

Canara Bank (KAKAD MARKET BRANCH)
Post Box No. 2615, Kakad Market, 306,
Kalbadevi Road, Mumbai 400002

POSSESSION NOTICE [SECTION 13(4)]
(For Immovable property)

Whereas: The undersigned being the Authorised Officer of the Canara Bank, **KAKAD MARKET Branch**, appointed under Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act 54 of 2002) (hereinafter referred to as "the Act") and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a Demand Notice dated **12.11.2024** and published in 2 Newspapers on **06.12.2024** calling upon the borrower **SH AMARTHAI RUPABHAI CHAUDHARI & SH CHAUDHARY RAMLABEN AMARATHAI ALL AT R/O C/O RUPABHAI CHAUDHARI MALOTRA, BANASKANTHA, GUJARAT-385100 AND ALSO AT R/O FLAT NO 205, 2ND FLOOR, " B " WING, MAITRI ICON CO OPERATIVE HSG SOC LTD, PLOT NO 35, 36, SECTOR - 19, NEAR DHARMA SADAN, KHARGHAR, TALUKA PANVEL, DISTRICT RAIGAD - 410210**, to repay the amount mentioned in the notice, being **Rs. 37,01,625.66 (Rupees Thirty Seven Lakhs One Thousand Six Hundred Twenty Five and Paise Sixty Six only)** as on **01.11.2024** plus interest due and other cost within 60 days from the date of receipt of the said notice. The borrower/Guarantor having 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 (14) of the said Act, read with Rule 8 & 9 of the said Rule on this **24th day of FEB 2025**

The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Canara Bank **KAKAD MARKET Branch** for an amount of **Rs. 37,01,625.66 (Rupees Thirty Seven Lakhs One Thousand Six Hundred Twenty Five and Paise Sixty Six only)** as on **01.11.2024**. The borrower's attention is invited to the provisions of Section 13 (8) of the Act, in respect of time available, to redeem the secured assets.

Description of the Immovable Property
ALL THAT PART AND PARCEL OF PROPERTY BEARING DETAILS:-
Residential Flat No B-205 admeasuring 45.50 sq mts (490 sq ft) Builtup Area, on the 2nd floor in the building known as "MAITRI ICON" in the society known as "Maitri Icon Co-Operative Housing Society Ltd.", constructed on all that piece and parcel of land bearing Plot No 35 & 36, Sector - 19, under the 12-50% erstwhile Gaothan expansion scheme, situated at Village Kharghar, Navi Mumbai Taluka Panvel, District Raigad BOUNDED AS FOLLOWS:- North - Flat No 206; South - Flat No 204; East - Flat No 208; West - A Wing

CERSAI Security Interest ID: 400067760099
Asset ID: 200068827116
Name of Title Holder: SH AMARTHAI RUPABHAI CHAUDHARI
Date: 24.02.2025
Place: Mumbai
Type of Possession: Symbolic

Authorized Officer
Canara Bank

Saraswat Bank
Saraswat Co-operative Bank Ltd.
(Incorporated in India)

PHYSICAL POSSESSION NOTICE
(Under Rule 8 (1))

Whereas the undersigned being Authorised Officer of Saraswat Co-op. Bank Ltd., under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of power conferred under Section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules 2002 issued demand notice dated 09.05.2018 calling upon the Borrower/Guarantors **M/S. Shree Om Metallic Yarn Industry [Borrower], Mr. Jain Amritlal B. [Guarantor], Mr. Jain Popatlal B. [Guarantor & Mortgagee], Mrs. Jain Damayanti Popatlal [Mortgagee]** to repay the amount mentioned in the notice being **Rs. 20,01,85,572.87 (Rupees Twenty Crore One Lac Eighty Five Thousand Five Hundred Seventy Two & Paise Eighty Seven Only)** as on 30.04.2018 plus interest thereon within 60 days from the date of receipt of the said notice.

