

**JM FINANCIAL ASSET RECONSTRUCTION COMPANY LIMITED**  
(Formerly known as JM Financial Asset Reconstruction Company Private Limited)  
Corporate Identification No.: U67190MH2007PLC174287  
Regd. Office: 7th Floor, Energy, Appasaheb Marathe Marg, Prabhadevi, Mumbai - 400 025.  
Authorized Officer: Mr. Vishal Uchil/ Mr. Viral Doshi/ Mobile: 9819985511/ 9870893185  
Email: vishal.uchil@jmfinc.com / viral.doshi@jmfinc.com Website: www.jmfinancialarc.com

**Appendix - II - A & Appendix IV-A [See proviso to rule 6(2) and proviso to rule 8(6)]  
Sale Notice for Sale of Movable and Immovable Properties**

**E-Auction Sale Notice for Sale of movable and immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6 (2) and 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 Bombay Rayon Fashions Limited, now represented by the Liquidator (hereinafter referred to as the "Borrower") and the Guarantors (i) Mr. Janardan Agrawal (ii) Mr. Prashant Agrawal (iii) Mr. Aman Agrawal (iv) Mrs. Vinita Agrawal (v) STI India Limited (vi) Scotts Plantation Pvt. Ltd. (vii) Best United Lifestyles Pvt. Ltd. (viii) Reynold Shirting Ltd (ix) B. R. Machine Tools Pvt. Ltd. (x) Coppers Coin Realty Pvt. Ltd. (collectively referred to as the "Guarantors") that the below described movable and immovable properties hypothecated/mortgaged/charged to JM Financial Asset Reconstruction Company Limited acting in its capacity as trustee of JMARC - Fabrics - August 2018 I - Trust ("Secured Creditor"), the physical possession of which have 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 May 23, 2024 between 11:00 a.m. to 12:00 noon for recovery of Rs. 22,51,74,10,115.65/- (Rupees Two Thousand Two Hundred Fifty One Crores Seventy Four Lakh Ten Thousand One Hundred and Fifteen and sixty five paise only) as on November 30, 2019 with further interest, cost and expenses etc. applicable thereon payable until the date of final repayment, due to the Secured Creditor from the Borrower and Guarantors.

Detailed description of the movable and immovable properties, inspection date, reserve price and earnest money deposit shall be as follows:

Sr. No.	Description of property	Inspection Date & time	Reserve Price	Earnest Money Deposit
1.	<b>Schedule Property 1:</b> All that piece and parcel of leasehold land bearing Plot No. G-95, MIDC, Tarapur Industrial Area, Taluka Palghar, 401 506, within village limits of Kolwade and outside the Municipal limits in rural area, Taluka and Registration Sub-District Palghar, District and Registration District Palghar, admeasuring 43995 sq. mtrs. or thereabouts and bounded as follows: On or towards the North by: Road (RW3050) mtr. On or towards the South by: Part of Plot No.S-76 and MIDC Boundary On or towards the East by: MIDC Boundary On or towards the West by: Part of Plot No.S-76 To be sold in lots as mentioned hereinbelow Schedule Property 1 is to be sold together with factory and other buildings, godowns, erections, structures constructed thereon and the plant and machinery, installed or erected thereon and anything attached to earth or anything permanently fastened to anything attached to earth and the other movable secured assets situated therein.	May 02, 2024 11:00 a.m. to 5:00 p.m.	Rs. 146,83,00,000/-	Rs. 14,68,30,000/-
2.	<b>Schedule Property 2:</b> All that piece and parcel of the leasehold land known as Plot No. C-11, MIDC Industrial Area, Tarapur, District-Thane admeasuring 7,897 sq. mtrs. or thereabout together with the built up area of approx. 4875 sq. mtrs. and bounded as follows: On or towards the North by: Estate Road and Plot No. C-12/1, On or towards the South by: Plot No. C-10, On or towards the East by: Nalla and, On or towards the West by: Estate Road To be sold in lots as mentioned hereinbelow Lot 1: Schedule Property 2 together with other buildings, godowns, erections, structures constructed thereon and fixed plant and machinery installed or erected thereon or attached to the earth or permanently fastened to anything attached to the earth and the other movable secured assets situated therein. Lot 2: Plant and machinery and all other movable secured assets situated at the Schedule Property 2. *Terms of lot-wise sale process provided in detail on secured creditor's website as given below	May 02, 2024 11:00 a.m. to 1:30 p.m.	Lot 1 (Land and Building & Plant and Machinery along with other movable assets)- Rs. 12,76,00,000/- Lot 2 (Plant and Machinery along with other movable assets)- Rs. 17,00,000/-	Lot 1 (Land and Building & Plant and Machinery along with other movable assets)- Rs. 1,27,60,000/- Lot 2 (Plant and Machinery along with other movable assets)- Rs. 1,70,000/-

