

**ADITYA BIRLA HOUSING FINANCE LIMITED**  
Registered Office- Indian Rayon Compound, Veraval, Gujarat – 362266  
Branch Office- G Corporation Tech Park, Kasarvadavali, Ghodbunder Road, Thane -400607 (MH)

**DEMAND NOTICE**  
(under Rule 3 (1) of Security Interest (Enforcement) Rules, 2002)

**SUBSTITUTED SERVICE OF NOTICE U/s 13 (2) OF SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.**

Notice is hereby given to the borrowers as mentioned below that since they have defaulted in repayment of the Credit facility availed by them from Aditya Birla Housing Finance Limited (ABHFL), their loan accounts have been classified as **Non-Performing Assets** in the books of the Company as per RBI guidelines thereto. Thereafter, ABHFL has issued demand notices under section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) on the last known addresses of the said borrowers thereby calling upon and demanding from them to repay the entire outstanding amount together with further interest at the contractual rate on the aforesaid amount and incidental expenses, cost, charges etc. as stated in the said demand notices. However, the demand notice is also being served by way of publication, as per Rule 3 of the Security Interest (Enforcement) Rules, 2002 (SARFAESI Rules):

Sl. No.	Name and Address Borrower/ Co-Borrower and Guarantor / Co-Guarantor or Loan A/C No.	NPA Date	Date of Demand Notice	Amount due as per Demand Notice /as on Date
1.	SACHIN SITARAM YADAV Flat No. 703, 7th Floor, B-Wing, Baywalk La Promenade, Near Baywalk Complex, Ambivali, Village-Mohli, Tal.-Kalyan, Thane, Maharashtra-421102. 2. URMILADEVI SITARAM YADAV, Flat No. 703, 7th Floor, B-Wing, Baywalk La Promenade, Near Baywalk Complex, Ambivali, Village-Mohli, Tal.-Kalyan, Thane, Maharashtra-421102. 3. SACHIN SITARAM YADAV House No. 980, Kalyan Shil Road, Near Vivekanand School, Suchak Naka, Netivali, Kalyan East, Kalyan, Thane, Maharashtra-421306. 4. URMILADEVI SITARAM YADAV House No. 980, Kalyan Shil Road, Near Vivekanand School, Suchak Naka, Netivali, Kalyan East, Kalyan, Thane, Maharashtra-421306. 5. SACHIN SITARAM YADAV C/O MUDRA ENTERPRISES, 1157, Ambekar Nagar, Kalyan Shil Road, Near Vivekanand School, Suchak Naka, Netivali, Kalyan, Thane, Maharashtra-421306.	04-05-2023	10.05.2023	Rs. 25,73,156.00/- (Rupees Twenty Five Lacs Seventy Three Thousand One Hundred Fifty Six Only) by way of outstanding principal, arrears (including accrued late charges) and interest till 05.05.2023.

Loan Account No. LNKAL0HL-11210105951 & LNKAL0HL-11210105952

**DESCRIPTION OF IMMOVABLE PROPERTY/PROPERTIES MORTGAGED:** All That Piece And Parcel Of Flat No. 703, Admeasuring 51.91 Sq. Mtrs. (Carpet Area), On 7th Floor, in Wing-B, in the "Baywalk, La Promenade", Standing On The Property Bearing Survey No. 31, Lying Being And Situated At Village, Taluka, Kalyan, Ambivali, Near Baywalk Complex, District, Thane, Within The Limit Of The Kalyan Dombivli Municipal Corporation And With Registration District And Sub-District Of Thane, Maharashtra-421102, And Bounded As: North: A-Wing South: Road East: Open Plot West: Open Plot.

We hereby call upon the borrower stated herein to pay us within 60 days from the date of this notice, the outstanding amount (s) together with further interest thereon plus cost, charges, expenses, etc. thereto failing which we shall be at liberty to enforce the security interest including but not limited to taking possession of and selling the secured asset entirely at your risk as to the cost and consequences.

Please note that as per section 13(13) of the SARFAESI Act, all of you are prohibited from transferring by way of sale, lease or otherwise, the aforesaid secured assets without prior written consent of the Company. Any contravention of the said section by you shall involve the penal provisions as laid down under section 23 of the SARFAESI Act and / or any other legal provision in this regard.

