

DEUTSCHE BANK AG**PUBLIC NOTICE - AUCTION CUM SALE OF PROPERTY**

Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002

The undersigned being the authorized officer of Deutsche Bank AG having its office at Nirlon Knowledge Park, B1, 2nd Floor, Goregaon East, Mumbai-400063 ("Deutsche Bank AG"), under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (The Act) and in exercise of powers conferred under section 13 (2) read with rule 9 of the Security Interest (Enforcement) Rules, 2002 (The Rules) issued demand notices dated 16th January, 2020 calling upon the borrower(s)/Co-borrower's M/s Dhanlaxmi Electricals Private Limited, Mr. Mohammed Moinuddin Khan, M/s Dhanlaxmi Electricals and Mrs. Raman Moinuddin Khatoun to repay the outstanding amount Rs.8,23,56,050.77, (Rupees Eight Crore Twenty Three Lakhs Fifty Six Thousand Five and Seventy Seven paise only) as on 16th January, 2023, and interest thereon within 60 days from the date of receipt of the said demand notice.

The Borrower having failed to repay the amount, notice is hereby given to the Borrower and the public in general that the undersigned has taken possession of the property mortgaged with the Bank, to recover the said outstanding amount, in exercise of powers conferred on me under section 13(4) of the Act read with Rule 8 of the Rules.

Now, the public in general is hereby informed that the Property mentioned below would be sold by public auction on AS IS WHERE IS BASIS and AS IS WHAT IS BASIS on **24th June 2024 at 4 p.m.**, at Deutsche Bank AG, Nirlon Knowledge Park, B1, 2nd Floor, Goregaon East, Mumbai-400063 by inviting bids in the sealed envelope as per the procedure and the terms and conditions stated below:

| Sr. No. | Secured Property Address | Reserve Price | EMD | Auction Date |
|---------|--|------------------|----------------|----------------|
| 1. | All that piece or parcels of Office No. 1201, 1202, 1203, 1204, 1205, 1206, 1207 & 1208, 12th Floor, NMS Titium, admeasuring 3935 sq ft carpet area of thereabouts, situated at Plot No 74, Sector 15, CBD Belapur Navi Mumbai 400614. | Rs.9,00,00,000/- | Rs. 9,00,000/- | 24th June 2024 |

The particulars in respect of the Property have been stated to the best of the information and knowledge of the Bank, who shall however not be responsible for any error, misstatement, or omission in the said particulars. The Tenderer(s) / Offeror(s) / Prospective Bidder / Purchaser(s) are therefore requested, in their own interest, to satisfy himself / themselves / itself with regard to the Property before submitting the tenders. To the best of the Bank's knowledge, there are no encumbrances on the Property and Bank has the right of sale of Property in compliance with due process of law.

TERMS & CONDITIONS OF PUBLIC AUCTION:

- The property can be inspected on **15th June 2024 between 11 am to 2 pm**. The bids shall be submitted in a sealed envelope to the office of undersigned along with a Demand Draft / Pay Order as mentioned above towards the Earnest Money Deposit ("EMD") favoring "M/s. Deutsche Bank AG" so as to reach the office of Deutsche Bank AG at, Nirlon Knowledge Park, B1, 2nd Floor, Goregaon East, Mumbai-400063 on or before **24th June 2024 by 2 pm**. The earnest money deposit shall not carry any interest.
- Offers that are not duly filled up or offers unaccompanied by the EMD or received after the date and time prescribed herein will not be considered / treated as valid offers, and accordingly shall be rejected. No interest shall be payable on the EMD.
- Along with bid form the proposed bidder shall also attach his/her identity proof, proof of residence (such as copy of the passport, election commission card, ration card driving license etc.) and a copy of the PAN card issued by the Income Tax department.
- On the date of sale, all the bids duly received would be opened and the bid of the highest bidder, provided it is above the reserve price, may be accepted by the Bank. However, the bidders personally present at the auction site shall have the right to further enhance their bid price, subject to a minimum of **Rs. 25,00,000/- (Rupees Twenty Five Thousand only)** over the price offered by the highest bidder and the Bank shall have the right to accept such higher bid, upon confirmation of the sale by the Bank, the purchaser will be required to pay deposit of **25% (Twenty Five Percent)** of the sale price, after adjusting the earnest money deposit immediately with the undersigned.
- The request for extension of time may be allowed by the Bank at its sole discretion subject to such terms and conditions as may be deemed fit and proper by him. The balance amount of the purchase price shall be paid by the purchaser to the Bank on or before the fifteenth day after confirmation of the sale of the Property or such extended period as may be agreed upon in writing by the parties. In default of payment of entire consideration within the stipulated time, the Bank shall be at liberty to forfeit the EMD and/or any other payment made by the purchaser and proceed with re-auction of the Property. The defaulting purchaser shall forfeit all claims to the Property or to any part of the sum for which it may be subsequently sold.
- All payments shall be made by the purchaser by means of the Demand Draft/Pay Order favoring "Deutsche Bank AG".
- On receipt of the sale price in full, the Bank shall issue a Sale Certificate in favour of the Purchaser/his nominee and would handover the possession of the Property to the purchaser.
- The said Immovable Property described in the Schedule herein above shall remain and be at the sole risk of the Purchaser in all respects including loss or damage by fire or theft or other accidents, and other risk from the date of the Confirmation of the sale by the undersigned Authorised Officer. The Purchaser shall not be entitled to annul the sale on any ground whatsoever.
- The Demand Draft/Pay Order deposited towards the EMD shall be returned to the unsuccessful bidders.
- For all purposes, sale of the said property is strictly on "as is where is basis what is". To the best of the knowledge and information of the Authorised officer of the Bank, no other encumbrances exist on the property.
- All expenses relating to Stamp Duty, Registration Charges, Transfer Charges and any other charges in respect of the Property shall be borne by the purchaser. All outgoings, i.e., Municipal Taxes, Maintenance / Society Charges, Electricity and water taxes, cess or any other dues including over dues in respect of the Property shall be paid by the successful purchaser.
- The Bank is not bound to accept the highest offer or any or all offers, and the Bank reserves its right to reject any or all bid(s) without assigning any reasons.
- No person other than the bidders themselves or their duly authorised representative shall be allowed to participate in the sale proceedings.
- In case all the dues together with all costs, charges and expenses incurred by the Bank are tendered by the above-named Borrower at any time before the date fixed for sale of the property under Sec 13(8) of the Act, then the Property will not be sold, and all the bids received from the prospective bidders shall be returned to them without any liability/claim against the Bank.

This Notice is also notice to the abovesaid Borrower under Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

Place: Mumbai Sd/- Diana Nadar, Authorized Officer- Deutsche Bank AG, Contact Numbers: 9820066613, 9619887707, 9152770607, 9821600029, 022 7180 3167/3271/3077/3479

Dated: 30th May, 2024

Motilal Oswal Home Finance Limited

GIN Number : J65923MH2013PFLC248741

Corporate Office : Motilal Oswal Tower, Rahimnagar, Sayani Road, Opposite ST Depot, Prabhadevi, Mumbai-400025. Email : hfquery@motilalosal.com

Branch Office : Shreeji Tandle Arcade, 3rd Floor, Shivaji Chowk, Above Waman Hari Pethe Jewellers, Kalyan (W), Mumbai 421301

Branch Office : Shop No. 501, 5th Floor, M.V.Plaza, Survey No.254, 252, Above ICICI Bank, Nr Railway Stn. Virar (E) - 401305, Maharashtra

Branch Office : Office No.101, 1st Floor, Sushel Group Bldg, F/P No.61/1, Old Thana Naka Road, HOC Colony, Near Reliance Fresh, Panvel - 410206, Navi Mumbai

RAKESH MANOHAR KANDARE-9967337288/SATISH DEVNARAYAN SHARMA-9324518654/VISHAL HARISHCHANDRA RAUT-9372705372/SATISH DEVNARAYAN SHARMA-9324518654/MILIND PAWAR-9372705546

