

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

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8 & 9 of the Security Interest (Enforcement) Rules, 2002.

Table with columns: Borrower(s) / Loan Account, Demand Notice Date and Amount, Description of the Immovable Property, Reserve Price, EMD (Seventeen Lakh Only), and Date and time of E-Auction.

Terms and Conditions of E-Auction: 1. The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein.

JM FINANCIAL JM FINANCIAL ASSET RECONSTRUCTION COMPANY LIMITED

Corporate Identity Number: U67190MH2007PLC74287 Registered Office: 7th Floor, Cnergy, Appasahar Marathe Marg, Prabhadevi, Mumbai-400025

That Piramal Capital and Housing Finance Ltd have assigned a pool of Loan (including below mentioned Loans) together with underlying security interest created thereon along with all the rights, title and interest thereon under Section 5 (1) (b) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act")

Table with columns: Loan Code/ Branch/Borrower(s) / Guarantor(s), Demand Notice Date and Amount, Property Address - final, Reserve Price, Earnest Money Deposit (EMD) (10% of RP), and Outstanding Amount (30-05-2025)

Loan Code No.: 1130000658, Navi Mumbai - Karjat (Branch), Sandip C Gaikwad (Borrower), Kusum S Gaikwad (Co Borrower 1)

Loan Code No.: 1130000129, Navi Mumbai - Parvel (Branch), Sarvesh Narayan Karra (Borrower), Malrani Sarsj Narayan Karra (Co Borrower 1)

Loan Code No.: 1110000730, Mumbai - Virar West (Branch), Ravikumar Jha (Borrower), Roshan Mahendra Jha (Co Borrower 1), Anil Vinyash (Co Borrower 2)

Loan Code No.: 2510000426, Navi Mumbai - Karjat (Branch), Anikumar Narayan Vinyash (Borrower), Seema Anil Vinyash (Co Borrower 1)

Loan Code No.: 1090000575, Thane - Ambernath (Branch), Anurita Ankush Palkar (Borrower), Jayesh V Badrike (Co Borrower 1)

Loan Code No.: 1110000488, Mumbai - Vasai East (Branch), Nagraj K Gowda (Borrower), Aashu N Gowda (Co Borrower 1)

Loan Code No.: 0450000849, Thane - Naupada (Branch), Gopesh Kumar J Gupta (Borrower), Shalini Gupta (Co Borrower 1)

Loan Code No.: 2670000345, Thane - Naupada (Branch), Nilam Ashok Shinde (Borrower), Ganesh Ashok Shinde (Guarantor 4)

Loan Code No.: 0130000714, Navi Mumbai - Belapur CBD (Branch), Rohit Balakrishna Pawar (Borrower), Komal Ujram Karande (Co Borrower 1), Nanda B Pawar (Co Borrower 2)

Loan Code No.: 0690000894, Thane - Karjat (Branch), Shatrughan Vishnu Sharma (Borrower), Savita Shatrughan Shama (Co Borrower 1)

Loan Code No.: 0450000514 & 0450000586, Thane - Naupada (Branch), Shailesh M Neman (Borrower)

Loan Code No.: 1390001778, Thane - Naupada (Branch), Ganesh Annu Poojar (Borrower), Sarita R Koliar (Co Borrower 1)

Loan Code No.: 14300001928, Thane - Dombivli (Branch), Binu Nihal (Borrower), Jisha Bhu (Co Borrower 1)

Loan Code No.: 14300002152, Thane - Dombivli (Branch), Yogesh H Jha (Borrower), Rima Yogesh Jha (Co Borrower 1)

Loan Code No.: 14300001928, Thane - Dombivli (Branch), Binu Nihal (Borrower), Jisha Bhu (Co Borrower 1)

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State Bank of India HOME LOAN CENTRE, SION : B 602/604, Kohinor City, Commercial-I, 6th Floor, Kirol Road, Off. L.b.s. Marg, Kurla West, Mumbai - 400070. Email Id: Raccp.sion@sbi.co.in

DEMAND NOTICE

A notice is hereby given that the following Borrowers have defaulted in the repayment of principal and interest of the loan facility obtained by them from the Bank and the loan has been classified as Non Performing Asset (NPA). The notice was issued to them under Section 13(2) of Securitisation and Re-construction of Financial Assets and Enforcement of Security Interest Act 2002 on their last known addresses and as such they are hereby informed by way of this public notice.