Please note that as per sub-section (9) of section 13 of the Act, if the dues of ABHFL, together with all costs, charges and expenses incurred by ABHFL are tendered to ABHFL at any time before the date fixed for sale or transfer, the secured asset shall not be sold or transferred by ABHFL, and no further step shall be taken by ABHFL or transfer or sale of that secured asset.

Date: 17.05.2023  
Place: MUMBAI  
Sd/- Authorised Officer  
(Aditya Birla Housing Finance Limited)

**SYMBOLIC POSSESSION NOTICE**

**ICICI Bank** Branch Office: ICICI Bank Ltd., Office Number 201-B, 2nd Floor, Road No 1 Plot No-B-3, WIFI IT Park, Wagle Industrial Estate, Thane, Maharashtra- 400604

Whereas  
The undersigned being the Authorized Officer of ICICI Bank Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13 (12) R/w Rule 3 of the Security Interest (Enforcement) Rules 2002, issued demand notices upon the borrowers mentioned below, (on underlying pool assigned to ICICI Bank by Dewan Housing Finance Ltd.) in relation to the enforcement of security interest in respect of a housing loan facility granted pursuant to a loan agreement entered into between DHFL and the borrower, to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

As the borrower failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken Symbolic possession of the property described herein below in exercise of powers conferred on him/ her under Section 13(4) of the said Act read with Rule 8 of the said rules on the below-mentioned details. 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 ICICI Bank Limited.

Sr. No.	Name of the Borrower/ Number (Loan Account No. Number (DHFL Old LAN & ICICI New LAN)	Description of Property/ Date of Symbolic Possession	Date of Demand Notice/ Amount in Demand (Rs.)	Name of Branch
1.	Preeti Arvind Khakhar & Tushar Arvind Khakhar- (Old Lan No- 01700007273 & New Lan No- QZAKL00005039163)	Flat No. B-5, First Floor, Nakul Apartment, Chikhli Road, Near Haji Malang Darga, Buldhana 443102/ May 11, 2023	December 23, 2022 Rs. 18,62,166.00/-	

The above-mentioned borrower(s)/ guarantor(s) are hereby given a 30 day notice to repay the amount, else the mortgagee properties will be sold on the expiry of 30 days from the date of publication of this notice, as per the provisions under the Rules 8 and 9 of Security Interest (Enforcement) Rules 2002.

Date : May 17, 2023  
Place : Maharashtra  
Authorized Officer  
ICICI Bank Limited

**BRIHANMUMBAI MAHANAGARPALIKA**

No. Dy.Ch. Eng./M&E/825/W.S. of 15.05.2023

**e-TENDER NOTICE**

The Municipal Commissioner of Greater Mumbai invites online e-Tenders for the following works on "Percentage Rate Basis" from the eligible bidders. The Bid Start Date & time and Bid End Date & time is specified in the detailed tender notice on MCGM's website under "Tenders" section.

**BRIHANMUMBAI MUNICIPAL CORPORATION**  
e-Tender Notice

Department : Ch.Engg.(M&E)  
Section : Dy.Ch.Engg.(M&E)W.S.  
e-tender No. : 7200052553  
Subject : Bi-annual Maintenance contract for Repair and Rewinding of water pump set and allied works at various Municipal properties in WS.  
Bid Start : Date - 17.05.2023 Time - 11.00 am  
Bid End : Date - 23.05.2023 Time - 15.00 pm  
Portal : Http://portal.mcgm.gov.in  
Contact Person : E.E.(M&E)W.S.-II  
a) Name : Shri S. D. Tokekar  
b) Contact No. (Office) : 202-29675862  
c) Mobile No. : 09653247318  
d) e-mail Address : eews02me@mcgm.gov.in

The intending tenders shall visit the Municipal website at <http://portal.mcgm.gov.in> for further details of the tender. The tender documents will not be issued or received by post/courier.

Sd/-  
PRO/363/ADV/2023-24 Ex. Engg. (Mech. & Elect.)W.S.