Encumbrances: Nil & not known to JMARC.  
For detailed terms and conditions of the sale, please refer to the link provided on the Secured Creditor's website i.e. JMARC-AssetsForSale (jmfincarc.com)  
Date: 20-04-2024  
Place: Tarapur

Authorised Officer  
JM Financial Asset Reconstruction Company Limited acting in its capacity as trustee of JMARC - Fabrics - August 2018 I - Trust

**IN THE HIGH COURT OF JUDICATURE AT BOMBAY TESTAMENTARY AND INTESTATE JURISDICTION PETITION NO. 3846 OF 2023**

Petition for Probate of the Last Will and Testament of Late MANUBEN MOHANBHAI PATEL ALIAS MANJU MOHANBHAI PATEL Hindu, Spinster, Indian Inhabitant of Mumbai, Occupation: Retired, residing at the time of her death at Flat No. 704, Satyam Vasant Complex Co-operative Housing Society (West), Mahavir Nagar, Kandivali (West), Mumbai-400067, ... Deceased

TUSHAR HARSHAD PATEL  
Occ.: Service, aged 47 yrs., Hindu, Indian Inhabitant of Mumbai, residing at B-71, Pratik Garden, Mahavir Nagar, above HDFC Bank, Kandivali West, Mumbai-400067, being Sole Executor named under the Last Will and Testament of the Deceased ... Petitioner

**CITATION**  
To,  
1. ALL CONCERN  
2. Girish Mohanbhai Patel Whereabout not known  
3. Mahendra Mohanbhai Patel Whereabout not known

If you claim to have any interest in the estate of the abovementioned deceased, you are hereby cited to come and see the Proceedings before the grant of Probate. In case you intend to oppose the grant of Probate, you should file in the Office of the Probationary and Senior Master a Caveat within fourteen days from the service of this Citation upon you.

\*You are hereby informed that the free legal services from the State Legal Services Authorities, High Court Legal Services Committees, District Legal Services Authorities and Taluka Legal Services Committees as per eligibility criteria are available to you and in case, you are eligible and desire to avail the free legal services, you may contact any of the above Legal Services Authorities/Committees.

WITNESS DEVENDRA KUMAR UPADHYAYA CHIEF JUSTICE at Bombay aforesaid this 17th day of April, 2024.

For Probationary and Senior Master  
Sd/-  
Sealer  
This 17th day of April, 2024

MG LEGAL  
ADVOCATE FOR PETITIONER  
ADVOCATE CODE: 116472  
MAHNO. MAH/965/1997  
Office No.113, 1st Floor, Tirupati Udoyg Premises, I. B. Patel Road, off. Western Express Highway, Near HP Petrol Pump, Goregaon East, Mumbai 400063

**CORRIGENDUM**  
**HDFC BANK LTD.**

**Branch: HDFC SPENTA - RPM DEPT, 2ND FLOOR, NEXT TO HDFC BANK HOUSE, MATHURADAS MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL WEST, MUMBAI - 400 013. TEL: 022-66113020**

**Regd. Office: HDFC BANK LTD. HDFC BANK HOUSE, SENAPATI BAPAT MARG, LOWER PAREL [WEST] MUMBAI 400013  
CIN L65920MH1994PLC080618 Website: www.hdfcbank.com**

**PUBLICATION OF SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

This is with the reference to the Publication of Sale Notice published in the newspaper namely "NAVSHAKTI" (Marathi) - Mumbai Edition on 16-Apr-2024.

With reference to the above-mentioned publication this corrigendum is regarding the case mentioned at serial no. 7.

With reference to the above-mentioned publication the case mentioned at Serial Number 7 of MR ALDAR SADASHIV SAVALA & MRS ALDAR SAVITA SADASHIV, the borrower being deceased the name should be read as MR ALDAR SADASHIV SAVALA [since deceased] And other known and unknown Legal Heir(s), Legal Representative(s), Successors and Assigns of MR ALDAR SADASHIV SAVALA [since deceased] & MRS ALDAR SAVITA SADASHIV.