The Borrower/Guarantors/Mortgagees having failed to repay the amount, notice is hereby given to the Borrower/Guarantors/Mortgagees and the public in general that the undersigned has taken physical possession of the property described herein below in exercise of powers conferred under Section 14 of the Act, read with rule 8 of Security Interest Enforcement Rules, 2002 on this **21st day of February, 2025.**

The Borrower/Guarantors/Mortgagees in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Saraswat Co-op.Bank Ltd. for total outstanding amount of Rs.20,01,85,572.87 (Rupees Twenty Crore One Lac Eighty Five Thousand Five Hundred Seventy Two & Paise Eighty Seven Only) as on 30.04.2018 with further interest thereon.

The Borrower's/Guarantors/Mortgagees 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.

Description of the Property
Flat No. C/41, 4th Floor, Padmanagar CHSL., Opp. German Remedies, Mohan Studio Compound, Andheri Kurla Road, Andheri (E), Mumbai-400069. [Admeasuring area : 667 sq.ft. carpet].
Date : 21.02.2025
Place : MUMBAI

Sd/-
AUTHORISED OFFICER
Saraswat Co-op. Bank Ltd.,
74/C Samadhan Building, Senapati Bapat Marg,
Dadar (West), Mumbai-400028
Tel. No. 8657043713/714/715

GOVERNMENT OF MAHARASHTRA
PUBLIC WORKS DEPARTMENT
PRESIDENCY DIVISION, MUMBAI
E-TENDER NOTICE CORRIGENDUM-1

Ref :- This Office E-Tender Notice No-79/2024-25 Outward No-PD/TC/1600 dt. 11.2.2025

Following changes are made in the e-tender notice published as per above reference for the works.

Sr. No.	Details of already published	Details of changes
1.	E- Tender Proposal submission period dt. 17.2.2025 to 24.2.2025	E- Tender submission period upto dt. 17.2.2025 to 3.3.2025
2.	E-Tender opening on dt. 25.2.2025	E-Tender opening on dt. 4.3.2025

Other particulars remain unchanged.

www.mahapwd.com
http://mahatenders.gov.in
No. PD/TC/2085
Office of the Executive Engineer,
Presidency Division, P.W.D., 2nd Floor,
Bandhakam Bhavan, 25, Muzrabnagar,
Presidency Division, Mumbai.
Fort, Mumbai-400001
Date : 21.02.2025

Sd/-
Executive Engineer Presidency
Division Mumbai

DGIPR 2024-25/6649

SBI State Bank of India
SARB Thane (11697) Branch : 1st floor Kerom Plot no A-112 Circle, Road No 22, Wagle Industrial Estate Thane (W) 400604 email id : sbi.11697@sbi.co.in

POSSESSION NOTICE (For Immovable property) (See Rule 8 (1))

Whereas, The undersigned being the Authorised officer of the State Bank of India under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated 16.11.2024 calling upon the Borrower **Mrs. Anita Vinod Omble** to repay the amount mentioned in the notice being **Rs. 56,17,381.83 (Rupees Fifty Six Lakh Seventeen Thousand Three Hundred Eighty One and Paise Eighty Three Only)** as on 16.11.2024 and further interest from 17.11.2024 within 60 days from the date of receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the Borrowers/Guarantors and the public in general that the undersigned has taken possession of property described herein below in exercise of powers conferred on her under section 13(4) of the said Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this **21st day of February of the year 2025**

The Borrower/Guarantor in particular and the public in general is hereby cautioned riot to deal with the property and any dealings with the property will be subject to the charge of the State Bank of India for amount of **Rs 56, 17,381.83 (Rupees Fifty Six Lakh Seventeen Thousand Three Hundred Eighty One and Paise Eighty Three Only)** as on **16.11.2024** and further interest from 17.11.2024 and cost, etc. thereon.

The borrowers 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.

