

PUBLIC NOTICE

PUBLIC AT LARGE are hereby informed that our Client, **MRS. GEETA SATISHKUMAR SRIVASTAV** has retired as the Partner from the Partnership Firm of "M/S. SKY HOSPITALITY" having its Office at 11, Floor-1, Plot -12/14, Hansraj Damodar Building, Dr. Sunderlal Bahl Marg, Gola Street, Ballard Estate, Mumbai - 400001 with effect from 31.12.2024 as per Deed of Retirement dated 17.01.2025. Dated this 18th day of January, 2025
S. K. SRIVASTAV & CO.
 Advocates & Solicitors
 1st Floor, Laxmi Insurance Building, Jolly Ind, Opp. Bombay Store, Sir P. M. Road, Fort, Mumbai - 400001. E-Mail: sks@srivastavandco.com



BY AFFIXATION, DASTI, SPEED POST/RPAD/COURIER FORM No.16 [see Regulation 34 (3)]

DEBTS RECOVERY TRIBUNAL NO. 2 AT MUMBAI
 3rd Floor, MTNL Bhavan, Strand Road, Colaba Market, Colaba Mumbai 400005

WARRANT OF ATTACHMENT OF IMMOVABLE PROPERTY UNDER RULE 48 OF THE SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS & BANKRUPTCY ACT, 1993.

R.P. No. 14 OF 2024 EXHIBIT No. 8
 Next date: 21/01/2025

Punjab National Bank ... Certificate Holder

M/s Hari Om Textiles & Anr. ... Certificate Debtor

- M/s Hari Om Textiles, (Through Mr. Shrinivas Chandramogli Boora) H No.47/37, Savlaram Compound, Bhoirwadi, Khambe, Bhiwandi 421302 AND also having another office at Unit No. 449, (Old House No. 1322/6), Survey No.133, Hissa No.1, Village Katal, Taluka Bhiwandi, District Thane 421302 AND also having another address at, Flat No. 201, 2nd Floor, Mitta pelli Building, Village Kamathgar, Padmanagar, Telpada New Kaneri, Taluka Bhiwandi, District Thane 421302 **Certificate Debtor**
- Mrs. Hymavathi S Boora Flat No. 201, 2nd Floor, Mitta pelli Building, Village Kamathgar, Padmanagar, Telpada New Kaneri, Taluka Bhiwandi, District Thane 421302 **Certificate Debtors**

Whereas you M/s Hari Om Textiles & Anr. have failed to pay the sum of **Rs. 59,12,092.16 (Rupees Fifty Nine Lakhs Two Thousand Ninety Two and Paise Sixteen Only)** along with pending late and future interest @ 11.70% p.a. with monthly rest w.e.f. 12th March 2019 till realization payable by you in respect of Recovery Certificate No. 14/2024 drawn up by the Presiding Officer, Debts Recovery Tribunal No. 2, Mumbai in O.A. No. 175/2021.

It is represented that Certificate debtors or his servants or agents or representatives-in-interest or any other person (s) claiming to be owners (s) under Certificate Debtors are hereby prohibited and restrained, until further orders, from transferring, alienating, creating third party interest, parting with possession, charging or dealing with the under mentioned immovable properties, in any manner or in dealing with any benefit in terms of money and/or property arising there from and that all persons be and are prohibited from taking any benefit under such transfer, alienation, possession or charge.

You are required to appear before the Recovery Officer, Debts Recovery Tribunal No. 2, Mumbai on 21/01/2025 at 2:30 PM.

PROPERTY DETAILS

IMMOVABLE PROPERTY

- Flat No. 201, 2nd Floor, Mitta pelli Building, Municipal House No.121, Village Kamathgar, Padmanagar, Telpada New Kaneri, Taluka Bhiwandi, District Thane 421302
- House/Unit No. 443 (old House No. 1322/6), Survey No. 131, Hissa No.1, Village Katal, Taluka Bhiwandi, Thane 421302

Given under my hand and the seal of the Tribunal, on this date: 07.01.25.