The name of the borrower/s at serial number 7 should be read as Wife/Son/daughter of MR ALDAR SADASHIV SAVALA [since deceased] And other known and unknown Legal Heir(s), Legal Representative(s), Successors and Assigns of MR ALDAR SADASHIV SAVALA [since deceased] MRS ALDAR SAVITA SADASHIV

For HDFC Bank Ltd.  
Sd/-  
Authorized Officer

Place: Mumbai  
Date: 20 APR 2024

**CORRIGENDUM**  
**ICICI Bank**

**Branch Office: ICICI Bank Ltd., Office Number 201-B, 2nd Floor, Road No 1 Plot No-B3, WIFIT Park, Wagle Industrial Estate, Thane, Maharashtra-400604**

This is with reference to the captioned SARFAESI 13 (2) Notice dated JULY 06, 2021, (hereinafter referred to as "the said Notice") towards your aforementioned Home loan Account No. LBPUN0000517339 in the borrower name MADAKE MACHINDRA LAXMAN with ICICI Bank Ltd., we wish to mention that inadvertently and unintentionally the property address and property admeasuring area was erroneously mentioned as PROPERTY ADDRESS-ADMEASURING AREA AS PER SALE DEED INSTEAD OF ADMEASURING CARPET AREA 53.10 SQ METER ALONG WITH ATTACHED TERRACE ADMEASURING 4.12 SQMTR. Therefore request you to please read ADMEASURING CARPET AREA 53.10 SQ METER ALONG WITH ATTACHED TERRACE ADMEASURING 4.12 SQMTR.

All other details mentioned in the said SARFAESI 13 (2) Notice will remain same.

We sincerely regret the inconvenience caused to you in this regard.  
Date : April 20, 2024  
Place : Maharashtra

Authorized Officer  
ICICI Bank Limited

**PUBLIC NOTICE**

This is to inform the general public that, my client Ms. Suman Sunder Pardeshi is lawful owner of Shop No. 8, Ground Floor, Building known as Raikar Bhavan Premises Co-operative Society Limited, Plot No. 9, Sector 17, Vashi, Navi Mumbai, Tal. & Dist. Thane. Whereas, Original Share Certificate No. 046, comprising of 5 fully paid up shares of Rs. 50/- each, bearing Distinctive Nos. from 226 to 230 against the Shop No. 08, issued by the Raikar Bhavan Premises Co-operative Society Limited, has been lost/misplaced and NC was registered at Vashi Police Station, Vashi, Navi Mumbai, vide Lost Property Registration No. 0844/2024, on 16/04/2024, and has applied for duplicate share certificate.

That, I herewith invite claims/objection from the public with documentary evidence in support of his/her claim, at the above mentioned society's address. In case of objection, documentary evidence in support of claim should be submitted within 15 days from the date of the publication of this notice. The said society reserves its right to issue duplicate share certificate and shall not be responsible for any manner whatsoever.

From,  
Nitesh K. Singh  
Advocate High Court  
RH/Plot No. 62, Aashiyana, Sector 2, Koparkhairane, Navi Mumbai - 400709.  
M : 09819075002/09930020799. E: nkslegal@hotmail.com / nksinglaw@gmail.com

**IDBI BANK**  
CIN: L65190MH2004G0148838

**Regd. Office:** IDBI Bank, IDBI Tower, WTC Complex, Cuffe Parade, Mumbai-400005  
**Branch Office:** Wagle Estate, Dosti Pinnacle, GF, Plot No. E-7, Road No. 22, Wagle Industrial Estate, MIDC, Thane (W), Pin :400604, Maharashtra, M. No.: 9839635346/ 9922413233/ 8328267135/ 9124328510/ 8369448089  
Email : abhishek.singh@idbi.co.in and Anil.nalam@idbi.co.in, ganes.hdhome@idbi.co.in, rakesh.gond@idbi.co.in, lumes@idbi.co.in www.idbibank.in

**PUBLIC NOTICE FOR SALE through E-Auction**  
See Proviso to Rule 8(6) or 9(1)  
**RESIDENTIAL & COMMERCIAL PROPERTIES FOR SALE IN PRAIR LOCATIONS IN DOMBIVALI, ULHASNAGAR, and AMBERNATH, MAHARASHTRA.**

**Sale of Immovable properties mortgaged as security for availing financial assistance**  
The undersigned being the Authorized Officer (AO) of the IDBI Bank Ltd. (IDBI) invites Bids/Offer in sealed covers for sale of the following properties mortgaged as security for availing financial assistance by

Sr no	Name of customer	Date of Possession
1	Smt. Jyotsna Shailesh Kolaskar and Shri Manish Anant Vechake	07-02-2024
2	Smt. Chhaya Deepak Dhurve	15-09-2023
3	Shri. Balwantpal Singh Sohnapal Singh Marwaha and Smt. Gurbinder Kaur Balwant Singh Marwaha	09-10-2023
4	Smt. Seema Jayesh Gadge	30-10-2023

under the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with the Security Interest (Enforcement) Rules, 2002 read with proviso to rule 8(6) or 9(1), possession whereof has been taken by the AO, IDBI Bank Ltd.

