

**IKF HOME FINANCE LIMITED**  
Plot No.30/A, Survey No.83/1, My Home Twitza, 11th Floor, Diamond Hills, Lumbini Avenue, Beside 400/220/1/22KV GIS Substation, APJLI Hyderabad Knowledge City, Raidurg, Hyderabad-501. Ph: 040-23412083. www.ikfhomefinance.com

**DEMAND NOTICE UNDER SECTION 13(2) OF THE SARFAESI ACT, 2002**

The below mentioned Borrowers, Co-Borrowers and Guarantors have availed Loan(s) Facility(ies) from IKF Home Finance Limited by mortgaging their Immovable Properties and defaulted in repayment of the same. Consequently to your defaults your Loans were classified as Non Performing Assets by IKF Home Finance Limited and hence all its rights, title, interest, benefits dues recoverable from you as per document executed by you to avail the said Loan(s) along with the underlying security interest created in respect of the securities for repayment of the same. IKF Home Finance Limited has pursuant to the said Assignment and for the recovery of the outstanding dues, issued Demand Notice under Section 13(2) of the Securitisation and Reconstruction of Financial Asset and Enforcement of Security Interest Act 2002 (The Act). The contents of which are being published herewith as per Section 13(2) of the act read with Rules 3(1) of The Security Interest (Enforcement) Rules, 2002 and as by way of Alternate Service upon you. Details of the Borrowers, Co-borrowers, Guarantors, Securities, Outstanding Dues, Demand Notice sent under Section 13(2) and Amount claimed there under are given as under:

**NAME OF THE APPLICANT:** Mrs. Mangal Subhash Bachhav W/o. Mrs. Subhash Yashwant Bachhav. Co-ApPLICANT: Mr. Hitesh Subhash Bachhav S/o. Mr. Subhash Yashwant Bachhav. Both are R/O: Flat.No: 05, Sarang Apartment, Mangal Maruti Nagar, Canal Road, Jal Road, Nashik Road, Nr. Vitthal Mangal Kanylay, Maharashtra-422101. Guarantor: Mr. Anandlal Kishorlal Bagade S/o. Kishorlal Shankarlal Bagade, 231, Kadase Road, Niphad, Nashik, Nr. Sai Baba Mandir, Maharashtra-422303.

**Loan Amount:** HL: Rs.13,00,000/- (Rupees Thirteen Lakhs Only) **Loan Account No:** LNXN00322-230005814

**DESCRIPTION AND LOCATION OF THE PROPERTY**  
All that, piece and Parcel of Flat.No.05, admeasuring 50.41 Sq. Mtrs, on First Floor out of constructed building which is known as "Sarang Apartment" building, No. 25, constructed upon Survey No.381(P), admeasuring area 604.89 Sq. Mtrs, at Majje Dasak within the limits of Nashik Municipal Corporation and within the Registration and Sub Registration Dist Nashik, Which is bounded as per the approved building plan together with common amenities/facilities (As per Technical). **East:** Flat.No:06, **North:** Margin Space then Road, **West:** Margin Space then Road, **South:** Open to Sky Duct, Passage and Staircase.

**Non Performing Asset (NPA) Date:** 11.04.2025 **Demand Notice Date:** 23.04.2025  
**AMOUNT DUE:** Rs.14,39,072.92 (Rupees Fourteen Lakhs Thirty Nine Thousand Seventy Two and Ninety Two Paisa Only) due and payable as on 23.04.2025.

The Borrower/s and Co-Borrowers/Guarantors are therefore called upon to make payment of the above mentioned demanded amount with further interest as mentioned hereinabove in full within 60 Days of this Notice failing which the undersigned shall be constrained to take action under the act to enforce the above mentioned securities. Please note that as per Section 13(13) of The Said Act. In the meanwhile, you are restrained from transferring the above referred securities by way of sale, lease or otherwise without our consent.

**Date:** 28.04.2025, **Place:** Nashik **Sd/- Authorised Officer, IKF HOME FINANCE LIMITED**

**THE MAHATMA GANDHI MEMORIAL HOSPITAL**  
**DR. S. S. RAO ROAD, PAREL, MUMBAI - 400 012.**

**APPLICATION** are invited for the post of **Asstt. Engineer Civil From** on contract Basis for MGM Hospital, Parel, Mumbai-12 is a Trust Hospital under ESI Scheme.