Description of immovable property:
Property owned by: **Mrs. Anita Vinod Omble**
Apartment No. SS-1/508, Sector-6 Sai Krupa Owners Association, admeasuring area about 16.393 sq.mts built up Kopar khairane Navi Mumbai 400709

Date : 21.02.2025
Place : Koparkhairane

Sd/-
Kiran S Pardhiya
Authorised Officer & Chief Manager

Unit No. 25, 26 & 27, Laxmi Plaza, Laxmi Industrial Estate, New Link Road, Andheri West, Mumbai - 400053
Email: mumbai_andheriwest@tmbank.in
Ph: 022 26366240 / 26366260
CIN : L65110TN1921PLC001908

TMB Tamimnad Mercantile Bank Ltd.
Be a step ahead in life

[See proviso to rule 8(6)]
Notice for sale of immovable property

Auction Sale Notice for sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable properties mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of Tamimnad Mercantile Bank Limited, Andheri West Branch, (Secured Creditor), will be sold on "As is where is", "As is what is", and "Whatever there is" on **27.03.2025**, for recovery of **Rs. 20,73,518/- (Rupees Twenty Lakh Seventy Three Thousand Five Hundred Eighteen Only)** as on **16.02.2025** due to Tamimnad Mercantile Bank Limited Andheri West Branch (Secured Creditor) with subsequent interest and expenses from Mr. Pravinbhai Babubhai Valand. The Reserve Price will be **Rs. 9,60,000/-** and the earnest money deposit will be **Rs. 96,000/-**.

Place of Auction	Tamimnad Mercantile Bank Andheri West Branch Unit No. 25, 26 & 27, Laxmi Plaza, Laxmi Industrial Estate, New Link Road, Andheri West, Mumbai - 400053. E-mail: mumbai_andheriwest@tmbank.in Ph: 022 26366240/26366260
Date and Time of Auction Sale	On 27.03.2025 at 3.00 PM.

Description of property:
On Equitable Mortgage of Residential New Flat No. 303, admeasuring 28.72 Sq. Mt plus enclosed Balcony, 4.73 sq. mt. carpet area, 421 sq. ft. - Buildup area, on 3rd Floor, in Building No. 01, in "C" Wing, "Type B-13" in the Building known as "Parvathi Homes", of Sector IV, bearing Gut No. 115, 116 & 118, situate lying and being at Village Begaon, Taluka & District Palghar - 401501 standing in the name of Mr. Pravinbhai Babubhai Valand.

Boundaries

North : Passage/ Flat No. 302	East : Staircase
South : Wall	West : Flat No. 304

For detailed terms and conditions of the sale, please refer to the link provided in secured creditors website www.tmb.in.

Date : 21.02.2025
Place : Andheri West

Sd/-
Authorized Officer
Tamimnad Mercantile Bank Limited
Andheri West Branch

ADDENDUM TO FORM G
EXTENDING TIMELINE FOR INVITATION FOR EXPRESSION OF INTEREST FOR MARUT CREATIVE INFRA PRIVATE LIMITED
(Under sub regulation(1) of Regulation 36A of the Insolvency and Bankruptcy (Insolvency Resolution Process for Corporate Persons) Regulations, 2016)

RELEVANT PARTICULARS

1. Name of the corporate debtor along with PAN/CIN/LLP	MARUT CREATIVE INFRA PRIVATE LIMITED CIN: U45400MH2012PTC238157
2. Address of the registered office	401-402, Trade Square, A-Wing, 4th Floor, Mehra Compound, Near Sakinaka, Circle, Sakinaka, Andheri(E), Mumbai, Maharashtra-400072
3. URL of website	Does not have any operational website
4. Details of place where majority of fixed assets are located	The tangible fixed assets in the form of Capital work in progress are located at Borivali in Maharashtra.
5. Installed capacity of main products/services	NA
6. Quantity and value of main products/ services sold in last financial year	The corporate debtor did not have any operations in the previous financial year
7. Number of employees/ workmen	Nil- as on date of CIRP
8. Further details including last available financial statements (with schedules) of two years, list of creditors, are available at URL	For further details write an email to: cirpmarut@gmail.com
9. Eligibility for resolution applicants under section 25(2)(b) of the Code is available at:	Can be obtained by mailing at cirpmarut@gmail.com
10. Last date for receipt of expression of interest	Revised Date: Monday, 3rd March, 2025 (as amended from earlier date of Monday, 20th January, 2025)
11. Date of issue of provisional list of prospective resolution applicants	Revised Date: Thursday, 13th March, 2025 (as amended from earlier date of Thursday, 30th January, 2025)
12. Last date for submission of objections to provisional list	Revised Date: Tuesday, 18th March, 2025 (as amended from earlier date of Tuesday, 4th February, 2025)
13. Date of issue of final list of prospective resolution applicants	Revised Date: Friday, 28th March, 2025 (as amended from earlier date of Friday, 14th February, 2025)
14. Date of issue of information memorandum, evaluation matrix and request for resolution plans to prospective resolution applicants	Revised Date: Saturday, 5th April, 2025 (as amended from earlier date of Wednesday, 19th February, 2025)
15. Last date for submission of resolution plans	Revised Date: Friday, 4th April, 2025 (as amended from earlier date of Tuesday, 18th February, 2025)
16. Process email id to submit EOI	cirpmarut@gmail.com

