

TRAVEL DIARY



Grand Hotel Mumbai

This heritage walk through Ballard Estate is a perfect way to explore Mumbai's Edwardian legacy

SRUSHTI KULKARNI

WHAT better way to explore the rich history of Mumbai's most fascinating districts than by walking through its streets? That's exactly what we did with *Khaki Tours*, a group of passionate Mumbaiers who specialise in uncovering the city's hidden narratives. This was not just a walk — it was a journey through time, one that brought to life the grandeur of Mumbai's first reclaimed business district, Ballard Estate. At the turn of the 20th century, Mumbai stood on the brink of transformation. The city's port was expanding rapidly, demanding new space for trade and commerce. In response, the *Bombay Port Trust* undertook an ambitious reclamation project, using rocks excavated from the construction of the Alexandra Docks to shape what would become Ballard Estate. This grand district, built be-



Installations at Tilfi



World War I Memorial

Hamilton Studio

Mackinnon Mackenzie Building

For anyone looking to experience Mumbai beyond the clichés, a heritage walk through Ballard Estate is a journey well worth taking. And the next one with *Khaki Tours* is happening this Saturday — Ballard Bolt. \$99 per person. March 29, 4.30 pm. At Ballard Estate, South Mumbai.

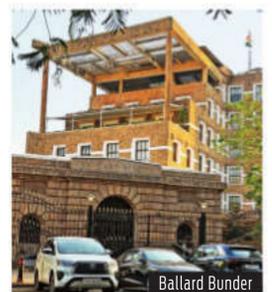
ing India and Europe's cotton trade. The building's window grills still bear the company's insignia — a nod to its past. Next, we stepped into the world of art and photography at *Hamilton Studio*, a historic space that once launched the careers of many, including Bollywood legend Zeenat Aman. Originally a matrimonial photography studio owned by Ranjit Madhavji, *Hamilton Studio* later became home to the prestigious *Pundole Art Gallery* and auction house. At the next turn, we found ourselves before the Mackinnon Mackenzie Building, once the headquarters of the *British India Steam Navigation Company*. The grandeur of its neoclassical façade, complete with towering pillars and a majestic statue of Neptune, made it clear why this structure has stood the test of time. Nearby, Ballard Bunder gate stands as a relic of Mumbai's maritime history. This dockside gatehouse, flanked by two cannons, houses a museum that tells the tale of the city's bygone shipping industry. Though closed since the

pandemic, its occasional openings reveal a treasure trove of vintage photographs and maritime artefacts.

Another stop on our tour was the *World War I Memorial*, a solemn tribute to the soldiers who gave their lives in service. A nearby plaque details the *Port of Bombay's* crucial role in the war effort. We then arrived at New Customs House, an architectural marvel built in the early 20th century when Bombay's mercantile trade was booming. The intricate window designs and distinctive pillar-like lamps at its entrance, shaped like melting wax candles, left us in awe.

A few steps ahead, we came across Hague Building, originally known as Pathe Building, the Indian headquarters of the Paris-based film company Pathe Freres. Our final stop was Vakils House, a historic printing press that played a vital role in shaping India's publishing industry. Today, this grand structure has been reborn as the Mumbai flagship store of Tilfi, the *benarasi* textiles label. To commemorate its opening, Tilfi organised this special heritage walk, culminating in a preview of their new space. The space now houses rare handcrafted textile art, pieces of their parliament project and intricate *benarasi* metal *repoussé* sculptures, for a limited time, preserving India's artistic traditions in a setting that itself is a piece of Mumbai's history.