Sd/-
 Bhavishya Kumar Azad
 Recovery Officer
 DRT 2, Mumbai

IN THE COURT OF ADDITIONAL SMALL CAUSE COURT JUDGE (SHRI S.P.PATEL), DISTRICT VADODARA. DISTRICT & SESSIONS COURT BUILDING, FOURTH FLOOR, COURT ROOM NO. E-09, NR. VACCINE INSTITUTE, DWALIPURA, VADODARA.

PUBLIC NOTICE SUMMARY SUIT No. SMST R 61/2023 Fixed ON Next Dt.21/01/2025

Plaintiff's Advocate: Adv. CHETAN PANDIT
 SUMMONS IN A SUMMARY SUIT (ORDER 37, RULE 2)
PLAINTIFF : ARUNBHAI GURUDEV PANDIT Address: B/1, Punjan Complex, Opp. Hazira, Pratapnagar, Vadodara-04, Gujarat.
 Vs.
DEFENDANTS: SHANKARBAHAI DHONDIRAM SHINDE Address: Room No. 6, Building No. 43/E, Dahisar Railway Colony, Mumbai (Maharashtra) 400 068

Whereas the Plaintiff has instituted a suit against you under Order XXXVI of the Code of Civil Procedure 1908, for Rs. 5,00,000/- and interest, you are hereby summoned to cause an appearance to be entered for you, within ten days from the service hereof in default whereof the plaintiff, will be entitled after the expiration of the said period of ten days, from the service hereof, in default period of ten days to obtain a decree for any sum not exceeding the sum of Rs. 5,00,000/- together with such interest, if any as the Court may order.

If you cause an appearance to be entered for you, the plaintiff will thereafter serve upon you a summons for judgment at the hearing of which you will be entitled to move the Court for leave to defend the suit. Leave to defend may be obtained if you satisfy the court by affidavit or otherwise that there is a defence to the suit on merits or that it is reasonable that you should be allowed to defend.

Give under my hand and the seal of the court, this 10th December 2024

Prepared by Sd/- Assistant Checked by Sd/- Sr. Clerk Sd/- I/c Registrar Small Cause Court, Vadodara.

The National Co-operative Bank Ltd.
 Regd. & Admin. Office:- 214, Rahija Centre, Free Press Journal Marg, Nariman Point, Mumbai -21. Recovery Dept. Plot No.8/C, Sector-13, 1st Floor, Khanda Colony, New Parel (W)-410206. Phone No. 022-27458262 Email address: recovery@ncoobank.com

POSSESSION CUM SALES NOTICE (Under Rule 8 (1)) (For immovable property)

Whereas, The undersigned being the authorized officer of the "THE NATIONAL CO-OPERATIVE BANK LTD", under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (the said Act) and in exercise of powers conferred under section 13(12) read with rule 9 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice Ref No. NCBHOREC/2175/2024-25 dated 28/10/2024 calling upon the owner of the property and Borrower M/s. Aryan Sea Foods Prop. Mr. Sanjay Bahadur Rokhale and Guarantors 1. Mr. Dattatraya Rambhau Shelke, 2. Mr. Prakash Nana Lanke and 3. Mr. Vijay Kumar Bahadur Rokhale for OD-59 in the meaning of the said Act to repay the amount mentioned in the notice being sum of **Rs.79,27,906 (Rupees Seventy Nine Lakhs Twenty Seven Thousand Nine Hundred Six Only)** within 60 days from the date of receipt of the said notice.

The Borrower having failed to repay the amount, notice is hereby given to him/her/them and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with rule 9 of the said Rules from the date 17th January of the year 2025.

The Borrower/ Guarantors in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of THE NATIONAL CO-OPERATIVE BANK LTD, for an amount of **Rs. 82,55,922.00** as on 31.12.2024 and further interest & expenses thereon from 01.01.2025

Statutory Notice of 30 Days

Above mentioned Borrower and Guarantors are hereby given 30 days notice to repay the amount of **Rs.82,55,922.00 (Rupees Eighty Two Lakh Fifty Five Thousand Nine Hundred Twenty Two Only)** with interest and charges, else the mortgaged property will be sold on the expiry of 30 days from the date of publication of this notice as per the provision under the Rules 9(5) (d) & 9 of Security Interest (Enforcement) Rules, 2002.