Table with columns: Name of the Borrowers/Guarantors, Details of Immovable Properties/ Address of Secured Assets to be Enforced, Date of Notice, Date of NPA, and Amount Outstanding as on date of notice.

The steps are being taken for substituted service of notice. The above Borrowers is hereby called upon to make payment of outstanding amount within 60 days from the date of publication of this notice, failing which further steps will be taken after expiry of 60 days from the date of this notice under sub-section (4) of Section 13 of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

The Borrower attention is invited to provisions of Sub-section(8) of Section 13 of the Act, in respect of time available to redeem the secured assets.

Date: 06.06.2025 Place: Mumbai Sd/- CHIEF MANAGER AND AUTHORISED OFFICER STATE BANK OF INDIA

MUMBAI SLUM IMPROVEMENT BOARD A REGIONAL UNIT OF (MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY)

Tel. No. 022-66405432, E-mail - eewest.msib@mhada.gov.in

Ref. no. EE/West/MSIB / e-Tender / 73 / 2025-26

e-TENDER NOTICE No. 73

Executive Engineer (West) Division, Mumbai Slum Improvement Board, (Unit of MHADA) Room No. 537, 4th Floor, Griha Nirman Bhavan, Bandra (East), Mumbai-400051 Phone Number (022) 66405432 is inviting Open Tender / Regular e-Tender for the 16 number of work in the form of B1 (Percentage Rate) from the contractors registered with PWD / MHADA / CPWD / CIDCO / MES / MJP / MIDC / Indian Railway / BPT / MCGM in the corresponding appropriate class of contractor or any Govt. / Semi Govt. organization, via online e-tendering system.

Table with columns: Sr. No., Stage Dese., Date of time period, Sr. No., Stage Dese., Date of time period.

The Competent Authority reserves the right to reject any or all the tenders without assigning any reason therefor. Conditional offers will not be accepted.

Note. 1 Please refer detailed tender notice on website. Note. 2 Corrigendum / Amendments if any could be published only on the website.

MHADA - Leading Housing Authority in the Nation. Executive Engineer (W) CPRO/A/454

SMFG INDIA CREDIT COMPANY LIMITED

Corporate Office: 10th Floor, Office No. 101, 102 & 103, 2 North Avenue, Maker Maxity, Bandra Kurla Complex, Bandra (E), Mumbai - 400051.

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice of 15 days for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8 & 9 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 Authorised Officer of SMFG India Credit Company Limited ("SMFG India Credit"), will be sold on "As is where is", "As is what is", and "Whatever there is" on the date and time mentioned herein below, for recovery of the dues mentioned herein below and further interest and other expenses thereon till the date of realization, due to SMFG India Credit ("Secured Creditor from the Borrowers and Guarantor(s) mentioned herein below. The reserve price, Earnest Money Deposit (EMD) and last date of EMD deposit is also mentioned herein below.

Table with columns: Sr. No., Borrower(s) / Loan Account, Demand Notice Date and Amount, Description of the Immovable property, Reserve Price, EMD & Last Date of Submission of EMD, Date and time of E-Auction.

For detailed terms and conditions of the sale, please contact 1) Farukh Rozario: 898111796 2) Vikram Chhetri: 9920740883 3) Anil Khude: 8793238503 or refer to the link provided in SMFG India Credit Company Limited/Secured Creditor's website i.e. www.smfgindiacredit.com

Date: 06-06-2025 Place: Mumbai Sd/- Authorised Officer SMFG India Credit Company Limited

SYMBOLIC POSSESSION NOTICE

Registered Office: ICICI Bank Towers, Bandra-Kurla Complex, Bandra (East), Mumbai - 400051

Whereas the undersigned being the Authorized Officer of ICICI Home Finance Company Limited under the Securitisation, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13 (2) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, issued demand notices upon the borrowers mentioned below, to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

As the borrower failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under section 13(4) of the said Act read with Rule 8 of the said rules on the below-mentioned dates. The borrower 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 ICICI Home Finance Company Limited.

The Borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Table with columns: Sr. No., Name of the Borrower/ Co-borrower/ Loan Account Number, Description of Property/ Date of Possession, Date of Demand Notice Amount / Demand Notice (Rs.), Name of Branch.

The above-mentioned borrowers/s/ guarantors/s are hereby given a 30 day notice to repay the amount, else the mortgaged properties will be sold on the expiry of 30 days from the date of publication of this Notice, as per the provisions under the Rules 8 and 9 of Security Interest (Enforcement) Rules, 2002. Date: June 06, 2025, Place: Palghar. Authorized Officer, ICICI Home Finance Company Limited

TRENT LIMITED Registered Office: Bombay House, 24 Homi Mody Street Fort, Mumbai, Maharashtra - 400001

NOTICE

NOTICE is hereby given that the Certificate for undementioned securities of the Company has been lost/misplaced and the holder(s) of the said securities/applicant(s) has applied to the Company to issue duplicate Certificate(s).

Any person who has a claim in respect of the said securities should lodge such claim with the Company at its Registered Office within 15 days from this date. Else the Company will proceed to issue duplicate Certificate(s) without further intimation.

Table with columns: Name(s) of Holder(s), Kind of securities and Face Value, No. of Securities, Distinctive Numbers.

Place: Gautam Budh Nagar UP Pushpa Rani Sharma (Jt. Share Holder) Date: 06 June 2025

Indian Bank Stressed Asset Management Branch, Mumbai, 73, 7th Floor, Mittal Chambers, Nariman Point, Mumbai - 400021

E-mail: armbumbamu@indianbank.co.in; s816@indianbank.co.in

SAM/MUM/FIPL/2025-26/ Date: 29.05.2025

From, The Branch Head, SAM Mumbai To,

1. Shri Nirav Deepak Modi (Suspended Director), Flat - 2202 all others, J.L.T. Dubai, Dubai, Uld Arab Emir.

2. M/s. Paundra Enterprises Private Ltd. (Guarantors) AE-4050, 4th Floor, A-Tower, East Wing, Bharat Diamond Bourse, G-Block, BKC, Bandra (E), Mumbai-400051.

3. M/s. Neeshal Trading P Ltd. (Guarantors), 15, Nagina Das Mansions 57/61, Jaganntha Shankar Sheth, Opera House, Mumbai - 400004.

4. M/s. Firestone Trading P Ltd. (Guarantors) AE-4050, 4th Floor, A-tower, East Wing Bharat Diamond Bourse, G-Block, BKC, Bandra(E), Mumbai-400051.

5. M/s. ANM Enterprises Private Ltd. (Guarantors) 15, Nagina Das Mansions 57/61, Jaganntha Shankar Sheth, Opera House, Mumbai - 400004.

6. M/s. Bentley Properties P Ltd. (Guarantors) 15, Nagina Das Mansions 57/61, Jaganntha Shankar Sheth, Opera House, Mumbai - 400004.

7. M/s. MAK Business Enterprises Private Ltd. (Guarantors) 15, Nagina Das Mansions 57/61, Jaganntha Shankar Sheth, Opera House, Mumbai - 400004.

8. M/s. NDM Enterprises Private Ltd. (Guarantors) 15, Nagina Das Mansions 57/61, Jaganntha Shankar Sheth, Opera House, Mumbai - 400004.

Dear Sir, Reg: Letter to Borrower communicating the Decision of Willful Defaulter Review Committee Classifying as Willful Defaulter-A/C: Firestar International Private Ltd.

