

PUBLIC NOTICE

Notice is hereby given that We, M/s. Chandan Shanti Group of Companies are the Owners of all those Piece and parcels of land lying, being and situated at the villages of Navghar, within the limits of Mira Bhayander Municipal Corporation, Taluka and District- Thane and more particularly described in the Schedule below.

We had entered in Joint venture agreement Dated 27th March 2007 for the plot of land bearing Old No. 457 New S.No 135 Hissa No. 0 S.No. 460 New S.No. 136 Hissa No. 0 along with others with Akruji Nirman Ltd. For the development of said lands. The subsequent Joint Venture was functional under the name and style of Akruji Jay Chandan by virtue of the joint venture Dated 27th March 2007. For the effective and uninterrupted development of the said land we, the Chandan Shanti Group of Companies executed a Power of attorney Dated 28th March 2008 (hereinafter referred to as "said power of attorney") in favour of Shri Vyomesh M. Shah, Shri A. Ramkrishna, Shri Jayesh Dhanwantari Shah, the Nominées of Akruji Jay Chandan (hereinafter referred to as "said nominees").

The said Nominées of Akruji Jay Chandan misused the said power of attorney by unlawfully selling the said land bearing S.No. 457 New S.No. 135 (643 gunthas out of 239.30) and S.No. 460 New S.No. 136 (11.11 gunthas out of 118.60 gunthas) to the M/s. UNIQUE SHANTI CONSTRUCTION LLP. And they even sabotaged our office which was situated at above said land. This power of attorney was given only for the development of the said land in which both the party had 50% profit Sharing. But they went ahead and sold the remaining part of the Chandan Shanti Group of Companies as well.

We have filed two cases in Thane courts Numbered Spl. C.S. 547/2023 before Thane Sessions Court, and RTS. Case No. 216/2023 before SDO Thane and arbitration proceedings are also underway. We have Filed Police Complaint against them before Kashi Mira Police Station for sabotaging our office which was situated at above said land and we have challenged the 7/12 extract which they changed records of rights without serving any notice to us. All the public at large who are interested in the property, including investors, buyers, and others are hereby cautioned to refrain from purchasing or investing in the said property until the legal proceedings have been resolved. The property is currently the subject of dispute and its status/title/ownership are under litigation and the title is uncertain.

SCHEDULE OF THE PROPERTY

All the pieces and parcels of land lying, being, and situated at Village Navghar, Taluka & District Thane bearing details as follows. Old S. No. 457,460. New S.No. 135,136. Hissa No. 0,0. Sd/- M/s. CHANDAN SHANTI GROUP OF COMPANIES SHRI NARESH HANSHRAJ SHAH (Partner) Place: Mumbai Date : 21/10/2024

SBIB भारतीय स्टेट बैंक State Bank of India POSSESSION NOTICE [for Immovable Property]

Whereas, the undersigned being the Authorised Officer of the State Bank of India under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice to borrowers to repay the amounts mentioned in the notice with further interest as mentioned below, within 60 days from the receipt of the said notice. The borrowers having failed to repay the amount, notice is hereby given to the under-noted borrowers and public in general that undersigned has taken Possession of the property described herein below in exercise of powers conferred on him under section 13 (4) said Act read with rule 8 & 9 of the said rules on the under mention date. The borrowers in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to charge of State Bank of India for the amounts and further interest thereon mentioned against account herein below.

Table with 5 columns: Sr. No., Name of the Borrower & Loan Account No., Date of 13(2) Notice and Amount, Description of properties and Date of possession. Contains 6 entries for various borrowers like Mr. Deepak Kacharu, Mr. Namineni Kishore Babu, etc.

The Borrower'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. Date: 17/11-10-2024, Place: Panvel / Diva / Pen Authorised Officer, State Bank of India

Motilal Oswal Home Finance Limited POSSESSION NOTICE (FOR IMMOVABLE PROPERTY/IES)

Whereas the undersigned being the authorized officer of Motilal Oswal Home Finance Limited, (Formerly known as Aspirre Home Finance Corporation Ltd.) under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002), and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated mentioned hereunder calling upon the following borrowers to repay the amount mentioned in the notice being as mentioned hereunder within 60 days from the date of receipt of the said notice.

