

ADDENDUM TO REVISED FORM G
THIS IS AN ADDENDUM TO INVITATION FOR EXPRESSION OF INTEREST
PUBLISHED ON 10 JANUARY 2025 FOR
SANKALP SIDDHI DEVELOPERS PRIVATE LIMITED (CIN: U70102MH2010PTC209143)
(UNDER CORPORATE INSOLVENCY RESOLUTION PROCESS)

RELEVANT PARTICULARS		
1.	Last date for receipt of expression of interest	18.02.2025
2.	Date of issue of provisional list of prospective resolution applicants	20.02.2025
3.	Last date for submission of objections to provisional list	25.02.2025
4.	Date of issue of final list of prospective resolution applicants	28.02.2025
5.	Date of issue of information memorandum, evaluation matrix and request for resolution plans to prospective resolution applicants	01.03.2025
6.	Last date for submission of resolution plans	01.04.2025

Important Notes:

1. All other terms and condition shall remain same as of Revised Form G published on 10.01.2025 except the updated timelines.
2. The above timeline is subject to grant of extension of the CIRP period by the Hon'ble NCLT.
3. This addendum to revised Form G is published pursuant to the Resolution passed by the committee of creditors ("CoC") to extend last date to submit expression of interest in meeting held on 31st January 2025.

Date : 03.02.2025
Place : Mumbai



Arun Kishanlal Bagaria
Reg. No.: IBB/IRP-N00278/2017-18/10836
701, Stanford, SV Road,
Andheri West, Mumbai 400058
ssdplcirp@gmail.com

SARASWAT CO-OPERATIVE BANK LIMITED
74/C, Samadhan Building, Senapati Bapat Marg,
Dadar (W), Mumbai-400028
Tel. No. 8828856509 / 8657043713 / 14 / 15

POSSESSION NOTICE
[as per Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002]

Whereas the undersigned being the 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 powers conferred under Section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules 2002 issued demand notice dated 30.03.2021 calling upon the Borrower/Mortgagor Mr. Sav Sandeep Ramsamuj and Guarantors : Ms. Sav Anita Ramsamuj, Mrs. Sav Indudev Ramsamuj and Mr. Shaikh Azim Alim to repay the amount mentioned in the notice being Rs. 62,63,604.14 (Rupees Sixty Two Lakh Sixty Three Thousand Six Hundred Four & Paise Fourteen) as on 01.03.2021 plus interest and incidental charges, if any, thereon within 60 days from the date of receipt of the said notice.

The Borrowers/Guarantors/Mortgagors having failed to repay the amount, notice is hereby given to the Borrowers/Guarantors/Mortgagors and the public in general that the undersigned has taken physical possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of the Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 31.01.2025.

The Borrowers/Guarantors/Mortgagors 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 an amount of Rs. 62,63,604.14 (Rupees Sixty Two Lakh Sixty Three Thousand Six Hundred Four & Paise Fourteen) as on 01.03.2021 and interest thereon.

The Borrowers/Guarantors/Mortgagors 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 Immovable Property
Equitable Mortgage of Row House No. 6 situated on Plot No.46, consisting of ground + upper floor (admeasuring about 40.00 sq.mtrs.), **Aram Co-operative Housing Society Ltd.**, Sector No. 2B, Plot No. 46, Group-IV, Airoli, Navi Mumbai-400708 on land bearing Plot No. 40 to 51, at Village-Airoli, Tal. & Dist. Thane, owned by Mr. Sav Sandeep Ramsamuj.

Authorised Officer
Sd/-
Date : 31.01.2025
Place : Navi Mumbai

Karnataka Bank Ltd.
Asset Recovery Management Branch 2nd Floor, 'E' Block "The Metropolitan",
Plot No C 26 & 27, Bandra Kuria Complex, Bandra (East), Mumbai - 400 051
Phone: 022-35008017/35128482/35082558 E-mail: mumbaiarm@ktbank.com
Website: www.karnatakabank.com CIN: L85110K1A192PLC001128

POSSESSION NOTICE

WHEREAS, the Authorized Officer of KARNATAKA BANK LTD., under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "said act") and in exercise of powers conferred under Section 13(12) of the said act, read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, issued the Demand Notice dated 16.11.2024 under Section 13(2) of the said Act, calling upon the borrowers (1) Mr. Shishu Kumar Shridhar Shetty S/o Mr. Shridhar Kunjappa Shetty, addressed at No.1303, Venus Vasudev Plot, Laxmi Park, Kanakia Road, Mira Bhayander Road, Mira Road (East), Thane-401107 and (2) Mrs. Prerathi Shishu Shetty W/o Mr. Shishu Kumar Shetty, addressed at No.301/5/20, Sandhyadeep, Shanti Nagar CHS Limited, Sector -9, Shanti Nagar, Mira Road, Thane - 401107; to repay the amount mentioned in the Notice being Rs.27,69,872.85 (Rupees Twenty Seven Lakh Sixty Nine Thousand Eight Hundred Seventy Two & Paise Eighty Five Only) within 60 days from the date of receipt of the said Notice.

The borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned being the Authorised Officer has taken possession of the property described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with Rule 8 of the said Rules on this 30th day of January 2025. 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.

The borrowers 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 KARNATAKA BANK LTD, Mumbai-Bandra (West) Branch for an amount being Rs.28,23,262.83 (Rupees Twenty Eight Lakh Twenty Three Thousand Two Hundred Sixty Two and Paise Eighty Three Only) i.e. Rs.22,49,290.36 in TL A/c No.5277001600010101 as on 30.12.2024 plus future interest and costs from 30.12.2024 and Rs.5,73,972.47 in TL A/c No.5277001600010201 as on 30.12.2024 plus future interest and costs from 30.12.2024.

Description of the Immovable Property
All that part and parcel of Residential Flat No.1303, admeasuring 669 sq. ft. (carpet area) & 720 sq. ft. (Built up area), on the 13th Floor in building Type 'A' known as 'VENUS' in complex known as 'VASUDEV PLANNET' in the society known as 'VASUDEV PLANNET CO-OP. HSG. SOC. LTD.', together with other amenities attached and rights in the common area as applicable, situated at Land bearing Old Sy.No.296, New Sy.No.58, Hissa Nos.02, 03, 04, 05, 06, 07, 08, 09, and Old Sy.No.297 New Sy.No.57, Hissa No.22 and Old Sy.No.290, New Sy.No.62, Hissa Nos.13 and 14, of Navghar Village, Bhayander Taluka, Thane District, Near Laxmi Park, Kanakia Road, Mira Road (E), Thane and bounded: East by Flat No.1301 & 1302; West by Lift, North by Corridor, South; by Wall

Authorised Officer
Sd/-
Date: 30.01.2025
Place: Mira Road, Thane

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PUBLISHED ON 10 JANUARY 2025 FOR
SANKALP SIDDIH DEVELOPERS PRIVATE LIMITED
(CIN: U70102MH2010PTC029143)
(UNDER CORPORATE INSOLVENCY RESOLUTION PROCESS)

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Arun Kishanlal Bagaria
Sd/-
Reg. No.: IBB/JP-000278/2017-18/10836
701, Stanford, SV Road,
Andheri West, Mumbai 400058
ssdclipr@gmail.com

Date : 03.02.2025
Place : Mumbai

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT at the instructions of our Clients we are investigating the title of (1) Prakash Dama Gaikwad (2) Suresh Dama Gaikwad (3) Kasabai Dama Gaikwad (4) Shantabai Jagan Bhargare (5) Hausabai Pithu Vani and (6) Radhabai Ganpat Jadhav (briefly "the said Owners") to the agricultural land which is described in the schedule hereunder written ("said Land").

ALL persons having any claim, share, right, title, interest or demand in respect of the said Land and/or any part thereof by way of sale, transfer, assignment, mortgage, possession, lien, lease, trust, gift, charge, inheritance, maintenance, family arrangement, settlement, right of way, decree or order of any court of law or contract or agreement of any nature or otherwise, howsoever are hereby required to make the same known in writing along with the document(s) supporting such claim to the undersigned in their office within 14 days from the date of publication thereof; failing which we will assume that there are no such rights, title, interest, claims or demands of any person or persons in the said Land or any part thereof, and in any event, the same, if any, shall be deemed to have been waived.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

ALL THAT piece or parcel of agricultural land bearing Survey No. 49/4, Area : 00-31-20, Assessment Rs. 5=00, Class : 1, situate, lying and being at Village : Aamroli, Taluka : Sudhagad, District : Raigad; and bounded as under :
On or towards the East : Property Bearing Survey No. 35/3
On or towards the West : Property Bearing Survey No. 49/5
On or towards the North : Property Bearing Survey No. 49/2 & 48/1
On or towards the South : Property Bearing Survey No. 35/3

Dated this 3rd day of February, 2025

Kadam & Company
Sd/-
Advocates 305-306, 3rd Floor, Yusuf Building,
M. G. Road, Fort, Mumbai-400001