1) All the EOI's received will be reviewed by RP as well as CoC and thereafter further information/ documents related to the process will be provided to the shortlisted parties
The RP/CoC shall have discretion to change the criteria for the EOI at any point of time.
2) RP/CoC reserves the right to cancel or modify the process/application/ timeline without assigning any reasons and without any liability whatsoever.
3) Further details are set out in detailed Invitation for Expression of Interest (EOI), which are to be read together with associated disclaimers and qualifications in EOI

Sd/-
Rajkumar Mahto
As (Deemed Resolution Professional) of Marut Creative Infra Private Limited
Authorization for Assignment valid from 23.04.2024- 30.06.2025
IBBI/PA-002/P-N00723/2018-19/12209
Date: 25.02.2025
Place: Pune
Add: Bhatnagar Enclave Co-Op Housing Society Ltd
S.No. 187+8B, Flat No. 32, Kondhwa Khurd Pune-411048

BHARAT CO-OPERATIVE BANK (MUMBAI) LTD.
(MULTI-STATE SCHEDULED BANK)
Central Office : "Marutagir", Plot No. 13/9A, Sonawala Road, Goregaon (East), Mumbai-400063. Tel. : 61890085 / 61890134 / 61890083.

AUCTION SALE OF IMMOVABLE PROPERTY/IES

Sealed Offers/Tenders are invited from the public/intending bidders for purchasing the following immovable properties/ies on "as is where is basis and as is what is basis" under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, read with Rule 8(6) of Security Interest Enforcement Rules 2002.