Date: 17.01.2025 (Mr. Balasaheb K. Pandharkar) Authorised Officer, For The National Co-op. Bank Ltd., Mumbai

LOST-AND-FOUND

I Kunal Prabakar Deshmukh Residing at Suyash, B 44/173, Kalina CHS, Opp Municipal School, Gurudwara lane, Sunder Nagar, Kalina, Santacruz (East), Mumbai, 400098 hereby solemnly declare that I have lost my Share Certificate of Flat No- 104, Park Apartments Co-operative Housing Society Limited, 272, Veer Savarkar Marg, Shivaji Park, Dadar, Mumbai - 400028 containing Share No. 016 to 020. I have not misused it anywhere. I am aware that I will be fully responsible in case of misuse of the same.

PUBLIC NOTICE

Notice is hereby given to Public at large, in accordance with the provisions of the Maharashtra Cooperative Societies Act 1960, and Bye-Laws of the Samudra Darshan C.H.S. Ltd. regarding issuance of duplicate Share Certificate for flat No. 9/165, situated, D.N. Nagar, V-II Andheri (W), Mumbai - 400053. As the original Share Certificate of Flat No. 9/165 was issued in the name of Mr. Yogesh P Gandhi the erstwhile owner who has lost the original Share Certificate (No.7. folio No.8, No. of Shares 5) or reported to be lost. In view of the above, Mr. Yogesh P Gandhi & the sole and absolute owner of Flat No. 9/165, requested to issue duplicate Share Certificate. In this regard they have provided all the necessary documents to confirm their ownership and submitted an Indemnity bond, affidavit, and other supporting documents for issuance of duplicate Share Certificate. All persons having any objections, whatsoever, are hereby required to make the same known in writing with documentary proof thereof, to the undersigned at the address mentioned hereinbelow within 15 days from the date of the publication of this notice, failing which the duplicate Share Certificate will be issued in the name of Mr. Yogesh P Gandhi. By Order of Managing Committee.

Secretary, Samudra Darshan CHS. LTD 9/165, D.N. Nagar, V-II, J.P.Road, Andheri (W), Mumbai- 400053. Date: 18/01/2025 Place: Mumbai

PUBLIC NOTICE TO WHOMSOEVER IT MAY CONCERN

TAKE NOTICE THAT, our client Mr. Gautam. V. Pashankar has requested me to verify the Title of the following schedule property situate, lying and being, at Village Oshiwara, Taluka Andheri, District Suburban District Mumbai, Therefore any person(s) having any claim in respect of the property referred in the Schedule hereunder or part thereof by way of sale, exchange, mortgage, charge, gift, maintenance, inheritance, possession, lease, tenancy, sub tenancy, lien, license, hypothecation, transfer of title or beneficial interest under any trust, right of prescription or pre-emption under any Agreement or other disposition or under any decree, order or Award or otherwise claiming, however, are hereby requested to make the same known in writing together with supporting document at my office at I-C, Ground Floor, Hamam House, Ambal Doshi Marg, Mumbai 400023 within 15 days of the date of the publication of this Public Notice, otherwise we will issue our Report on Title of our client in respect of their right in the property as specified in Schedule here under without regard to any such claim, and the claim, if any, will be considered as waived.