Table with 5 columns: Sr. No., Loan Agreement No. / Name of the Borrower / Co-Borrower/Guarantor, Date of Demand Notice and Outstanding, Date of possession Taken, Description of the Immovable Property. Contains 12 entries for various borrowers like LXVIR00116-170044996, etc.

The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Motilal Oswal Home Finance Limited for the amounts and further interest thereon. The borrower'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. Place: Maharashtra Date : 21.10.2024

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, Koramangala Inner Ring Road, Next to EGL Business Park, Challaghatta, Bangalore-560071. Regional Branch Office: Modi Plaza, Office No.704/705, Mukund Nagar, Swargate, Opp. Laxminarayana Cinema Hall, Pune-411037.

E-AUCTION NOTICE

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

The undersigned as authorised officer of Jana Small Finance Bank Limited has taken possession of the following property in exercise of powers conferred under section 13(4) of the SARFAESI ACT. The Borrower in particular and public at large are informed that online auction (e-auction) of the mortgage property in the below mentioned account for realisation of dues of the Bank will be held on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" on the date as prescribed as here under.

Table with 10 columns: Sr. No., Loan Account Number, Name of Original Borrower/ Co-Borrower/ Guarantor, Date of 13-2 Notice, Date of Possession, Present Outstanding balance as on 17.10.2024, Date & Time of inspection of the property, Reserve Price in INR, Earnest Money Deposit (EMD) in INR, Date and Time of E-Auction, Last date TIME & Place for submission of Bid. Contains 2 entries for Samadhan Sambhaji Patil and Chetan Rajendra Sonawane.

Details of Secured Assets: All that piece and parcel of the Immovable Property being Land Admeasuring Build Area 500/ Open Area 500 Sq.ft. being and situate at Middle Block No.02, Plot No.12, S.No.58/1, Laxmi Narayan Nagar, B/H Chumukale Bahadri Mandir, Ayodhya Nagar Area, Mauje Khedi Shivar, Jalgaon-425001. On or towards: Towards East by: Block No.3, Towards West by: Block No.1, Towards South by: Block No.4, Towards North by: 9 Mtr Road.

The properties are being held on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and the E-Auction will be conducted "On Line". The auction will be conducted through the Bank's approved service provider M/s. A Closure at the web portal https://bankauctions.in and www.foreclosureindia.com. For more information and For details, help, procedure and online training on e-auction, prospective bidders may contact M/s. A Closure; Contact Mr. Arijit Kumar Das Contact Number: 8142000075. Email: info@bankauctions.in/arijit@bankauctions.in.

For further details on terms and conditions to take part in e-auction proceedings and any for any query relating to property please contact Jana Small Finance Bank authorized officers Mr. Manoj Thakur (Mob. No.9822396792), Mr. Dilshad (Mob. No.8433508759), Mr. Ranjan Naik (Mob. No.6362951653). To the best of knowledge and information of the Authorised Officer, there are no encumbrances on the properties. However the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on prior to submitting their bid. No conditional bid will be accepted. This is also a notice to the above named Borrowers/ Guarantors/ Mortgagees about e-auction scheduled for the mortgage properties. The Borrower/ Guarantor/ Mortgagee are hereby notified to pay the sum as mentioned above along with up to date interest and ancillary expenses before the date of auction, failing which the property will be sold and authorized dues if any will be recovered with interest and cost. Date: 21.10.2024, Place: Jalgaon Sd/- Authorized Officer, Jana Small Finance Bank Limited

PUBLIC NOTICE

Notice is hereby given that my clients are intending to purchase and hence I am investigating title of the following Property owned by (1) MR. NISHITH DESAI and (2) MRS. SWATI N. DESAI more particularly described in the Schedule hereunder. Any person having any claim against the said Property by way of sale, exchange, mortgage, gift, trust, charges, maintenance, inheritance, possession, lease, lien or otherwise is hereby requested to make the same known in writing along with documentary evidence to the undersigned within 14 days from this notice failing which the claim of such person/s will be deemed to have been waived/ abandoned or given up and the same shall not be entertained thereafter.