We hereby inform you that our Bank has classified the Suspended Directors of the borrower company M/s. Firestar International Private Limited, Shri. Nirav Deepak Modi, Shri. Hareesh Vrajlal Shah, and Guarantors, M/s. Firestone Trading Private Ltd, M/s. Neeshal Trading Private Ltd, M/s. Bentley Properties Private Ltd, M/s. ANM Enterprises Private Ltd, M/s. NDM Enterprises Private Ltd, M/s. MAK Business Enterprises Private Ltd, M/s. Paundra Enterprises Private Ltd, as Willful Defaulter as per RBI Master Circular on Willful Defaulter dated 30.07.2024. The proceeding of Willful Defaulter Classification is as under:

The Willful Defaulter Screening Committee in its meeting held on 02.03.2022 considered the following information and records placed before them:

Action of the unit/company, which is/are out of the four actions set out by Reserve Bank of India for Declaration as Willful Defaulter

Reason & evidence which proves the action of the unit/company & also support justification for declaration as willful Defaulter

As per the Forensic Audit Report (FAR) of January 2019 submitted by BDO India LLP for the entire Nirav Modi Group of Companies, including Firestar International Pvt. Ltd (FIPL) for the period 1st Jan 2011 to 31 Jan 2018, the irregularities in relation to willful default are as under:

> FIPL maintained account with HDFC Bank Ltd (A/C No-1001232003894 & 00012330003894), IndusInd Bank Ltd (A/C No-0006559590950) & Bank of Nova Scotia (A/C No-0127G002002 & 0127G005887) wherefrom outflow from consortium was INR 231.41 crore and inflow to consortium was INR 51.56 crores thereby net outflow from consortium was INR 179.85 crores. All the above banks are not Consortium members.

> As per RBI Master circular dated 01.07.2015 'diversion of funds' includes routing of transaction other than lender bank without prior permission of lender. Forensic Auditor noted packing credit misutilization to Mak Business Enterprises Private Limited (MBEPL) amounting to Rs. 55 crores having line of business as real estate business. Further, fund trail and review of MCA records revealed that funds amounting to Rs. 55 crores were diverted to related entities of Firestar International Private Ltd. from Firestar International Private Ltd. via MBEPL under the face of redemption and issue of debentures

> Out of 1561 LOUs issued for the entire Modi Group of Companies, 1381 LOUs (89%) amounting to Rs. 25234 crores have been reported to be fraudulent in nature. Out of 1381 fraudulent LOUs, 584 LOUs related to Firestar International Private Ltd. 21 out of 23 LOU beneficiaries are Nirav Modi controlled entities. 34 LOUs amounting to INR 409 Crores identified where new LOUs were issued to close previous LOUs which were granted by BOI Antwerp, BOI HK, Allahabad Bank HK & Axis Bank.

> The Group including M/s Firestar International P Ltd (FIPL) has mis-utilized the export credit disbursed by banks, through its various subsidiary companies. During the course of investigation, it is found that the company has mentioned INR 44.68 Cr as disbursed Export Credit, but actually Rs. 1878.41 was disbursed, means Rs.429.74 crores was siphoned off. Year-wise break-up of disbursement of fund by the banks are as under:

Table with columns: FY 2013-14, FY 2014-15, FY 2015-16, FY 2016-17, Total (Rs. in crores)

> As per FAR, 12 payments were noted where single invoice number was used to make duplicate payment to exporters amounting to Rs. 67.31 crore out of which amount involved in case of FIPL was Rs. 8.07 crore in 6 payments. Fund trails conducted on selective PC/PSC fund disbursed identified INR 214.88 crore. PC/PSC disbursed funds were utilized for payment of fraudulent LOUs in the account of FIPL and FDIPL through partnership firms; out of which amount related to FIPL was INR 152.39 crore.

> The Guarantors, Shri. Nirav Deepak Modi, M/s. Firestone Trading Private Limited, M/s. Neeshal Trading Private Ltd, M/s. Bentley Properties Private Ltd, M/s. ANM Enterprises Private Ltd, M/s. NDM Enterprises Private Ltd, M/s. MAK Business Enterprises Private Ltd and M/s. Paundra Enterprises Private Ltd are having network of Rs.962.91 crore. Rs. 11.84 Crore, Rs. 2.11 Crore, Rs. 595.56 Crore, Rs. 13.48 Crore Rs. 26.89 Crore, Rs. 2.24 Crore Rs. 1.91 Crore and Rs. 2.43 crore respectively as on 31.03.2016 and have executed guarantee documents on 07.11.2014 to after 09.09.2014. Demand notices have been issued to them on 14.02.2018; but they did not pay the bank's dues. From the net worth position submitted by the guarantors as on 31.03.2016, it is evident that the guarantors are having sufficient means to make payment of the bank's dues. As the guarantors have sufficient means to repay the dues, they are eligible to be considered as willful defaulter as per RBI guidelines.

