion of the Authorized Officer and intending purchaser shall have no right to object to the same.
- 10) The bid amount can be improved by ₹.1,00,000/- (Rupees One Lakh) per bid/attempt during the auction once bid document is submitted.
- 11) The said property shall be sold to the highest bidder. The highest bidder shall have to tender the KYC documents with originals (Photo ID and address proof documents) to the Authorised Officer for verification immediately. Post such verification, on confirmation of sale of the said property, which shall be conveyed to the highest bidder, after following the process enumerated hereinabove.
- 12) The successful bidders will have to immediately, but not later than next working day, pay 25% of the sale price (after adjusting the Aggregate Earnest Money deposited) by way of DD/ RTGS/NEFT and the balance of 75% of the consideration shall be payable by the successful bidder on or before the fifteenth day of the confirmation of the sale of the said property, or such other time as may be agreed to between CFM-ARC and the successful bidder, subject to the sole discretion of CFM-ARC and as per provisions of Security Enforcement Rules, 2002.
- 13) In the event of any default in payment of any of these amounts, or if the sale is not completed by reason of any default on the part of the successful bidder, CFM-ARC in its absolute discretion, shall be entitled to forfeit all the moneys till then paid by the successful bidder and put up the assets in question for resale/disposal. Further, all costs, charges and expenses incurred by CFM-ARC on account of such resale shall be borne by such defaulting successful bidder who shall also be bound to make good any deficiency arising on such resale and he/she/they shall not be entitled to make any claim in the event of the assets realizing higher price on resale.
- 14) The bidder shall deduct and deposit with the concerned department/statutory body Tax Deducted at Source ("TDS"), as applicable under section 194-IA of the Income Tax Act, 1961. Such TDS shall be considered as part of the Offer made by the bidder.
- 15) The stamp duty, registration charges, cess, sales tax, Value Added Tax ("VAT") (if applicable), transfer charges, if any, and all other incidental costs, charges and expenses in connection with the sale of the aforesaid assets shall be borne by the purchaser/successful bidder.

- 16) Transfer of the said property to the successful bidder shall be done by the Authorized Officer only upon payment of the entire bid consideration and other charges as per the terms contained herein.
- 17) As from the date of issuance of Sale Certificate, the purchaser shall hold the assets at his/her/their sole risk and cost as regards any loss or damage to the assets by fire or earthquake or any other natural calamities or due to theft, burglary or robbery or from any other cause whatsoever and neither CFM-ARC nor the Authorized Officer shall be liable for any such loss or damages.
- 18) The encumbrances known to CFM-ARC Not known to us.
- 19) The said property is offered for sale on "As is where is basis," "As is what is basis," and "Whatever there is basis," and "No recourse basis." basis. Neither CFM-ARC nor the Authorized Officer undertakes any responsibility to procure any permission/license etc. in respect of the said property offered for sale hereinabove. The successful bidder will have to bear all outstanding dues including water/electricity/service charges, transfer premium/fees, electricity dues, society dues, dues of the Municipal Corporation/local authority dues, taxes including sales tax, VAT, GST or any other cess, duties, levies by whatever name it is called, if any, in respect of the said property.
- 20) The bidders are advised in their own interest to verify and conduct a detailed Search & Due Diligence of the said property and about any other dues from the respective authorities to their satisfaction before submitting the offers.
- 21) The successful bidder shall be deemed to have purchased the said property after complete satisfaction of title thereto and inspection thereof and shall not be entitled to make any requisition or raise any objection as to the title or condition of the said property or any part thereof after submission of the Bid.
- 22) The successful bidder shall, notwithstanding any discrepancy or variation in the names, quantities, survey numbers measurement, boundaries and abuttal as mentioned herein above or any public notice, accept the said property purchased by it/him.

- 23) The bidder shall purchase the said property in the same condition that the said property exist on the date of sale. The date of sale shall mean, the date when the Authorized Officer accepts the offer of the successful bidder. From and after the date of issuance of Sale Certificate by the Authorized Officer, the same shall be at the sole and entire risk and costs and account of the successful bidder as regards any risk, injury, loss or damage thereto or any part thereof from any cause whatsoever. The successful bidder shall not make any requisition for repairs or otherwise and the obligations of carrying out such repairs shall be solely that of the successful bidder.
- 24) Conditional offers will be treated as invalid. Likewise correspondence about any change in the offers will not be entertained. Any bidder who wishes to give a fresh offer for the said property on or before the last date prescribed for submission of the offers contemplated herein, may file a fresh offer with appropriate EMD.
- 25) The successful bidder will be bound by the regulations of the local / any other authority, as applicable with regard to the use of the said property along with its super structure, if being part of the said property contemplated herein.
- 26) If the dues of the existing charge-holders together with all costs, charges and expenses incurred by CFM-ARC are offered by or on behalf of the Borrower or guarantors at any time before the date of confirmation of sale, the said property or part thereof, shall not be auctioned.
- 27) The bidder shall not be entitled to withdraw or cancel offer once submitted unless permitted by Authorized Officer. If the bidder withdraws or cancels the offer, the EMD shall be liable to be forfeited and will also be liable to pay the Authorized Officer, the loss or damage suffered consequent upon withdrawing or canceling the offer. The assets in question will then be resold at the risk and consequences of the bidder.
- 28) On confirmation of sale by CFM-ARC and if the terms of payment have been complied with, the Authorised Officer exercising the power of sale shall issue Sale Certificate for immovable asset in favour of the purchaser/successful bidder in the form given in Appendix V of the Security Interest (Enforcement) Rules, 2002.
- 29) The sale certificate will be issued in the name of the purchaser(s) / Applicant(s) only and will not be issued/transferred in any other name(s).

- 30) The Authorized Officer is selling the said property pursuant to the powers derived from the SARFAESI Act. The said property comprised in and forming part of the sale is sold, subject to all defects, faults, imperfections and errors of description latent or otherwise. The Authorized Officer is not answerable for the correct description genuineness, veracity, authenticity of or any defects in the said property and does not warrant any condition whatsoever pertaining to the same. The bidders should make their own enquiry about the same and satisfy themselves if there are any other encumbrances, reservations, acquisitions, charges, liens or defects affecting the title of the said property. The bidders shall not be entitled to issue or raise any requisitions or objections to or upon the title post bid submission. The bidders should make enquiries about the utility of the said property put up for sale hereunder and no warranty or assurances of any kind is given by the Authorized Officer and/or CFM-ARC.
- 31) The bidder shall be deemed to have undertaken a due diligence of the said property and that the bidder are presumed to have taken independent legal or commercial advice before participating in the auction contemplated herein.
- 32) The Authorized Officer reserves right to reject any or all offer/s without assigning any reason and in case all the offers are rejected, either to hold negotiations with any of the bidder or sell the assets through private negotiations with any of the bidders or any other party/parties or invite fresh offers. CFM-ARC's decision in this regard shall be final & binding.
- 33) The Authorized Officer will be at liberty to amend/modify/delete any of the above conditions as may be deemed necessary in light of the facts & circumstances of the case.
- 34) Disputes, if any, shall be within the jurisdiction of Courts and Tribunals in Mumbai only.
- 35) Words & expressions used hereinabove shall have the same meanings respectively assigned to them under SARFAESI Act and the rules framed thereunder.
- 36) Other terms and conditions pertaining to Auction:
 - a) Only Physical Auction/ bidding will take place.
 - b) Bidders are cautioned to be careful while submitting their bid amount and to check for alteration, if any, before confirming the same.
 - c) No request/complaint of wrong bidding will be entertained for cancelling the sale and in such case, the EMD in full will be forfeited.

- d) Only upon verification of the bid form and availability of DD/ confirmation of remittance of Aggregate EMD through NEFT/RTGS/IMPS, bidder will be allowed to bid further and or improve offer.
- e) All bids placed as required will considered as bid for himself/herself. Once the bid is placed, the bidder cannot reduce or withdraw the bid for whatever reason.
- f) The highest bid on the auction shall supersede all the previous bids of all the bidders. The bidder with the highest offer/ bid does not get any right to demand acceptance of his bid in case any stay order is received by CFM-ARC by any forum.
- g) The bidder shall be solely responsible for all consequences arising out of the bid submitted by him (including any wrongful bidding) and no complaint/ representation will be entertained in this regard by the CFM-ARC. Hence bidders are cautioned to be careful to check the bid amount and alter/rectify their bid if required before confirming the bid submitted.

Sd/-

Authorized Officer

BID DOCUMENT IN THE ACCOUNT OF M/S ROYAL AGRO FOOD INDUSTRIES PARTICULARS OF THE BIDDER

<u>Name of t</u>	he Bidder:
<u>Constitutio</u>	on of the Bidder:
Postal Ado	lress of the Bidder:
Telephone	e Nos. (O) (R)
(Mobile)	(E-Mail)
Document	of proof of identity (tick whichever is being attached):
a.	Aadhar Card Number
b	PAN Card Number
c.	Voter Identity Card Number
d	Passport Number
e.	Certificate of Incorporation Number
f.	Partnership Deed details
EMD Rem a. b. c. d. e. f. a.	Branch Name
b.	Name of the Issuing Bank
a.	OR Date of Demand draft
DETAILS (OF THE OFFER/BID:
	ered: Rs. (Amount in figures)
Rs.	(

SIGNATURE

_____ (Amount in words)

DECLARATION BY BIDDER / OFFEROR

IN THE ACCOUNT OF M/S ROYAL AGRO FOOD INDUSTRIES

- (a) I/We, the Offeror/s aforesaid do hereby state that, I/We have read the entire terms and conditions of the tender and public notice for sale in the matter of sale of secured immovable property in the aforesaid account and understood them fully. I/We, hereby unconditionally agree to conform with and to be bound by the said terms and conditions.
- (b) I/We, the Offeror/s aforesaid do hereby confirm that I/We have taken inspection of the premises and I/We are satisfied with the condition of the same and I/We shall not claim any loss or reduction in the amount offered on account of any deviation in the details and description of the properties.
- (c) I/We further declare that I/We intend to purchase the above referred assets from the Authorized Officer of CFM-ARC for our own use/business and that the information revealed by me/us in the tender/offer is true and correct. I/We understand and agree that if any of the statement/information revealed by me/us is found to be incorrect and/or untrue, the tender submitted by me/We is liable to be cancelled and in such case the Aggregate Earnest Money Deposit paid by me/us is liable to be forfeited by CFM-ARC and CFM-ARC will be at liberty to annul the offer made to me/us at any point of time. I/We also agree that after my/our offer given in my/our offer for purchase of the assets is accepted by CFM-ARC and I/we fail to accept or act upon the terms and conditions herein or am /are not able to complete the transaction within the time limit specified herein for any reason whatsoever and/or fail to fulfill any/all the terms & conditions herein, the Aggregate Earnest Money Deposit and any other monies paid by me/us along with the offer and thereafter, are liable to be forfeited by CFM-ARC and that CFM-ARC has also a right to proceed against me/us for specific performance of the contract, if so desired by CFM-ARC.