Sr. No	NAME OF THE MORTGAGOR / BORROWERS & BRANCH	OUTSTANDING AMOUNT AS PER DEMAND NOTICE	PROPERTY DESCRIPTION & ENCUMBRANCES KNOWN TO THE BANK	i. RESERVE PRICE, ii. EARNEST MONEY DEPOSIT (EMD) iii. BID INCREMENT AMOUNT (Over & Above Highest Bid Amount)	i. DATE & TIME OF INSPECTION ii. LAST DATE & TIME OF SUBMISSION OF TENDERS / OFFERS	DATE AND TIME OF OPENING THE TENDERS
1	Mr. Rajesh Chandmal Kodwani Joint/Co-Borrower: Mrs. Bharti Rajesh Kodwani [Virar (West)] [1st Auction Notice]	Demand Notice Date : 09.09.2019 Loan Account No. 00953330000015: Rs.18,17,380 as on 19.08.2019 together with further interest @ 10.15% per annum + penal interest @ 2% per annum thereon with effect from 20.08.2019 (Less amount paid if any thereafter)	Flat No.G-2, admeasuring 516 sq. ft. built up area situated on the Ground Floor of Kartarpur Co-operative Housing Society Limited, constructed on Room No.473 of Block No.A-237, and Land adjacent to Room No.473, bearing C.T.No.23383 Ulhasnagar 4, District Thane - 421 004 in the Taluka and Sub District Registration, Ulhasnagar, District Registration Thane and Non Agricultural Land adjacent to Room No.473 situated within the limits of Ulhasnagar Municipal Corporation. [Physical Possession with the Bank]	i. Rs. 25,80,000/- ii. Rs. 2,58,000/- iii. Rs. 10,000/-	i. 20.03.2025 from 11.00 a.m. to 5.00 p.m. ii. 07.04.2025 upto 05.00 p.m	08.04.2025 at 11.30 a.m.
2	Mr. Kashiram Bhikaji Parab [Khar (West) Branch] [4th Auction Notice]	Demand Notice Date : 31.08.2021 Loan Account No.01093330000043: Rs.19,64,396/- as on 25.08.2021 together with further interest @ 9.90% per annum + penal interest @ 2% per annum thereon with effect from 26.08.2021. (Less amount paid if any thereafter)	Flat No. 308, admeasuring 43.21 sq.meters built up area i.e. 465 sq.ft. built up area, situated on the Third Floor in 'B' Wing of the Building known as "Sai Swappa Apartment No.2", Near Datta Mandir, Next to Anusaya School, Manvel Pada Gao, Virar (East) District Palghar-401305. [Physical Possession with the Bank]	i. Rs.16,20,000/- ii. Rs.1,62,000/- iii. Rs.10,000/-	i. 11.03.2025 from 11.00 a.m. to 05.00 p.m. ii. 24.03.2025 upto 05.00 p.m	25.03.2025 at 11.30 a.m.
3	Mr. Tikaram Lal Singh Joint/ Co-Borrower : Mrs. Asha Tikaram Gurakha 1. Mr. Suraj Tikaram Singh [Khar (East) Branch] [2nd Auction Notice]	Demand Notice Date : 23.08.2021 Loan Account No. 010333300000561 : Rs. 26,16,417/- as on 15.08.2021 together with further interest @ 9.90% per annum + penal interest @ 2% per annum thereon with effect from 16.08.2021 . (Less amount paid if any thereafter)	Flat No. 501, admeasuring 33.54 sq.meters carpet area equivalent to 361sq.ft. carpet area, situated on the Fifth Floor in Building No.known as Avenue 'G' in the Project known as 'Rustomjee Evershine Global City' and society known as Rustomjee Evershine Global City Avenue 'G' Building No. 03 to 04 Co-operative Housing Society Ltd. Chikal Dondari Road, Virar (West) situated at Village-Dongara (Dongarpada) also known as Village Narangi, Taluka-Vasai, District Palghar-401303. [Physical Possession with the Bank]	i. Rs. 30,00,000/- ii. Rs.3,00,000/- iii. Rs.10,000/-	i. 12.03.2025 from 11.00 a.m. to 05.00 p.m. ii. 26.03.2025 upto 05.00 p.m	27.03.2025 at 11.30 am
4	Mr.Dr.Yaneshwar Pandurang Patil [Vasai (West) Branch] [2nd Auction Notice]	Demand Notice Date : 21.08.2021 Loan Account No. 00243330000130: Rs. 11,61,9097/- as on 26.07.2021 together with further interest @ 9.90% per annum + penal interest @ 2% per annum thereon with effect from 27.07.2021. Loan Account No.002433500001124: Rs.8,02,930/- as on 05.08.2021 together with further interest @ 13.90% per annum + penal interest @ 2% per annum thereon with effect from 06.08.2021. (Less amount paid if any thereafter)	Flat No.309 admeasuring 500 sq.ft. built up area, i.e. 46.45 sq.meters super built up area on the Third Floor of Building No.3 known as 'Vaishnavi Ganesh Nagar', Ganesh Nagar Building No.3 Co-operative Housing Society Limited, constructed on land bearing Old Survey No.28, New Survey No.223 Hissa No.1C of Village Narangi situated at Veer Savarkar Road, Near Begars Home, Panch Payari, Virar (East), Taluka Vasai, District Palghar-401303 [Physical Possession with the Bank]	i. Rs. 17,10,000/- ii. Rs.1,71,000/- iii. Rs.10,000/-	i. 13.03.2025 from 11.00 a.m. to 05.00 p.m. ii. 02.04.2025 upto 05.00 p.m	03.04.2025 at 03.30 pm