PUBLIC NOTICE FOR E-AUCTION CUM SALE

E-Auction Sale Notice of 15 days for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and to the borrowers/guarantors/mortgagors in particular, that the under mentioned property mortgaged to Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation Limited) will be sold on "As is where is", "As is what is", and "Whatever there is", by way of "online e-auction" for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the provisions of SARFESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002) through website motilalosal.com as per the details given below :

| Borrower(s) / Guarantor(s) / Loan Account | Demand Notice Date and Amount | Description of the Immovable property | Reserve Price, EMD & Last Date of Submission of EMD | Date and time of E-Auction |
|--|--|---|---|--|
| LAN: LXSA000117-19006873 Borrower: ASANGAON Borrower: MILAN BABULAL RAJGOUR | 08-06-2023 For Rs: 959375/- (Rupees Nine Lac Fifty Nine Thousand Three Hundred Seventy Five Only) | Flat No.302, Riddhi Siddhi Enclave, Nr Rookampal Kalker, Bhiwandri, Thane, Nr Rookampal Plaza, Hane, Maharashtra 421305. | Reserve Price: Rs.500000/- (Five Lakh Only) EMD: Rs. 50000/- (Fifty Thousand Only) Last date of EMD Deposit: 18-06-2024 | Date: 19-06-2024 11:30 AM to 05:00 PM (with unlimited extensions of 5 minute each) |
| LAN: LXPAN00116-17004350A Branch: PANVEL Borrower: ANIL RAMKRIPAL YADAV Co-Borrower: RINKU ANIL YADAV | 08-08-2023 For Rs: 1163937/- (Rupees Eleven Lac Sixty Three Thousand Nine Hundred Thirty Seven Only) | Flat No 303, Third Floor, S.No 194/22, Dev Krupa Apartment, Tq. Purna, Bhiwandri Road, Dist-Thane, Thane, Maharashtra 421302 | Reserve Price: Rs.400000/- (Four Lakh Only) EMD: Rs. 40000/- (Forty Thousand Only) Last date of EMD Deposit: 18-06-2024 | Date: 19-06-2024 11:30 AM to 05:00 PM (with unlimited extensions of 5 minute each) |
| LAN: LKXAL00915-1600151A Branch: KALYAN Borrower: ANKUSH AVINASH THAKUR Co-Borrower: RENUKA AVINASH THAKUR | 20-07-2021 For Rs: 443014/- (Rupees Four Lac Forty Three Thousand Fourteen Only) | Flat No - 306, 3 Rd Floor, H - Wing, Keshav Apartment, Survey No - 36, Hissa No. - 8/A, Village - Dwarli, Near Marathi School, Taluka - Ambhamban, District - Thane, Maharashtra 421306 | Reserve Price: Rs.250000/- (Two Lakh Fifty Thousand Only) EMD: Rs. 25000/- (Twenty Five Thousand Only) Last date of EMD Deposit: 18-06-2024 | Date: 19-06-2024 11:30 AM to 05:00 PM (with unlimited extensions of 5 minute each) |
| LAN: LXVIR00315-160012725 Branch: VIRAR Borrower: AVINASH SHOBHANNATH SINGH Co-Borrower: ANURADHA AVINASH SINGH | 24-05-2019 For Rs: 932257/- (Rupees Nine Lac Thirty Two Thousand Two Hundred Fifty Seven Only) | Flat No 4, Gr Floor Prathmesh Apartment, Boisar East, Palghar, Thane, Maharashtra - 401501 | Reserve Price: Rs.400000/- (Four Lakh Only) EMD: Rs. 40000/- (Forty Thousand Only) Last date of EMD Deposit: 18-06-2024 | Date: 19-06-2024 11:30 AM to 05:00 PM (with unlimited extensions of 5 minute each) |
| LAN: LXPAN00316-170029146 Branch: PANVEL Borrower: CHANDRAKANT VAMAN SALVE Co-Borrower: CHAITAL CHANDRAKANT SALVE | 09-11-2022 For Rs: 1431577/- (Rupees Fourteen Lac Thirty One Thousand Five Hundred Seventy Seven Only) | Flat 002, Grd Flr, Bhumiik Apartment, G No 32/0, Mouje Bonshet, Panvel, Maharashtra (M h), Maharashtra 401206 | Reserve Price: Rs.600000/- (Six Lakh Only) EMD: Rs. 60000/- (Sixty Thousand Only) Last date of EMD Deposit: 18-06-2024 | Date: 19-06-2024 11:30 AM to 05:00 PM (with unlimited extensions of 5 minute each) |
| LAN: LXPAL00215-160021116 Branch: PALGHAR Borrower: RAJU SUREMAN YADAV Co-Borrower: SAMLAVATI RAJU YADAV | 25-05-2021 For Rs: 377780/- (Rupees Seven Lac Thirty Seven Thousand Seven Hundred Eighty Only) | Flat No - 001, Ground Floor, B Wing, Survey No - 129, Near Ganesh Mandir, H.No. - 1, Sudarshan Apartment, Kopri, Chandrahar, Virar (E), Maharashtra - 401305 | Reserve Price: Rs.700000/- (Seven Lakh Only) EMD: Rs. 70000/- (Seventy Thousand Only) Last date of EMD Deposit: 18-06-2024 | Date: 19-06-2024 11:30 AM to 05:00 PM (with unlimited extensions of 5 minute each) |