SIGNATURE

To, The Authorized Officer, CFM Asset Reconstruction Pvt. Ltd (CFMARC) CFM ARC T-1 Apna Bank 1st Floor, Wakefield House, Sprott Road, Ballard Estate, Mumbai 400 038

I/We,

Affidavit cum Undertaking to be executed and notarised

									(name(s)	of	 the	of	the
Purchaser etc.) s/o					, ag	ged ab	out		year				
at					and	havi	ing	PAN	No(s)				;
	;					and	d _				&	Aa	dhar
No		,						_					,
				and						on	bel	nalf	of
	-	(name	of	the	Prospec	ctive	Pu	ırchase	r) prese	ntly	resid	ding	at
												(he	erein

referred as the "Prospective Purchaser") pursuant to Authorization of the Board of Directors/ Power of Attorney) of the Prospective Purchaser dated ______, (as enclosed herewith), do solemnly affirm and state as under:

a. That I /Weam duly authorized and competent to make and affirm this affidavit for and on behalf of the Prospective Purchaser in terms of resolution of Board of Directors/ Power of Attorney dated______, I hereby unconditionally state, submit and confirm that the document is true, valid, and genuine.

b. I /Wehereby unconditionally state, submit and confirm that the Prospective Purchaser is not disqualified from submitting the offer letter and /or tender to purchase the property being

hereinafter referred as "the secured asset") by way of Private treaty or by way of any other mode of sale as laid down under SARFAEI Act, 2002 read with the rules thereunder and or the modes of sale available with CFM Asset Reconstruction Private Limited (CFMARC) by virtue of being secured creditor to enforce security interest over the secured asset under SARFAESI Act, 2002.

(

c. That neither the (I) Prospective Purchaser nor(ii) any person acting jointly or in concert with the Prospective purchaser not (iii) any person who is a connected person with the Borrower or Borrower company namely ______(name of borrower/mortgagor)

d. That neither the (I) Prospective Purchaser nor (ii) any person acting jointly or in concert with the Prospective Purchaser nor (iii) any person who is a connected person; (a) the Prospective Purchaser or (b) any person acting jointly or in concert with the Prospective Purchaser:

i) is an undischarged insolvent,

ii) is a willful defaulter in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949;

iii) is at the time of submission of the sale offer, a person who (a)has an account which has been classified as non-performing asset in accordance with the guidelines of the Reserve Bank of India under the Banking Regulation Act, 1949 or the guidelines of the financial sector regulator issued under any other law for the time being in force, or (b) controls or manages or is the promoter of a the borrower Company or the Guarantor Company whose account has been, classified as non-performing asset in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949 or the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949 or the guidelines of a financial sector regulator issued under the Banking Regulation Act, 1949 or the guidelines of a financial sector regulator issued under any other law for the time being in force; and such classification has continued for a period of one year or more from the date of such classification till the date of commencement of the Corporate Insolvency resolution process of the Corporate Debtor and all such overdue amounts along with interest, cost and charges thereon has not been fully repaid at the time of submission of this Sale offer;

iv) has been convicted of any offence punishable with two years or more or with imprisonment and two years have not passed from the date of release from such imprisonment: or v) has been a Promoter or in the management or control of a Borrower Company in which a preferential transaction has taken place and in respect of which an order has been made by the Honorable National Company Law Tribunal (or its appellate tribunals or Courts). (other than a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction by the Prospective purchaser pursuant to a resolution plan approved under the code or pursuant to the scheme or plan approved by a financial sector regulator or court, and the Prospective purchaser has not otherwise contributed to the preferential transaction, undervalued transaction, extortionate credit transaction, extortionate credit transaction or fraudulent transaction or found by a financial sector regulator or court, and the Prospective purchaser has not otherwise contributed to the preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction) which has taken place prior to the acquisition of the financial assets of the Borrower Company by the Secured Creditor;

vi)has executed a guarantee in favor of a creditor, in respect of a Borrower against which an application for Insolvency resolution made by such creditor has been admitted under the code, where such guarantee has been invoked by the creditor and remains unpaid in full or part;

vii) is subject to any other aforesaid conditions under any law in a jurisdiction outside India.

e. That the Prospective Purchaser unconditionally and irrevocably represents, warrants, and confirms that it is eligible to participate in the sale process as laid down under SARFAESI Act, 2002 read with the Security Enforcement Rule, 2002 and that it shall provide all the documents, representations and information as may be required by the CFMARC/Secured Creditor or any other authority as may be applicable.

f. That the Prospective Purchaser unconditionally and irrevocably undertakes that it shall provide all data, documents and information as may be required to verify the statement made under this affidavit cum Undertaking.

g. That the Prospective Purchaser understands that CFMARC may rely on the confirmations, representations and warrants provided by the Prospective purchaser under this affidavit cum undertaking.

h. That in the event of any of any of the above statements are found to be untrue or incorrect then the Prospective purchaser unconditionally agrees to indemnity and hold harmless the CFMARC and /or the Secured Creditor.

i. That the Prospective Purchasers agrees and undertakes to disclose/ inform forthwith, to the CFMARC/Secured Creditor if the Prospective purchaser becomes aware of any change in information in relation to at any stage of the sale process.

j. That this affidavit cum undertaking shall be governed in accordance with the laws of India and the adjudicating authority shall have the exclusive jurisdiction over any dispute arising under this affidavit.

Solemnly affirmed at ------, ------ on this------ day of ------, ------, (Year)

Deponent

APPENDIX IV-A 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 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 to Sammaar Capital Limited (formerly known as Indiabulls Housing Finance Ltd.) [CIN Capital Limited (formeny known as indiabulis Housing Finance Ltd.) [CIN : L65922DL2005PLC150029] ("Secured Creditor"), the physical possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "as is where is", "as is what is" and "whatever there is" basis on 30.09.2024 from 04.00 P.M. to 05.00 P.M., for recovery of Rs. 41,68,359/- (Rupees Forty One Lakh Sixty Eight Thousand Three Hundred Fifty Nine only) pending towards Loan Account No. HHLVSH00352072, by way of outstanding principal, arrears (including accrued late charges) and interest till 23,08,2024 with applicable future interest in terms of the L oan Acreement and other related loan document(s) we f 24.08 2024 terms of the Loan Agreement and other related loan document(s) w.e.f. 24.08.2024 along with legal expenses and other charges due to the Secured Creditor from MOJAHIDANSARI, BIBI RAKIBA and MUNAZIR AHMEDANSARI.

The Reserve Price of the Immovable Property will be Rs. 26,13,000/- (Rupee ("EMD") will be Rs. 2,61,300/- (Rupees Two Lakh Sixty One Thousand Three Hundred only) i.e. equivalent to 10% of the Reserve Price.

DESCRIPTION OF THE IMMOVABLE PROPERTY ELSCRIPTION OF THE IMMOVABLE PROPERTY FLAT NO. 401, 4TH FLOOR, BUILDING NO. B - 21, ARIHANT ARSHIYA, S. NO. 20/21, 2 + 3, S. NO. 21, H. NO. 1, 2B, S. NO. 22, H. NO. 1TO 4, S. NO. 23, H. NO. 2, S. NO. 25, H. NO. 9, 11, VILLAGE DAHIVALI, TALUKA KHALAPUR, DIST. RAIGAD, MAHARASHTRA - 410203.

For detailed terms and conditions of sale, please refer to the link provided on the website of the Secured Creditor i.e. www.sammaancapital.com; Contact No: 0124-6910910, +91 7065451024; E-mail id: auctionhelpline@sammaancapital.com. For bidding, log on to www.auctionfocus.in.

sa/-AUTHORIZED OFFICER SAMMAAN CAPITAL LIMITED

Sd/-

To.

(Formerly known as INDIABULLS HOUSING FINANCE LTD.) Date : 23.08.2024 Place : RAIGAD

OSBI **STATE BANK OF INDIA RETAIL ASSETS CENTRAL PROCESSING CENTER** 1st Floot, Plot No. P/24, Near Sakal Circle, Trimbak Road, MIDC Satpur. Nashik 422007. Tel. 0253-2223015/ 2223007

POSSESSION NOTICE Rule 8(1) FOR IMMOVABLE PROPERT

The undersigned being the Authorized Officer of State Bank of India, R.A.C.P.C. Nashik (10518) under the Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 (No. 3 of 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 under section 13(2)dated 23-04-2024 calling upon the borrower guarantor / mortgagors Mrs. Ashwini Samadhan Navale A/c. No.- 41176859331 (HL) & A/c. No.- 41176859444 Suraksha & A/c No.- 41216327802 Top up to repay the Home Loan amount mentioned in the notices aggregating ₹. 25,86,960/- (Rupees Twenty Five lakhs Eighty Six Thousand Nine Hundred Sixty Only) as on 23-04-2024 together with interest and other charges thereon incurred/to be incurred within 60 days from the date of receipt of the said notice.

The Borrower/mortgagor/guarantor having failed to repay the amount, notice is hereby given to the Borrower/mortgagor/ guarantor 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 section 13(4) of the said Act read with rule 9 of the said rules on the 23.08.2024.

The borrower/mortgagor/guarantor in particular and the public in general are hereby cautioned not to deal with the property and any dealings with property will be subject to the charge of the State Bank of India R.A.C.P.C. Nashik (10518) for an aggregate amount of ₹. 25,86,960/- (Rupees Twenty Five lakhs Eighty Six Thousand Nine Hundred Sixty Only) as on 23-04-2024 plus further interest and other charges accrued thereon till the date of final payment.