**Retired officer can apply only.**

No of Post	01.
Age Limit	Up to 65 years.
Qualification	Candidates should passed a Diploma/Degree in Civil Engineering from a Govt./Pvt. Recognized Poly technical Institute or From an Engineering College.
Experience	5 Years in Practical Experience in Civil Engineering work.
Nature of Work	For Preparation/Scrutiny ARM/SR/Minor Capital works estimates and monitoring/Execution of various Civil Work.
Consolidated Salary	As per G.R. dtd. 17.12.2016 of General Admn. Dept.

An application should be emailed to [mgmhosparel@gmail.com](mailto:mgmhosparel@gmail.com) within 10 days from the publication of this advertisement with full bio-data of the candidate along with relevant supportive attested documents and last pay slip. Medical Superintendent reserve power to cancelled this advertisement any time without citing any reason.

**Sd/- MEDICAL SUPERINTENDENT**

DGIPR-2025-26/388

**THE MAHATMA GANDHI MEMORIAL HOSPITAL**  
**DR. S. S. RAO ROAD, PAREL, MUMBAI - 400 012.**

**APPLICATION** are invited for the post of **Personnel Cum Labour Officer** on contract Basis for MGM Hospital, Parel, Mumbai-12 is a Trust Hospital under ESI Scheme.

**Retired officer can apply only.**

No of Post	01.
Age Limit	Up to 65 years.
Qualification	Graduate from Recognised University with LLB/LLM.
Experience	5-10 Years in Administration work and legal work in <b>State/Central/Semi Govt.</b> on same post or equivalent post.
Nature of Work	To handle court Matters Supervision of Nursing Establishment & any other work entrusted by Medical Superintendent.
Consolidated Salary	As per G.R. dtd. 17.12.2016 of General Admn. Dept.

An application should be emailed to [mgmhosparel@gmail.com](mailto:mgmhosparel@gmail.com) within 10 days from the publication of this advertisement with full bio-data of the candidate along with relevant supportive attested documents and last pay slip. Medical Superintendent reserve power to cancelled this advertisement any time without citing any reason.

**Sd/- MEDICAL SUPERINTENDENT**

DGIPR-2025-26/389

**TATA CAPITAL HOUSING FINANCE LIMITED**  
Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013.  
Branch Address: TATA CAPITAL HOUSING FINANCE LIMITED, Office no. 41, 4th Floor, Business Bay, Kute Marg, Tidke Colony, Nashik, Maharashtra - 422002.

**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 **29-05-2025** 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 **29-05-2025**. 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 **28-05-2025 till 5.00 PM** at Branch address **TATA CAPITAL HOUSING FINANCE LIMITED**, Office no. 41, 4th Floor, Business Bay, Kute Marg, Tidke Colony, Nashik, Maharashtra - 422002

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 and Branch	Name of Borrower(s)/ Co-borrower(s)/ Legal Heir(s)/ Guarantor(s)	Amount as per Demand Notice	Reserve Price	Earnest Money	Type of possession	Outstanding as on
1.	TCHHL0601000100229 6204 & TCHIN0601000100303 479	Mr. Harsh Ramesh Singh Mrs. Bindu Ramesh Singh	Rs. 91,175/- (Rupees Ninety One Thousand One Hundred and Seventy Five Only) is due and payable by you under Agreement no. TCHIN0601000100303479 and an amount of Rs. 17,55,713/- (Rupees Seventeen Lakh Fifty Five Thousand Seven Hundred and Thirteen Only) is due and payable by you under Agreement no. TCHHL06010001002296204 totalling to Rs. 18,46,888/- (Rupees Eighteen Lakh Forty Six Thousand Eight Hundred and Eighty Eight Only) 07-10-2024	Rs. 21,12,000/- (Rupees Twenty One Lakh Twelve Thousand Only)	Rs. 2,11,200/- (Rupees Two Lakh Eleven Thousand Two Hundred Only)	Physical	Rs. 101550/- (Rupees One Lakh One Thousand Five Hundred Fifty Only) is due and payable by you under Agreement no. TCHIN0601000100303479 and an amount of Rs. 1945543/- (Rupees Nineteen Lakh Forty Five Thousand Five Hundred Forty Three Only) is due and payable by you under Agreement no. TCHHL06010001002296204 totalling to Rs. 2047093/- (Rupees Twenty Lakh Forty Seven Thousand Ninety Three Only) as on 22-04-2025

**Description of the Immovable Property:** All that piece and parcel of Survey No. 937/2A+937/21+2+2+3A (Old S. No. 1198), out of that Plot No. 19A thereon Flat No. 6 admeasuring area built-up 59.47 Sq. Mtr., on Third Floor in Shree Saptshrungi Apartment of Sinar, within the limits of Sinar Municipal Council, Taluka Sinar, Dist. Nashik Bounded - East: Open Space West: Staircase, Passage & Flat No. 5, North: Open Space South: 12 Mtr. Wide Colony 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 29-05-2025 between 2.00 PM to 3.00 PM with limited extension of 5 minutes each.