**Brief Description of Properties :**  
1) Property owned by Smt. Jyotsna Shailesh Kolaskar and Shri Manish Anant Vechake: Flat No 404 4th Floor Shankuntika Snaklyk CHS 22 Wing C Lodia Heaven Nilx V Dombivali 421204 Maharashtra with Buildup Area 562.22 Sqm i.e. 565 Sft/As per Index II (As per Agreement Carpet Area 402 Sft + FB 10 Sft/Total Area 412 Sft).  
2) Property owned by Smt. Chhaya Deepak Dhurve : Flat No 104 1st Floor B Wing Green Laxms Complex Survey no 81 Hissa No 8 Ambernath 421503 Thane Maharashtra with built up area 651 sq ft Carpet Area 465 Sq ft (as per Index-II).  
3) Property owned by Shri Balwantpal Singh Sohnapal Singh Marwaha and Smt. Gurbinder Kaur Balwantpal Singh Marwaha : Shop No 1 Gr Floor Shivam CHSL Block No A 503 Room No 1005 Ulhasnagar Camp East Ulhasnagar -421004, Maharashtra with carpet area of 357 Sq.ft.(As per Measurement) Builtup Area 500 Sq.ft (As per Sale Agreement)  
4) Property owned by Smt. Seema Jayesh Gadge : Flat No 302 3rd Floor G Wing Chandresh Godavari CHS LTD Lodia Heaven Kalyan Shill Road Dombivali 421204, Maharashtra with Saleable Area 450 Sq ft Build up area 450 Sq ft as per Index-II.

2) The dues of IDBI Bank Ltd. Outstanding :  
i) Smt. Jyotsna Shailesh Kolaskar and Shri Manish Anant Vechake dues as on 09.02.2024 stands at Rs.39,72 Lakhs (plus expenses, charges and further interest thereon with effect from 10.02.2024.)  
ii) Smt. Chhaya Deepak Dhurve dues as on 09.01.2024 stands at Rs.57,77 Lakhs plus expenses, charges and further interest thereon with effect from 10.01.2024.  
iii) Shri. Balwantpal Singh Sohnapal Singh Marwaha and Smt. Gurbinder Kaur Balwantpal Singh Marwaha dues as on 09.02.2024 stands at Rs.63.34 Lakhs (plus expenses, charges and further interest thereon with effect from 10.02.2024.  
iv) Smt. Seema Jayesh Gadge dues as on 09.03.2024 stands at Rs.34.05. Lakhs plus expenses, charges and further interest thereon with effect from 10.03.2024.

Reserve Price (In Lakhs)	EMD (In Lakhs)	Date of Inspection	Last Date of Submission of Bids along with EMD	Date of E-Auction & Time
i) Rs.31.64	Rs.3.16	22-05-2024 (property i & ii) 11:00 am to 4:00 pm	27-05-2024	28-05-2024 & 11:30 am to 12:00 pm
ii) Rs. 26.04	Rs.2.60	22-05-2024 (Property iii & iv) 11:00 am to 4:00 pm		
iii) Rs. 52.00	Rs.5.20			
iv) Rs. 26.10	Rs. 2.61			