The Borrower's attention is invited to provisions of sub-section (8) of section (13) of the act, in respect of the time limit available to redeem the secured assets

DESCRIPTION OF THE MOVABLE/IMMOVABLE PROPERTY All that piece and parcel of Row House No.A-5, Plot No.18, Sy No.313/2/1/2/3/4/5, Damodar Nagar, Behind Narhari Lawns, Off

Pathardi Deolali Road, Patardi Phata, Nashik -422010. Admeasuring: 49.70 Sq. Mtr Boundaries:-East:Bunglow No.A-6 West: 7.50 Mtrs Colony Road, North: Bunglow No.A-7, South Bunglow No. A-3

Date - 28/08/2024 | Place - Nashik Seal Sd/- Authorized office State Bank Of India

THE RAVALGAON SUGAR FARM LIMITED CIN: L01110MH1933PLC001930

Regd. Off.: Ravalgaon - 423108, Taluka Malegaon, District Nashik, Maharashtra, India

NOTICE OF THE 89[™] ANNUAL GENERAL MEETING AND E-VOTING INFORMATION

NOTICE is hereby given that the 89th (Eighty-Ninth) Annual General Meeting ('AGM') of the Members of The Ravalgaon Sugar Farm Limited ('the Company') will be held on Thursday, September 19, 2024 at 1:00 P.M. (IST) through Video Conferencing ('VC')/Other Audio Visual Means ('OAVM'), to transact the business set out in the Notice convening the AGM

In compliance with the applicable circulars issued by the MCA and SEBI (collectively referred to as the 'relevant Circulars'), the company has sent the notice convening the 89th AGM on August 28, 2024, to members whose email address is registered with the Company /Depositories as on August 23, 2024. The Notice of 89th AGM and the Annual Report for FY 2023-24 can be accessed from the Company's website at www.trsfl.in, the website of the Stock Exchange i.e. BSE Limited at www.bseindia.com and website of Central Depository Services (India) Limited ('CDSL') (agency appointed for providing the remote e-Voting facility) i.e. www.evotingindia.com

Instruction for remote e-voting before the AGM:

In compliance with Section 108 of the Companies Act. 2013 ('the Act') read with Rule 20 of the Companies (Management and Administration) Rules, 2014, as amended from time to time, the Secretarial Standard on General Meetings ('SS-2') issued by the Institute of Company Secretaries of India and Regulation 44 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('Listing Regulations'), the Company is pleased to provide its members the facility to exercise their right to vote at the 89th AGM by electronic means. For this purpose, the Company has entered into an agreement with CDSL for facilitating voting through electronic means, as the authorized agency. The facility of casting votes by a member using remote e-Voting system prior to the AGM will be provided by CDSL

Nº 18	THE FREE PRESS JOURNAL Mumbai, Thursday, August 29, 2024
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IN THE MUMBAI DEBTS' RECOVERY TRIBUNAL NO. II				
	COURT, MUMBAI,			
MISC. APPLICATION NO. 21/2021				
IN				
DIARY NO. 186/2021				
	Exh. 17			
Basheed Shaik	Petitioner			
V/s				
IDBI Bank	Respondent/Defendant			
	NOTICE			

- WHEREAS the application has been made to this Tribunal. They copy of Application may please be collected from Santosh R. Yelve, Advocate for Petitioner/Applicant, A/4, Ground Floor, Govind CHS Ghanshyam Gupte Road, Dombivali (West)-421202. This is to give you notice, as to why relief asked for should not be granted. Take notice that the said application will be taken up for hearing by the Tribunal at 11.00 a.m. or at such time immediately thereafter according to the convenience of the Tribunal on 18/10/24.
- You are required to appear in person or by a pleader/advocate duly instructed at the aforesaid time and file reply if any.
- Take notice that in delay of your appearance on the day mentioned herein before, the proceeding will be heard and determined in your absence

Given under my hand and the seal of this tribunal on this 07th day of March. 2024. Sd/-



Near Joggers Park, Lokhandwala Andheri (W), Mumbai-400053 (Deft. No. 4)

CFM ASSET RECONSTRUCTION PRIVATE LIMITED CFNR® Registered Office: Office Block No. A/1003, West Gate, Near (mca Club, Sur. No. 835/1+3, S.G. Highway, Makarba, Ahmed-abad-380051. Corporate Office: 1stfloor, Wakefield House, thoughtful regeneration prott Road, Ballard Estate, Mumbai-400038. mail: Tejas.Joshi@Cfmarc.In CIN: U67100GJ2015PTC083994 ontact: 022- 4970 3233 Mobile: 89768 62751

APPENDIX-IV-A [Proviso to Rule 8(6)] PUBLIC SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY UNDER THE SARFAESI ACT, 2002 ction Sale Notice for sale of immovable assets under the Securitisation and Reconstruction of Fi incial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8(6) of the Se rity Interest Enforcement Rules, 2002.

CFM Asset Reconstruction Private Limited (CFM ARC) (acting in its capacity as Trustee of CFM ARC T-1 Apna Sahakari Bank) have acquired the entire outstanding along with underlying securities of M/s Royal Agro Food Industries, Mr. Kashinath Pandurang Jadhav, Mr. Vikas Kisan Gaikwad and Mr. Kushal Jadhav (Borrower) under section 5 of the said Act vide Registered Assignment Agreemen dated 21.04.2018 and by virtue of the said Assignment Agreement, Apna Sahakari Bank Ltd assigned a the rights, title and interests along with underlying securities and guarantees in favor of CFM-ARC.

Notice is hereby given to the public in general and in particular to the Borrower and Guarantors/ Mortgagors that the below described mortgaged immovable property(secured asset) assigned to CFM Asset Reconstruction Pvt. Ltd will be sold on "As is where is", "As is what is" & "Whatever there " and "No recourse Basis"; on 04/10/2024 for recovery of ₹. 23, 97,13,707.74 (Rupees wenty-Three Crore Ninety Seven Lakhs Thirteen Thousand Seven Hundred Seven and Paiss eventy Four Only) as on 15/03/2019 and further interest and other costs, charges and expenses thereon due to the secured creditor from Borrower/Guarantor - M/s Royal Agro Food Industries, Mrs. Rajani Kashinath Jadhav(now deceased) Mr. Kashinath Pandurang Jadhav(legal heir of Mrs. Kashinath Jadhav), Mr. Vikas Kisan Gaikwad and Mr. Kushal Jadhav.

ance Energy Ltd Hospital, CTS. No. 18, 18 ((1)),18 ((14)), Hissa No. 5,Vi DESCRIPTION OF PROPERTY lage- Mogra, Amboli Naka,, Andheri (West), Mumbai-400058 situated lyin EING SOLD and being at village Mogra Taluka – Andheri, Mumbai Suburban District, Mur bai - 400 058 having carpet area of 200 sq ft and BUA 1000 sq ft.

SECURED DEBT: Rs. 23, 97,13,707.74 (Rupees Twenty-Three Crore Ninety-Sevel Lakhs Thirteen Thousand Seven Hundred Seven and Paise Seventy-Fou Only) as on 15/03/2019 and further interest and other costs, charges, and

INSPECTION DATE:	13/09/2024 between 3:00 p.m. to 5:30 p.m.
RESERVE PRICE:	₹.93,00,000/- (Rupees Ninety-Three lakhs Only)
LAST DATE AND	ON OR BEFORE 03/10/2024 UPTO 5:00 P.M.
TIME FOR SUB- MISSION OF BID	
TIME / PLACE For	04/10/2024 – 11.30 AM ONWARDS
Auction	1st floor, Wakefield House, Ballard Estate, Mumbai – 400038
EMD:	Rs.9,30,000/- (Nine lakhs Thirty Thousand Only)
Contact Person	AUTHORISED OFFICER – Mr. Tejas Joshi
And Phone No.	89768 62751, EMAIL : tejas.joshi@cfmarc.in
Claims/ Encumbrances if any, which have been put forward against the property and any other dues known to Secured creditor	
	and Conditions of Sale please refer to the link provided in Sale Notice on subsite i.e. http://www.cfmarc.in
Date: 28.08.2024 Place: Mumbai	Sd/- Authorised Offic CFM Asset Reconstruction Pvt. Lt Acting as trustee of CFMARC Trust - 1 Apna Bar

AUTOMOBILE PRODUCTS OF INDIA LIMITED

Registered Office: Unit No.F-1, 1st Floor, Shanti Nagar Co-op Indl. Estate Ltd., Vakola, Santacruz (East), Mumbai - 400055. Email: cs1@apimumbai.com | cs2@apimumbai.com Website: www.apimumbai.com CIN: L34103MH1949PLC326977

PUBLIC NOTICE OTICE IS HEREBY GIVEN TO THE PUBLIC T LARGE THAT Mr. Harmeetsingh Daljeetsingh ruthi, and Avvnit Bhavesh Thakkar, who as np Briefs there is a resized and possessed of and therwise well and sufficiently entitled to all that iece and parcel of leasehold land being CTS No. 7 V (1 to 9)lying being and altueted at Village 3andra Taluka Andheri within the Registration District and Sub-District of Mumbal Suburbar "SAID PROPERTY"| more particularly described n the SCHEDULE hereunder written are Azam Khan acquitted negotiating to assign his Development Agreemer in respect of the said property to our clier **M/s. HKS Infracon LLP** with clear and marketabl SP leader Azam Khan was le free from all claims and encumbrances

ubject to the obligation to be discharged toward he tenants of the already demolished buildir licky Apartments, on terms and condition

nutually agreed between them and thus we unde

nstruction of our clients are investigating the right and interest of the Lessee to the said property

The Lessees have represented to our clients that previously vide registered Development Agreement dated 18th February 2013 and Power

of Attorney dated 28th October 2013 they have granted development rights in respect of the property in favour of Mr. Samir Dhirendra Tanna

which has been terminated by Lessees vide Letter dated 18th February 2022. In the event there are

no other third party rights, our client is willing to settle with Mr. Tanna and execute necessary documents for assignment of Developmen

o whomsoever concerned, all persons/entitie

including individuals, Hindu Undivided Families, companies, banks, financial institutions, non-banking financial institutions, firms, associations of persons or bodies of individuals, whether

corporated or not, lenders, and/or creditor aving any benefits, titles, claims, objections lemands, rights, or interests in respect of the sai

property or any part thereof by way of inheritance

transfer, share, mortgage, pledge, charge, lease

lien, license, assignment, tenancy, gift, exchange encumbrance, family arrangement/settlement

bequest, succession, maintenance, easement

trust, possession, decree or order of any court of

Rights to our client.

aw, contracts/agreemer partnership, right of way,

on Wednesday acquitted by an MP-MLA court here in a 2019 poll code violation case, his lawyer said. The former UP minister was accused of reaching a polling station during the 2019 LS election in his vehicle to cast his vote while being a candidate.