Terms and Conditions of E-Auction:

- The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may visit to the Web Portal: <https://BestAuctionDeal.com> of our e-Auction Service Provider, M/s. GlobeTech InfoSystems Private Limited for bidding information & support, the details of the secured asset put up for e-auction and the Bid Form which will be submitted online. The interested buyers may go through the auction terms & conditions and process on the same portal and may contact to RAKESH MANOHAR KANDARE-9967337288/SATISH DEVNARAYAN SHARMA-9324518654/VISHAL HARISHCHANDRA RAUT-9372705372/SATISH DEVNARAYAN SHARMA-9324518654/MILIND PAWAR-9372705546, details available in the above mentioned Web Portal and may contact their Centralised Help Desk: +91 98100 89933, +91 124 44 70 855, E-mail ID: Care@BestAuctionDeal.com

Place: MAHARASHTRA Sd/- Diana Nadar, Authorized Officer- Deutsche Bank AG, Contact Numbers: 9820066613, 9619887707, 9152770607, 9821600029, 022 7180 3167/3271/3077/3479

Dated: 30.05.2024

Motilal Oswal Home Finance Limited

(Earlier Known as Aspire Home Finance Corporation Limited)

PUBLIC NOTICE

NOTICE is hereby given to the public at large that the Golden Acres Co-operative Housing Society Limited being owner of all that piece and parcel of land admeasuring 3811.56 square meters equivalent to 4558.74 square yards out of the larger portion of land bearing Survey No.44, Hissa No.1 and 2 corresponding to CTS No.72A of Revenue Village Juhu being lying and situate at 18, Ruia Park, Military Road, Juhu, Mumbai - 400049 ("said Property") and more particularly described in the schedule hereunder, pursuant to order dated 7.3.2019 passed by the District Deputy Registrar Co-operative Societies, Mumbai City (3) granting deemed conveyance in favour of the Golden Acres Co-operative Housing Society Limited and subsequently upon registration of the Conveyance Deed with the office of the Sub-Registrar of Assurances at Mumbai under serial No.BDR-4/7/129/2019.

The public at large, buyers, lenders, banks & financial institutions, etc. are hereby informed that save and except the Golden Acres Co-operative Housing Society Limited no one has any claim of any form whatsoever over the said property and/or is entitled to and/or has right to deal with the said Property in any manner whatsoever. It is further informed that no one including but not limited to S.M. Builders/K.V. Satyamurty, etc. has any right, title and interest in the said Property and/or any one dealing with the said Property based on any representation made, shall do so at his/her risk and perils and the person entering into any transaction or proposing to purchase the said Property shall have no claim, right, title or interest in or over the said Property, which said Property purely belongs to the Golden Acres Co-operative Housing Society Limited.

Any person claiming any right, title and interest in the said Property pursuant to any dealing or transaction done without the knowledge, consent and approval of the Golden Acres Co-operative Housing Society Limited shall not be binding upon the said Society and such transaction shall be deemed to be illegal and unlawful having no legal sanctity and the claim of the public at large, buyers, lenders, banks & financial institutions, etc. over the said Property shall be void ab initio.