5	M/s. Sweetsy Regi Thakkar through its Partners & Joint/Co-Borrowers Mrs. Sweetsy Regi Thakkar & Mrs. Renu Mons Mathew [Bhandup Village Road Branch] [2nd Auction Notice]	Demand Notice Date : 27.07.2020 Loan Account No. 001833510066098: Rs.6,76,803.51 as on 17.07.2020 together with further interest @ 13.90% per annum + penal interest @ 2% per annum thereon with effect from 18.07.2020 ii. Loan Account No.005233580000046: Rs.29,90,665.59 as on 14.07.2020 together with further interest @ 12.90% per annum + penal interest @ 2% per annum thereon with effect from 15.07.2020. iii. Loan Account No.005213100000280: Rs.29,34,355.00 as on 30.06.2020 together with further interest @ 13.90% per annum + penal interest @ 2% per annum thereon with effect from 01.07.2020. (Less amount paid if any thereafter)	Flat No.104, admeasuring 548 sq.ft. built up area on the 1st Floor of Aayappa Co-operative Housing Society Limited constructed on Block No.A-488 & A-489, Room No.976 & 977 bearing C.T.S.No.2104 situated at Shivnagar, Lalchakki, Ulhasnagar, District Thane - 421 004 along with right, title, share & interest in the capital of the Society under Share Certificate No.20 [Physical Possession with the Bank]	i. Rs. 18,75,000/- ii. Rs.1,87,500/- iii. Rs.10,000/-	i. 13.03.2025 from 11.00 a.m. to 05.00 p.m. ii. 02.04.2025 upto 05.00 p.m	03.04.2025 at 03.30 pm
6	M/s.V Vaishali Consultant Pvt.Ltd., Joint/Co-Borrowers 1. Mr. Sujit Kumar Singh 2. Mr. Mahendra Dasharath Kesarkar 3. Mrs. Archana Mahendra Kesarkar [Mulund (West) Suburban] [7th Auction Notice]	Demand Notice Date : 27.07.2020 i. Loan Account No.005233510000245 : Rs.59,29,092.00 as on 29.06.2020 together with further interest @ 13.90% per annum + penal interest @ 2% per annum thereon with effect from 30.06.2020. ii. Loan Account No.005233580000046: Rs.29,90,665.59 as on 14.07.2020 together with further interest @ 12.90% per annum + penal interest @ 2% per annum thereon with effect from 15.07.2020. iii. Loan Account No.005213100000280: Rs.29,34,355.00 as on 30.06.2020 together with further interest @ 13.90% per annum + penal interest @ 2% per annum thereon with effect from 01.07.2020. (Less amount paid if any thereafter)	Shop No.C-308, admeasuring 367 sq.ft. carpet area equivalent to 34.10 sq. meters on the 3rd Floor along with one reserved Car Parking Space No.118 in the two level basement in the Commercial Building known as "Eastern Business District" (formerly known as "Magnet Mall") constructed on land bearing CTS No.372 (Part) and 372/1 to 372/65 (Part) of Village Kanjur, Taluka Kurla within the Registration District and Sub District of Mumbai City and Mumbai Suburban situated at L.B.S.Road, Bhandup (West), Mumbai - 400 078. [Physical Possession with the Bank]	i. Rs.60,00,000/- ii. Rs. 6,00,000/- iii. Rs.25,000/-	i. 05.03.2025 from 11.00 a.m. to 05.00 p.m. ii. 19.03.2025 upto 05.00 p.m	20.03.2025 at 11.30 am
7	Mrs.Namrata Narendra Shinde [Mira Road Branch] [2nd Auction Notice]	Demand Notice Date : 30.09.2021 Loan Account No. 001733510065850: Rs.10,44,549.00 as on 02.09.2021 together with further interest @ 13.90% per annum + penal interest @ 2% per annum thereon with effect from 03.09.2021 (Less amount paid if any thereafter)	Flat No.02 admeasuring 460 sq.ft built up area, i.e., 42.75 sq.meters on the Ground Floor of the Building known as "Sai Mahima Apartment" constructed on land bearing Survey No.411, Hissa No.A1 & A2 of Village Gaswitin in the area of Sub-Registrar at Vasai No.III situated at Sai City Complex, Station Road, Nallasopara (West), Taluka Vasai, District Palghar-401209 [Physical Possession with the Bank]	i. Rs.10,35,000/- ii. Rs.1,03,500/- iii. Rs.10,000/-	i. 05.03.2025 from 11.00 a.m. to 05.00 p.m. ii. 21.03.2025 upto 05.00 p.m	24.03.2025 at 11.30 am