**POONAWALLA FINCORP LIMITED**  
(FORMERLY KNOWN AS MAGMA FINCORP LTD.)  
Registered Office: 201 AND 202, 2nd FLOOR, AP81, KOREGAON PARK ANNEX, MUNDHWA, PUNE - 411 036, MAHARASHTRA  
Office Unit : POONAWALLA FINCORP LTD, 205, 2ND FLOOR, LOTUS PARK, ROAD NO. 16, THANE WEST, MAHARASHTRA-400604

**E-AUCTION SALE NOTICE**

Sale of secured immovable asset under the  
Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002  
(hereinafter referred to as "the Act")

Notice is hereby given to the public in general and to the Borrowers/Co-Borrowers/Guarantors in particular that the under mentioned properties mortgaged to Magma Fincorp Ltd has now been renamed as Poonawalla Fincorp Ltd vide Certificate of Incorporation. The possession of which has been taken by the respective Authorised Officer of the company under section 13 (4/1) of the Act, will be sold through e-Auction as per the terms mentioned below for the recovery of company's outstanding dues with applicable interest, charges and costs etc.

The property described is being sold on "AS IS WHERE IS, WHATEVER THERE IS AND WITHOUT RECOURSE BASIS" under the Rule 8 & 9 of the Security Interest (Enforcement) Rules (hereinafter referred to as the Rules):

1. Name of Borrowers/ Co-Borrowers/Guarantors	Description of Property & Nature of Property	1. Date & Time of E-Auction Last Date of Submission of EMD (Earnest Money Deposit)	1. Reserve Price (In lakhs)
ASHOKKUMAR BANSHU SINGH AMIT ASHOK SINGH SHASHIKAL A SINGH AS CONSTRUCTION	All that piece and parcel of mortgaged property: Residential Flat No. 02, 1st Floor, "A" Wing, New Shree Ganesh Darshan Co-op. Hsg. Soc. Ltd, Viti: Pisawali, Tal: Kalyan, Dist: Thane, the plot of land bearing S.No. 28, H. No.16. Within the limits of the Kalyan Dombivli Municipal Corporation Kalyan & also within the Sub-Registrar Dist.:Thane.	1. Date & Time of E Auction 19.06.2023 (11 AM – 2 PM) 2. Last Date of Submission of EMD (Earnest Money Deposit) 12.06.2023 Before 5 PM 3. Date and time of Inspection of Property 15.06.2023 (11 AM – 4 PM)	1. Reserve Price (In lakhs): Rs. 41,87,525/- (Rupees Forty One Lakhs Eighty Seven Thousand Five Hundred Twenty Five only). AND Rs. 4,18,753/- (Rupees Four Lakhs Eighteen Thousand Seven Hundred Fifty Three only).

2. Demand Notice date  
3. Total Dues + Interest from

2. Notice date: 18.05.2025 and 19.10.2022  
3. Loan No.: HM/0458/H/15/00009 and HL/0458/H/17/00002  
4. Total Dues: Rs. 45,11,155.00/- (Rupees Forty Five Lacs Eleven Thousand One Hundred Fifty Five only) payable as on 18.05.2022 along with interest @14.30% till the realization.

AND  
Rs. 26,12,397.00 (Rupees Twenty Six Lacs Twelve Thousand Three Hundred Ninety Seven only) payable as on 19.10.2022 along with interest @13.30% till the realization.

The intending bidders are advised to visit the Branch and the properties put up on Auction, and obtain necessary information regarding charges, encumbrances. The purchaser shall make his own enquiry and ascertain the additional charges, encumbrances and any third-party interests and satisfy himself/herself/itself in all aspects thereto. All statutory dues like property taxes, electricity dues and any other dues, if any, attached to the property should be ascertained and paid by the successful bidder(s)/prospective purchaser(s). The bidder(s)/prospective purchaser(s) are requested, in their own interest, to satisfy himself/herself/itself with regard to the above and the other relevant details pertaining to the above-mentioned property/Properties, before submitting the bids.