India, Chile hold talks

India and Chile on Wednesday held a "productive and wide-ranging" joint commission meet during which the two sides discussed the bilateral cooperation in trade and investment, critical minerals, defence, railways, space

and people-to-people ties. Foreign minister S Jaishankar and Chile's Minister of Foreign Affairs Alberto Van Klaveren cochaired the 2nd India-Chile Joint Commission in Delhi. In his opening remarks, Jaishankar said India very much values the participation of Chile in Voice of Global South Summit. Bhatti is CISF

DG; Daljit to lead BSF

Bihar Police chief Rajwinder Singh Bhatti and SSB's head Daljit Singh Chaudhary were on Wednesday appointed the director generals of CISF and the BSFrespectively. While the CISF guards the country's critical infrastructure including airports, nuclear installations and space establishments among others, the BSF protects Indian borders with Pakistan and Bangladesh.

Will emerge

www.freepressjournal.in

unblemished, says Kavitha

BRS MLC K Kavitha, who was released from Tihar in Delhi after the SC granted her bail in cases linked to alleged Delhi excise policy scam, on Wednesday expressed confidence she would emerge unblemished out of the allegations against her.

Former Army man jailed

A former Indian Army man from UP's Hapur has been convicted and sentenced to rigorous imprisonment by an NIA special court here in a Pakistan-operated espionage case. As per probes, Saurabh Sharma, formerly a signalman in the Indian Army, was lured into the spying racket by a pseudonymous entity operated by Defence/ISI agents of Pakistan, said an official.

law, contracts/agreements, development rights,						
partnership, right of way, lis pendens, reservation, power of attorney, FSI consumption, right of first refusal, pre-emption, any liability, or otherwise of whatsoever nature, are hereby required to intimate in writing, along with documentary evidence, to the undersigned at D. M. LEGAL ASSOCIATES, ADVOCATES & SOLICITORS, having its address at 10th Yashwant Chambers, 3rd Floor, B. Bharucha Marg, Kala Ghoda, Fort, Mumbai 400001, with a copy thereof marked to M. LEGAL ASSOCIATES ADVOCATES ADVOCATES	on date of Demand Notice and	security offered towards repayment	Financial Assets And Enforcement of Security Interest terest (Enforcement) Rules, 2002 (the said Rules). In Act read with Rule 3 of the said Rules, the Authorised as India Infoline Housing Finance Ltd.) has issued on the Borrower(s), to repay the amount mentioned in with above, notice is hereby given, once again, to the tice, the amounts indicated herein below, together with payment. The detail of theBorrower(s), amount due as ent of Ioan amount are as under:-			
D. M. LEGAL ASSOCIATES, ADVOCATES & SOLICITORS, having its address at Office No.	Name of the Borrower(s). /Guarantor (s)	Demand Notice Date & Amount	Description of secured asset (immovable property)			
911, 9th Floor, Techno Park, New Link Road, Devidas Lane Extension, Borivali (W), Mumbai - 400092, within fourteen (14) days from the date of publication of this notice of such claim, if any, failing which they shall be deemed to have given	Mr. Sagar Mahadev Kawale, Mr.Mahadeo Limbaji Kavale, Mrs.Maya Mahadev Kavale, Kavale Dudh Farm (Prospect No IL10419680) Mr. Digambar Gooinath Waje	Four Thousand Two Hundred Ninety Five Only)	H.No.312, Land Area Ad.Measuring: 500 Sq.ft, Area Ad.Measuring: 600 Sq.ft, Situated at, Shirawali Gram Panchayat, Taluka Baramati, Pune, Maharashtra, India, 413102 H.No. 547, situated at Bhatwadi Gram Panchayat,			
up or abandoned such claim/s and we shall proceed to certify the title in respect of the said property as clear and marketable.	Mr. Göpinath Gangaram Wáje Mrs. Sangita Digambar Waje (Prospect No IL10530020)	e, (Rupees Six Lakh Eight Thousand Eight Hundred and Twenty Two Only)	H.No. 547, situated at Bhatwadi Gram Panchayat, Taluka Sinner, Nashik, Maharashtra , 422211 Area Admeasuring (in Sq. Ft.): Property Type: Land "Area, Built_Up, Area, Carpet_Area Property Area: 1190.00, 800.00, 600.00			
THE SCHEDULE ABOVE REFERRED TO ("The Said Property") ALL THAT piece and parcel of Lease Hold	under Section 13(4) of the said For, further details please contained	Act, and the applicable Rules, entire act to Authorised Officer at Branch	, IIFL HFL may proceed against the above secured assets ely at the risks, costs and consequences of the Borrowers. Office: 10 & 11, Viraj Corner,Opposite BSNL Telephone			
land or ground bearing C.T.S. No. 1A (1 to 9), admeasuring 600.50 sq. meters, Village:Bandra, situate, lying and being at Prabhat Colony Road and having its address at Santacruz (E), Mumbai	Exchange,Canada Corner,Sha IV Gurgaon, Haryana. Place: Maharastra		Corporate Office : IIFL Tower, Plot No. 98, Udyog Vihar, Ph- thorised Officer, For IIFL Home Finance Ltd			
400 055 in the Registration District and Sub- district of Mumbai Suburban.			Indian Overseas Bank			
Date:29th August 2024	मराठी मनाचा		POKHARAN ROAD-II THANE Branc	h		
Place: Mumbai D M Legal Associates Advocates and Solicitor	आवाज	Alware	: Infinity Complex, Shop No. 02, 1st Fl is Road, Pokhran Road 2, Thane West 022-21731377 & Email id : iob1949@iv (APPENDIX IV)	t-400610		
	🏾 नव@शक्ति 🧏	POSSESSION N	OTICE (for immovable property) [(R	ule 8(1)]		
	tigt uppellebet Systems = 1	Whereas	ing the Authorized Officer of the India	n Overseas		
	www.navshakti.co.in	Bank under the Sec	uritization and Reconstruction of Final	ncial Assets		
			f Security Interest Act, 2002 and in inder section 13(12) read with rule 3 of			
FEDERAL YOUR PERFECT BA	NKING PARTNER	23.01.2024 calling SHAHABULLAH M (hereinafter referred the notice being R interest at contract	ent) Rules, 2002 issued a demand n upon the borrowers/mortgagors M IANIHAR & MRS. NAZMA IQUBAL as 'borrowers') to repay the amount n s. 20,16,769.35/- as on 23.01.2024 tual rates and rests, charges etc. days from the date of receipt of the s	MR. IQBAL MANIHAR nentioned in with further till date of		
The Federal Bank Ltd. Loan Colle Mumbai Division, 134, 13th Fl		realization within 60 days from the date of receipt of the said notice. (1) The borrower having failed to repay the amount, notice is hereby				
Nariman Point, M	lumbai-400 021	given to the borrower and the public in general that the undersigned has taken possession of the property described herein below in				
E-mail : mumlcrd@ Phone : 022 - 2202		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 27th day of August of				
CIN : L65191KL1931PLC000368, Sale Notice for Sale of Movable A		the year 2024.	-	Ū		
and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as Act) read with provision to 8 (6) of the Security Interest (Enforcement) Rules, 2002 Notice is hereby given to the public in general and in particular to the		(2) The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Indian Overseas Bank for an amount of Rs. 20,16,769.35 as on 23.01.2024 with interest thereon at contractual rates and rests as agreed, charges etc., from the aforesaid date mentioned in the demand notice till date of payment less				
borrowers and Guarantors that the below described movable properties hypothecated/charged to the Federal Bank Limited (Secured Creditor), the physical possession of which has been taken by the Authorized Officer of The Federal Bank Limited (Secured		payable as on the da with further interest date of payment.	made after issuance of Demand Notic ate of taking possession is Rs. 21,34,2 at contractual rates and rests, char	89/- payable ges etc., till		
Creditor), will be sold on "As is y "Whatever there is" basis on Rs. 69,06,533 /- (Rupees Sixty-N Hundred and Thirty-Three Only)	05/10/2024, for recovery of line Lakhs Six Thousand Five	of the section 13 of secured assets.	attention is invited to provisions of Sulthe Act, in respect of time available, to			
i nanarea ana minity-milee Omy)	, as on osnorzoza alony Willi	I Desci	ription of the Immovable Property			

All the members are hereby informed that: -

- 1. The voting period begins on Monday, September 16, 2024 (9:00 A.M. IST) and ends on Wednesday, September 18, 2024 (5:00 P.M. IST). During this period, members whose names appear in the register of members or in the register of beneficial owner maintained by the depositories, as on the cut-off date (record date) i.e. Thursday, September 12, 2024 shall only be entitled to avail the remote e-voting facility or vote at the AGM, as the case may be. The e-voting module shall be disabled by CDSL for voting thereafter and voting shall not be allowed beyond said time
- 2. The members who have cast their vote by remote e-voting prior to the meeting can attend the meeting but shall not be entitled to cast their vote again and members attending the meeting who have not cast their vote through remote e-voting shall be able to vote during the meeting.
- 3. Members who are holding shares in physical form or who have not registered their email address with the Company/ Depository or any person who acquires shares of the Company and becomes a Member of the Company after the Notice has been sent electronically by the Company, and holds shares as of the cut-off date, i.e. September 12, 2024, such Member may obtain the User ID and password by sending a request at helpdesk.evoting@cdslindia.com or support@purvashare.com. However, if a Member is already registered with CDSL for e-voting then existing User ID and password can be used for casting vote.
- 4. If you have any queries or issues regarding e-Voting from the CDSL e-Voting System, members may refer the Frequently Asked Questions (FAQs) and e-voting manual available at www.evotingindia.com or can write an email to helpdesk.evoting@cdslindia.com or contact at toll free no. 1800 22 55 33.