SCHEDULE

ALL THAT piece and parcels of land or ground together with structures standing thereon bearing, Survey No. 41 (Part), Hissa No. 1, corresponding to old CTS No 1/1, 1/14, 1/32, 1/33, 1/34, 1/59, 1/75, 1/76, 1/79, 1/119, 1/120, 1/121, 1/122, 1/122, 1/166 and 1/167, and property land measuring Area 17,188.1 Sq. yard, equal to 14371.5 Sq. mt, bearing C.T.S No. 1/50, 1/65, 1/77 and 1/81 all which got amalgamated under new CTS No 410(part), 446(part) which is amalgamated into C.T.S. No. 1/11 having area 85,448.5 Sq.mt, C.T.S No.141(part) Area-1700 Sq mt, C.T.S No.433, Area- 1847.70 Sq mt, C.T.S No.434 Area-4189.90 Sq mt, C.T.S No.436 Area-2405 Sq mt, C.T.S. No.437 Area-347.10 Sq mt, C.T.S. No.439 Area-204.80 Sq mt, C.T.S. No. 440 Area-1180.60 Sq mt, C.T.S. No. 441 Area-865.50 Sq mt, C.T.S.No. 442 Area-4112 Sq mt, C.T.S. No.443 Area-1700.10 Sq mt, C.T.S. No. 444 Area-483.50 Sqmt, C.T.S. No. 445 Area-11895.40 Sq mt, C.T.S. No.148/1A/2 Area-7747.10 Sq mt, C.T.S. No.148/1A/3 Area-26330.60 Sq.mt, C.T.S. No. 148/10 Area-4860.10 Sq. mt, C.T.S. No.148/11 Area-12480.20 C.T.S. No.148/13 Area 23993.20 Sq. mt, C.T.S. No. 148/14 Area-3105 Sq. mt, C.T.S. No. 1/190 D Area-647 Sq.mt, C.T.S. No. 1/190E Area- 10124.30 Sq.mt, C.T.S. No.1/190F Area-9002 Sq.mt, C.T.S. No. 1/190G Area- 84129 Sq.mt, C.T.S. No. 155/1A/1 Area- 13346 Sq.mt, C.T.S. No. 155/2/A Area- 14629 Sq.mt, C.T.S. No. 155/2/B Area- 7004.20 Sq.mt, C.T.S. No. 155/1A/2 Area-710.50 Sq.mt, C.T.S. No. 155/1K Area- 2030.70 Sq.mt, Total area 2,59,809.2 Sq.mt situated lying and being at Village Oshiwara, Taluka Andheri, District Suburban District Mumbai

Advocate E. A. SASI Office Address: I-C, Hamam House Ambal Doshi Marg, Fort, Mumbai 400001. Place: Mumbai Date: 17.01.2025

PHYSICAL POSSESSION NOTICE

Sr. No.	Name of the Borrower(s)/ Loan Account Number	Description of Property/ Date of Physical Possession	Date of Demand Notice/ Amount in Demand (Rs)	Name of Branch
1.	Asha Ashok Patil & Virendra Digambarrao Soundarkar/ LBNAG00005048837/ LBNAG0000133182	Fourth Floor, Apartment No. 408, Shantinath Enclave, KH No. 171/3, P.S.K. 44, City Survey No. 688, Ward No. Sheet No 569, Near Jaitala Bus Stop, Mouza Jaitala, Maharashtra, Nagpur- 440011./ Jan 15, 2025	September 12, 2023 Rs. 25,56,546.00/-	Nagpur
2.	Qureshi Rashid Hussain Nazim Hussain & Jahannara Rashid Qureshi / LBPUN00005171350/ LBPUN00005338603/ LBPUN00005171353	Flat No. 304, 3rd Floor (Basement+Ground+Third), Building No. B. Overa Enclave, C.T.S. No. 386/1-A, Bhavani Peth, Taluka Haveli, Dis Pune, Maharashtra, Pune- 411042/ Jan 16, 2025	October 18, 2023 Rs. 50,08,007.00/-	Pune
3.	Vishal Dilip Kenjale & Ranjana Dilip Kenjale/ LBPUN00002509671	Flat No. 201, 2nd Floor, Building Name- Aai Homes, Survey No 72/2/33, Village- Rahatani Kalewadi, Taluka- Haveli, Pune- 411018/ Jan 16, 2025	September 29, 2022 Rs. 23,36,396.00/-	Pune
4.	Jagdish Uttamrao Patil & Anjali Jagdish Patil/ LBPUN00001877619	Flat No. 301, 3rd Flr, Bldg C, Citadel Empress, B T Kawade Road, Village Ghorpadi, Taluka Haveli, C.T.S. No. 805, S. No. 67 Pune- 411001/ Jan 16, 2025	May 30, 2021 Rs. 13,35,867.00/-	Pune

The above-mentioned borrowers(s)/guarantors (s) is/are hereby issued a 30 day Notice to repay the amount, else the mortgaged properties will be sold after 30 days from the date of publishing this Notice, as per the provisions under Rules 8 and 9 of Security Interest (Enforcement) Rules 2002. Date: January 18, 2025 Place: Nagpur & Pune Sincerely Authorised Signatory For ICICI Bank Ltd.