**TERMS AND CONDITIONS OF E AUCTION SALE:**

- The auction/sale will be Online e-auction / Bidding through website <https://123done.in> on the date as mentioned in the table above with Unlimited Extension of 5 minutes.
- The interested bidders are required to register themselves with the portal and obtain login ID and Password well in advance, which is mandatory for e-bidding, from auction service provider M/s Augdees Asset Management, H-182, Sector 63, NOIDA 201301 no. +91 7428993244/+91 7428695102 / Email id: shekhar@cartradeexchange.com. Please note that Prospective bidders may avail online training on e-auction from the website. The intending purchaser/bidder is required to submit amount of the Earnest Money Deposit (EMD) by way of by way of NEFT/RTGS/DD in the account of "Poonawalla Fincorp Ltd./Bank:ICICI BANK LTD. CC Account No. 000651000350 and IFSC Code- ICICI00000620, R. N. Mukherjee Road- Kolkata-700001 drawn on any nationalized or scheduled Bank on or before 12/06/2023 and register their name at <https://123done.in> and get user ID and password free of cost and get training on e-Auction from the service provider. After their registration on the web-site, the intending purchaser/bidder is required to get the copies of the following documents uploaded, e-mail and sent self-attested hard copy to (respective Manager Poonawalla Fincorp Ltd.) Mr. SANDEEP VIJAY SHIRSAT, Address- Poonawalla Fincorp Ltd, 205, 2nd Floor, Lotus Park, Road No. 16, Thane West, Maharashtra-400604, Mobile No. - 9699023729, E-mail ID - sandeep.shirsat@poonawalla.com
- Online e-auction participation is mandatory in the auction process by making application in prescribed format which is available along with the offer/tender document on the website. Bidders are advised to go through the website <https://123done.in> in detail terms and conditions of auction sale before submitting their bids and taking part in e-auction sale proceedings. Online bidding will take place at web-site of organization as mentioned hereinabove, and shall be subject to the terms and conditions contained in the tender/e-auction document. The Tender Document and detailed Terms and Conditions for the Auction may be downloaded from the website <https://123done.in> or in the same may also be collected from the concerned Branch office of Poonawalla Fincorp Ltd. A copy of the Bid form along with the enclosure submitted online (also mentioning UTR Number) shall be submitted to Concern Manager Poonawalla Fincorp Ltd (Formerly Known as Magma Fincorp Ltd). A copy of the Bid form along with the enclosure submitted online (also mentioning UTR Number) shall be sent over to Concern Manager Mr. SANDEEP VIJAY SHIRSAT, Address- Poonawalla Fincorp Ltd, 205, 2nd Floor, Lotus Park, Road No 16, Thane West, Maharashtra-400604, Mobile no. - 9699023729, e-mail ID - sandeep.shirsat@poonawalla.com or Poonawalla Fincorp Ltd (Formerly known as Magma Fincorp Ltd), on or before date and time mentioned above.
- For further details and queries, contact Authorised officer, name Mr. SANDEEP VIJAY SHIRSAT Mobile No. +91 9699023729
- Due Care has been taken to include adequate particulars of Secured Assets in the Schedule hereinabove. The Authorised Officer shall not be answerable/responsible for any error, misstatement or omission in this proclamation.
- The Secured Asset shall be sold above the Reserve Price only. Auction shall commence at one increment above the Reserve Price and bidders shall be free to bid among themselves by improving their offer with minimum incremental amount Rs. 10,000/- (Rupees ten thousand only).
- Only those bidders holding valid user ID and Password and confirmed payment of EMD through NEFT/RTGS shall be permitted to participate in the online e-auction. The Authorised Officer reserves the right to postpone or cancel or adjourn or discontinue the e-Auction or vary the terms of the e-Auction at any time before conclusion of the e-Auction process, without assigning any reason whatsoever and his decision in this regard shall be final.
- The sale shall be confirmed in favour of the purchaser /bidder who has offered the highest sale price in his bid/ tender/ offer to the Authorised officer, however, the sale shall be subject to confirmation by the secured creditor only