tween 1914 and 1918, was named after colonel John Archibald Ballard, the first chairman of the *Bombay Port Trust*. Under the guidance of Scottish architect George Wittet, the estate was envisioned as a slice of 'Edwardian London' in Mumbai. George, known for his work on iconic landmarks like the Gateway of India and the *Prince of Wales Museum*, designed Ballard Estate in the baroque revival style, defined by symmetry, proportionality and very evident grandeur. Our walk began at the Grand Hotel, a heritage boutique hotel that opened its doors in 1922. Designed by George himself, this hotel has stood as a silent witness to a century of Mumbai's evolution. A short walk away lies Karfule, Mumbai's most pristine art deco petrol pump. Established in 1938 by Gabriel Sequeira, a Goan entrepreneur, Karfule's fascinating design is characterised by horizontal banding and arrow motifs. Further along, we encountered the Volkart Building, home to the trading firm Volkart Brothers, which once played a pivotal role in connect-



Ballard Bunder

TRAVEL DIARY



SAYAJI HOTELS AND MP TOURISM ANNOUNCE A NEW PROJECT

Popular hospitality mogul Sayaji Hotels has announced the upcoming establishment of a new luxury property in Omkareshwar, Madhya Pradesh. The property will act as a luxury retreat destination situated on the banks of the Narmada, with steps taken towards eco-conscious efforts. This property is also expected to focus on wellness and sustainability through various protocols.

ODISHA POWER TRANSMISSION CORPORATION LIMITED
(A Government of Odisha Undertaking)
Regd. Office: OPTCL TECH TOWER, Jangpoh, Saheed Nagar, Bhubaneswar-751007
CIN: U40102OR2004SGC007553

CAD-2949 TENDER ALERT

1) E-Tender Notice No. CPC-34/2024-25: Bids are invited from manufacturers in two part bidding system for Procurement of outdoor mounted live tank type, single phase, single unit type 400kV, 220kV, 132kV & 33kV type Current Transformers as per biennial requirement of 2024-25 & 2025-26 in e-tendering mode only at an estimated cost of Rs. 7,49,38,430.00/-

2) E-Tender Notice No. CPC-35/2024-25: Bids are invited from reputed manufacturers in two part bidding system for supply of 33kV Isolators, 132kV Isolators, 220kV Isolators & 400kV Isolators under biennial scheme for F.Y 2024-25 & F.Y 2025-26 at an estimated cost of Rs. 11,49,27,626.00/-

Complete set of bidding documents are available at www.tenderwizard.com/OPTCL and www.optcl.co.in. OIPR-04011/11/0311/2425 HPR-45/2024-25

QuoteExpress

YOU CAN'T WAIT FOR INSPIRATION. YOU HAVE TO GO AFTER IT WITH A CLUB

— JACK LONDON —

KARNATAKA POWER TRANSMISSION CORPORATION LIMITED
(CIN: U40109KA1999SGC025521)

No. CEE/T&P/SEE-2/2024-25/10416-27 Date: 26.03.2025

BRIEF TENDER NOTIFICATION
(Through Karnataka Public Procurement Portal only)

Karnataka Power Transmission Corporation Limited invites Bids on electronic mode for the following Works against following Enquiry Numbers on **Partial Turnkey basis**.

| S.No. | Enquiry No./Name of the work |
|-------|--|
| 1. | KPTCL/2024-25/SS/WORK_INDENT2187 Establishing 2X20MVA, 110/11kV Sub-station at Nigadi and Construction of 110kV LILo line with Drake conductor from 110kV Narendra-Tadassinakoppa-Tarihal line to proposed 110/11kV Nigadi Sub-station for a distance of 7.079kms in Dharwad Taluk & District. |
| 2. | KPTCL/2024-25/SS/WORK_INDENT2189 Establishing 2X20MVA, 110/11kV Sub-station at Bammigatti (Nelli Harvi) and Construction of 110kV DC line on DC towers with Panther conductor from existing 110/11kV Tabakadahonnalli Sub-station to proposed 110/11kV Bammigatti (Nelli Harvi) Sub-station for a distance of 8.945kms along with Construction of 2 nos. of 110kV Terminal Bays at existing 110/11kV Tabakadahonnalli Sub-station in Kalaghatagi Taluk, Dharwad District. |
| 3. | KPTCL/2024-25/SS/WORK_INDENT2206 Establishing 2x20MVA, 110/11kV Sub-station at Aralikatti Cross (Hirehonnalli) and Construction of 110kV LILo line with Lynx Conductor from existing 110kV Kadanakoppa - Kawalwad line to proposed 110/11kV Sub-station at Aralikatti Cross (Hirehonnalli) for a distance of 3.643kms in Kalaghatagi Taluk, Dharwad District. |