Schedule of the Property

Residential Flat No.1001 ad measuring about 2514 square feet carpet area on the 10th floor in the project known as "ONE IIC" alongwith 2 car parking spaces bearing Nos. B3-041042 of IIC One and Two Co-operative Housing Society Ltd. constructed on land bearing Cadastral survey numbers 223, 120, 1/983 and 1/128 of Dadar Nalgion Division situated at IIC - Tower 1 Island City Center. G. D. Ambekar Marg, Dadar [E], Mumbai - 400074 in the Registration District of Mumbai City and Mumbai Suburban. Advocate Harshit Shah Dated 21st Oct 2024 604, West View Heights, 220, Bhulchandra Road, Matunga [E], Mumbai 400018. I Email - hdshah22@gmail.com

VAISHYA SAHAKARI BANK LTD. MUMBAI

Head Office - Unit No.25 A (Part), Adhyaru Industrial Premises, S J Marg, Sunmill Compound, Lower Parel, Mumbai 400 013 Tel. Nos. 61894666.

PUBLIC NOTICE FOR AUCTION OF GOLD ORNAMENTS

The below mentioned Borrower/Legal Heirs in specific and the public, in general, are hereby notified that public auction of the gold ornaments pledged in the below loan account is proposed to be conducted at the aforesaid address on the date and time given below on 'As is where is, As is what is and Whatever there is basis'

Table with 5 columns: Sr No, Name of the Borrower/Legal Heirs, Loan A/c. No., Gold Ornaments Gross Weight, Balance as on 15/10/2024, Auction Date and Time. Contains 1 entry for Ms. Netra Sachin Choche.

The terms and conditions of the auction are available at the Head Office of the bank address as mentioned above. The interested parties can obtain the same on 22/10/2024 between 11.00 a.m. to 4.00 p.m. from the above address.

TERMS AND CONDITIONS

- 1. The valuation of the gold ornaments is obtained from the Authorized Valuer of the bank. 2. The gold ornaments is available for inspection at the above address on 22/11/2024 from 3.00 p.m. to 4.00 p.m. with prior appointment of the undersigned. 3. No offer/bids/tenders below the valuation of gold ornaments ascertained by the bank on the basis of the valuation report of the Authorized Valuer shall be entertained. 4. The offer for interested parties may send/submit their offer on the scheduled date of auction referred herein above. 5. Interested parties may be given an opportunity to enhance their offer amount, during the auction process. 6. GST is to be borne by the successful bidder on sale price. The Bank reserves the right to postpone/cancel / stay the auction/sale process without prior notice or without assigning any reason.

Date: 19/10/2024 (Mr. Raju M Doiphode) Manager - Legal & Recovery For Vaishya Sahakari Bank Ltd Mumbai. Mob.No. 9223582766

COURT ROOM NO. 14 IN THE CITY CIVIL COURT AT MAZGAON, MUMBAI

CHAMBER SUMMONS NO. 1933/2024 IN COMMERCIAL SUIT NO. 1263 OF 2024 (ORDER V, RULE 20 (1-A) OF C.P.C. FOR PUBLICATION IN NEWSPAPER)

Plaint lodged on:- 10/05/2024 Plaintiff admitted on:- 04/07/2024 Under Order V, Rule 2 of the Code of Civil Procedure, 1908 r/w Sec.16 of the Commercial Courts Act, 2015.

RULE 51, SUMMONS answer Plaintiff under section 27, O. V. rr. 1,5,7 And 8 and O.VIII, r.9, of the Code of Civil Procedure. UCO Bank a nationalised commercial bank incorporated under the Banking Companies Acquisition and Transfer of Undertakings ACT, 1970, having its Head Office at 10, BTM Sarani, Kolkata-700 010 and one of its branches at 3 Anant Building Near Portuguese Church, Gokhale Road, Dadar (W), Mumbai - 400 028 Through Mrs. Anita Bindhan, Sr. Manager

VERSUS 1. M/s. SHREE MOYAL SALES, Through its Proprietor Mr. Shivnath Manoharal Moyal Room No.102,1st Floor, Shyam Co.Op. Housing Society, Building No.3, A Wing, Bhawanji Shankar Road, Dadar (W), Mumbai - 400 028. Tel. 022-24328606 / 9969409668 e-mail: shreemoyalsales@gmail.com