- The Earnest Money Deposit (EMD) of the successful bidder shall be retained/adjusted towards part sale consideration. The EMD shall not bear any interest. The successful bidder shall have to deposit 25% of sale price, adjusting the EMD already paid, on the same day or not later than next working day, upon the acceptance of bid price by the Authorised officer. In case of failure to deposit the said amount as stipulated, the amount so deposited so far (in form of EMD or otherwise) shall be forfeited by the Company and the Authorised Officer shall be free sell the properties once again.
- Mere deposit of 25 % of the Sale Price shall not entitle the successful bidder to get the sale confirmed in his favour. Sale shall be subject to confirmation by the Authorised Officer/ Secured Creditor.
- After depositing of 25% of the sale price as per above terms, the balance 75% of sale price shall be paid on or before 15th day of sale confirmation or within such extended period as agreed upon in writing by and solely at the discretion of the Secured Creditor the Company. In case of default in payment by the successful bidder as mentioned hereinabove, the amount already deposited by the bidder shall liable to be forfeited and property shall be put to re-auction and defaulting borrower shall have no claims/rights in respect of property and/or amount in any manner.
- If the dues of the Company together with all costs, charges and expenses incurred by them or part thereof as may be acceptable to the "Poonawalla Fincorp Ltd" or PFL (Formerly known as Magma Fincorp Ltd or MFL) are tendered by/on behalf of the Borrowers and/or Guarantors, at any time before the date of confirmation of e- Auction, the sale of asset may be cancelled.
- All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser only.
- The Sale Certificate shall be issued in the same name in which the Bid is submitted.
- The Authorised Officer or the "Poonawalla Fincorp Ltd" or PFL shall not be responsible for any charge, lien, encumbrances, or any other dues to the government and/or third party claims etc. in respect of property/ies being E-Auctioned, the intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities arrears of property tax, electricity dues /charges/lien etc. such liabilities/encumbrances shall be borne by the Purchaser/s only.
- The bidders should ensure proper internet connectivity, power back-up etc. The "Poonawalla Fincorp Ltd" or PFL /Authorised Officer/ online Auction service provider shall not be liable for any disruption due to internet failure, power failure or technical reasons or reasons/contingencies affecting the e-Auction.
- The EMD of the unsuccessful bidders shall be returned within the 15 days working days on the closure of the auction sale proceedings without any interest thereon. The said bidders shall not raise any claim whatsoever in nature in this regard.
- The Offers/bids that are not duly filed up or not accompanied by the EMD and required documents or Offers received after the date and time prescribed hereinabove or as mentioned in the auction sale notice, shall be considered or treated as invalid offer/bid, and accordingly shall be summarily rejected and the applicant/ bidder shall have no claim against the Poonawalla Fincorp Ltd (Formerly known as Magma Fincorp Ltd) or against Authorised officer in this regard.
- The Authorised officer reserves the right to reject any or all the bids without furnishing any reasons thereof. No claim can be made against the Company or the Authorised Officers with respect to such a decision.
- The intending bidder(s) out of his/her/their own free WILL, volition and discretion is/are participating in the e-Auction proceeding without any undue influence from any of the officials of the Poonawalla Fincorp Ltd /PFL (Formerly known as Magma Fincorp Ltd) and is/are fully aware about the consequences of such e- Auction. The intending bidder shall have no recourse against the PFL or the Authorised Officer in this regard and shall not be entitled for any refund of the deposited amount except hereinabove expressly provided or regarding interest on the said amount.
- In case the date of deposit of EMD & e- Auction date is declared holiday then the date shall be automatically extended to very next working day.