**Note-Inspection will be with prior intimation to Bank.**  
4. **Gist of the terms & conditions appearing in Bid Document:**  
1. The sale of Secured Assets is on "as is where is basis", "as is what is basis", "whatever there is basis" and "no recourse basis" for and on behalf of the Secured Creditors viz.: IDBI Bank Ltd.  
2. The aforesaid properties shall not be sold below the reserve price mentioned above. Bid increase amount is Rs.10,000.00  
3. The Earnest Money Deposit - (EMD) will not carry interest. AO may retain EMD of top three bidders upto 3 months from the date of opening of the bids. The AO may permit inter-se bidding among the top three bidders. The sale would be on e-auction platform at website : www.bankauctionwizard.com and shall take place on 28.05.2024 at 11:30 am to 12:00 pm, unlimited extension of 5 minutes each. Intending Bidders should hold a valid e-mail address, please contact M/s ANTARES SYSTEMS LIMITED, #24, Sudha Complex, 3rd Stage, 4th Block, Basaveshwar Nagar, Bangalore-560079. Contact person Email : sushmitha.b@antaresystems.com / marina@antaresystems.com (M) 8951944383/ 9686196751 (L) -080-40482100 (For Technical and Bidding Process).  
4. Bidders are advised to go through the website: www.bankauctionwizard.com for detailed terms and conditions of auction sale before submitting their bids for taking part in the e-auction sale proceedings.  
5. Earnest Money deposit (EMD) shall be deposited through DD from any scheduled bank drawn in favour of IDBI Bank Ltd., Wagle Estate Branch, Payable at Mumbai or to be remitted to Account No. 78334915010026, IFSC Code: IBKL0000783, Branch Name : IDBI Bank Limited, Wagle Estate Branch, Mumbai, by way of RTGS in favour of IDBI Bank Ltd and submit proof of payment along with KYC documents (photo identity and address proofs) like PAN CARD (compulsory), Aadhaar Card, Passport, Voter ID card, Driving License etc. The amount of EMD paid by the interested bidders shall carry no interest. The EMD shall be forfeited if the bidder does not participate in the e-auction by placing the bid.  
6. The successful bidder will be required to deposit 25% of the sale price (less the amount of EMD deposited) at the time of confirmation of sale. The balance amount of the sale price is to be paid within 15 days of the confirmation of the sale or such extended period as may be agreed to by the AO. In case of failure to deposit the balance amount within the prescribed period, the deposited amount shall be forfeited, including earnest money.  
7. AO reserves the right to accept or reject any or all bids without assigning any reason(s). In case all the bids are rejected, the AO reserves the right to sell the assets by any of the modes as prescribed in the SARFAESI Act.  
8. The Secured Assets mentioned in the Bid Document are based on the charges/mortgages created by the mortgagor/s in favour of Secured Creditors, the details whereof are given in the bid document. Interested parties are requested to verify the details of the Secured Assets and inspect the records relating to mortgaged assets available with AO on request.  
9. Secured creditors do not take responsibility for any errors/omissions/discrepancy/shortfall etc in the secured Assets or for procuring any permissions etc or for the dues of any authority established by law.  
10. The Secured Assets are being sold free from charges and encumbrances of Secured Creditor only.  
11. The successful bidder would be required to bear all the necessary expenses like stamp duty, registration, expenses, tax liabilities, if any etc for transfer of secured asset.  
12. The Bid Document can be obtained from AO, IDBI Bank Ltd., At Branch Office - Wagle Estate, Dosti Pinnacle, GF, Plot No. E-7, Road No. 22, Wagle Industrial Estate, MIDC, Thane(W), Pin :400604, Maharashtra, on M. No.: 9839635346/ 9922413233/ 8328267135/ 9430022540/ 9124328510/ 8369448089, Email : abhishek.singh@idbi.co.in and can also be downloaded from www.idbibank.in  
13. Contact the AO, IDBI Bank Limited, Goregaon West Branch, Mumbai, on M. No. 9839635346, Email: abhishek.singh@idbi.co.in at the above address in person during March 04, 2024 to 2024 on any working day between 10:30 am and 05:00 pm to get the Bid Document which contains detailed terms and conditions of sale, bid forms etc.  
14. Borrowers/Guarantors are also hereby given notice under Rule 8(6) or 9(1) of the Rules of SARFAESI Act that the said immovable asset shall be sold after 30 or 15 days from the date of this notice by adopting any of the following methods mentioned in Rule 8(5) of the Rules.

**Registered Office :** TJSB House, Plot No. B5, Road No. 2, Wagle Industrial Estate, Thane (West)-400604. ☎ 022-2587 8500

**HO Recovery Office :** Madhukar Bhavan, Recovery Department, 3<sup>rd</sup> Floor, Wagle Estate Road No.16, Thane (West)-400604. ☎ 022-2583 8500.

**TJSB SAHAKARI BANK LTD.** MULTI-STATE SCHEDULED BANK

**PUBLIC AUCTION**

TJSB Sahakari Bank Ltd. has initiated recovery action against the following defaulted borrowers through the Authorized Officer of the Bank, appointed under the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (In short "SARFAESI Act 2002") and the rules made there under has issued Demand Notice on various dates as per details given below in table under section 13(2) of the said Act, to 1) M/s. Capitol Fibres Private Limited. 2) M/s. Capitol Nonwovens Private Limited respectively.

The Borrowers, Mortgagor & Guarantors have not repaid the amounts as stated in the Demand Notice within stipulated period; hence the Authorized Officer has taken the Physical possession of the immovable properties u/s 13(4) and Section 14 of the SARFAESI Act, 2002.

