

PUBLIC NOTICE

TAKE NOTICE that, Late Mr. Bhargav Ambharish Antani & Late Mrs. Jalashree Bhargav Antani were the owners of the flat no. 204, area admeasuring 670.81 sq. ft. Carpet area, on the second floor of the building known as "Whispering Palms", society known as Whispering Palms Co-operative Housing Society Limited situated at Internal Road, Opposite Alka Nagar, Lokhandwala Building, Kandivali (East), Mumbai - 400067. Late Mrs. Jalashree Bhargav Antani predeceased Late Mr. Bhargav Ambharish Antani intestate at Vadodra, Gujarat on 18th October, 2020 & 3rd November, 2020 respectively, who were also the members of the Whispering Palms Co-operative Housing Society Limited holding 100% shares through share certificate no. 58 issued by the society for 5 shares of face value of Rs. 50/- each bearing distinctive nos. 311 to 315 on their name.

The said Late Bhargav Ambharish Antani & Late Mrs. Jalashree Bhargav Antani have left behind their two daughters Ms. Isha Bhargav Antani & Ms. Moha Bhargav Antani as their only legal heirs and the said legal heirs are claiming 100% ownership in the said flat no. 204.

By this Public Notice, we hereby invite any claims or objections from the heir or heirs or any other claimants/objectors for claiming the interest in deceased member's share in the Flat no. 204 in said Society within 15 days from the publication of this notice with copies of such documents and other proof in support of his/ her/their claim/ objection for transferring of 100% share in flat. If no claim/ objection is received by the undersigned within the stipulated time of 15 days, then the abovesaid legal heirs alone shall be considered as the only legal heirs of the said deceased and shall claim 100% right and interest in the flat no. 204 as the legal heir of Late Bhargav Ambharish Antani & Mrs. Jalashree Bhargav Antani. Any claim information received thereafter shall be considered as waived off or not valid claim, which please be noted.

Date: 12.03.2025

Adv. Suchita Patil
For VSK ASSOCIATES
Krishna Palace, G. Floor, Near Sai Dham,
Western Express Highway, Kandivali
(East), Mumbai - 400 101.
Email : suchita@vjkmurcom.com
Email: admin@vjkmurcom.com
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SYMBOLIC POSSESSION NOTICE

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

The Authorised ICICI Bank Officer under the Securitisation, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13(12) read with Rule 3 of the Securitisation and Enforcement Rules, 2002, issued Demand Notices to the borrower(s) mentioned below, to repay the amount mentioned in the Notice within 60 days from the date of receipt of the said Notice. Having failed to repay the amount, the Notice is issued to the borrower and the public in general that the undersigned has taken symbolic possession of the property described below, by exercising powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said rules on the below-mentioned dates. The borrower in particular and the public in general are hereby notified not to deal with the property. Any dealings with the property will be subject to charges of ICICI Bank Limited.