**STATUTORY 30 DAYS NOTICE UNDER SARFAESI ACT, 2002**

- The Borrower(s)/Guarantor(s) are hereby notified to pay the sum mentioned above along with upto dated interest and ancillary expenses before the date of e-Auction, failing which the Secured Asset/Property shall be auctioned/sold and balance dues, if any, shall be recovered with interest and cost.

Authorized Officer  
Poonawalla Fincorp Limited  
(Formerly Known as Magma Fincorp Limited)

Place : Maharashtra  
Dated : 17.05.2023

**BRIHANMUMBAI MAHANAGARPALIKA**

No. Dy.Ch. Eng./M&E/825/W.S. of 15.05.2023

**e-TENDER NOTICE**

The Municipal Commissioner of Greater Mumbai invites online e-Tenders for the following works on "Percentage Rate Basis" from the eligible bidders. The Bid Start Date & time and Bid End Date & time is specified in the detailed tender notice on MCGM's website under "Tenders" section.

**BRIHANMUMBAI MUNICIPAL CORPORATION**  
e-Tender Notice

Department : Ch.Engg.(M&E)  
Section : Dy.Ch.Engg.(M&E)W.S.  
e-tender No. : 7200052553  
Subject : Bi-annual Maintenance contract for Repair and Rewinding of water pump set and allied works at various Municipal properties in WS.  
Bid Start : Date - 17.05.2023 Time - 11.00 am  
Bid End : Date - 23.05.2023 Time - 15.00 pm  
Portal : Http://portal.mcgm.gov.in  
Contact Person : E.E.(M&E)W.S.-II  
a) Name : Shri S. D. Tokekar  
b) Contact No. (Office) : 202-29675862  
c) Mobile No. : 09653247318  
d) e-mail Address : eews02me@mcgm.gov.in

The intending tenders shall visit the Municipal website at <http://portal.mcgm.gov.in> for further details of the tender. The tender documents will not be issued or received by post/courier.

Sd/-  
PRO/363/ADV/2023-24 Ex. Engg. (Mech. & Elect.)W.S.

**OFFICE OF THE RECOVERY OFFICER**  
**DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3)**  
1st Floor, MTNL Telephone Exchange Building, Sector-30 A, Vashi, Navi Mumbai-400703

RC No. 290/2019  
**PROCLAMATION OF SALE: IMMOVABLE PROPERTY**  
Date of Auction Sale: 28/06/2023

PROCLAMATION OF SALE UNDER RULES 37, 38 AND 52 (1)(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS & BANKRUPTCY ACT, 1993

**UNION BANK OF INDIA Vs MADHUKAR RAMCHANDRA CHAVAN**

To,  
(CD) Madhukar Ramchandra Chavan - Post Deolichapada Taluk : Dindori District: Nashik Pin - 4222 202.

Whereas Recovery Certificate No. RC/290/2019 in drawn up by the Hon'ble Presiding Officer, DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3) for the recovery of the sum of Rs. 20,477,714.00 [Rupees Twenty Lakhs Forty Seven Thousands Seven Hundred Fourteen Only] along with interest and the costs of Rs. 48,000.00 [Rupees Forty Eight Thousands Only] from the CD(s) jointly and severally, and you, the CD(s), failed to repay the dues of the Certificate Holder Bank(s)/Financial Institution(s). And whereas the undersigned has ordered the sale of the Mortgage/Attached properties of the Certificate Debtor as mentioned in the Schedule hereunder towards satisfaction of the said Recovery Certificate. Notice is hereby given that in absence of any order of postponement, the said property(s) shall be sold on 28/06/2023 between 1:00 PM to 02: 00 PM by auction and bidding shall take place through Online/Offline through the website: <https://www.bankauctions.com>. The details of authorised contact person for auction service provider is, Name: C1 INDIA PVT LTD Mobile no. - 9594597555 Email- support@bankauctions.com. The details of authorised bank officer for auction service provider is, Name: Kiran Prakashrao Deokar Mobile no. - 9049953210 Email-ubinfo550434@unionbankofindia.bank officer of Union Bank of India. The sale will be of the properties of defendants/ CDs above named, as mentioned in the schedule below & the liabilities and claims attaching to the said properties, so far as they have been ascertained, are those specified in the schedule against each lot. The property will be put up for sale in the lot specified in the schedule. If the amount to be realized is satisfied by the sale of portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale will also be stopped if, before any lot is knocked down the arrears mentioned in the said certificate + interest + costs (including cost of sale) are tendered to the officer conducting the sale or proof is given to his satisfaction that the amount of such certificate, interest and costs has been paid to the undersigned. At the sale, the public generally are invited to bid either personally or by duly authorized agent. No officer or other person, having any duty to perform in connection with this sale shall, however, either directly or indirectly, bid for, acquire or attempt to acquire any interest in the properties sold. The sale shall be subject to conditions prescribed in the second schedule to the Income Tax Act, 1961 and the rules made thereunder and to the following further conditions: I. 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, misstatement or omission in the proclamation. II. The Reserve Price below which the property shall not be sold is as mentioned in the schedule. III. The amount by which the bidding is to be increased. In the event of any dispute arising as to the amount bid or as to the bidder the lot shall once be again put up for auction or may be cancelled. IV. The highest bidder shall be declared to be the purchaser of any lot provided always that he/she/they are legally qualified to bid and provided further the amount bid by him/her/they is not less than the reserve price. It shall be in the discretion of the undersigned to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so. V. Each intending bidder shall be required to pay Earnest Money Deposit (EMD) by way of DD/Pay order in favour of RECOVERY OFFICER, DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3) to be deposited with R.O./Court Auctioneer, DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3) Or by Online through RTGS/NEFT/directly into the Account No. 10430100022945 the name of BANK OF BARODA having IFSC Code No. BARB0VASHK and details of the property along with copy of PAN card, address proof and identity proof, E-mail ID, Mobile No. and in case of the company or any other document, confirming representation/attorney of the company and the receipt/counter foil of such deposit. EMD deposited thereafter shall not be considered eligible for participation in the auction.