All grievances connected with the facility for voting by electronic means may be addressed to Mr. Rakesh Dalvi, Sr. Manager, Central Depository Services (India) Limited, A Wing, 25th Floor, Marathon Futurex, Mafatlal Mill Compounds, N M Joshi Marg, Lower Parel (East), Mumbai - 400013 or send an email to helpdesk.evoting@cdslindia.com or call at toll free no. 1800 22 55 33.

Helpdesk for Individual Members holding securities in demat mode for any technical issues related to login through Depository i.e. CDSL and NSDL:

Login type	Helpdesk details
Individual Members holding securities in Demat mode with CDSL	Members facing any technical issue in login can contact CDSL helpdesk by sending a request at helpdesk.evoting@cdslindia.com or contact at toll free no. 1800 22 55 33
Individual Members holding securities in Demat mode with NSDL	Members facing any technical issue in login can contact NSDL helpdesk by sending a request at <u>evoting@nsdl.co.in</u> or call at toll free no.: 022-4886 7000 and 022-2499 7000

The Board of Directors has appointed M/s. Manish Ghia & Associates, Company Secretaries (Membership No. FCS 6252), Mumbai as the Scrutinizer to scrutinize the e-voting process in a fair and transparent manner

The results of the e-voting shall be declared within two working days of the conclusion of AGM. The results declared, along with the Scrutinizer's Report shall be placed on the website of the Company at www.trsfl.in and on the website of CDSL at www.evotingindia.com immediately after their declaration and the same shall simultaneously be communicated to BSE Limited where the shares of the Company are listed.

Place: Mumbai

For THE RAVALGAON SUGAR FARM LIMITED Ritu Gianani Company Secretary & Compliance Officer ACS No: 59770 Date: August 28, 2024

NOTICE OF 73rd ANNUAL GENERAL MEETING AND BOOK CLOSURE

NOTICE is hereby given that the 73rd Annual General Meeting ('AGM') of Automobile Products of India Limited ('the Company') is scheduled to be held on Friday, 27th September, 2024 at 01:30 P.M. (IST) through Video Conferencing ('VC')/ Other Audio Visual Means ('OAVM') in compliance with the applicable provisions of the Companies Act, 2013 & Rules framed thereunder ('Act') and the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('Listing Regulations'). The Ministry of Corporate Affairs ("MCA") has, vide its General Circular dated September 25, 2023, read together with circulars dated April 8, 2020, April 13, 2020, May 5, 2020, January 13, 2021, December 8, 2021, December 14, 2021, May 5, 2022 and December 28, 2022 (collectively referred to as "MCA Circulars"), permitted convening the Annual General Meeting ("AGM" "Meeting") through Video VC or OAVM, without physical presence of the members at a common venue. In accordance with the MCA Circulars and applicable provisions of the Act and the Listing Regulations, the AGM of the Company is being held through VC / OAVM. The deemed venue for the AGM shall be the Registered Office of the Company.

The Notice of the 73rd AGM along with the Annual Report of the Company for the financial year 2023-24 will be sent only by email to all those Members, whose email addresses are registered with the Company, in accordance with the MCA Circulars and the SEBI Circular. The Members who have not registered their e-mail addresses with the Company/ Registrar and Share Transfer Agent ('RTA') so far, are requested to register/ update their e-mail addresses. In this regard, Members are requested to register their e-mail ID with the Company's RTA. Link Intime India Private Limited ('Link Intime') by providing details such as Name, Folio No., Certificate No., PAN, Mobile Number and Email address. The members are also requested to update their KYC along with other details including email ID's, etc. in Forms ISR 1, 2 & 3 as per SEBI circular SEBI/HO/MIRSD/MIRSD_RTAMB/P/ CIR/2021/655 dated Nov 03, 2021.

Members can participate in the 73rd AGM through VC/ OAVM only. Necessary arrangements have been made by the Company with National Securities Depository Limited ('NSDL') to facilitate e-Voting. The instructions for joining the 73rd AGM and the manner of participation in the remote e-voting and/ or casting vote through the evoting system during the 73rd AGM is being provided in the Notice of the 73rd AGM. The members may generate the login credentials for casting votes through e-voting by following instructions as being provided in the Notes to Notice of AGM. Members participating through the VC/ OAVM shall be counted for the purpose of reckoning the quorum under Section 103 of the Act. The Notice of the 73rd AGM along with Annual Report will also be available on the website of the Company i.e. www.apimumbai.com, website of BSE at www.bseindia.com and on the website of NSDL at www.nsdl.co.in.

The Register of Members and Share Transfer Books of the Company will remain closed from Saturday, 21st September, 2024 to Friday, 27th September, 2024 (both days inclusive) for the purpose of 73rd AGM.

This Notice is being issued for the information and benefit of the Members of the Company in compliance with the MCA Circulars and the SFBI Circular.

	For Automobile Products of India Limited
Date: 28th August, 2024	Sd/-
Place : Mumbai	Ankit Patel
	Company Secretary & Compliance Officer

Mr. Rajesh Bal Singh & Mrs Solutions Private Limited Shashiprabha Rajesh Singh. The Reserve price for hypothecated vehicle will be Rs. 14,60,000/- (Rupees Fourteen Lakhs Sixty Thousand Only) and the earnest money deposit for hypothecated vehicle will be Rs. 1,46,000/- (Rupees One Lakh Forty-Six Thousand Only).

further interest, charges and cost thereon due to The Federal Bank Limited (secured creditor) till realization from M/s Prince

For detailed terms and conditions of the sale. please refer to the link provided in the website of The Federal Bank Ltd i.e. https://www.federalbank.co.in/web/guest/tender-notices

Description of Hypothecated Movable Properties

Hypothecation of Tata Signa 4018 S BSVI having Chassis No. MAT503083N2E11650, Engine No. B56B6A1800D02122E63906761 2022 Model, Diesel, Titanium White Colour bearing Registration No. MH 46 BU 3604.

For The Federal Bank Limited, Mr. Lecin C **Deputy Vice President-I & Division Head** Date : 28/08/2024 (Authorised Officer under SARFAESI Act)

ADITYA BIRLA HOUSING FINANCE LIMITED

Registered Office: Indian Rayon Compound, Veraval, Gujarat 362266 Branch Office: Aditya Birla Housing Finance Limited, G-Corp Tech Park, 8th Floor, Ghodbunder Road, Next to Hyper City Mall, Thane [W] - 400 607 ontact No: 1. ABHFL: Authorized Officer Mr. Chirag Lokhande: 919773758208 Auction Service Provider (ASP): - M/s. Globe Tech Infosystems Private Limited - Mr. Sam hakravort

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

Auction Sale Notice for Sale of Immovable Asset(s) under the Securitization and R construction of Financial Assets and Enforcement of Security Interest Act, 2002 read wit provision 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 properties mortgaged/charged to the Aditya Birla Housing Finance Limited/Secured Creditor, the possession of which has been taken by the Authorized Officer of Aditya Birla Housing Finance Limited/Secured Creditor will be put to sale by auction on "As is where is", "As is what is", and "Whatever there is" on 30-09-2024, for recovery of Rs. 5,11,52,819.06/- (Rupees Five Crore Eleven Lacs Fifty Two Thousand Eight Hundred Nineteen and Six Paise Only) as on 16-02-2022 and further interest and other expenses thereon till the date of realizatio due to Aditya Birla Housing Finance Limited/Secured Creditor from the Borrowers and the official liquidator namely Mr. Birendra Kumar Aggarwal, AJS Impex Pvt. Ltd, Jayesh Amulakh Mehta, Amulakh Bhupatray Mehta , Nisha Jayesh Mehta. The Reserve Price for Property A will be INR 1,25,00,000/- (Rupees One Crore Twenty-Five Lacs Only) and EMD will be INR 12,50,000/- (Rupees Twelve Lacs Fifty Thousand Only.) The reserve price for Property-B will be INR 1,25,00,000/- (Rupees One Crore Twenty-Five Lacs Only) and EMD will be INR 12,50,000/- (Rupees Twelve Lacs Fifty Thousand Only.) The last date of EMD deposit is 28-09-2024. The date for nspection of the said property is fixed on 27-09-2024 between 11:00 am to 04:00 pm

DESCRIPTION OF IMMOVABLE PROPERTY

Property A:- ALL THAT PIECE AND PARCEL of Commercial Premises No. 409, On the Fourth Floor, Admeasuring Area 1185 Sg. Feet Built up Area , In the Society known as concorde Premises Co-Operative Society Housing Limited , Constructed on Tender Plot No. 66-A ,Situated At Sector -11,Shahbaz Village ,CBD Belapur ,Navi Mumbai , Taluka & District -Thane and The Said Property is Bounded By As:: East: Other Building West: Internal Road North: M.S.E.B Office South: Other Building.

Property B:- ALL THAT PIECE AND PARCEL of Commercial Premises No. 410, On the Fourth Floor, Admeasuring Area 1185 Sq. Feet Built up Area , In the Society known as Concorde Premises Co-Operative Society Housing Limited , Constructed on Tender Plot No. 66-A ,Situated At Sector -11,Shahbaz Village ,CBD Belapur ,Navi Mumbai , Taluka 8 District -Thane and The Said Property is Bounded By As:: East: Other Building West: Internal Road North: M.S.E.B Office South: Other Building.