Sr. No.	Name of the Borrower(s)/ Loan Account Number	Description of Property/ Date of Symbolic Possession	Date of Demand Notice/ Amount in Demand Notice (Rs)	Name of Branch
1.	Hanumant Dattaram Nanche & Neelambar Agrotech Private Limited LBPMU00005268287	Flat No 204, 2nd Floor, Unity By Lotus , B Wing, CTS No 1217 B, Survey No 14, Hissa No 1, Village Versova, Taluka Andheri, Yari Road, Andher West Mumbai 400011/ March 06, 2025	September 06, 2024 Rs. 2,32,79,209,24/-	Mumbai
2.	Vipen Mangatkar Kapoor & Pinky Singh- LBPU000005849068 & LBPU000005684997	Flat No. 304, 3rd Floor, Wing No. D, Bahule Township Phase II, New Survey No. 215 (Old Survey No. 174), Hissa No. 6, Village Phursungi, Taluka Haveli, Ganga Nagar, Maharashtra, Pune-412308/ March 06, 2025	October 05, 2024 Rs. 15,30,740,66/-	Pune
3.	Shri Parth Ornaments & Atul Suresh Joshi Kandeekar & Prachi Atul Joshi Kandeekar & Achut Suresh Joshi Kandeekar 639105007178	Plot No. 10, Gat No.843/A, Yashwant Industrial Co-Operative Society Ltd., Nivara Yashwant Colony, Yashwant Nagar, Mouje Hupari, Taluka Hatanangale, District Kolhapur, Maharashtra 416203/ March 06, 2025	October 16, 2024 Rs. 30,28,991,00/-	Kolhapur
4.	Hanchinalkars Bio Products & Rupali Sachin Hanchinalkar & Sachin Baburoo Hanchinalkar- 016605006173	Shop Unit No. G-6, Ground Floor, "Centre Point" Residential cum Commercial Complex, City Survey No.511K/1A, E Ward, Station Road, Shahupuri, Taluka Karveer, District Kolhapur, Maharashtra 416012/ March 06, 2025	November 21, 2024 Rs. 9,10,770,00/-	Kolhapur
5.	Shri Mangla Devi Treeding Company & Krunal Jirudhikar Pawar & Ranjana Shridhar Pawar & Meena Pawar- 646905500428	Property No. -1 Plot No.16 (Shop), City Survey No.182, APMC Market Yard, Commercial Complex, Bhokardan-Deulgaon Raja, Ring Road, Mouje and District Jalna, Maharashtra 431203 Property No. -2 Plot No.20 and Plot No.21 (Bunglow), City Survey No.1116/102 and 1116/103, Nilom Nagar, Station Road, Near Jalna Railway Station, Mouje and District Jalna, Maharashtra- 431203/ March 06, 2025	October 25, 2024 Rs. 2,58,76,234,00/-	Jalna
6.	Suresh Shivaji Khandekar & Jagubai Suresh Khandekar- TBSRA00006381027	Corporation Old Property No. 749 / 2 And New Property No. 23000185, Old Survey No. 1150/2/9, Survey No. 108/2/9, Mouje Mhaswad, Taluka Man, Shikshak Colony, Maharashtra, Satara 415508/ March 06, 2025	October 15, 2024 Rs. 20,98,794,52/-	Satara

The above-mentioned borrowers(s)/guarantors(s) is/are hereby issued a 30 day Notice to repay the amount, else the mortgagee properties shall be sold within 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: March 12, 2025
Place: Maharashtra

Sincerely Authorised Signatory
For ICICI Bank Ltd,

EXH. 32

REGD. A/D / 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. 102 / 2022 **DATE: 07.03.2025**

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

BANK OF INDIA, Kalbadevi Branch ...Certificate Holders

V/s

M/S. WATER STONE & ORS. ...Certificate Debtors

CD-1 : **M/s. Water Stones**, a Proprietary Concern carrying on business at Plot No. PAP 41, Near Hotel Tansih, Opp. Hindalco Colony, Above DTDG Courier, Services Talaja MIDC, Taluka : Panvel, District : Raigad-410 208.

CD 2 : **Mr. Ganesh Iyer**, Proprietor of M/s. Water Stones, Talaja, Indian Inhabitant, carrying on business at Plot No. PAP 41, Near Hotel Tansih, Opp. Hindalco Colony, Above DTDG Courier, Services, Talaja MIDC, Taluka-Panvel, District : Raigad-410 208. And also at : Flat No. 702, Bharat Sanskar, Plot No. 8/8-A, Sector No. 18, Kharghar, Raigad-410 210.

CD 3 : **Mrs. Gloria Joseph Cardoza**, Adult, Indian Inhabitant, Residing at House No. 214, Ramathwadi, Village : Kiravli Ramath Marg, Near Valankanni Mata Centre, Naigaon (West), Taluka : Vasai, Palghar-401 207.