I, the Undersigned, the Authorized Officer of TJSB Sahakari Bank Ltd., have decided to sell the said properties on "AS IS WHERE IS BASIS", without movable assets by inviting Tenders as laid down in prescribed laws.

Name of the Borrower(S) / Mortgagor(S)	Date of Demand Notice & O/s. Amount	Description of Immovable Properties with Reserve Price and EMD Amount
1. M/s. Capitol Fibres Private Limited. ...Borrower & Mortgagor A Private Limited Company through its Directors: i. Mr. Kewalramani Kumar Dharamdas ii. Mr. Kewalramani Prem Dharamdas iii. Mr. Kewalramani Roshan Kumar iv. Mr. Kewalramani Pawan Kumar v. Mr. Kewalramani Dinesh Kumar vi. Mr. Kewalramani Govind Laxman vii. Mr. Kewalramani Kamal Laxman viii. Mr. Kewalramani Hemant Suresh ix. Mr. Kewalramani Kumar Dharamdas x. Mr. Kewalramani Prem Dharamdas xi. Mr. Kewalramani Roshan Kumar xii. Mr. Kewalramani Pawan Kumar xiii. Mr. Kewalramani Dinesh Kumar xiv. Mr. Kewalramani Govind Laxman xv. Mr. Kewalramani Kamal Laxman xvi. Mr. Kewalramani Hemant Suresh xvii. Mr. Kewalramani Parvati K xviii. Mr. Kewalramani Shailesh Kumar (Sr. No. 2 to 11) ...Guarantors	Demand Notice Date 10.12.2021 Outstanding Amount as on 30.11.2021 Rs. 10,73,57,940.54 (Plus further interest and cost thereon)	i. All the piece & parcel of the land bearing Gut No. 554, admeasuring on or about 0-96 hecto- Arr., situate at Village- Gonde Dumala, Tal- Igatpur, Dist- Nashik, (Landmark - Opp. Shalimar Paints, Near Indian Oil Petrol Pump) within the local limits of the Grampanchayat, Gonde Dumala and within the registration district Nashik along with the structure constructed or to be constructed on the aforesaid land, admeasuring on or about 9600 Sq. Mtrs.
1. M/s. Capitol Nonwovens Private Limited. ....(Borrower) A Private Limited Company through its Directors: i. Mr. Kewalramani Kumar Dharamdas ii. Mr. Kewalramani Prem Dharamdas iii. Mr. Kewalramani Roshan Kumar iv. Mr. Kewalramani Pawan Kumar v. Mr. Kewalramani Dinesh Kumar vi. Mr. Kewalramani Kamal Laxman vii. Mr. Kewalramani Shailesh Kumar viii. Mr. Kewalramani Kumar Dharamdas ix. Mr. Kewalramani Roshan Kumar x. Mr. Kewalramani Pawan Kumar xi. Mr. Kewalramani Dinesh Kumar xii. Mr. Kewalramani Kamal Laxman xiii. Mr. Kewalramani Hemant Suresh xiv. Mr. Kewalramani Shailesh Kumar (Sr. No. 2 to 8) ...Guarantors	Demand Notice Date 13.12.2021 Outstanding Amount as on 30.11.2021 Rs. 12,27,51,394.54 (Plus further interest and cost thereon)	ii. All the piece and parcel of the land, admeasuring on or about 0-35-0 hecto- Aar Gut No. 555 (local name of the land Dombhal) situate at Village- Gonde Dumala, Tal- Igatpur, Dist- Nashik, (Landmark - Opp. Shalimar Paints, Near Indian Oil Petrol Pump) along with the structure constructed or to be constructed on the aforesaid land, admeasuring on or about 3500 Sq. Mtrs.

**HO Recovery Dept.**  
Loan Account Nos. of M/s. Capitol Fibres Pvt. Ltd. 1/CCR-2216, 1/PLNR-403, 1/PLNR-404, 1/SAHAYOGR-1, 1/PFRNR-37, 1/WCTLR-1 & 1/WCTLR-2  
EMD :- Rs. 10,72,53,000.00  
Loan Account Nos. of M/s. Capitol Nonwovens Pvt. Ltd. 1/ADVHYPR-299, 1/ADVHYPR-300, 1/CCR-2217, 1/PLNR-402 & 1/WCTLR-3  
EMD :- Rs. 1,07,25,300.00

**Place of Auction :** TJSB Sahakari Bank Ltd., Nashik Recovery Dept. Shop No. 1 - 2, Kesar Plaza, D.J.P. Nagar, Ambad, Nashik - 422 010.