IDFC FIRST Bank Limited

(erstwhile Capital First Limited and amalgamated with IDFC Bank Limited) CIN : L65110T2014PLC09792 Registered Office: KRM Towers, 8 Floor, Harrington Road, Chetpet, Chennai - 600031. TEL: +91 44 4564 4000 | FAX: +91 44 4564 4022.

PUBLIC NOTICE GOLD AUCTION CUM INVITATION NOTICE

The Below mentioned borrower has been issued notices to pay the outstanding amount towards the credit facility against Gold ornament savalied by him from IDFC FIRST Bank Limited. Since the borrower has failed to repay the dues under the facility. We are constrained to conduct an auction of the pledged Gold ornaments on 28/01/2025. In the event any surplus amount is realized from this auction, the same will be returned to the concerned borrower and if there is any deficit post the auction, the balance amount shall be recovered from the borrower through appropriate legal proceedings. IDFC FIRST Bank has the authority to remove the following account from the auction without prior intimation. Further IDFC FIRST Bank reserves the right to change the Auction Date without any prior notice.

Loan Account Number	Customer Name	Branch Name
136463750	DEEP GANDHI	WAGLE ESTATE THANE
155049239	SMITA DATTARAM MEDHEKAR	BORIVALI EAST BRANCH
155719925	SMITA DATTARAM MEDHEKAR	BORIVALI EAST BRANCH
155779869	SMITA DATTARAM MEDHEKAR	BORIVALI EAST BRANCH
157066456	SHUBHAM PANDEY	VIRAR BRANCH

Auction will be conducted online through <https://egold.auctiontiger.net> on 28/01/2025 from 12:00 pm to 3:00 pm. By way of this publication the concerned borrower are hereby given final notice and last opportunity to pay the facility recalled amount, with all interest and charges before the schedule auction date failing which the jewellery will be auctioned. Please note that, if the auction does not get completed on the same day due to time limit the bank will re auction the pledged gold ornaments within next 7 days on the same terms and conditions. If the customer is deceased all the conditions pertaining to auction will be applicable to his legal heirs. Date:18.01.2025 Place: MUMBAI

REGD./DASTI/ AFFIXATION/BEAT OF DRUM & PUBLICATION/NOTICE BOARD OF DRT

SALE PROCLAMATION OFFICE OF THE RECOVERY OFFICER DEBTS RECOVERY TRIBUNAL-II, MUMBAI

MTNL Bhavan, 3rd Floor, Colaba Market, Colaba, Mumbai. R.P. No. 61/2017 Date : 15.01.2025

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

Bank of Baroda Sion (W) Branch ... Certificate Holders

Mr. Krishna Appukkuttam Nair ... Certificate Debtors

CD-1: Mr. Krishna Appukkuttam Nair, Flat No 103, 1st Floor, Anand Srauti, Tembhi Naka, Dhobi Ali, Charai, Thane (W), Pin Code: 400604

Whereas Hon'ble Presiding Officer, Debts Recovery Tribunal No. III Mumbai has drawn up the Recovery Certificate in Original Application No. 527 of 2012 for recovery of **Rs.12,30,522/-** with interest and cost from the Certificate Debtors and a sum of **Rs. 23,58,110.00 (upto the date of sale i.e. 20.03.2025)** is recoverable together with further interest and charges as per the Recovery Certificate / Decree.

And whereas the undersigned has ordered the sale of property mentioned in the Schedule below in satisfaction of the said Certificate.

And whereas a sum of **Rs. 12,30,522/-** along with pendent-lite and further interest @ 10.50% p.a. with monthly rests from the date of filing of application i.e. 24.07.2012 till payment and/or realization from Cds.