The bids will be received through KPP Portal only. The details regarding participation in the e-tendering process can be obtained by logging on to KPTCL website <https://kptcl.karnataka.gov.in> with hyperlink "E Procurement KPTCL" or <https://kppp.karnataka.gov.in> on or after 01.04.2025 at 15:00hrs. Last date & time for receipt of bids is 02.05.2025 at 15:00hrs. Any extension of Due date for Bid submission will be intimated in the Karnataka Public Procurement portal. Any details required in this regard can also be had from the Office of the undersigned during Office hours.

All Corrigendum/Addendums shall be notified by the bidders before the last date of submission of the Bids.

Sd/- Chief Engineer, Electy., Tendering & Procurement, KPTCL, Kaveri Bhavan, III Floor, Bengaluru - 560 009. Ph: 080-22274744.

पंजाब नेशनल बैंक Punjab National Bank

Circle Sastra Centre, Vaishnavi Towers, Kumarichantha, Ambalathara P.O., Thiruvananthapuram-695026, Ph: 0471-2960608, Email: csb032@pnb.co.in

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notices for Sale of Immovable Assets under the Securitisation 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 Borrowers and Guarantor (s) that the below described immovable property mortgaged to the Secured Creditor, the Constructive/Physical/Symbolic possession of which has been taken by the Authorised Officer of the Bank/Secured Creditor, will be sold on "As is where is", "As is what is" and "Whatever there is" on the date as mentioned in the table herein below, for recovery of its dues due to the bank. Secured credit from the respective borrower (s) and guarantor (s). The Reserve Price and the Earnest Money Deposit will be as mentioned in the table below against the respective properties.

The Auction will be held on : 15/04/2025 from 10.30 AM to 5.00 PM

Name of the Branch: PNB - STATUE JN MIS J R TIMBER TECHNICS PLTD, A/c. No.3301008700010784, 330100UE10000517

Name & Address of the Borrowers/Guarantors : M/s. J R Timber Technics P Ltd, TC 2/2/262, Convent Lane, Statute Road, Trivandrum-695001. Mrs. Rekha, TC 2/2/262, Convent Lane, Statute Road, Trivandrum-695001. Mr. Dinesan R, TC 9/2203-1, Sreevilasam, Sasihamangalam Trivandrum-695010. Mrs. Rekha, W/o Late Jesudas, Mr. Aran Joseph, S/o Late Jesudas, Mr. Ann Mary, S/o Late Jesudas, all residing at CRA 8, Mochumukku, Kallumoodu Gardens, Trivandrum-695029

(A) Dt. of Demand Notice U/s 13(2) of the SARFESI Act, 2002 : 09/08/2018
(B) Outstanding Amount : Rs. 179,01,459.00 + further interest from 01-08-2018
(C) Possession Date u/s 13(4) of SARFESI Act 2002 : 21/05/2019
(D) Nature of Possession Symbolic/Physical/Constructive : Symbolic

DESCRIPTION OF IMMOVABLE PROPERTY

1. EM of all those pieces and parcel of property having an extent of 22.60 Acres of land in Sy No 202/4 of Edakode Village in Chirayinkeezh Taluk, Trivandrum District and building thereon owned by M/s J R Timber Technics P Ltd. BOUNDARIES: North: Road, South: Property of Ravendran, East: Property of Sivamandan, West: Property of Sathyabakom Swaram.