**Date and time of inspection of properties** 02.05.2024, Between 11:00 A.M. to 05:00 P.M.

**Date and Time of Auction of properties** 10.05.2024, at 12:00 Noon.

**TERMS & CONDITIONS :**  
1. The offer to be submitted in a sealed envelope super scribed, "Offer for purchase of Immovable property i.e. Gut No.554 & 555 of M/s. Capitol Fibres Pvt. Ltd." and bring/send the said offer sealed cover envelope at the above-mentioned venue on or before 09.05.2024 before 5:00 P.M. by the prospective bidder & EMD amount to be transfer by DD/Pay Order in favour of TJSB Sahakari Bank Ltd., payable at Mumbai or RTGS to Account No. 00199520000001, IFSC Code TJSB00000001 on or before 09.05.2024 before 5:00 P.M.  
2. Offers so received by the undersigned will be opened and considered on 10.05.2024 at the above-mentioned venue at 12:00 Noon.  
3. The undersigned reserves his right to accept or reject any offer and/or modified to cancel and/or postpone the Auction.  
4. The Undersigned hereby informs to the Borrower/ Mortgagor/s, and/or legal heirs, Legal representative(s) (whether known or unknown), executor(s), administrator(s), successor(s) and assign(s) of the respective borrower(s) / Mortgagor(s) (since deceased) or absconding, as the case may be, to pay entire dues within 15 days from the date of the notice, otherwise Authorized officer shall proceed to sell the secured asset mentioned herein above in accordance with the Rule 8(5) of Security Interest (Enforcement) Rules, 2002  
5. All or any such person(s) having any share, right, title, benefit, interest, claim, or demand in respect of the said property or to any part thereof by way of sale, allotment, exchange, mortgage, let, sub-let, lease, lien, charge, maintenance, license, gift, inheritance, share, possession, easement, trust, bequest possession, assignment or encumbrance of whatsoever nature or otherwise are requested to intimate to the undersigned in writing at the address mentioned above of any such claim accompanied with all necessary and supporting documents within 07 days from the date of publication hereof, failing which transaction shall be completed without reference to such claim, and any such person shall be deemed to have waived his rights and the same shall not be binding on TJSB Sahakari Bank Ltd.  
6. Tender forms along with the terms and conditions sheet will be separately available with office of Authorized Officer at the cost of Rs. 100/- Plus Rs. 18/- GST Total Rs. 118/- (Contact No. 842238672/9323220042/7738136009 022-2583 8502/594/752).  
7. The Auction will be finalized by the bank only. The bank does not authorize any other person or agency for the said auction.  
This Publication is also 15 days' notice to the Borrower/Mortgagor/Guarantors of the above said loan accounts.

Sd/-  
(AUTHORISED OFFICER)  
Under SARFAESI Act, 2002  
For & on behalf of TJSB Sahakari Bank Ltd.

Date : 20.04.2024  
Place : Thane.

**PNB Punjab National Bank**  
Zonal SASTRA Centre, Mumbai  
PNB Pragati Tower, 1st floor, Plot C-9, Block-G, Bandra Kurla Complex, Bandra (East), Mumbai - 400051.  
Email: zs8356@pnb.co.in

**SALE NOTICE FOR SALE OF SECURED ASSETS UNDER SARFAESI ACT**

**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/charged to the Secured Creditor, the constructive/physical symbolic possession of which has been taken by the Authorised Officer of the Bank/ Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

Sr No.	Name of the Branch	Description of the Immovable Properties Mortgaged/ Owner's Name(mortgagors of property(ies))	A) Dt. of Demand Notice u/s 13(2) of SARFESI ACT 2002		Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors
			B) Outstanding Amount as on 31.12.2023	C) Possession Date u/s 13(4) of SARFESI ACT 2002		
1	Zonal SASTRA, MUMBAI Damara Gold Pvt Ltd Reg: 12, Ellora Co-op hsg society, 4th Road, Khar West, Mumbai 400052 Factory: 126, Mathuradas mills compound, Lower Parel, Mumbai 400013 Mr Jagdish Pahuja(Director and guarantor) Mr Rajaji Pahuja (Director and guarantor) Mr Monil Pahuja (Director and guarantor)	Fiat No 12, 1st Floor, Ellora CHS Ltd., 4th Road, Near Vrindavan Restaurant, Khar (West), Mumbai-400052, admeasuring 640 sq.ft. Carpet + 1100 sq.ft. Attached Terrace. Owned by: Mr Jagdish Pahuja Garage No.2 amalgamated with Shop No 7, Ground Floor, Ellora CHS Ltd., 4th Road, Near Vrindavan Restaurant, Khar (West), Mumbai-400052, Carpet area 540 sq.ft. Owned by: Mr Jagdish Pahuja Flat West 5301, West Wind 53rd Floor, World Crest, Senapati Bapat Marg, Lower Parel, Mumbai-400013 having carpet area of 2315 sq.ft.alongwith 3 car parkings. Owned by: Mr Jagdish Pahuja and Monil Pahuja	A) 10.08.2023 B) Rs. 35.03 Cr + further interest & charges from date of NPA C) 04.11.2023 D) Symbolic Possession	A) 313.00 B) 31.30 C) 1.00	09.05.2024 11:00AM to 04:00PM	Not known
				A) 334.00 B) 33.40 C) 1.00		
				A) 1268.00 B) 126.80 C) 5.00		