**Terms and Condition:** 1. 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. 2. 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 **21-05-2025** 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](mailto:info@bankauctions.in) or Manish Bansal, Email id: [Manish.Bansal@tatacapital.com](mailto:Manish.Bansal@tatacapital.com) Authorised Officer Mobile No 8588983696. Please send your query on WhatsApp Number - 999078669 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://surl1.cc/wzncd> 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:** Nashik **Sd/- Authorised Officer, Tata Capital Housing Finance Ltd.**  
**Date:** 28-04-2025

**TATA CAPITAL HOUSING FINANCE LIMITED**  
Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013.  
Branch Address: TATA CAPITAL HOUSING FINANCE LIMITED, 2nd Floor, Kandi Tower, C Wing, Jalna Road, Aurangabad - 431001

**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 **29-05-2025** 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 **29-05-2025**. 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 **28-05-2025 till 5.00 PM** at Branch address **TATA CAPITAL HOUSING FINANCE LIMITED**, 2nd Floor, Kandi Tower, C Wing, Jalna Road, Aurangabad - 431001

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)/ Guarantor(s)	Amount as per Demand Notice	Reserve Price	Earnest Money	Type of possession	Outstanding Amount
1	9479797	Mr. Sham Babulal Bhutada, Mrs. Sangeeta Sham Bhutada,	Rs. 12,82,716/- (Rupees Twelve Lakh Eighty Two Thousand Seven Hundred Sixteen Only) 22-10-2018	Rs. 23,48,000/- (Rupees Twenty Three Lakh Forty Eight Thousand Only)	Rs. 2,34,800/- (Rupees Two Lakh Thirty Four Thousand Eight Hundred Only)	Physical	Rs. 2961424/- (Rupees Twenty Nine Lakh Sixty One Thousand Four Hundred Twenty Four Only) as on 22-04-2025

**Description of the Immovable Property:** All that piece and parcel of the Flat No. E-1, Admeasuring 41.97 Sq. Mtrs. Situated at Sai Nagari, Gat No. 76, Shendraban Aurangabad, Bounded - East: Flat No. E-4, West: Flat No. E-4, North: Road, South: Flat No. E-2.

Sr. No.	Loan A/c. No	Name of Borrower(s)/ Co-borrower(s)/ Legal Heir(s)/ Guarantor(s)	Amount as per Demand Notice	Reserve Price	Earnest Money	Type of possession	Outstanding Amount
2	9971019	Mr. Manish Ashokrao Hanchate, Mrs. Sonali Manish Hanchate	Rs. 5,85,020/- (Rupees Five Lakh Eighty Five Thousand Twenty Only) 14-12-2023	Rs. 10,24,400/- (Rupees Ten Lakh Twenty Four Thousand Four Hundred Only) 01-04-2025	Rs. 1,02,440/- (Rupees One Lakh Two Thousand Four Hundred Forty Only)	Physical	Rs. 713477/- (Rupees Seven Lakh Thirteen Thousand Four Hundred Seventy Seven Only) as on 22-04-2025

**Description of the Immovable Property:** All the piece and parcel of the Row House No. 3-A admeasuring 27.13 Sq. mtr. Built-up area and (24.40 Sq. mtr. Carpet Area) is on Ground floor as unit consisting 1 RK rooms and WC, Bath in "Govardhan Vihar" constructed on Gut no. 218, Kumbhpal Tal. Dist Aurangabad. Bounded - East: Plot no. 32 Part, West: 9 Meter Road, North: Plot no. 30, South: R.H.No. 3-B

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 29-05-2025 between 2.00 PM to 3.00 PM with limited extension of 5 minutes each.