2. (i) Hypothecation of Stocks i.e Joint wood Boards (ii) Hypothecation of Machinery used for manufacturing of finger joint wood boards

Reserve Price: Rs. 105.25 Lac EMD: Rs.10.525 Lac Bid Increment: Rs.0.10 Lakhs

Details of the encumbrances known to the secured creditors : Nil

TERMS AND CONDITIONS: The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions: 1. The properties are being sold "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHAT EVER THERE IS BASIS". 2. The particulars of Secured Assets specified in the Schedule here in above have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation. 3. The Sale will be done by the undersigned through e-auction platform provided at the Website <https://ibaanknet.in> on 15.04.2025 @ 10.30 AM to 5.00 PM

For detailed term and conditions of the sale, please refer <https://ibaanknet.in> & www.pnbindia.in

Date :25/03/2025, Place : Trivandrum (Sd/-) Authorised Officer, Punjab National Bank

KERALA STATE CENTRE FOR ADVANCED PRINTING AND TRAINING

Head Office Complex, Vattiyorkavu, Thiruvananthapuram. Ph: 2365678, 2365415
CAPT/532/2025-O1(OUTSOURCING)

LIMITED TENDER NOTICE
(Tender No.255/24-25/OSG)

Sealed competitive tenders are invited from the leading firms to undertake Printing of Book with short duration. Due date for submission of tender is 28.03.2025 at 09.30 AM. For more details log on to www.captkerala.com

26.02.2025 Sd/-, MD, C-capt

UNION BANK OF INDIA Regional Office, Thiruvananthapuram, 1st Floor, Union Bank Bhavan, Statue, Thiruvananthapuram-695001

CORRIGENDUM

With further reference to the Sale Notice published in this newspaper on 23.03.2025 under SARFESI Act, 2002 by Union Bank of India Regional Office Thiruvandrum regarding the e-auction scheduled on 11.04.2025, this is to inform that in the name of the borrower guarantors, in Serial No.1 (Kallambalam Branch) inadvertently included the name of Mr. Senthil Kumar K V as one of borrower. We hereby correct the name and address of the borrowers in Sl.No. 1 as Mr. Surendrabal S & Mr. Suku S Lal, both of them residing together at Sudhi Nivas, Manambor P O, Kallambalam, Trivandrum 695611 and request you to correct and read the same as above. All other terms and conditions contained in the e-auction publication dated 23.03.2025 shall remain the same.

26.03.2025 (Sd/-) Authorised Officer

KERAFED Kerala Feed Industry Corporation

10/Cheril, Keri, Thiruvananthapuram, Kerala. Ph: 0471 230504, 2321660

TENDER NOTICE

Sale of Coconut Oil Cake

Kerafed invites tenders for the sale of Coconut Oil Cake (1000MT) at Kerfed Oil Complex, Karunagappally and 500 MT at Kerfed Coconut Complex Naduvannur. Interested parties may submit sealed tenders along with a Security Deposit (EMD) of Rs. 25,000/- drawn in favour of Managing Director KERAFED. Last Date of information visit: 26/04/2025 For More information visit: www.kerafed.com

26.03.2025 (Sd/-) Managing Director

PUBLIC NOTICE

Smt. Molly (Aadhar No. 527674498495), aged 55 years, W/o. Sri Venu P and Adarsh V M (Aadhar No. 865542183979) residing at Abhilash Bhavan, Kollayode, Kozhikode, Pin 695124 have approached us for Housing Loan (Construction) by mortgaging 0.65 Acres of Land with Building in R.S.No. 140/37 in Block No. 26 (Old Sy. No. 291/1(A)) in Keezhloor Village owned by her as per Sale Deed No. 1194/1959 dated 15.06.1989 of Perumankadavil SRO, Kattakada Taluk, Thiruvananthapuram District with boundaries East: Road, North: Edavathu, West: Property of Sivasankaran Nair, South: Property of Bhagavanthi Amma. They have affirmed that the original one of the Prior Deed is Sale Deed No. 1530/1988 of SRO Perum Kadavil is in possession of her from the applicants custody. In the above circumstances we propose to sanction the Housing Loan (Construction) to them. If anybody has any objection to the above the same has to be communicated to the undersigned within 7 days.