Schedule of Property

All that piece and parcel of land admeasuring 3811.56 square meters equivalent to 4558.74 square yards out of the larger portion of land bearing Survey No.44, Hissa No.1 and 2 corresponding to CTS No.72A of Revenue Village Juhu being, lying and situate at 18, Ruia Park, Military Road, Juhu, Mumbai-400049.

Sd/-
The Hon'ble Secretary
Golden Acres Co-operative Housing Society Limited
18, Ruia Park, Military Road, Juhu, Mumbai - 400049
Email- goldenacresociety@gmail.com

FEDERAL BANK

YOUR PERFECT BANKING PARTNER

PUBLIC NOTICE

The Federal Bank Limited Nerul Branch
G-09 I, Centurion Shopping Complex, Plot No. 88-91, Sector-19A, Nerul-East, Ph. No. : 022-27709940/50, www.federalbank.co.in

GOLD AUCTION

Notice is hereby given to the public in general and the account holders in particular that the auction of the pledged gold ornaments in the below mentioned account/s will be conducted by Federal Bank Ltd., on **18-06-2024** through online portal, <https://gold.samil.in>. Interested buyers may log on to the auction portal or contact the Bank at 02227709950 for further information. In case e-auction is not materialised for any reason on the date mentioned above, with respect any or all items of the pledged ornaments, Bank shall be conducting private sale of the items on any subsequent date/s without further notice.

| Branch Name | Loan Account Number |
|-------------|---------------------|
| NERUL | 17586400025333 |
| NERUL | 17586100061281 |
| NERUL | 17586100060747 |
| NERUL | 17586100066728 |
| NERUL | 17586400025374 |
| NERUL | 17586400025366 |
| NERUL | 17586400024427 |
| NERUL | 17586100065431 |
| NERUL | 17586100065903 |
| NERUL | 17586100066602 |
| NERUL | 17586100066611 |
| NERUL | 17586100066886 |
| NERUL | 17586500002225 |
| NERUL | 17586100063279 |
| NERUL | 17586100062487 |

Place : Nerul Sd/-
Date : 30-05-2024 Authorized Officer For The Federal Bank Ltd.

PUBLIC NOTICE

Notice is hereby given that my client **RUKMINI MOHAN KOTIAN**, her husband **Late MOHAN KOTIAN** was the member of the Landmark C.H.S. LTD., and owner of the Flat No. D/7, First Floor, Land Mark C.H.S. Ltd., St. Anthony Street, Kadamwadi, Vakola, Santacruz (E), Mumbai-400055 & holding Share Certificate No. 7, amount of Rs. 50/-, Dist. No. 31 to 35 issued by the Landmark C.H.S. LTD., St. Anthony Street, Kadamwadi, Vakola, Santacruz (E), Mumbai-400055, which has been reported lost / misplaced. My client also file Police complaint for said lost dated **27/05/2024**, Complaint No. **42257/2024**, in the Vakola Police Station.

If anyone having any claim / objection/ find should contact to the Society Secretary or my office: 203, Prem Angan CHS Ltd., Ashok Nagar, Vakola, Santacruz (E), Mumbai-400055. Ph: **9892966281**, within 14 days, thereafter no claim will be considered & society will proceed for issue of duplicate Share Certificate.

Sd/-
MR. D. V. KINI
ADVOCATE HIGH COURT
Place: Mumbai Date: 30/05/2024

PUBLIC NOTICE

Notice is hereby given that Late Naresh Jairam Badani, member / co-owner of the Flat No. 36, 'B' Wing, on 3rd Floor of Premnagar Co-Op. Housing Society Ltd., Kopri Colony, Thane (East), Thane - 400 603, expired on 25th June, 2022, without making any nomination.

Mr. Rajesh Jairam Badani, brother of Late Mr. Naresh Jairam Badani has approached the society to transfer the shares in his name. He has submitted transfer documents in the society office.