2. Mr. Shivnath Manoharal Moyal, adult having residential addresses at i) Flat no. 204, B wing, Shreeji Apartment, Murbad Mharal Society, Shahad, Telsik Kalyan Dist. Thane - 421 301

ii) Naya Bazar, Naya Bazar Chowk, Goshala Road, Near Shankar Kirana Store, Bhagalpur, Bihar - 812 001, To, Defendant Name:

1. M/s. Shree Moyal Sales 2. Mr. Shivnath Manoharal Moyal Email Id - shreemoyalsales@gmail.com

Abnominated Defendants. (As per Order dated on 24-09-2024 in presiding in Court Room No. 14 H.H.J. Shri. A.S. Kaz)

Whereas the abnominated Plaintiffs has/have Plaintiff relating to a commercial disputes in this Court against you and you are hereby summoned to file a Written Statement within 30 days of the service of the present summons and in case you fail to file the Written Statement within the said period of 30 days, you shall be allowed to file the Written Statement on such other day, as may be specified by the Court, for reasons to be recorded in writing and on payment of such costs as the Court deems fit, which shall not be later than 120 days from the date of service of summons. On expiry of one hundred and twenty days from the date of service of summons, you shall forfeit the right to file the Written Statement and the Court shall not allow the Written Statement to be taken on record -

The Plaintiff therefore prays: a) Direct that the Defendants to pay to the Plaintiffs the amount of Rs. 18,04,183.02 (Rupees Eighteen Lakh Four Thousand One Hundred Eighty Three and Paise Two only) with further interest thereon from 06/05/2024 as bifurcated below: i)Rs. 15,15,894.02 (Rupees Fifteen Lakh Fifteen Thousand Eight Hundred Ninety Four & Paise Two only) along with further interest @ 12.95% per annum with monthly rests thereon from 06.05.2024 till the date of payment/realisation in respect of the cash credit account

ii)Rs. 2,88,289/- (Rupees Two Lakh Eighty Eight Thousand Two Hundred Eighty Nine only) with further interest @ 9.25% per annum with monthly rests from 06.05.2024 till the date of payment/realisation in respect of the GELC/WCT account. b)Direct the Defendants to declare on affidavit a complete list of their assets & properties. c)Pass an order restraining the Defendants from creating any third party interest over their assets and properties including the hypothecated assets during the pendency of the suit. d)Direct that the hypothecated assets be sold in realisation of the dues payable to the bank. e)Grant interim and ad-interim reliefs in terms of prayers (b), (c) and (d).

f) Direct the Defendants to pay the cost of this suit. g) Pass such other and further orders as this Hon'ble Court may deem fit and proper. h) Direct the decree be drawn in terms of the reliefs sought and granted. You are hereby summoned to appear in this Court in person, or by an Advocate and able to answer all material questions relating to this, or who shall be accompanied by some person able to answer all such questions to answer the above named Plaintiff, and as the suit is fixed for the final disposal, you must produce all your witness and you are hereby required to take notice that in default of your appearance, the suit will be heard and determined in your absence; and you will bring with you any document in your possession or power containing evidence relating to the merits of the Plaintiff's case or upon which you intend to rely in support of your case and in particular for the Plaintiff's the following documents -

Given under my hand and the seal of this Hon'ble Court. Dated this 04th day of October 2024 Sealer For Registrar, City Civil Court, G. Bombay

This 04th day of October 2024 (ADVOCATE MR. PARAG KALE, MRS. VASUDHA KALE & MRS. VAISHALI VANAJARA), Advocate for Plaintiff/s, A-103, North Building, Pride Park, Near R-Mall, Ghoombunder Road, Thane (West)-400 607, Mobile No. 9820557230. E-mail Id : kaleparag09@gmail.com

NOTE: Next date in this Suit is 22/11/2024. Please check the status and next/ further date of this Suit on the official web-site of the City Civil & Sessions Court, G. Bombay.