Whereas Hon'ble Presiding Officer, Debts Recovery Tribunal No. I of Mumbai has drawn up the Recovery Certificate in Original Application No. 1089 / 2017 for recovery of **₹ 2,66,89,982.61 with interest and cost** from the Certificate Debtors and a sum of **₹ 4,87,22,892.31 (Upto 17.04.2025)** 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 **₹ 2,66,89,982.61** alongwith pendent-lite and further interest @ **10.70% p. a.** from the date of filing of original application i.e. **1st August 2017** till payment and / or realization from C.Ds.

Notice is hereby given that in absence of any order of postponement, the property shall be sold on **17.04.2025** between **02:00 P. M to 03:00 P. M.** (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 (www.bankauction.com) of M/s. C-1 India Private Limited, Contact Persons - Mr. Bhavik Pandya (Mobile No. +8866682937, E-mail - mahashashtra@c1india.com & gujarat@c1india.com. (Support help Desk No. +91 8866682937 / 01244302000) 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: Mr. Harshal Khare, Manager, Phone No. 022 2627 3549.

The said property, so far as they have been ascertained, are those specified in the schedule attached to the 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 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.

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 there under and to the further following conditions.

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.

1. The reserve price below which the property shall not be sold is ₹ **56,00,000/- (Rs. Fifty Six Lakhs Only)**
2. The amount by which the bid is to be increased shall be ₹ **50,000/- (Rs. Fifty Thousand Only)**. However, the decision in this regard of the undersigned shall be final and binding on the parties concerned. In the event of any dispute arising as to the amount of bid, or as to the bidder, the lot shall at once be again put up to auction.
3. The highest bidder shall be declared to be the purchaser of that respective 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.
4. The public at large is hereby invited to bid in the said E-Auction. The online offers along with **EMD amounting to ₹ 5,60,000/- (Rs. Five Lakhs Sixty Thousand only)**, is payable by way of RTGS / NEFT in the **Account No.: 01549020000033, IFSC Code No: BKID00010514**.

The offers in a sealed envelope (addressed to the Recovery Officer, DRT-I, Mumbai superscribing **R. P. No. 40** of 2021 only) containing duly filled in and blue ink signed prescribed bid form giving complete details of the bidder(s) including e-mail ID, Mobile Number etc., alongwith self attested copies of PAN / TAN Card, Address Proof, Photo Identity Proof of the bidder(s) and RTGS / NEFT details towards EMD amount of ₹ **5,60,000/- (Rs. Five Lakhs Sixty Thousand Only)**, should be deposited with the undersigned not later than by **4.00 P. M. on 11.04.2025**.

5. 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 alongwith the bid documents. In case of failure, bid shall not be considered.
6. 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 alongwith photocopies of the documents as stated in **Para 5** here in above. The last date for submission of online bid is **11.04.2025 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 08.04.2025** at the property site. For further details contact : **Shri. Harshal Khare, Manager, Telephone No.: 022 2267 3549.**
7. 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 failing which the EMD shall be forfeited to the Government, if the undersigned thinks fit.
8. 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.**
9. 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.**
10. In addition to the above, the successful highest bidder shall also deposit poundage fee for Recovery Officer-I, DRT-I @ **2% upto ₹ 1,00,00/- and @ 1% of the excess of said amount of ₹ 1,00,00/- through DD in favour of Registrar, DRT-I, Mumbai, within 15 days** from the date of auction sale of the property.
11. In case of default of payment within the prescribed period, the deposit, after detracting 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.
12. The property is being sold on "**AS IS WHERE IS BASIS**" AND "**AS IS WHAT IS BASIS**".
13. 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.

Sr. 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-owner	Revenue assessed upon the property or any part thereof	Details of any other encumbrances 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	House No. 214, Ramnathwadi, Holi, Kiravali, Ramnath Marg, Near Vallankanni Mata Centre, Naigaon (V), Taluka : Vasai, Palghar : 401 207.	Not Available	Mortgage Property	Not Available

Given under my hand & seal of this Tribunal on **07th Day of March 2025**

SEAL

Sd/-
S. K. Sharma
Recovery Officer, DRT-I, Mumbai