(Sd/-) Assistant General Manager, State Bank of India, RACPI-T, Vanchiyoor, Thiruvananthapuram Contact No. 9847010290

TATA CAPITAL HOUSING FINANCE LIMITED

Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganapatrao Kadam Marg, Lower Parel, Mumbai - 400013. Branch Address: TATA CAPITAL HOUSING FINANCE LIMITED, Ground Floor, Jain Tower - II, NH-17, Near Lulu Mall, Edappally, Cochin 682024, Kerala.

NOTICE FOR SALE OF IMMOVABLE PROPERTY
(Under Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules 2002)

E-Auction Notice of 30 days for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the below mentioned Borrower and Co-Borrower, or their legal heirs/representatives (Borrowers) that the below described immovable property mortgaged to TATA Capital Housing Finance Ltd. (TCHFL), the Possession of which has been taken by the Authorised Officer of TCHFL, will be sold on 29-04-2025 on "As is where is" & "As is what is" and "Whatever there is" and without any recourse basis" for recovery of outstanding dues from below mentioned Borrower and Co-Borrowers. The Reserve Price and the Earnest Money Deposit is mentioned below. Notice is hereby given that, in the absence of any postponement/discontinuance of the sale, the said secured asset / property shall be sold by E-Auction at 2.00 P.M. on the said 29-04-2025. The sealed envelope containing Demand Draft of EMD for participating in E-Auction shall be submitted to the Authorised Officer of the TCHFL on or before 28-04-2025 till 5.00 PM at Branch address TATA CAPITAL HOUSING FINANCE LIMITED, Ground Floor, Jain Tower - II, NH-17, Near Lulu Mall, Edappally, Cochin 682024, Kerala.

The sale of the Secured Asset/ immovable Property will be on "as is where condition is" as per brief particulars described herein below :

| Sr. No. | Loan A/c. No. | Name of Borrower(s) / Co-borrower(s)/Legal Heir(s) / Legal Representative/ Guarantor(s) | Amount as per Demand Notice | Reserve Price | Earnest Money | Possession Types | O/s as on 20-03-2025 |
|---------|---|---|--|---|---|------------------|---|
| 1. | TCHHL047 2000100177 880 & TCHIN0472 0001001833 44 | Mr Ajikumar S Mrs. Bindu R | Rs.12,02,083/- is due and payable by you under Agreement No. TCHHL0472000100177880, and an amount of Rs.1,29,333/- is due and payable by you under Agreement No. TCHIN0472000100183344 and totalling to Rs. 13,31,416/- & 14-11-2024 | Rs. 12,36,000/- (Rupees Twelve Lakh Thirty Six Thousand Only) | Rs. 1,23,600/- (Rupees One Lakh Twenty Three thousand Six Hundred Only) | Physical | Rs. 1,27,121/- is due and payable by you under Agreement No. TCHHL0472000100177880 and an amount of Rs. 135665/- is due and payable by you under Agreement No. TCHIN0472000100183344 totalling to Rs. 1407082/- |