Phoenix ARC Private Limited PUBLIC NOTICE FOR E-AUCTION CUM SALE

E-Auction Sale Notice of 15 Days for Sale of Immovable Asset(s) under the Securitization 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 Phoenix ARC Private Limited pursuant to assignment of debt by Motilal Oswal Home Finance Limited (Earlier Known as Aspirre Home Finance Corporation limited - Assignor) 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 SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002 through website - www.phoenixarc.com.in as per the details given below

Table with 4 columns: Date and time of E-Auction Date, Demand Notice Date and Amount, Description of the Immovable property, Reserve Price, EMD. Contains 2 entries for LXPAN0016-170024413 and LXA001918-190071304.

Terms and Conditions of E-Auction: 1.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://www.auctionbazaar.com/ of our e-Auction Service Provider, M/s. ARCA EMART 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 Mangesh Pandurang Gad 8928813831 & Chandrashekhar Kumbhar 9372704932, Pandurang Dagdu Jadhav-9372704929/ Amit Ambure-750676505, details available in the above mentioned Web Portal and may contact their Centralised Help Desk: + 91 83709 69699. E-mail ID: contact@auctionbazaar.com Sd/- Authorized Officer Phoenix ARC Private Limited Date : 21.10.2024

Utkarsh Small Finance Bank Aapki Ummeed Ka Khaata (A Scheduled Commercial Bank)

Zonal Office: Rupa Sapphire, 17st Floor, Plot No. 12, Sector 18, Opp. Sompada Rly Station, Vashi, Navi Mumbai-400 705. Registered Office: Utkarsh Tower, NH - 31 (Airport Road), Sehmampur, Kazi Sarai, Harhua, Varanasi, UP-221 105.

POSSESSION NOTICE FOR IMMOVABLE PROPERTY

Notice is hereby given under the Securitization and Reconstruction of Financial Assets and Enforcement (Security) Interest Act, 2002 and in exercise of powers conferred under Section 13(12) read with Rule 3 of Security Interest (Enforcement) Rule, 2002, the Authorised Officer issued Demand Notices on the dates mentioned against each account calling upon the borrowers to repay the amounts within 60 days from the date of receipt of the said Notices.

The borrowers having failed to repay the amounts, notices are hereby given to the under-noted borrowers and the public in general that the undersigned has taken Physical Possession of the properties described hereinbelow 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 dates mentioned against each account.

The borrowers in particular and the public in general are hereby cautioned not to deal with the properties and any dealing with the properties will be subject to the charge of UTKARSH SMALL FINANCE BANK LIMITED for the amounts and interests thereon mentioned against each account herebelow.

The attention of the borrowers detailed hereunder is invited to the provisions of subsection (8) of the Section 13 of the Act, in respect of time available, to redeem the secured assets.

Table with 6 columns: Sr. No., Name of the Branch, Name of the Account, Name of the Guarantor (Owner of the Property), Date of Demand Notice, Date of Physical Possession Notice, Amount Outstanding as on the date of Demand Notice. Contains 1 entry for Pune branch.

Description of Property/ies: All that part and parcel of the property situated at Flat No 01, First Floor, Bhakti Complex, Shree Nivas Vihari Society, Survey No 45 Hissa No 7 & 8, Near Udayandep School, Village Narhe, Taluka Haveli, District Pune, 410041. East: By Open Space, West: By Stairs, North: By Open Space, South: By Flat No.2.

Date: 21/10/2024 Place: Pune Sd/- (Authorized Officer) Utkarsh Small Finance Bank Ltd.

CITY UNION BANK LIMITED Credit Recovery and Management Department

Administrative Office : No. 24-B, Gandhi Nagar, Kumbakonam - 612 001. E-Mail id : crmd@cityunionbank.in, Ph : 0435-2432322, Fax : 0435-2431746

RE-TENDER-CUM-AUCTION SALE NOTICE UNDER SARFAESI ACT 2002

The following properties mortgaged to City Union Bank Limited will be sold in Re-Tender-cum-Public Auction by the Authorised Officer of the Bank, under Rule 8 (6) & 9 of the Security Interest (Enforcement) Rules, 2002, under the SARFAESI Act, 2002, for recovery of the undermentioned security debts due to the Bank, together with further interest and other expenses, any other dues to the Bank by the borrowers / guarantors mentioned herein below:

PART - 1 Name of the Borrowers: No.1) Mr. Tejas Balaram Patil, S/o. Mr. Balaram Kaul Patil, at 305, Balaram Niwas, Sonarpada, Kalyan Shill Road, Dombivli (East) - 421203. No.2) Mrs. Seema Tejas Patil, W/o. Tejas Balaram Patil, at 305, Balaram Niwas, Sonarpada, Kalyan Shill Road, Dombivli (East) - 421203. Outstanding Liability Amount: Rs.1,20,12,136/- (Rupees One Crore Twenty Lakh Twelve Thousand One Hundred and Thirty Six only) as on 14-10-2024 plus accrued interest to be charged from 15-10-2024 plus other expenses, any other dues to the Bank by the borrowers / guarantors.