Notice is hereby given that in absence of any order of postponement, the property shall be sold on 20.03.2025 between 02:00 PM to 03:00 PM. (with auto extension clause in case of bid in last 5 minutes before closing, if required) by open public e-auction and bidding shall take place through "On line Electronic Bidding" through the website (<https://drt.auctiontiger.net>) of M/s e-procurement Technologies Ltd, having address at B-704, Wall Street-II, Opp Old City, Near Gujarat College, Ellis Bridge, Ahmedabad 380 006, Gujarat (India), Phone Nos. 079-68136841/ 055151, 079-68136800. Contact Person : Mr. Praveen Kumar Thevar (Mobile +91 9722778828) email praveen.thevar@auctiontiger.net or support@auctiontiger.net. The intending bidders should register themselves on the website of the aforesaid e-auction agency well in advance and get user ID and Password for uploading of requisite documents and/or for participating in the open public e-auction.

For further details contact: Priyanka Upadhyaya J, Mobile No:- 9978892559

The sale will be of the property of the C.D.s above named as mentioned in the schedule below and the liabilities and claims attaching to the said property, so far as they have been ascertained, are those specified in the schedule against each lot/property.

The property will be put up for the sale in the lots specified in the schedule. If the amount to be realized is satisfied by the sale of a portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale also be stopped if, before any lot is knocked down, the arrears mentioned in the said certificate, interest and costs (including cost of the sale) are tendered to the officer conducting the sale or proof is given to his satisfaction that the amount of such certificate, interest and costs have been paid to the undersigned.

The particulars specified in the annexed schedule have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, mis-statement or omission in this proclamation.

No officer or other person, having any duty to perform in connection with sale, either directly or indirectly bid for, acquire or attempt to acquire any interest in the property sold. The sale shall be subject to the conditions prescribed in Second Schedule of the Income Tax Act, 1961 and the rules made thereunder and to the further following conditions:-

- The reserve price below which the property shall not be sold is **Rs.55,00,000/- (Rupees Fifty Five Lakhs only)**
- The amount by which the bid is to be increased shall be **Rs. 55,000/- (Rupees Fifty Five Thousand only)**. However the purchaser shall be liable to pay the bid amount in full and the bidder, in the event of any dispute arising as to the amount of bid, or as to the bidder, the lot shall at once be given up to auction.
- The highest bidder shall be declared to be the purchaser of any lot. It shall be in the discretion of the undersigned to decline/ accept the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so or for reasons otherwise
- The particulars specified in the annexed schedule have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, mis-statement or omission in this proclamation.
- The public at large is hereby invited to bid in the said E-Auction. The online offers with EMD amounting to **Rs. 5,50,000/- (Rupees Five Lakhs Fifty Thousand only)**, is payable by way of RTGS/NEFT in the Account No.: 04160013201005, IFSC Code No: BARBOSINXX, of Bank of Baroda, Sion Branch.
- The offers in a sealed envelope (addressed to the Recovery Officer, DRT-II, Mumbai superscribing R.P.No.61 of 2017 only containing duly filled in and blue ink signed prescribed bid form giving complete details of the bidder(s) including user ID, Mobile Number, e-mail and bidding order copy of PAN/TAN Card, Address Proof, Photo Identity Proof of the bidder(s) and RTGS / NEFT details towards EMD amount of **Rs. 5,50,000/- (Rupees Five Lakhs Fifty Thousand only)** should be deposited with the undersigned not later than by 4:00 P.M. on 17.03.2025.
- The bidder (s) shall also declare if they are bidding on their own behalf or on behalf of their principals and sign declaration accordingly. In the latter case, they shall be required to deposit with the bid documents their original authority duly ink signed by their principal together with complete KYC of the said principal duly attested by the said principal together with complete KYC of the authorized person. In case of the company, authenticated copy of resolution passed by the board members of the company or any other authenticated documents confirming representation/ attorney of the company together with complete KYC of the said principal company and complete KYC of the authorized person shall also be submitted along with the bid documents. In case of failure, bid shall not be considered.
- The bidder (s) shall also upload online on the website of the aforesaid e-auction agency, after registering themselves on the website of the aforesaid e-auction agency, copy of the duly filled in prescribed bid form along with photocopies of the documents as stated in para 5 here in above. The last date for submission of online bid is 17.03.2025 by 4:00 P.M. The physical inspection of the properties may be taken between 10:00 A.M. and 5:00 P.M. on 12.03.2025 at the property site.
- Once the bid is submitted it is mandatory for the bidder (s) to participate in the bidding process of the e-auction by logging in on the e-auction agency portal, failing which the EMD shall be forfeited to the Government, if the undersigned thinks fit.
- The successful bidder shall have to deposit 25% of his final bid amount after adjustment of EMD by next bank working day i.e. by 4:00 P.M., in the said account as per details mentioned in para 4 above.
- The successful highest bidder shall also deposit the balance 75% of final bid amount on or before 15th day from the date of auction sale of the property. If the 15th day is Sunday or other Holiday, then on the first bank working day after the 15th day by prescribed mode as stated in para 4 above.
- In addition to the above, the successful highest bidder shall also deposit poundage fee with Recovery Officer-II, DRT-II @ 2% upto Rs. 1,000/- and @ 1% of the excess of said amount of Rs. 1,000/- through DD in favour of Registrar, DRT-II, Mumbai, within 15 days from the date of auction sale of the property.
- In case of default of payment within the prescribed period, the deposit, after defraying the expenses of the sale, if the undersigned thinks fit, be forfeited to the Government and the defaulting successful highest bidder shall forfeit all claims to the property or the amount deposited. The property shall be resold, after the issue of fresh proclamation of sale. Further, the purchaser shall also be liable to make good of any shortfall or difference between his final bid amount and the price for which it is subsequently sold.
- The property is being sold on "AS IS WHERE IS BASIS" AND "AS IS WHAT IS BASIS".
- The undersigned reserves the right to accept or reject any or all bids if found unreasonable or postpone the auction at any time without assigning any reason.