**Terms and Condition:**  
1. 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. 2. 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 21-05-2025 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](mailto:info@bankauctions.in) or Manish Bansal, Email id: [Manish.Bansal@tatacapital.com](mailto:Manish.Bansal@tatacapital.com) Authorised Officer Mobile No 8588983696. Please send your query on WhatsApp Number - 999078669 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://surl1.cc/wzncd> 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:** Aurangabad **Sd/- Authorized Officer Tata Capital Housing Finance Ltd.**  
**Date:** 28-04-2025

**OFFICE OF THE RECOVERY OFFICER**  
**DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3)**  
1st Floor, MTNL Telephone Exchange Building, Sector-30 A, Vashi, Navi Mumbai-400703  
Annexure -13 FORM NO. 22 [See Regulation 37(1)] By All Permissible Mode Date of Auction Sale: 30/05/2025

**RP No. 97 OF 2021**

**PROCLAMATION OF SALE: IMMOVABLE PROPERTY**  
PROCLAMATION OF SALE UNDER RULES 37, 38 AND 52 (1)(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS & BANKRUPTCY ACT, 1993

**BANK OF MAHARASHTRA VS MR. VIJAY SHIVAJI KOKATE & ANR**

To,  
CD-1. MR. VIJAY SHIVAJI KOKATE, Residing At- Flat No. 1, Veera Park, Near Akashwani Tower, Gangapur Road, Nashik-422005.  
CD-2. Mr. Rajendra Gangadhar Chavanke, Residing At - Mahalaxmi Road, Sinar, Taluka Sinar, Dist Nashik-422103.  
CD-3. Mrs. Ragini Vijay Kokate, Residing At- Flat No. 1, Veera Park, Near Akashwani Tower Gangapur Road, Nashik-422005.

Whereas Recovery Certificate No. RC NO. 97 OF 2021 in O.A. No. 358 of 2018 was drawn up by the Hon'ble Presiding Officer, DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3) for recovery of the sum of Rs. 5,91,17,034.00 (Rupees Five Crore Ninety One Lakh Seventeen Thousand Thirty Four Only) along with interest and the costs from the CD, and you, the CD, failed to repay the dues of the Certificate Holder Bank(s)/Financial Institution(s) And whereas the undersigned has ordered the sale of the Mortgaged/Attached properties of the Certificate Debtor as mentioned in the Schedule hereunder towards satisfaction of the said Recovery Certificate.

Notice is hereby given that in absence of any order of postponement, the said property(s) shall be sold on **30/05/2025 between 1:00 PM to 2:00 PM** by auction and bidding shall take place through Online through the website: <https://www.bankauctions.com>. The details of authorised contact person for auction service provider is, Name: MR. BHAVIK PANDYA C India Pvt Ltd, Mobile No. - 8866682937 Email- support@bankauctions.com. The details of authorised bank officer for auction service provider is, Name: Deepali Sarmalkar, Mob No:- 9137109848, Manager, Email:- bom2259@mahabank.co.in

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

The property will be put up for sale in the lot specified in the schedule. If the amount to be realized is satisfied by the sale of portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale will also be stopped if, before any lot is knocked down the arrears mentioned in the said certificate+ interest+costs (including cost of 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 has been paid to the undersigned. At the sale, the public generally are invited to bid either personally or by duly authorized agent, officer or other person, having any duty to perform in connection with this sale shall, however, either directly or indirectly, bid for, acquire or attempt to acquire any interest in the properties sold.

**The sale shall be subject to conditions prescribed in the second schedule to the Income Tax Act, 1961 and the rules made thereunder and to the following further 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, misstatement or omission in the proclamation.
- The Reserve Price below which the property shall not be sold is as mentioned in the schedule.
- The amount by which the bidding is to be increased. In the event of any dispute arising as to the amount bid or as to the bidder the lot shall at once be again put up for auction or may be cancelled.
- The highest bidder shall be declared to be the purchaser of any lot provided always that he/she/they are legally qualified to bid and provided further the amount bid by him/her/they is not less than the reserve price. It shall be in the discretion of the undersigned to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so.
- Each intending bidders shall be required to pay Earnest Money Deposit (EMD) by way of DD/Pay order in favour of RECOVERY OFFICER, DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3) to be deposited with R.O./Court Auctioneer, DEBTS RECOVERY TRIBUNAL MUMBAI (DRT-III) or by Online through RTGS/NEFT/directly into the Account No. 10430100022945 the name of BANK OF BARODA of movable IFSC Code No. BARB0VASHIX and upload bid form details of the property along with copy of PAN card, address proof and identity proof, e-mail ID, Mobile No. and in case of the company or any other document, confirming representation/attorney of the company and the receipt/counter foil of such deposit. EMD deposited thereafter shall not be considered eligible for participation in the auction.