Table with 3 columns: Description of the Immovable Property Mortgaged to our Bank, Reserve Price, Date & Time of Auction. Contains 1 entry for (Property Owned by Mrs. Seema Tejas Patil, W/o. Mr. Tejas Balaram Patil).

PART - 2 Name of the Borrowers: No.1) Ms. Shree Ram Samarth Shipping, at Sindhu Ratna Complex, Gala No.4, Ground Floor, Reti Bunder Road, Kalher - 421302. No.2) Mr. Sachin Subhash Zagade, S/o. Sachin, at Patidar Complex, 5-A-101, 1st Floor, Shipa Hotel, Kalher, Bhiwandi, Thane - 421302. No.3) Mrs. Suman, W/o. Mr. Sachin Subhash Zagade at Patidar Complex, 5-A-101, 1st Floor, Shipa Hotel, Kalher, Bhiwandi, Thane - 421302.

Outstanding Liability Amount : Rs.38,40,539/- (Rupees Thirty Eight Lakh Forty Thousand Five Hundred and Thirty Nine only) as on 14-10-2024 plus accrued interest to be charged from 15-10-2024 plus other expenses, any other dues to the Bank by the borrowers / guarantors. Note: That our 223 -Mumbai-Dombivli Branch has also extended Financial Assistance (FITL-ADHOC: 5019209017517) dated 21-09-2020 requested by No.1 of you represented by No.2 of you as Proprietor for which Nos.2 & 3 of you stood as Co-Obbligants for the facility for a Total Amount of Rs.1,07,00,000/- at a ROI of 13.75%. The same has been also classified as NPA on 30-11-2020 and the outstanding balance as on 14-10-2024 is Rs.1,95,084/- plus further interest and penal interest of 2.00% with monthly rests to be charged from 15-10-2024 till the date of realization.

Table with 3 columns: Description of the Immovable Property Mortgaged to our Bank, Reserve Price, Date & Time of Auction. Contains 1 entry for (Property Owned by Mr. Sachin Subhash Zagade, S/o. Subhash).

PART - 3 Name of the Borrowers: No.1) Ms. Jyoti Enterprises, Room No-5, Meera Bhavan, Kopar Cross Road, Shastri Nagar, Dombivli, Thane - 421202. No.2) Mr. Nikunj D Thakkar, S/o. Dayalji Thakkar, Room No.5, Meera Bhavan, Kopar Cross Road, Shastri Nagar, Dombivli, Thane - 421202. No.3) Mrs. Manjara Nikunj Thakkar, W/o. Nikunj D Thakkar, Room No.5, Meera Bhavan, Kopar Cross Road, Shastri Nagar, Dombivli, Thane - 421202.

Outstanding Liability Amount : Rs.39,14,037/- (Rupees Thirty Nine Lakh Four Thousand and Thirty Seven only) as on 15-10-2024 plus accrued interest to be charged from 16-10-2024 plus other expenses, any other dues to the Bank by the borrowers / guarantors.

Table with 3 columns: Description of the Immovable Property Mortgaged to our Bank, Reserve Price, Date & Time of Auction. Contains 1 entry for (Property Owned by Mr. Nikunj D Thakkar, S/o. Dayalji Thakkar & Mrs. Priyanka Nikunj Thakkar, W/o. Nikunj D Thakkar).

PART - 4 Name of the Borrowers: No.1) Mrs. Priy Darshan Enterprises, at 202, B-Wing, Yogeshwar Tower, Kaser Hill, Thane - 400601. No.2) Mr. Laxman Arjun Patel, S/o. Arjun Patel, at 202, B-Wing, Yogeshwar Tower, Kaser Hill, Thane - 400601. No.3) Mrs. Pravina Laxman Patel, W/o. Laxman Arjun Patel, at 202, B-Wing, Yogeshwar Tower, Kaser Hill, Thane - 400601.