**The Earnest Money Deposit(EMD), Reserve Price and Bid Increase, be fixed as follows:**

Sr. No.	Details of Property	EMD Amount (In Rs.)	Reserve Price (In Rs.)	Bid Increase in the multiple of (In Rs.)
1	Lot No 1 - Gat No.155 P. 0.25 HEC, Agricultural Land At Villagedeolichapada, Tal Dindori, Distt Nashik	95000	937500	10000
2	Lot No 2 - Gat No.167 P. 0.66 HEC, Agricultural Land At Village Deolichapada, Tal Dindori, Distt Nashik	250000	2475000	10000
3	Lot No 3 - Gat No.148 P. 1.08 HEC, Agricultural Land At Villagedeolichapada, Tal Dindori, Distt Nashik	405000	4050000	25000

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

**Schedule of Property:**

Lot No.	Description of the property to be sold	Revenue assessed upon the property or part thereof	Details of any encumbrances to which the property is liable	claim if any, which have been put forward to the property and any other known bearing its natural and value
1	Lot No 1- Gat No.155 P. 0.25 HEC, Agricultural Land At Villagedeolichapada, Tal Dindori, Distt Nashik	Not Known	Not Known	Not Known
2	Lot No 2 - Gat No.167 P. 0.66 HEC, Agricultural Land At Village Deolichapada, Tal Dindori, Distt Nashik	Not Known	Not Known	Not Known
3	Lot No 3 - Gat No.148 P. 1.08 HEC, Agricultural Land At Villagedeolichapada, Tal Dindori, Distt Nashik	Not Known	Not Known	Not Known

Note: Date of Inspection-16.06.2023 Between 11.00 AM TO 4 PM. Last Date of Receipt of Bids-26.06.2023 Upto 4.30PM. Outstanding Dues as on 28.06.2023 is Rs. 4810935 (rupees Forty Eight Lakhs Ten Thousand Nine Hundred And Thirty Five Only) Given under my hand and seal on this date 10/05/2023

Sd/-  
(Deepa Subramanian)  
Recovery Officer  
Debts Recovery Tribunal Mumbai (DRT 3)

**AXIS BANK LIMITED**  
(CIN: L65110G1993PLC02769)  
Corporate Office, Axis House, Structured Assets Group, C-2, Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai -400025  
Tel: +91 9920085385 www.axisbank.com

**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 i.e. STMP Enterprises Pvt. Ltd. and Guarantor(s)/Mortgagor(s)/Owner(s) i.e. Sam Kapadia, Rukaiya Mithiborwala, Vaman Vimanwala, Abbas Vimanwala, Moiz Mithiborwala, Farhan Mithiborwala, Farhan Mithiborwala, Fidaali Mithiborwala and Rayhan Mithiborwala that the below described immovable properties mortgaged/charged to Axis Bank Ltd. i.e. Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Axis Bank Ltd., i.e. Secured Creditor will be sold on "As is Where is Basis", "As Is What is Basis", "Whatever There is Basis" and "No Recourse Basis" on 27th June 2023, for recovery of Rs. 14,51,89,863/- (Rupees Fourteen crore Fifty One Lakh Eighty Nine Thousand Eight Hundred and Sixty Three) as on 30.06.2019 plus further interest from 01.07.2019 at the contractual rate due to Axis Bank Limited i.e. Secured Creditor from the aforesaid Borrower / Guarantor(s) / Mortgagor(s)/Owner(s). The reserve price will be:

DESCRIPTION OF PROPERTY	RESERVE PRICE	EARNEST MONEY DEPOSIT (EMD)	Auction ID
Flat No. 20 (admeasuring about 1155 square feet carpet area), Fourth Floor, Building No.3, West View Co-Operative Housing Society Ltd., S. V. Road, Santacruz (West), Mumbai - 400 054 in the name of Rukaiya Mithiborwala and Sam Kapadia	Rs.3,38,00,000/- (Rupees Three Crore Thirty Eight Lakh)	Rs.33,80,000/- (Rupees Thirty Three Lakh Eighty Thousand)	270685

The Borrower/Guarantor(s)/Mortgagor(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.