Terms and Conditions of the Bharat Co-operative Bank (Mumbai) Ltd - Auction Sale:-

- Auction is being held on "AS IS WHERE IS BASIS AND AS IS WHAT IS BASIS" with all the existing and future encumbrances / Society Dues / Builders dues / Property Tax / Utility Service provider outstanding dues etc. and same shall be borne by bidders whether known or unknown to the Bank. The Bank is not responsible for encumbrances unknown to the Bank. The Authorised Officer / Secured Creditor shall not be held responsible in any way for any third-party claims / rights / dues received after date of opening the bid. The purchaser should conduct due diligence on all aspects related to the property to his / her satisfaction. The purchaser shall not be entitled to make any claim against the Authorised Officer / Secured Creditor in this regard at a later date.
- Tenders quoted below the "Reserve Price" will not be considered & same is liable to be rejected.
- The Bidder shall submit bid / offers alongwith their KYC documents and 10% of EMD amount by Pay Order / D.D. drawn in favour of "Bharat Co-operative Bank (Mumbai) Ltd." [Envelope containing the Bids / offer should superscribed as Bid for 'Flat / Shop No.']
- Place of Submission and opening of tenders/offers : Bharat Co-operative Bank (Mumbai) Ltd., Central Office - Recovery & Legal Department, Marutagir, Plot No.13/9A, Sonawala Road, Goregaon (East), Mumbai - 400 063.
- Outstanding Bidder / Society dues, Property Tax, Utility Bills etc. and Charges for documentations, transfer fees of Society / Builders / Revenue Department, Conveyance, Stamp Duty, Registration Charges with the Joint Sub-Registrar of Assurances as applicable and other statutory dues if any, shall be borne by the purchaser and the Bidder / purchaser above should complete all the transfer formalities. The Bank will not be responsible in any manner whatsoever.
- In case of more than one bid is received for above Reserve Price, the Bidders present during the opening of the tenders may participate in the Oral Bidding / Inter-se Bidding. The Authorised Officer of the Bank has discretion in the manner of conduct of sale including decision with regard to inter-se bidding / negotiations amongst the bidders to realize highest sale value for the said properties. Bidders are, therefore, advised to remain themselves or through their duly authorized representative(s) well before time, who can take the decision for them.
- The Authorised Officer reserves the right to reject any or all tenders and/or postpone the date and time of opening of tender or sale confirmation without giving any reason thereof.
- Mortgagor/borrower/joint-borrower/surety/guarantor may bring maximum bid / offers to realize a good value.
- The successful bidders should deposit 25% (including 10% EMD) of the bid amount immediately on the same day or not later than next working day, as the case may be, of opening of bids and balance 75% within 15 days from the date of opening the tenders. In case, successful bidder failed to pay the remaining 15% of the bid amount as aforesaid then the EMD amount shall stand forfeited automatically without any further notice.
- If the successful bidders fail to pay the balance 75% of the bid amount within 15 days from date of opening of the offers, the deposited amount shall stand forfeited.
- In case of non-acceptance of offer of purchaser by the Secured Creditor / Authorised officer, the EMD amount of 10% paid along with the application will be refunded / returned without any interest to the unsuccessful bidders.
- The Principal Borrower / Joint-Borrower / Guarantor / Mortgagee is hereby informed in their own interest to take away all the movables, personal belongings, office documents / equipments / papers, articles, etc. which are not hypothecated to the Bank, if any lying in the above said premises with prior intimation in writing to the Authorised Officer, failing which the same shall be removed / disposed-off as scrap without any realizable, value without giving any further notice to you Borrower / Joint-Borrower / Guarantor / Mortgagee to enable us to handover the vacant and peaceful possession of said assets to the successful bidder on receipt of entire sale amount, which please take note.
- This is also a 15/30 day notice respectively as the case may be to the Borrower / Joint-Borrower / Guarantor / Mortgagee of the above loan accounts under Rule 8(6) of the SARFAESI Act, 2002 about holding of sale by inviting sealed tenders from the public in general for the sale of the above said secured assets on abovementioned date if your dues are not cleared in full. 2) The Bank will not be responsible for payment or any arrears or taxes or assessment taxes or maintenance etc.
- Notice is hereby given to you Mortgagors / Borrowers / Joint-Borrowers / Sureties / Guarantors us, 13(8) of the SARFAESI Act, 2002 to pay the sum as mentioned above before the date fixed for sale failing which the property will be sold in Auction Sale and you shall be liable for balance outstanding dues remains, if any with interest, charges, expenses, costs etc. after adjusting the Net Sale proceeds i.e. Sale Price less incidental expenses & TDS as applicable. 4) Conditions Apply.