Outstanding Liability Amount : Rs.1,54,36,050/- (Rupees One Crore Fifty Four Lakh Thirty Six Thousand and Fifty only) as on 15-10-2024 plus accrued interest to be charged from 16-10-2024 plus other expenses, any other dues to the Bank by the borrowers / guarantors. Note: That our 223-Mumbai-Dombivli Branch has also extended Financial Assistance (CREDIT CARD AGAINST LOAN -51212020018978) dated 09-02-2018 requested by No.1 of you represented by No.2 of you as Proprietor for the facility for a total amount of Rs. 1,00,000/- at a ROI of 18% and the balance outstanding as on 15-10-2024 is Rs.28,387/-.

Table with 3 columns: Description of the Immovable Property Mortgaged to our Bank, Reserve Price, Date & Time of Auction. Contains 1 entry for (Property Owned by Mr. Laxman Arjun Patel, S/o. Arjun Patel).

Terms and Conditions of Re-Tender-cum-Auction Sale: 1.The intending bidders should be present in person for the auction and participate personally and give a declaration in writing to the effect that he/she is bidding for himself / herself. 2.The intending bidders may obtain the Tender Forms from The Manager, City Union Bank Limited, Mumbai-Dombivli Branch, Shop Nos. 1, 2, 3 & 4, Shree Sneha Apartment, Plot No.11, Arundaya CHSL, Mahatma Phule Road, Near Swami Vivekanand School, Dombivli West, Thane - 421202. 3.The intending bidders should submit their bids only in the Tender Form prescribed in sealed envelopes addressed to The Authorised Officer, City Union Bank Ltd., together with a Pay Order / Demand Draft for an EMD of 1% of the Reserve Price, drawn in favour of "City Union Bank Ltd." on or before 12.00 Noon for PART - 1, on or before 01.00 p.m. for PART - 2, on or before 02.00 p.m. for PART - 3 & on or before 03.00 p.m. for PART - 4. 4. For inspection of the property and other particulars, the intending purchaser may contact : Telephone No.0251-2405681, Call No.9325007428. 5.The properties are sold on "As-is-where-is", "As-is-what-is" and "whatever there is" basis. 6.The sealed tenders will be opened in the presence of the intending bidders at 01.00 p.m. for PART - 1, 02.00 p.m. for PART - 2, 03.00 p.m. for PART - 3 & 04.00 p.m. for PART - 4, properties on the date of Tender-cum-Auction Sale hereby notified. Though in general the Sale will be by way of closed tenders, the Authorised Officer may, at his sole discretion, conduct an open auction among the interested bidders who desire to quote a bid higher than the one received in the closed Tender process, and in such event, the Sale shall be conferred on the person making highest bid. The sale, however, is subject to confirmation of City Union Bank Limited. 7.The successful bidder shall have to pay 25% (inclusive of EMD paid) of sale amount immediately on completion of sale and the balance amount of 75% within 15 days from the date of confirmation of sale, failing which the initial deposit of 25% shall be forfeited. 8.The Sale Certificate will be issued by the Authorised Officer in favour of the successful purchaser only after receipt of the entire sale consideration within the time limit stipulated herein. 9.The successful purchaser shall bear the charges/fees payable for conveyance, such as stamp duty, registration fee etc., as applicable under law. 10.The successful bidder should pay the statutory dues (lawful house tax, electricity charges and other dues), TDS, GST if any, due to Government, Government Undertaking and local bodies. 11.The Authorised Officer shall have all the powers to accept or reject the bids or postpone or cancel the sale without assigning any reason whatsoever.

Date : 16/10/2024 Place : Kumbakonam Authorised Officer City Union Bank Ltd.

Regd. Office : 149, T.S.R. (Big) Street, Kumbakonam, Thanjavur District, Tamil Nadu - 612 001, CIN - L65110T1904PLC001287, Telephone No. 0435-2402322, Fax : 0435-2431746, Website : www.cityunionbank.com