For detailed terms and conditions of the sale, please refer to the link provided in Aditva Birla Housing Finance Limited/Secured Creditor's website i.e. https://homefinance.adityabirlacapital.com/properties-for-auction-under-sarfaesi-act or https://BestAuctionDeal.com Date:- 29.08.2024

Place: MUMBAI

	Sd/- Au	thorized	Office
litya Birla H	lousing	Finance	Limite

401105.	
Date : 27.08.2024	Authorized Officer
Place : Thane	Indian Overseas Bank

All that part and parcel of the property of Flat NO. 303, 3rd Floor,

Anwar Apartment CHS, Near Bhayander Phatak, Bhayander East-

VASANT INVESTMENT CORPORATION LIMITED

Registered Office : 1017 Raheja Chamber, 213, Nariman Point, Mumbai-400021. CIN: U65990MH1939PLC145609; Phone No. : 022-022-22023068 / 22871678 e-mail address : vicltdl939@gmail.com; Website : www.vicl.co.in

NOTICE

Notice is hereby given that the 85th Annual General Meeting ("AGM") of the Members of Vasant Investment Corporation Limited will be held on Wednesday. 25th September. 2024 at 11:00 a.m. AT 1017, RAHEJA CHAMBERS, 213, NARIMAN POINT, MUMBAI-400021. to transact the ordinary and special businesses as stated in the Notice convening the AGM As per the various Circular issued by MCA the Notice of the AGM together with the Proxy Form, Attendance Slip, Annual Report inter-alia containing Directors' Report, Auditors' Reports including Audited financial Statements of the Company for the Financial Year 2023-24 has been sent to the Members of the Company by e-mail to their registered e-mail addresses and physical copies will be dispatched to other members if Company receive request from the members. The Company has completed the mailing of Notice convening the AGM along with the aforesaid Annual Report on 28st August, 2024.

The Members, who have not registered their e-mail addresses so far. are requested to register their e-mail addresses with their concerned Depository Participant (in respect of shares held in demat form) 01 with Satellite Corporate Services Pvt. Ltd., Registrar & Share Transfer Agent (RTA) of the Company and with the Company at vicltd1939@gmail.com (in respect of shares held in physical form).

Members are hereby informed that the notice of the 85th AGM and the Annual Report of the Company are also available on the Company's website (www.vicl.co.in).

Members. Proxies and Authorized Representative are requested to bring the attendance slip, dul] completed and signed, to the meeting and hand it over at the entrance

A Member entitled to attend and vote is also entitled to appoint a proxy to attend and vote instead o himself and the proxy need not be a Member of the Company. The instrument appointing the proxy, i order to be effective, must be deposited at the Company's Registered Office duly completed an signed, not less than FORTY-EIGHT HOURS before the meeting.

The detailed procedure/instructions for voting, attending AGM and voting during AGM are contained in the Notice of 85th AGM.

The cut-off date for determining the eligible members for voting is 18th September 2024. The Voting at the meeting shall be conducted by show of hands. Any person who becomes a Member after sending the Notice and Annual Report through e-mail but who holds shares as on cut-off date can attend the AGM. Such Member can exercise his voting right during AGM and send a reguisition for a copy of the Annual Report and Notice convening the AGM through e-mail communication to RTA with a copy marked to the Company at vicltd1939@gmail.com alongwith his / her / its relevant particulars i.e. DP ID & Client ID / Folio No.

Notice is also hereby given that pursuant to the provisions of Section 91 of the Act the Register of Members and the Share Transfer Books of the Company will remain closed from September 19th, 2024 to September 25th, 2024 (both days inclusive) for the purpose of 85th AGM

FOR VASANT INVESTMENT (By Order of the Board, CORPORATION LIMITED
	Sd/-
	Sudarshan V. Loyalka
Place : Mumbai	Managing Director
Date : 27th August, 2024	DIN : 00016533
For more information please	se visit :
www.vicl.co.in	

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मुंबई, गुरुवार, २९ ऑगस्ट २०२४

जाहीर नोटीस

निशाणी क्र. १

... अर्जदाग

....प्रतिवार्द

सही/

वसूली अधिकारी -

या जाहीर नोटीसी द्वारे तमाम लोकांस कळविण्यात येते की गाव मौजे खानिवडे, ता. वसई, जि. पालघर येथील सर्वे क्रमांक 158, क्षेत्र हे. आर. 0.28.20 आकरणी 0.65 पैसा असी जमीन मिळकत श्रीमती मालती बाबराव घरत. श्री मयर बाबराव घरत व इतर यांचे मालकी व कब्जे वहिंवाटीची आहे. सदरची मिळकत त्यांचे कडून माझे अशील विकत घेण्याचा करार करीत आहेत. सदर मिळकतीची मालकी निर्वेध (टायटल क्लियर) असणे बाबत माझे अशिलां तर्फे सदरची जाहिर नोटीस प्रसिद्ध करीत आहे तरी सदर मिळकतीवर कोणांचा गहाण. दान. वारसा. साठेकरा व अन्य कोणत्याही प्रकारचा हक्क हितसंबंध असल्यास त्याची लेखी व योग्य कागदपत्रा सहित सदर नोटिस प्रसिद्ध झाले पासून 14 दिवसात फ्लॅट नं 02, न्यु अविष्कार, संगम मेडिकलच्या मागे आचोले रोड, नालासोपारा पर्व ता. वसई, जि. पालघर चा पत्यावर संपर्क साधावाँ अन्यथा असा कोणाचा हक्क नाही व असल्यास सोडून दिला आहे, असे समजून सदर विक्री व्यवहार पूर्ण करण्यात येईल, हयाची नोंद घ्यावी अरुण एस. सिंह

दिनांकः २९/०८/२०२४ (वकील उच्च न्यायालय)

जाहीर सूचना

सर्व लोकांस कळविण्यात येते की, गांव मौजे - समेळ, ता, वसई, जि. पालघर, वसई-विरार शहर महामगरणलिक हटदीतील स नं ५२३// क्षेत्र ०-०६-६० हे आरचौमी आकार १.१२ रू.पै, हि मिळकत रोझा पास्कोल रमेद उर्फ रोझा जोसेफ लोपीस यांचे निर्वीवाद मालकी व कब्जेवहिवटिची आहे. सदर मिळकत विकसित करावयाची असून, त्या अनुषंगाने वर्साई-विरार शहर महानगरपालिका यांचेकडन बांधकाम परवानगी व इतर आवश्यक त्या रितसर परवानग्या मिळविण्याची प्रक्रिया सुरू आहे.

तरी कोणाही व्यक्ती अथवा संस्थेकडे सदर जमिन मिळकतीचे विकसना संबंधाने खरेदी-विक्री, साठेखत कळमख्यत्यारपत्र अदलाबदल गहाण दान बक्षीसपत्र लिजपेंडन्सी करारनामा समझोता करार वारसा वहीवट विश्वस्त, कुळारंग, वा विकसनाच्या दृष्टीने विधिग्राहय ठरेल असा लेखी हरकत घेण्यासारखा पुरावा असेव किंवा अन्य हक्क, हितसंबंध असल्यास सदर नोटीस प्रसिध्द झालेपासून १४ दिक्सांच्या आत सर्व लेखी, कायदेशिर पराव्यांसहित आपली हरकत आमदे कार्यालय ऑफिस नं. २, सुप्रिम बिल्डींग, डांगे टॉक्रच्या मागे, फ्लायओव्हर ब्रिज जवळ, नालासोपारा (प), ४०१ २०३, येथे सादर करावी.

सही/ रिना सुनिल रॉड्रीग्ज दिनांकः २९/०८/२०२४ **(वकील उच्च न्यायालय)**

स्थावर मिळकतीच्या विक्रीकरिता विक्री सूचना

ई-लिलाव विक्री सचना, सर्वसामान्य जनता आणि विशेषतः कर्जदार आणि हमीदार यांना सचना यादारे देण्यात थेते की. खालील वर्णिलेल्या स्थावर मिळकती या तारण धनकोंकडे गहाण/प्रभारित आहेत. ज्यांचा अन्वयीक/प्रत्यक्ष/सांकेतिक कब्जा बँक/तारण धनकोंच्या प्राधिकृत अधिकाऱ्यांनी घेतला आहे. त्या संबंधित कर्जदार आणि हमीदार यांच्याकडून बँक/तारण धनकोंच्या थकबाकीच्या वस्लीकरिता येथील खालील कोष्टकात नमूद केलेल्या तारखेस ''जे आहे जेथे आहे'', ''जे आहे जसे आहे''. आणि ''जे काहि आहे तेथे आहे'' तत्त्वाने विकण्यांत येणार आहेत. राखीव किंमत आणि इसारा अनामत रक्षम संबंधित मिळकतीच्या समोरील कोष्ट्रकात नमद केलेली आहे.