DESCRIPTION OF THE IMMOVABLE PROPERTY: Kramanumber: 1; District: Thiruvananthapuram; Sub District: Ooruttambalam; Taluk: Kattakada; Village: Maranalloor, Desam/Murikara: Maranalloor/Neelithode; Panchayath: Maranalloor; Re-Sy Block No. 12; Re-Sy No. 33/5; Old Sy.No.: 168/1; Extent (Acre / Sqm): 1.68 Acres; Nature of Avagasham - Tharam: Janmavakasm & Purayidam; Seller Thandapur No.: 159/11; PROPERTY DESCRIPTION:- All that piece and parcels of land having an extent of 1.62 Acres in Block No.12 in Re-Sy.No.33/5 in Old Sy.No.168/1 together right way situated in Maranalloor Panchayath in Maranalloor Village in Kattakada Taluk and all the rights mentioned in the Sale Deed No.132/2023 dated 31-01-2023 registered in the name of Mr.Ajikumar S in Sub-Registration District of Ooruttambalam in the Registration District of Thiruvananthapuram. Boundaries: East: Balance Property North: Property of Christ Nagar College West: Balance Property South: Road.

At the Auction, the public generally is invited to submit their bid(s) personally. No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the immovable property sold.

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions:

NOTE: The E-auction of the properties will take place through portal <http://bankauctions.in/> on 29-04-2025 between 2.00 PM to 3.00 PM with limited extension of 5 minutes each.

Terms and Condition:

- The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation. In the event of any dispute arising as to the amount bid, or as to the bidder, the Immovable Property shall at once again be put up to auction subject to the discretion of the Authorised Officer.
- The Immovable Property shall not be sold below the Reserve Price. 3. Bid Increment Amount will be: Rs.10,000/- (Rupees Ten Thousand Only) 4. All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the "TATA CAPITAL HOUSING FINANCE LTD." Payable at Branch address. The Demand Drafts will be returned to the unsuccessful bidders after auction. For payment of EMD through NEFT/RTGS/IMPS, kindly contact Authorised Officer. 5. The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be in the discretion of the Authorised Officer to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so. 6. For reasons recorded, it shall be in the discretion of the Authorised Officer to adjourn/discontinue the sale. 7. Inspection of the Immovable Property can be done on 21-04-2025 between 11 AM to 5.00 PM with prior appointment. 8. The person declared as a successful bidder shall, immediately after such declaration, deposit twenty-five per cent of the amount of purchase money/bid which would include EMD amount to the Authorised Officer within 24hrs and in default of such deposit, the property shall forthwith be put to fresh auction/Sale by private treaty. 9. In case the initial deposit is made as above, the balance amount of the purchase money payable shall be paid by the purchaser to the Authorised Officer on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day, or if the 15th day be a Sunday or other holiday, then on the first office day after the 15th day. 10. In the event of default of any payment within the period mentioned above, the property shall be put to fresh auction/Sale by private treaty. The deposit including EMD shall stand forfeited by TATA CAPITAL HOUSING FINANCE LTD and the defaulting purchaser shall lose all claims to the property. 11. Details of any encumbrances, known to the TATA CAPITAL HOUSING FINANCE LTD, to which the property is liable, as per table above. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including statutory liabilities areas of property tax, electricity etc. 12. For any other details or for procedure online training on e-auction the prospective bidders may contact the Service Provider, M/s. 4Closure, Block No.605 A, 6th Floor, Maitrivanam Commercial Complex, Ameerpet, Hyderabad - 500038 Email : info@bankauctions.in or Manish Bansal, Email id Manish.Bansal@tatacapital.com Authorised Officer Mobile No 8589893696. Please send your query on WhatsApp Number - 9999078669. 13. TDS of 1% will be applicable and payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by highest bidder in the PAN of the owner/borrower(s) and the copy of the challan shall be submitted to our company. 14. Please refer to the below link provided in secured creditor's website <https://surfligtmz.in/> for the above details. 15. Kindly also visit the link: <https://www.tatacapital.com/property-disposal.html>

Please Note - TCHFL has not engaged any broker/agent apart from the mentioned auctioning partner for sale/auction of this property. Interested parties should only contact the undersigned or the Authorised officer for all queries and enquiry in this matter.

Place: KERALA Date: 27.03.2025

Sd/- Authorized Officer, TATA Capital Housing Finance Ltd.