The Society hereby invites claims or objections from the heir or heirs or other claimant or claimants / objector or objectors to the transfer of the said shares and interest of the deceased member in the capital/property of the Society within a period of 15 days from the publication of this notice, with copies of such documents and other proofs in support of his/her/their claims/objections for transfer of shares and interest of the deceased member in the capital/property of the Society. If no claims/objections are received within the period prescribed above, the Society shall be free to deal with the shares and interest of the deceased member in the capital/property of the Society in such manner as is provided under the bye-laws of the Society. The claims /objections, if any, received by the Society for transfer of shares and interest of the deceased member in the capital/property of the Society shall be dealt with in the manner provided under the bye-laws of the Society. A copy of the registered bye-laws of the Society is available for inspection by the claimants' objectors, in the office of the society with the Secretary of the Society between 10:00 A.M. to 06:00 P.M. from the date of publication of the notice till the date of expiry of its period.

For & On Behalf of
Premnagar Co Operative Housing Society Ltd.,
Sd/-
Secretary

Office of The Recovery Officer, Co-operative Department, Mumbai

In the precinct of The Greater Bombay Co-operative Bank Ltd
JITO House, Plot No.56, Road No. 1, MIDC, Next to International by Tunga Hotel,
Andheri (E), Mumbai- 400 093. Phone: 022-6128 5715 / 6128 5714 / 6128 5732

| Public Auction Notice | | | | | |
|-----------------------|------------------------------|--------------|-----------------|---|--|
| Sr. No. | Name of the Judgment Debtors | R.C. Nos. | Reserve Price | Description of Property | Date of inspections & time |
| 1 | M/s. Nareda Ispat Pvt. Ltd | 4434 of 2002 | Rs. 96,00,000/- | Shop No. 7, in Janavi CHS Ltd, CTS No. 2250 & 2251A, Plot No. 7, Flat No. 2 & 3, Sanghani Estate, Shreyas Talkies, Ghatkopar (W), Mumbai 400 086 Area: 300 sq ft built up | On Saturday 1st June, 2024 Between 11.00 a.m. To 1.00 p.m. |

The Recovery Officer, invites offer in sealed envelope from interested parties in respect of above mentioned immovable property put up for auction sale on "As is, Where is, Whatever it is & No Complaint Basis"

- The bid form containing terms and conditions of auction or other information, if any, can be obtained from the office of the Recovery Officer on any working day as well as at the time and date of inspection on payment of Rs. 100/- . The date and time of inspection shown in column no. 6.
- The intending bidder should send their bids in sealed envelope mentioning description of the property for which they are bidding along with the interest free Earnest Money Deposit (EMD) of 15% of bid amount by way of P.O/DD favouring "The Greater Bombay Co-operative Bank Ltd at Mumbai". The bids will be received by the Recovery Officer at above mentioned Corporate Office at MIDC, Andheri (E) on or before **Tuesday the 18th June, 2024 till 11.15 a.m.** for the property. The tenders will be opened on **Tuesday the 18th June, 2024 at 11.15 a.m.** at the office of R.C. Holder Bank viz. The Greater Bombay Co-operative Bank Ltd at JITO House, Plot No. 56, Road No. 1, MIDC, Next to International by Tunga Hotel, Andheri (E), Mumbai 400093. The qualified bidders shall be given opportunity to improve upon their bids.
- The successful bidder shall be required to make up the remaining balance of the finalized bid amount excluding Earnest Money within 30 days from the date of auction.
- In case, the successful bidder fails to pay remaining 85% of the bid amount as mentioned in Clause 3 above, the Earnest Money deposited will stand forfeited. Similarly, if the successful bidder fails to pay the full amount within 30 days from the date of auction the amount paid till date will stand forfeited.
- All charges, levies, taxes, society dues and / or any other liability / outgoing accrued against the property shall be borne by the successful bidder. Present accrued liabilities on the property are not known and if any, it will be borne by the successful bidder.
- The Recovery Officer reserves his rights to accept or reject any or all offers and also postpone / cancel the auction without assigning any reason and also to modify the terms and conditions of the Auction Sale without prior notice.
- Offer / Bid amount lesser than reserve price will not be entertained.
- All claim /objection /objection of M/s. Nareda Ispat Pvt. Ltd. its Directors & Guarantors, are hereby informed to be present on the auction date i.e. **Tuesday the 18th June, 2024 at 11.15 a.m.** at Corporate Office at MIDC, Andheri (E).
- The auction can be cancelled on discharge of entire decretal claim on or before auction date or it will also be cancelled on discharge of entire decretal claim along with payment of 5% over and above auction amount within 30 days from date of auction.
- Bidder should conduct due diligence of the properties prior to participation in the auction and thereafter neither the Recovery Officer nor the R.C. Holder Bank will entertain any sort of complaint or dispute in respect of subject properties. Bidder will have to deal it on his/her/their own cost and consequences.
- Disputes, if any, shall be within the jurisdiction of Mumbai Courts only.