Sr No	Details Of Property	EMD Amount (In Rs)	Reserve Price (In Rs)	Bid Increase in the multiple of (In Rs)
1	All That Piece And Parcel Of The Property Bearing Non Agricultural Plot No. 2, Area Admeasuring 3329.25 Sqr Mtrs, Out Of Sinar Survey No. 1. 922/1/5, At Village Sinar, Taluka Sinar, Dist Nashik Within Sub- Registration Taluka And Registration Distt Nashik.	26,59,000/-	2,65,84,090/-	25,000/-
2	All That Piece And Parcel Of The Property Bearing Non Agricultural Plot No. 3, Area Admeasuring 1814.625 Sqr Mtrs, Out Of Sinar Survey No. 922/1/5, At Village Sinar, Taluka Sinar, Dist Nashik Within Sub- Registration Taluka And Registration Distt Nashik.	11,40,000/-	1,13,98,800	25,000/-
3	All That Piece And Parcel Of The Property Bearing Non Agricultural Plot No. 4, Area Admeasuring 700.00 Sqr Mtrs, Out Of Sinar Survey No. 922/1/5, At Village Sinar, Taluka Sinar, Dist Nashik Within Sub-Registration Taluka And Registration Distt Nashik.	4,46,000/-	44,58,734/-	25,000/-
4	All That Piece And Parcel Of The Property Bearing Non Agricultural Plot No. 5, Area Admeasuring 645.25 Sqr Mtrs, Out Of Sinar Survey No. 922/1/5, At Village Sinar, Taluka Sinar, Dist Nashik Within Sub-Registration Taluka And Registration Distt Nashik.	3,39,000/-	33,87,900/-	25,000/-
5	All That Piece And Parcel Of The Property Bearing Non Agricultural Plot No. 6, Area Admeasuring 1038.45 Sqr Mtrs, Out Of Sinar Survey No. 922/1/5, At Village Sinar, Taluka Sinar, Dist Nashik Within Sub- Registration Taluka And Registration Distt Nashik.	5,74,000/-	57,32,244/-	25,000/-
6	All That Piece And Parcel Of The Property Bearing Non Agricultural Plot No. 7, Area Admeasuring 1013.15 Sqr Mtrs, Out Of Sinar Survey No. 922/1/5, At Village Sinar, Taluka Sinar, Dist Nashik Within Sub-Registration Taluka And Registration Distt Nashik.	5,35,000/-	53,49,432/-	25,000/-
7	Flat No. 01, Ground Floor, In The Building Known As Nilesh Apartment. Co-Operative Housing Society Ltd. Survey No. 649a/1/A/1/6/1/2, Carpet Area: 707.50 Sq. Ft. Built Up Area 849 Sq. Ft. of Village Nashik. 422005. Boundaries: East: By Marginal Space, West: By Society Road, South: By Aher Plot, North: By Marginal Space	5,10,000/-	50,94,000/-	25,000/-
8	Flat No. 01, 1st Floor, In The Building Veera Park Apartment, Survey No. 703/4/13, Built Up Area 92.01 Sq. Mtr. I.e. 990 Sq. Ft. of Village Nashik-422013, Boundaries: East: By Colony Road, West: By Part Of Survey No. 703, South: By Dp Road, North: By Plot No. 6	5,45,000/-	54,45,000/-	25,000/-

EMD received after due date & time shall be rejected & the amount paid towards the EMD shall be returned to them by way of option given by them in the E-Auction Form. It is the sole responsibility of the bidder to have an, active e-mail id and a computer terminal/system with internet connection to enable him/ her to participate in the bidding. Any issue with regard to connectivity during the course of bidding online shall be the sole responsibility of the bidder and no claims in this regard shall be entertained.

If the bid is increased within the last 5 minutes of the given time of auction, the auction time is further extended by additional time of 5 minutes to enable the other bidders to increment their bids & the auction process comes to an end if no further increment(s) is/are made within the extended time of 5 minutes. In case of movable/immovable property the price of each lot shall be paid at the time of sale or as soon after as the officer holding the sale directs, and in default of payment, the property shall forthwith be again put up for auction for resale.