Date : 25.02.2025
Place: Mumbai

Sd/-
AUTHORISED OFFICER
BHARAT CO-OPERATIVE BANK (MUMBAI) LTD

AND THEREAFTER, to delete the name of the said **Smt. Doreen Lawrence D'souza** wife of the said deceased Shri. Lawrence Philip D'souza and transfer her respective undivided share in the names of her legal heirs 1) Mrs. Elnora Carlin Murzello (married daughter) and 2) Shri. Malcolm Lawrence D'souza (son);

AND, to delete the name of the said **Shri. Walter Philip D'souza** son of the said deceased Lessee Shri. Philip Joseph D'souza and transfer his respective undivided share in the names of his legal heirs 1) Smt. Clara Walter D'souza (wife), 2) Mrs. Elizabeth Berin Pereira (married daughter), 3) Mrs. Charmine Marion Faria (married daughter), 4) Mr. Anthony Walter D'souza (son) and 5) Mr. Mario Walter D'souza (son);

AND THEREFORE, as per the request of the Applicants vide Letter dtd. 27/11/2024, the lease finally to be vested in the names of the surviving legal heirs as per their respective sharing ratio as :

- Mrs. Jassilda Boniface Baretto for 3.33% share,
- Mrs. Alice Morai Pereir for 3.33% share,
- Mr. Frank Joseph D'souza for 3.33% share,
- Mr. Leo Joseph D'souza for 3.33% share,
- Mr. Ronnie Joseph D'souza for 3.33% share,
- Mrs. Doris Gabriel Coutinho for 3.33% share,
- Mrs. Annette D'souza for 3.33% share,
- Mr. Allan Philip D'souza for 3.33% share,
- Mr. Merwyn Joseph D'souza for 3.73% share,
- Mr. Aurelius Joseph D'souza for 3.33% share,
- Mr. Malcolm Lawrence D'souzam for 16.50% share,
- Mrs. Elnora Carlin Murzello for 16.50% share,
- Smt. Clara Walter D'souza for 6.66% share,
- Mrs. Elizabeth Berin Pereira for 6.66% share,
- Mr. Anthony Walter D'souza for 6.66% share,
- Mrs. Charmine Marion Faria for 6.66% share and
- Mr. Mario Walter D'souza for 6.66% share,

in respect of the subject leasehold property bearing Plot No. 515-A, Dadar Matunga (South) Estates on the Estate Record of BMC, without any reference or regards to any such purported claim or interest which shall be deemed to have been waived for all intents and purpose and not binding on Corporation.

THE SCHEDULE ABOVE REFERRED TO :

All that pieces or parcels of leasehold land bearing of C. S. No. 731 A/10 of Matunga Division, Plot No. 515-A, Dadar Matunga (South) Estates, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban, containing by area admeasuring 621 sq.yards or thereabouts and bounded as follows :-

On or towards the South East by : 40 Feet College Road

On or towards the South West by : Plot No. 5