DEBTS RECOVERY TRIBUNAL-1 MUMBAI
(Government of India, Ministry of Finance)
2nd Floor, Telephone Bhavan, Colaba Market, Colaba, Mumbai-400005
(5th Floor, Scindia House, Ballar Estate, Mumbai-400001)

O.A.No. 303 of 2023 Exh. No.: 13

YES BANK LIMITED ...Applicant
V/S
AMBKA CREATION & ANR. ...Defendants

To,
(1) **AMBKA CREATION** Defendant No.1
ROOM NO.A-1, GROUND FLOOR, MISTRY CHAWL, KHOTWADI,
SANTACRUZ (WEST), MUMBAI- 400054

(2) **MR. MADEV PETHA NOR** Defendant No.2
ROOM NO.A-1 GROUND FLOOR, MISTRY CHAWL, KHOTWADI,
SANTACRUZ (WEST), MUMBAI-400054

SUMMONS

1. WHEREAS, OA/303/2023 was listed before Hon'ble Presiding Officer/ Registrar on 29/02/2024.
2. WHEREAS this Hon'ble Tribunal is pleased to issue summons/notice on the said Application under section 19(4) of the Act, (OA) filed against you for recovery of debts of Rs.51,42,389.50/-
3. WHEREAS the service of summons/Notice could not be effected in the ordinary manner and whereas the Application for substitute service has been allowed by this Tribunal.
4. In accordance with sub-section (4) of section 19 of the Act, you, the defendants are directed as under:
(i) To show cause within thirty days of the service of summons as to why relief prayed for should not be granted;
(ii) To disclose particulars of properties or assets other than properties and assets specified by the applicant under serial number 3A of the original application;
(iii) You are restrained from dealing with or disposing of secured assets or such other assets and properties disclosed under serial number 3A of the original application, pending hearing and disposal of the application for attachment of properties;
(iv) You shall not transfer by way of sale, lease or otherwise, except in the ordinary course of his business any of the assets over which security interest is created and/or other assets and properties specified or disclosed under serial number 3A of the original application without the prior approval of the Tribunal;
(v) You shall be liable to account for the sale proceeds realised by sale of secured assets or other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with the bank or financial institutions holding security interest over such assets.

5. You are also directed to file the written statement with a copy thereof furnished to the applicant and to appear before Registrar on 28/03/2025 at 12:00 Noon, failing which the application shall be heard and decided in your absence.

Given under my hand and the seal of this Tribunal on this 10th day of Dec., 2024.

Registrar
Debts Recovery Tribunal-1, Mumbai

Form No. 3
[See Regulation-15(1)(a)/16(3)]

DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3)
1st Floor, MTLN Telephone Exchange Building, Sector-30 A,
Vashi, Navi Mumbai-400703

Case No. : OA/1544/2024

Summons under sub-section (4) of section 19 of the Act, read with sub-rule (2A) of rule 5 of the Debt Recovery Tribunal (Procedure) Rules, 1993.

Exh. No. : 9

SARASWAT CO-OPERATIVE BANK LIMITED
VS
M/S. EKAL TRADING CO.

To,
(1) M/S. EKAL TRADING CO.
Proprietor : Mr. Ramesh Bhavan Verat
Shop No. 19A, Devrat Building, Near UTI Office, Sector 17,
Vashi, Navi Mumbai-400703, Navi Mumbai, MAHARASHTRA-400703

SUMMONS

WHEREAS, OA/1544/2024 was listed before Hon'ble Presiding Officer/Registrar on 28/11/2024.
WHEREAS this Hon'ble Tribunal is pleased to issue summons/notice on the said Application under section 19(4) of the Act, (OA) filed against you for recovery of debts of Rs. 3237042.67/- (application along with copies of documents etc. annexed).

In accordance with sub-section (4) of section 19 of the Act, you, the defendants are directed as under :-
(i) to show cause within thirty days of the service of summons as to why relief prayed for should not be granted;
(ii) to disclose particulars of properties or assets other than properties and assets specified by the applicant under serial number 3 A of the original application;
(iii) you are restrained from dealing with or disposing of secured assets or such other assets and properties disclosed under serial number 3A of the original application, pending hearing and disposal of the application for attachment of properties;
(iv) you shall not transfer by way of sale, lease or otherwise, except in the ordinary course of his business any of the assets over which security interest is created and/or other assets and properties specified or disclosed under serial number 3A of the original application without the prior approval of the Tribunal;
(v) you shall be liable to account for the sale proceeds realised by sale of secured assets or other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with the bank or financial institutions holding security interest over such assets.