For detailed terms and conditions of the sale, please refer to the link provided in <https://www.axisbank.com/auction-notices> and/or <https://axisbank.auctiontiger.net> (Auction ID is mentioned above).

Date: 17th May 2023  
Place: Mumbai  
Sd/- Authorised Officer  
Axis Bank Ltd.

**KOTAK MAHINDRA BANK LIMITED**  
Registered Office: 27BKC, C-27, G Block, Bandra Kuria Complex, Bandra (East), Mumbai-400051, (MH). Branch Office: 4th Floor, Admas Plaza, 166/16, Koliwadi Village, Kunchi Kurve Nagar, Behind Hare Krishna Hotel, CST Road, Kalina, Santacruz-East, Mumbai - 400098

**POSESSION NOTICE** (For immovable property)  
(As per Appendix IV read with Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002)

Loan account Name: Padma Prabhu Granite And Marbles, Loan Account No. LAP18069113, LAP18202190 & 0651214000178

WHEREAS, The undersigned being the Authorised Officer of the Kotak Mahindra Bank Ltd. a banking company within the meaning of the Banking Regulation Act, 1949 having it's Registered Office at 27BKC, C 27, G Block, Bandra Kuria Complex, Bandra (E), Mumbai - 400 051 and branch office at 4th Floor, Admas Plaza, 166/16, CST Road, Koliwadi Village Kunchi Kurve Nagar, Kalina Santacruz(E) Mumbai-400098 under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") and in exercise of the powers conferred under sections 13(2) and 13 (12) read with Rule 8(1) of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated 06th of March, 2023 and published the same in the newspaper dated 10th of March, 2023 to (1) M/s. Padma Prabhu Granite and Marbles through its Authorised Signatories Mr. Shantial Madanraj Chhajed & Mr. Bhupendra Madanraj Chhajed (Borrower), (2) Mr. Bhupendra Madanraj Chhajed (Co-Borrower), (3) Mrs. Usha Shantial Chhajed (Co-Borrower), (4) Mr. Shantial Madanraj Chhajed (Co-Borrower/Mortgagor) & (5) M/s. Girnar Granite and Marble Through its Authorised Signatory (Co-Borrower) all having address at: 4th Floor No.487 1st Floor Garage Compound Chakala Naka Nr Popular Car A K Road, Andheri - 400098 & also at: Flat no. 501-502, 5th Floor, Shipa Building, Barfiwala Road, Juhu, Andheri West, Mumbai - 400058, Maharashtra to repay total outstanding amount aggregating to Rs.77,08,108.04/- (Rupees Seventy Seven Lakhs Eight Thousand One Hundred Eight and Paise Four Only) payable as on 03/03/2023 towards the outstanding amount for Loan Account No. LAP18069113, LAP18202190 & 0651214000178, together with further interest and other charges thereon at the contractual rates upon the footing of compound interest from 04/03/2023 till it's actual realization ("outstanding amount") within 60 days from the date of publication of the said Demand Notice. The aforementioned Borrower/Co Borrower having failed to repay the amount, notice is hereby given to the Borrower/ Co Borrower 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 / her under Section 13(4) of the SARFAESI Act read with Rule 8 of the above said Rules on this 15th Day of May of the year 2023.

The Borrower/ Co Borrower mentioned hereinabove 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 the KOTAK MAHINDRA BANK LIMITED, having branch address at 4th Floor, Admas Plaza, 166/16, CST Road, Koliwadi Village Kunchi Kurve Nagar, Kalina Santacruz (E) Mumbai-400098 for an amount of Rs.77,08,108.04/- (Rupees Seventy Seven Lakhs Eight Thousand One Hundred Eight and Paise Four