The successful bidder shall have to pay 25% of the sale proceeds after adjustment of EMD on being knocked down by next day in the said account/Demand draft/Banker Cheque/Pay order as per detail mentioned above. If the next day is Holiday or Sunday, then on next first office day The purchaser shall deposit the balance 75% of the sale proceeds on or before 15th day from the date of sale of the property, exclusive of such day, or if the 15th day be Sunday or other Holiday, then on the first office day after the 15th day by prescribed mode as stated above. In addition to the above the purchaser shall also deposit Poundage fee with Recovery Officer, DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3) @2% upto Rs. 1,00,000/- and @1% of the excess of the said amount of Rs. 1,00,000/- through DD in favour of Registrar, DEBTS RECOVERY TRIBUNAL MUMBAI (DRT-III). In case of default of payment within the prescribed period, the deposit, after defraying the expenses of the sale, may, if the undersigned thinks fit, shall be forfeited to the Government and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may subsequently be sold. The property shall be resold, after the issue of fresh proclamation of sale.

Highest bidder shall not have any right/title over the property until the sale is confirmed by the Recovery Officer, Debts Recovery Tribunal Mumbai (DRT 3) The amount of EMD deposited by the unsuccessful bidders shall be refunded through online mode in case of EMD deposited through online. In case EMD is deposited in the form of DD/BC/Pay order the same will be returned by hand. Original ID proof of the photocopy sent with the E-Auction EMD Form has to be brought. No interest shall be paid on EMD amount. No request for inclusion/substitution in the sale certificate of names of any person(s) other than those mentioned in the E-Auction EMD Form shall be entertained.

In case of more than one items of property brought for sale, the sale of such properties will be as per the convenience and it is not obligatory to go serially as mentioned in the sale notice.

NRI Bidders must necessarily enclose a copy of photo page of their passport & route their bid duly endorsed by Indian Mission (Embassy). The movable/immovable property is being sold on "As is where and as is what basis" and is subject to Publication charges, revenue and other Encumbrances as per rules. The undersigned reserves the right to accept or reject any or all bids, if found unreasonable or may postpone the auction at any time without assigning any reason.

**Details of this Proclamation of sale can be viewed at the website [www.drt.gov.in](http://www.drt.gov.in).**

Sr No	Description of the property to be sold	Revenue assessed upon the property or part thereof	Details of any 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	All That Piece And Parcel Of The Property Bearing Non Agricultural Plot No. 2, Area Admeasuring 3329.25 Sqr Mtrs, Out Of Sinar Survey No. 1. 922/1/5, At Village Sinar, Taluka Sinar, Distt Nashik Within Sub- Registration Taluka And Registration Distt Nashik.	Not Known	Not Known	Not Known
2	All That Piece And Parcel Of The Property Bearing Non Agricultural Plot No. 3, Area Admeasuring 1814.625 Sqr Mtrs, Out Of Sinar Survey No. 922/1/5, At Village Sinar, Taluka Sinar, Distt Nashik Within Sub-Registration Taluka And Registration Distt Nashik.	Not Known	Not Known	Not Known
3	All That Piece And Parcel Of The Property Bearing Non Agricultural Plot No. 4, Area Admeasuring 700.00 Sqr Mtrs, Out Of Sinar Survey No. 922/1/5, At Village Sinar, Taluka Sinar, Distt Nashik Within Sub-Registration Taluka And Registration Distt Nashik.	Not Known	Not Known	Not Known
4	All That Piece And Parcel Of The Property Bearing Non Agricultural Plot No. 5, Area Admeasuring 645.25 Sqr Mtrs, Out Of Sinar Survey No. 922/1/5, At Village Sinar, Taluka Sinar, Distt Nashik Within Sub-Registration Taluka And Registration Distt Nashik.	Not Known	Not Known	Not Known
5	All That Piece And Parcel Of The Property Bearing Non Agricultural Plot No. 6, Area Admeasuring 1038.45 Sqr Mtrs, Out Of Sinar Survey No. 922/1/5, At Village Sinar, Taluka Sinar, Distt Nashik Within Sub-Registration Taluka And Registration Distt Nashik.	Not Known	Not Known	Not Known
6	All That Piece And Parcel Of The Property Bearing Non Agricultural Plot No. 7, Area Admeasuring 1013.15 Sqr Mtrs, Out Of Sinar Survey No. 922/1/5, At Village Sinar, Taluka Sinar, Distt Nashik Within Sub-Registration Taluka And Registration Distt Nashik.	Not Known	Not Known	Not Known
7	Flat No. 01, Ground Floor, In The Building Known As Nilesh Apartment. Co-Operative Housing Society Ltd. Survey No. 649a/1/A/1/6/1/2, Carpet Area: 707.50 Sq. Ft. Built Up Area 849 Sq. Ft. of Village Nashik. 422005. Boundaries: East: By Marginal Space, West: By Society Road, South: By Aher Plot, North: By Marginal Space	Not Known	Not Known	Not Known
8	Flat No			