Lot No	Description of the property to be sold with the names of the co-owners where the property belongs to defaulter and any other person as co-owners.	Revenue assessed upon the property of any part thereof	Details of any other encumbrance to which property is liable	Claims, if any, which have been put forward to the property and any other known particulars bearing on its nature and value
1	2	3	4	5
1.	Flat No 103, 1st Floor, amdg 570 sq ft in the building Anand Srauti, Tembhi Naka, Dhobi Ali, Thane(W).	Not Available	Mortgaged Property	Not Available

Given under my hand and seal on this 09th Day of December, 2024



Sd/-
 Bhavishya Kumar Azad
 Recovery Officer
 DRT-II, Mumbai

केनरा बैंक Canara Bank
 भारत सरकार का उच्चाङ्ग A Govt. of India Undertaking

37, Khamsalaya, Opp Patkar Hall, New Marine Lines, Thackersay Marg, Mumbai-400 020
 Email : cb2360@canarabank.com Tel. (022) 22065 425 / 30 WEB : www.canarabank.com

ARM BRANCH-I MUMBAI

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002. NOTICE is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below Described Immovable properties mortgaged / charged to the Secured Creditor, the Possession of which has been taken by the Authorized Officer of Canara Bank, will be sold on "As is where is", "As is what is" basis on below Mentioned in Table for recovery of dues as described here below. The Earnest Money Deposit shall be deposited on or before below Mentioned in Table, by way of RTGS / NEFT / Fund Transfer to the Credit of Canara Bank ARM I Branch A/C. No. 209272434. Details of EMD and other documents to be submitted to service provider on or before below Mentioned in Table. Date of inspection of properties is below Mentioned in Table with prior appointment with Authorized Officer.

Sr. No.	Name of Borrower(s) / Guarantor(s) /Mortgagor(s)	Outstanding	Details of Security/ies (Status of Possession)	Reserve Price (R.P.) Earnest Money Deposit (EMD)
1.	Ajay Kumar Pravinlal Shah and M/s. Shreeji Health Care Prop: Ajay Kumar Pravinlal Shah	Rs. 40,36,484.97 (as on 15.01.2025 plus further Interest and cost from 16.01.2025)	Flat No. 1304 C, Ornate Galaxy Phase II Sy No. 298/3 New Sy No. 352 Hissa No. 3 Near Don Bosco School Juchandra Vill. Naigaon Vasai - 401208. Admeasuring Built up Area 412 Sq. Ft. (Symbolic Possession)	Rs. 32.50,000/- Rs. 3