	अ. क्र.	कर्जदार हमीदार	कर्ज खाते क्र.	रोजीस थकबाकी २२.०८.२०२४	गहाणवटदारांचे नाव	तारणाचे तपशील क्षेत्र चौ. फू. मध्ये	राखीव किंमत आणि इसारा अनामत रक्कम (इएमडी)	शाखेचे नाव आणि संपर्क तपशील	कॅनरा बँक खाते तपशील	लिलावाची तारीख इएमडीची तारीख निरीक्षणाची तारीख
	۶,	गिरिजादेवी विजयबहादूर मौर्य आणि विजयबहादूर रामनिरंजन मौर्य		रु. ३२,२७,४११.८६ + तारखे रोजीपर्यत व्याज आणि इतर प्रभार	गिरिजादेवी विजयबहादूर मौर्य आणि विजयबहादूर रामनिरंजन मौर्य	फ्लॅट क्र.४०२,४था मजला, इमारत क्र. ७– एफ, ''शुभ वास्तू'' म्हणून ओळखले जाणारे कॉम्प्लेक्स, गाव खातिवलीचा गट क्र. १२२ ते १२८,१३१,१३४,१४०, १४३ए, १४३बी, १४४,१४६ए, १४६बी, १४७, फूड मॅक्स हॉटेल जवळ, वासिंट् (पश्चिम), तालुका– शहापूर, जिल्हा–ठाणे ६५५.२० चौ. फू.	आएसव्ही =२६,५३,००० आणि इएमडी=२,६५,३००	कॅनरा बँक, गोवेली (५३६९) शाखा, गोस्ट रायते, गोवेली येथे, पो रायते, कल्याण मुरबाड रोड, जि. ठाणे-४२१३०१. शाखा प्रभारी श्री. विकाश कुमार द्वारे संपर्क क्रमांक ९१७७३८२७०८९२	खाते क्र. – २०९२७२४३४ आयएफसी कोड क्र. – सीएनआरबी ०००५३६९	२५.०९.२०२४ २४.०९.२०२४ २३.०९.२०२४
	R	लॉरेन्स जॉन पंडित	१६०००१०७२६४६ १६४००२६४३०४	रु. २४,६६,८५७ + तारखे रोजीपर्यत व्याज आणि इतर प्रभार रु. ६८,४५७ + तारखे रोजीपर्यत व्याज आणि इतर प्रभार	लॉरेन्स जॉन पंडित	फ्लॅंट क्र. ००१, तळ मजला, इमारत क्र. ५- जी, ''शुभ वास्तू'' म्हणून ओळखले जाणारे कॉम्प्लेक्स, गाव खातिवलीचा गट क्र. १२२ ते १२८,१३१,१३४,१४०, १४३ए, १४३वी, १४४,१४६६ए, १४६वी, १४०, फूड मॅक्स हॉटेल जवळ, वासिंद (पश्चिम), तालुका- शहापूर, जिल्हा-ठाणे ५३५ चौ. फू.	आरएसव्ही =२१, ६७,००० आणि इएमडी=२१,६,७००	कॅनरा बॅंक, गोवेली (५३६९) शाखा, पोस्ट रायते, गोवेली येथे, पो रायते, कल्याण मुसबाड रोड, जि. ठाणे-४२१३०१. शाखा प्रभारी श्री. विकाश कुमार द्वारे संपर्क क्रमांक ९१७७३८२७०८९२	खाते क्र. – २०९२७२४३४ आयएफसी कोड क्र. – सीएनआरबी ०००५३६९	२५.०९.२०२४ २४.०९.२०२४ २३.०९.२०२४
सूची ग्य क्षेत्र कू.) ७	ν.	निकिता सचीन पाटील	१६०००१४०८४७५	रु. २६,६३,७३६ + तारखे रोजीपर्वत व्याज आणि इतर प्रभार	निकिता सचीन पाटील	पलॅंट क्र. ००१, तळ मजला, इमारत क्र. ७- ए, ''शुभ वास्तू'' म्हणून ओळखले जाणारे कॉम्प्लेक्स, गाव खातिवलीचा गट क्र. १२२ ते १२८,१३१,१३४,१४०, १४३ए, १४३बी, १४४,१४६ए, १४६बी, १४७, फूड मॅक्स हॉटेल जवळ, वासिंद (पश्चिम), तालुका– शहापूर, जिल्हा–ठाणे. ५०५ चौ. फू.	आरएसव्ही =२०,४६,००० आणि इएमडी=२,०४,६००	कॅनरा बॅंक, कळवा (०२१७) शाखा,- १ला मजला, अगस्ती अपार्टमेंटस, कळवा नाक्या जवळ, कळवा ४००६०५ शाखा प्रभारी श्री. प्रेम नारायण द्वारे संपर्क क्र. ९१९५३२९१२९८५	खाते क्र २०९२७२४३४ आयएफसी कोड क्र सीएनआरबी ००००२१७	२५.०९.२०२४ २४.०९.२०२४ २३.०९.२०२४
x 9 x 9 9 9 2	8	निकिता सचीन पाटील	१६०००१४०८५०८ १६४००३१११६८०	रु. २६६३३१० + तारखे रोजीपर्यत व्याज आणि इतर प्रभार रु. १५९५९७+ तारखे रोजीपर्यत व्याज आणि इतर प्रभार	निकिता सचीन पाटील	फ्लॅंट क्र. ००२, तळ मजला, इमारत क्र.७– ए, ''शुभ वास्तू'' म्हणून ओळखले जाणारे कॉम्प्लेक्स, गाव खातिवलीचा गट क्र. १२२ ते १२८,१३१,९३४,१४०, १४३ए, १४३बी, १४४,१४६ए, १४६बी, १४७, फूड मॅक्स हॉटेल जवळ, वासिंद (पश्चिम), तालुका– शहापूर, जिल्हा–ठाणे. ५०५ चौ. फू.	आरएसव्ही =२०,४६,००० आणि इएमडी=२,०४,६००	कॅनरा बॅंक, कळवा (०२१७) शाखा,- १ला मजला, अगस्ती अपार्टमेंटस, कळवा नाक्या जवळ, कळवा ४००६०५ शाखा प्रभारी श्री. प्रेम नारायण द्वारे संपर्क क्र. ९१९५३२९१२९८५	खाते क्र. – २०९२७२४३४ आयएफसी कोड क्र. – सीएनआरबी ००००२१७	२५.०९.२०२४ २४.०९.२०२४ २३.०९.२०२४
9 9 5 5 9 9 2	ų	उत्तम जनार्दन शिंगोटे आणि शोभा उत्तम शिंगोटे	१६०००१४१५५७०	रु. २२,५१,४६१.८६ + तारखे रोजीपर्यत व्याज आणि इतर प्रभार	उत्तम जनार्दन शिंगोटे आणि शोभा उत्तम शिंगोटे	फ्लॅट क्र. सी/३०१, ३रा मजला, इमारत क्र. १ सी, ''क्रिस्टल'', इमारतीचे नाव ''रिद्धी सिद्धी कॉम्प्लेक्स'', गाव टाकई, तालुका खालापूर. जिल्हा रायगड. ४१५.६७ चौ. फू.	आरएसव्ही =१३,३०,००० आणि इएमडी=१,३३,०००	कॅनरा बॅंक, ठाणे पूर्व कोपरी कॉलनी (०२६६) शाखा, – ५, स्टार बिल्डिंग, तळ मजला, रेल्ले स्टेशन समोर, ठाणे (पूर्व), कोपरी कॉलनी, ठाणे –४००६०३. शाखा प्रमारी: श्री. डॉ. रविकुमार चौधरी द्वारे संपर्क क्र. ९१७४१७९९३२३६	खाते क्र २०९२७२४३४ आयएफसी कोड क्र सीएनआरबी ००००२६६	२५.०९.२०२४ २४.०९.२०२४ २३.०९.२०२४
2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	υ	उत्तम जनार्दन शिंगोटे आणि शोभा उत्तम शिंगोटे		रु२२५१३७०.४६ तारखे रोजीपर्यत व्याज आणि इतर प्रभार रु. २,५९,८१० + तारखे रोजीपर्यत व्याज आणि इतर प्रभार	उत्तम जनार्दन शिंग्गेटे आणि शोभा उत्तम शिंग्गेटे	फ्लॅंट क्र. सी/२०१, २रा मजला, इमारत क्र. १ सी, ''क्रिस्टल'', इमारतीचे नाव ''रिद्धी सिद्धी कॉम्प्लेक्स'', गाव टाकई, तालुका खालापूर. जिल्हा राथगड. ४१५.६७ चौ. फू.	आएएसन्ही =१४,९७,००० आणि इएमडी=१,४९,७००	कॅनरा बैंक, ठाणे पूर्व कोपरी कॉलनी (०२६६) शाखा, – ५, स्टार बिल्डिंग, तळ मजला, रेल्ने स्टेशन समोर, ठाणे (पूर्व), कोपरी कॉलनी, ठाणे –४००६०३. शाखा प्रभारी: श्री. डॉ. रविकुमार चौधरी द्वारे संपर्क क्र. ९१७७१७९९२२३६	खाते क्र. – २०९२७२४३४ आयएफसी कोड क्र. – सीएनआरबी ००००२६६	२५.०९.२०२४ २४.०९.२०२४ २३.०९.२०२४
3 3 4 5 6 7 8 9 2 2 2 2	و	जगजीवन राम राठोड	१६०००९२५५०५ १६०००१३७३८७९ १६४००२४५१२८७ १७०००५८५१४३४	व्याज आणि इतर	जगजीवन राम राठोड	निवासी फ्लॅट युनिट क्र. २०२,गाव – ममदापूर, तालुका –कर्जत, जिल्हा-रायगड– ४१०१०१ ४०४ चौ. फू.	आरएसव्ही =३२,४५,५८० आणि इएमडी =३,२४,५५८	कॅनरा बॅंक, ठाणे पूर्व कोपरी कॉलनी (०२६६) शाखा,- ५, स्टार बिल्डिंग, तळ मजला, रेल्वे स्टेशन समोर, ठाणे (पूर्च), कोपरी कॉलनी, ठाणे -४००६०३. शाखा प्रभारी: श्री. डॉ. रविकुमार चौधरी द्वारे संपर्क क्र. ९१७४१७९९३२३६	खाते क्र. – २०९२७२४३४ आयएफसी कोड क्र. – सीएनआरबी ००००२६६	२५.०९.२०२४ २४.०९.२०२४ २३.०९.२०२४
- e e e	2	मोहम्मद अनीस मुन्नाअन्सारी		रु. ३१, ९४,६१५.८६+ तारखे रोजीपर्यंत व्याज आणि इतर प्रभार रु. १,३४,१४५.५८+ तारखे रोजीपर्यंत व्याज आणि इतर प्रभार	मोहम्मद अनीस मुन्नाअन्सारी	निवासी फ्लॅट क्र. ४०१, ४था मजला, मोजमापित ४९. ३४ चौ. मीटर्स (चटर्ड क्षेत्र) समतुल्य ५३१ चौ. फू. समाविष्टीत बाल्कनी, कपाट, खिडक्या आणि दाराची चौकट, सेवा क्षेत्र, इमारत क्र. ''६पी'' मथ्ये, ''शुभ वास्तू' म्हणून ओळखले जाणाऱ्या प्रकल्पामध्ये, शुभ वास्तू कॉम्प्लेक्स, गट क्र. १२२,१२३,१२४,१२५,१२६,१२७, १२८,१३४,१३४,१४८,१४६,१२७, १२८,१३४,१३४,१४८,१४६,१२७, १४८,१३४,१३४,१४७,१४३,१४३ १४४,१४६ए,१४६वी,१४७,गाव खातिवली, फूड मॅक्स हॉटेल जवळ, मुंबई नाशिक हायवे (एनएच-३) लगत, वासिंद पश्चिम, तालुका शहापूर, जिल्हा– ठाणे, महाराष्ट्र, भारत-४११६०४ ६३७ चौ. फू.	आएसव्ही =२१, ७०,००० आणि इएमडी =२,१७,०००	कॅनरा बैंक शहापूर शाखा (४६४६),- १ला मजला, अनुसया अपार्टमेंट, पंडित नाका, डॉ. सईद हॉस्पिटलजवळ, एस टी स्टैंड समोर, शहापूर-४२१६०१. शाखा प्रभारी: श्री. प्रवीण निवृत्ती कुंभार, कुमार चौधरी द्वारे संपर्क क्र. ९१९८३४७७५५८८	खाते क्र. – २०९२७२४३४ आयएफसी कोड क्र. – सीएनआरबी००० ४६४६	२५.०९.२०२४ २४.०९.२०२४ २३.०९.२०२४