**TERMS AND CONDITIONS:** The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:  
1. The properties are being sold on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS".  
2. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.  
3. The Sale will be done by the undersigned through e-auction platform provided at the Website https://www.msccommerce.com on date and time mentioned in the above table.  
4. The Authorised Officer reserves the right to accept or reject any / all bids, or to postpone/cancel/adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final.  
5. All statutory dues / attendant charges / other dues including registration charges, stamp duty, taxes, statutory liabilities, arrears of property tax, electricity dues etc. shall have to be borne by the purchaser.  
6. Account is under Symbolic Possession  
7. For detailed term and conditions of the sale, please refer www.ibapin, www.msccommerce.com, https://eprocure.gov.in/epublish/app & www.pnbindia.in  
Date: 19.04.2024  
Place: Mumbai

For Punjab National Bank  
Chief Manager  
Authorised Officer,  
PNB, Secured Creditor Contact No: 9766524873

**JANA SMALL FINANCE BANK**  
(A scheduled commercial bank)  
Registered Office: The Fairway, Ground & First Floor, Survey No.10/1, 11/2 & 12/2B, Off Domlur, Koramangla Inner Ring Road, Next to EGL Business Park, Challaghatta, Bangalore-560071.  
Regional Branch Office: Jana Small Finance Bank Ltd. Modi Plaza, Office No.704/705, Mukund Nagar, Swargate, Opp. Laxminarayan Cinema Hall, Pune-411037.

**DEMAND NOTICE UNDER SECTION 13(2) OF SARFAESI ACT, 2002.**

Whereas you the below mentioned Borrower's, Co-Borrowers, Guarantors and Mortgagors have availed loans from Jana Small Finance Bank Limited, by mortgaging your immovable properties. Consequently to default committed by you all, your loan account has been classified as Non-performing Asset, whereas Jana Small Finance Bank Limited being a secured creditor under the Act, and in exercise of the powers conferred under section 13(2) of the said Act read with rule 2 of Security Interest (Enforcement) Rules 2002, issued Demand notice calling upon the Borrower's/Co-Borrower's/Guarantor's/Mortgagors as mentioned in column No.2 to repay the amount mentioned in the notices with future interest thereon within 60 days from the date of notice, but the notices could not be served on some of them for various reasons.

Sr. No.	Name of Borrower/ Co-Borrower/ Guarantor/ Mortgagor	Loan Account No. & Loan Amount	Details of the Security to be enforced	Date of NPA & Demand Notice date	Amount due in Rs./as on
1	1. Ravindra Yashavant Bangdar 2. Laxmi Ravindra Bangdar	Loan Account No. 31859430000422 Loan Amount: Rs.10,34,942/-	<b>MORTGAGED IMMOVABLE PROPERTY - Schedule Property:-</b> All that piece and parcel of the immovable property being land admeasuring 124.02 Sq.Mtr. being and situated at Grampanchayat SR No.672, Malrnata No.2801/2, Kasbe Digraj, Dist: Sangalli-416305. On or towards: Towards East by: Land of Shri Magdum, Towards West by: Land of Jambu Choughule, Towards South by: Land Of Jaideep Koruchi, Towards North by: Government Road.	Date of NPA: 02-04-2024 Demand Notice Date: 18-04-2024	Rs.10,87,654/- (Rupees Ten Lakhs Eighty Seven Thousand Six Hundred Fifty Four Only) as of 14-04-2024
2	1. Sohan Ravindra Gangavane 2. Kartika Ravindra Gangavane	Loan Account No. 33979630000957 Loan Amount: Rs			