Given under my hand and seal of this office at Mumbai on **Monday, the 18th May, 2024.**

Sd/-
Sujoy P. Sawant (Recovery Officer)
Co-operative Department, Mumbai
Attached with the Greater Bombay Co-operative Bank Ltd
(Us.156 of MCS Act & rule 107)

Date: 29th May 2024
Place: Mumbai

Indian Bank SAM BRANCH : 73, 7th Floor, Mittal Chambers, Nariman Point, Mumbai-400 021, Maharashtra

E-mail ID : armbombay@indianbank.co.in; s816@indianbank.co.in

M/s. J P Agro Services (Borrower firm) - Having Regd. Office Address at Plot No. 103, A, Ashwamedh Nagar, Opp. Cancer Hospital, Peth Road, Nasik-422 003. Also Having Correspondence Address at 103, Shivam Building Shivnoli Village, Near Bank of Baroda, Borivali (West), Mumbai-400 091.

Mr. Jignesh Panchal (Partner) - Having address at Flat No. 806, 5-B, Versova Heights, New MHADA Colony, Andheri (W), Mumbai-400 058.

Mrs. Pooja Salvi (Partner) - Having address at Flat No. 806, 5-B, Versova Heights, New MHADA Colony, Andheri (W), Mumbai-400 058.

Mr. Rajkumar Singh (Partner) - Having address at Room No. 34, Jagardev Yadav Chawl 'Kajupada', Krishna Nagar, Borivali (East), Mumbai-400 064.

Show Cause Notice for Declaring as Willful Defaulter A/c. M/s. J P Agro Services Branch : SAM Branch Mumbai, (Parent Branch: Kalina Branch)

Madam / Dear Sir,
At your request, Bank through its Kalina Branch, has sanctioned ₹ 1.90 Crore for Agricultural Trading activity (Trading in Pomogranates) under Sole banking arrangements to the M/s. J P Agro Services where 'I' is Borrower firm and others are partners of the Company and executed documents / agreements.

Borrower has defaulted in meeting its payment / repayment obligations to the Bank as per terms of sanction. Despite of our best efforts the borrower has failed to regularise the account deliberately and at last as per RBI guidelines the above accounts has been classified as Non-Performing Asset on 11.03.2018.

Bank has also observed number of misconducts in the operation of account & non-compliance of terms & conditions of sanction and more specifically underlined ones which is / are out of four actions set out by Reserve Bank of India for declaration as Willful Defaulter.

Action of the unit / company, which Reason & evidence which proves the action of the Unit / is / are out of the four actions set out by Reserve Bank of India for declaration as Willful Defaulter

As per the Sanction letter dated 16.09.2015, the net worth of the partners cum guarantors is as under: (₹ in Crore)

| S.No. | Name | Net worth | As on |
|-------|---------------------|-----------|------------|
| 1 | Mr. Jignesh Panchal | 8.20 | 16.09.2015 |
| 2 | Mrs. Pooja Salvi | 2.41 | 16.09.2015 |
| 3 | Mr. Rajkumar Singh | 10.52 | 16.09.2015 |
| | Total | 21.13 | |

From the above, it is clear that the borrowers cum guarantors have means and capacity to repay the Bank dues, however, they have willingly not repaid the Bank's dues.

SAM Mumbai has sent a statement of account for Current Account No. 50200005712876 of M/s. J P Agro Services for the period from 01.08.2016 to 02.03.2017 maintained with SANGAMNER Branch of HDFC Bank where the total credit turnover during the aforesaid period is ₹ 0.93 Cr.

As such, the borrower is diverting the fund by opening (prior permission of the lender Current Account with other bank.

The above evidence of willful default on the part of the Borrower firm and its partners has been examined by the Bank's willful Defaulter Screening Committee headed by the Executive Director. The committee has concluded that an event of Willful Default has occurred.