शाखा / कर्जतार सह-कर्जदार/ हमीदार (कर्ज कोड क्र 00083608)/ (पुणे शाखा), नंदिर्न ग्रुप प्रमोटर्स ॲण्ड बिल्डर्स (कर्जदार) नितीन राम टकले (हमीदार) तानाजी कल्याण पोंडकूळे (हमीदार) दीपक वसंतलाल पटेल/सैघानी. (हमीदार) सौ. राजश्री नितीन टक्कले (हमीदार)

२ बीएचके

१ बीएचके

१ बीएचके

२ बीएचके

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जमा करायची आहे किंवा आरटीजीएस/एनईएफटी/ फड द्वान्सफरद्वारे कनेरा बंकेच्या खात्यात जमा केले जातील, २४.०९.२०२४ रोजी किंवा त्यापूर्वी सध्याकाळी ५.०० पर्यंत. रोजी किंवा त्यापूर्वी संध्याकाळी ५.०० वाजेपर्यंत ईएमडी आणि इतर दस्तऐवजांचे तपशील ईएमडी रक्कम भरल्यानंतर इच्छक बोलीदारांनी खालील कागदपत्रे/तपशीलांची प्रत २४.०९.२०२४ रोजी किंवा त्यापूर्वी संध्याकाळी ५.०० वाजेपर्यंत कॅनर बी शाखेत हाताने किंवा ईमेलद्वारे सादर करावी. १. ईएमडी रकमेसाठी डिमांड ड्राफ्ट/पे ऑर्डर जर आरटीजीएस/एनईएफटी द्वारे पैसे भरले असतील, तर यूटीआर क्रमांक सह त्याची पोचपावती. २. पॅन कार्डची छायाप्रती, ओळखपत्र. तथापि, यशस्वी बोलीदाराने बोलीच्या रकमेच्या २५% शिल्लक रकमेचा भरणा करताना ही कागदपत्रे मूळ स्वरूपात बँकेकडे सादर करावी लागतील. ३. बोलीदाराचे नाव, संपर्क क्रमांक, पत्ता, ईमेल आयडी. ४. ईएमडीच्या ऑनलाइन परताव्यासाठी बोलीदाराचे खाते तपशील. एफ. इच्छुक बोलीदारांनी https://www.bankeauctions.com या पोर्टलवर त्यांची नावे नोंदवावीत आणि त्यांचा युजरआडी आणि पासवर्ड मोफत मिळवावा. संभाव्य बोलीदारांनी सेवा पुरवठादार मे. पीएसबी अलायन्स ईविक्रे, हेल्प डेस्क क्र. –९१ ८२९१२२०२२०, ईमेल support.ebkray.@psballiance.com, वेबसाईट: https//ebkray.in कडून ई–लिलावाकरिता ऑनलाईन प्रशिक्षण घेऊ शकता. जी. अयशस्वी बोलीदाराने जमा केलेला ईएमडी त्यांना बोली प्रक्रिया पूर्ण झाल्यानंतर २४ तासानंतर आणि कामकाजाच्या ७ दिवसांच्या आत परत केला जाईल. इअर मध्ये कोणतेही व्याज असणार नाही. एच. वर नमूद केल्याप्रमाणे, राखीव किंमतीवर लिलाव सुरू होईल. बोलीदार त्यांच्या ऑफर रु. १०,०००/– च्या पटीत सुधारतील. ऑनलाइन लिलाव बंद केल्यावर जो बोलीदार सर्वाधिक बोली (राखीव किंमतीपेक्षा जास्त) सादर करेल त्याला यशस्वी बोलीदार म्हणून घोषित केले जाईल. विक्री यशस्वी बोलीदाराच्या नावे पुष्ठी केली जाईल, सुरक्षित धनकोने त्याची पुष्टी केली असेल. १. यशस्वी बोलीदाराने त्याला/तिला यशस्वी बोलीदार म्हणून घोषित केल्यावर लगेचच विक्री किमतीच्या २५% (आधीच भरलेल्या ईएमडीसह) जमा करावे आणि सुरक्षित धनकोने विक्रीची पुष्टी केल्याच्या तारखेपासून १ दिवसांच्या आत शिल्लक रक्कम जमा करावी. जर यशस्वी बोलीदार बिक्री किंमत अदा करण्यात अयशस्वी ठरला, तर त्याने केलेली ठेव अधिकृत अधिकाऱ्याकडून कोणत्याही विक्री किंमतीशिवाय जप्त केली जाईल, त्याने केलेली ठेव अधिकृत अधिकाऱ्याकडून कोणतीही सूचना न देता जप्त केली जाईल आणि मालमत्ता त्वरित पुन्हा विक्रीसाठी ठेवली जाईल. जे. रु.५०.०० लाख (फक्त पन्नास लाख रुपये) आणि त्याहून अधिकच्या विक्री उत्पन्नासाठी, यशस्वी बोली लावणाऱ्याला विक्रीच्या रकमेवर १% दराने टीडीएस कापून बॅंकेच्या टीडीएस प्रमाणपत्राची मूळ पावती सादर करावी लागेल. के. वाहतुकीचे सर्व शुल्क, मुद्रांक शुल्क/जीएसटी नोंदणी शुल्क इत्यादी, जसे लागू होते, ते केवळ यशस्वी बोलीदारानेच वहन करावे. एल. बॅंकेच्या माहितीवर मालमत्तेचा कोणताही बोजा नाही. यशस्वी बोलीदार सर्व सोसायटी देयके, नगरपालिका कर/पंचायत कर/वीज/पाणी शुल्क/इतर शुल्क, दायित्वे आणि कर यासह जे काही थकबाकी असल्यास, विषयाच्या मालमत्तेच्या संदर्भात आणि/किंवा प्रभावित करण्यासाठी जबाबदार आहे. एम. कोणतेही कारण न देता ई – लिलावाच्या अटी व शर्ती पुढे ढकलण्याचा/रद्द करण्याचा किंवा बदलण्याचा अधिकार प्राधिकृत अधिकारी राखून ठेवतो. एन. जर असे बोलीदार असतील ज्यांना इंटरनेटवर प्रवेश नसेल परंतु ई–लिलावात सहभागी होण्यास स्वारस्य असेल, तर ते कॅनरा बँक, मुंबई सर्कल ऑफिस किंवा प्रादेशिक कार्यालय, ठाणे यांच्याशी संपर्क साधू शकतात जे एक सुविधा केंद्र म्हणून आवश्यक व्यवस्था करतील. अधिक तपशिलांसाठी कॅनरा बँक, रिकव्हरी अँड लीगल सेक्शन, दुसरा मजला, वांद्रे कुर्ला कॉम्प्लेक्स, सर्कल ऑफिस, मुंबई आणि कॅनरा बँक, ठाणे प्रादेशिक कार्यालय, दोस्ती पिनॅकल, प्लॉट नंबर १०४ आणि १०५, १ ला मजला, रोड नंबर २२, वर संपर्क साधा. नवीन पासपो कार्यालय, वागळे औद्योगिक वसाहत ठाणे पश्चिम ४००६०४ फोन क्र. +९१ २२२६९१७१५०६, ईमेल : recoveryrothane@canarabank.com वर कोणत्याही कामाच्या दिवशी कार्यालयीन वेळेत किंवा सेवा प्रदाता मे. पीएसबी अलायन्स ईबिक्रे, हेल्प डेस्क क्र. -९१ ८२९१२२०२२०, ईमेल support.ebkray.@psballiance.com, वेबसाईट: https//ebkray.in

४२ 836.8 804 ξX ४०६ १ बीएचके ४६१.३ ४४ 809 १ बीएचके 888.3 ४५ ४०८ १ बीएचके 826.8 ४६ 903 २ बीएचके 482.8 पहिला ୪७ २ बीएचके 482.8 १०४ ४८ 482.8 दुसरा २०३ २ बीएचके ४९ २ बीएचके 482.8 303 तिसरा 40 Зoy २ बीएचके 482.8 डी ५१ 808 २ बीएचके 460.3 42 १ बीएचके ४२७ 803 ५३ १ बीएचके 482.8 चौथा 803 ५४ २ बीएचके ५६२.१ 808 44 १ बीएचके 804 ४२७ एकल मालमत्तेच्या वैयक्तीक बोलीपेक्षा संपूर्ण बिल्डिंगसाठी बोली विचारात घेण्यात येईल

विक्री ''जे आहे जेथे आहे'' आणि ''जे काही आहे तेथे आहे'' तत्वावर होईल.

ई-लिलावाची तारीख : १७.०९.२०२४ रोजी स. ११.०० ते दु. २.०० (प्रत्येक ५ मिनिटांच्या अमर्याद विस्तारासह),

बोली सादर करण्याची अंतिम तारीख : १६.०९.२०२४, सं. ४.०० पूर्वी

विक्रीच्या तपशिलवार अटी आणि शर्तींकरीता कृपया <u>www.piramalfinance.com/e-Auction.html</u> मध्ये पुरविलेल्या लिंकचा संदर्भ घ्यावा किंवा <u>piramal.auction@piramal.com</u> वर आम्हाला ईमेल करावा.

कर्जदार/हमीदार/गहाणवटदार यांना सरफैसी ॲक्ट अंतर्गत वैधानिक १५ दिवसांची विक्री सूचना

वरील नमुद कर्जदार/हमीदार यांना लिलावाच्या तारखेपूर्वी तारखेपर्यंत उपार्जित व्याजासह संपूर्ण कलम १३(२) सूचनेमध्ये नमूद केल्यानुसार रक्षम चुकर्त करण्यासाठी याद्वारे सूचना देण्यात येत आहे, कसूर केल्यास मिळकतीचा लिलाव/विक्री करण्यात येईल आणि उर्वरित थकबाकी काही असल्या कर्जदार/हमीदार यांच्याकडुन व्याज आणि खर्चासह वसुल करण्यात येईल.

दिनांक : ऑगस्ट २९, २०२४	सही/- (प्राधिकृत अधिकारी)		ि
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दिनांक : २९.०८.२०२४ ठिकाण : ठाणे