Capacity to Pay: The Committee after deliberation, had taken a prima facie view based on the evidences/material records placed that the Suspended Directors Shri. Nirav Deepak Modi, Shri. Hareesh Vrajlal Shah, and Guarantors, M/s. Firestone Trading Private Ltd, M/s. Neeshal Trading Private Ltd, M/s. Bentley Properties Private Ltd, M/s. ANM Enterprises Private Ltd, M/s. NDM Enterprises Private Ltd, M/s. MAK Business Enterprises Private Ltd, M/s. Paundra Enterprises Private Ltd, as Willful Defaulter as per RBI Master Circular on Willful Defaulter dated 30.07.2024. The proceeding of Willful Defaulter Classification is as under:

The Willful Defaulter Screening Committee in its meeting held on 02.03.2022 considered the following information and records placed before them:

Action of the Director Shri Hareesh Vrajlal Shah replied in response to the SCN on 10.03.2022.

Willful Defaulter Screening Committee Meeting held on 16.09.2023: The facts & evidences placed before the Willful Defaulter Screening Committee (WDSC) in support of Bank's charge/allegation for declaring the Suspended Directors and Guarantors as willful defaulter are perused, analysed & examined.

The Committee recorded that Director Shri Hareesh Vraj Lal Shah replied and he requested for Personal Hearing. Shri Hareesh Vraj Lal Shah attended for Personal Hearing on 24.03.2022 but he showed his inability. Hence he was allowed on 16.09.2023 and his submission were discussed by the Committee which were found not tenable. Thereafter after due deliberations on the submission and going by the records Willful Defaulter Screening Committee has unanimously passed an order declaring the Suspended Directors Shri. Nirav Deepak Modi, Shri. Hareesh Vrajlal Shah, and Guarantors, M/s. Firestone Trading Private Ltd, M/s. Neeshal Trading Private Ltd, M/s. Bentley Properties Private Ltd, M/s. ANM Enterprises Private Ltd, M/s. NDM Enterprises Private Ltd, M/s. MAK Business Enterprises Private Ltd, M/s. Paundra Enterprises Private Ltd, as Willful Defaulter as per RBI Master Circular on Willful Defaulter dated 30.07.2024. The proceeding of Willful Defaulter Classification is as under:

The Willful Defaulter Screening Committee in its meeting held on 07.12.2024 has allowed personal hearing with Shri Hareesh Vraj Lal Shah, one of the directors of M/s. Firestar International Private Limited through VC. However, committee deliberated that the submissions of Shri Hareesh Vraj Lal Shah was not acceptable. No other Director or Corporate Guarantors have represented or appeared for personal hearing.

Further, the committee has observed that in spite of clear communication, informing the directors/guarantors that a personal hearing can also be provided, they have not sought for personal hearing. Therefore, it is construed that the other director and guarantors are not interested in availing the opportunity of personal hearing. As such, Willful Defaulter Review Committee confirmed the WDSC order dated 16.09.2023, declaring the Suspended Directors Shri. Nirav Deepak Modi, Shri. Hareesh Vrajlal Shah, and Guarantors, M/s. Firestone Trading Private Ltd, M/s. Neeshal Trading Private Ltd, M/s. Bentley Properties Private Ltd, M/s. ANM Enterprises Private Ltd, M/s. NDM Enterprises Private Ltd, M/s. MAK Business Enterprises Private Ltd, M/s. Paundra Enterprises Private Ltd, as Willful Defaulter as per RBI Master Circular on Willful Defaulter dated 30.07.2024. The proceeding of Willful Defaulter Classification is as under:

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Yours Faithfully, Branch Manager On behalf of Willful Defaulter Review Committee