You are also directed to file the written statement with a copy thereof furnished to the applicant and to appear before Registrar on 28/03/2025 at 10:30 A.M. failing which the application shall be heard and decided in your absence.

Given under my hand and the seal of this Tribunal on this date : 28/01/2025.

Authorised Officer
Sd/-
Signature of the Officer Authorised to issue summons
(SANJAI JAISWAL)
REGISTRAR
DRT-III, Mumbai

Note : Strike out whichever is not applicable.

PUBLIC NOTICE

Notice is hereby given that (1) Mrs. Savita Madhusudhan Raval and (2) Mr. Shivkumar Chaturmal Acharya ("said Lessees") are the Lessees of and/or seized and possessed of and/or otherwise well and sufficiently entitled to the under mentioned Property (described in the FIRST SCHEDULE hereunder written).

The Lessees have represented to our client as follows:
(A) The Building known as "Laxmi Niwas" consist of (i) 24 (Twenty – Four) Tenements which are presently occupied by 18 (Eighteen) Tenants ("said Tenants"), (ii) 2 (Two) Flats which are owned by 2 (Two) Owners ("said Flat Owners") and (iii) 2 (two) closed garages which are owned by the said Flat Owners, out of which Garage No. 2 is currently in the possession of Greater Bombay Co-operative Bank Limited.
(B) As per the records available with the Lessees, the name of the said Tenants and said Flat Owners along with the details of their Existing Premises are set out in the SECOND SCHEDULE and THIRD SCHEDULE respectively hereunder written.

The Lessees have agreed to grant development rights for redevelopment of the under mentioned Property in favour of my client.
Any person/entity having any claim/objection in respect of the under mentioned Property (including the Existing Premises of the said Tenants and said Flat Owners) or any portion or part thereof including claim/objection as and by way of development rights, TDR, sale, exchange, mortgage, gift, lien, trust, lease, possession, inheritance, easement, license or otherwise howsoever are hereby required to make the same known in writing along with certified true copy of supporting documents to the undersigned at the address mentioned below within 15 (fifteen) days from the publication hereof, failing which such right, title, benefit, interest, claim and/or demand, if any, shall be deemed to have been waived and abandoned.

THE FIRST SCHEDULE REFERRED HEREINABOVE
(Details of the Property)

All that piece and parcel of land bearing Plot No. 114 (South) of Dadar Matunga Estate of the Mumbai Municipality in the Registration Sub-District of Mumbai admeasuring 685 square yards equivalent to 572.5 square meters or thereabouts and bearing New Survey No. 1151 (part) and bearing Cadastral Survey No. 113/10 of Matunga Division together with a building known as "Laxmi Niwas" standing thereon comprising of Ground plus 3 (three) upper floors situated at Hindu Colony, Road No. 4, Dadar (East), Mumbai – 400014.

THE SECOND SCHEDULE REFERRED HEREINABOVE
(Details of the said Tenants)

Existing Room No.	Existing Floor	Existing Carpet Area (in sq. ft.)	Tenant's Name
1	Ground	179	Shr. Rajendra M. Keny
2	Ground	151	-N.A.-
3	Ground	150	Shri. Rajendra M. Keny
4	Ground	197	(a) Smt. Hemalata G. Narkar (b) Smt. Sheela S. Sawant
5	Ground	197	Shri. Mohan S. Rane
6	Ground	151	Shri. Akshat A. Patil
7	Ground	150	Shri. Amol A. Patil
8	Ground	180	(a) Smt. Purnima S. Prabhu (b) Shri. Suhas V. Prabhu
9, 10 & 16	First	636	Shri. Chandrashekar G. Tamhane
11 & 12	First	337	Smt. Sheela M. Mayekar
13	First	153	Shri. Vinod S. Bondre
14	First	184	Shri. Sharad S. Bondre
15	First	180	(a) Shri. Ketan J. Rambhiya (b) Shri. Bhavesh J. Rambhiya
17	Second	229	Shri. Prashant A. Bhat
18	Second	186	Shri. Shyam A. Bhat
19	Second	186	(a) Shri. Pradeep V. Mahajan (b) Shri. Shree V. Mahajan
20	Second	161	Smt. Nilima S. Bhat
21 & 22	Second	348	Shri. Vitthal Khandekar
23 & 24	Second	416	Shri. Arvind G. Khandekar

THE THIRD SCHEDULE REFERRED HEREINABOVE
(Details of the said Flat Owners)

Existing Flat No.	Existing Floor	Existing Carpet Area (in sq. ft.)	Flat Owners Name
301	Third	973	Garage No. 1 Mr. Baijoo Madhusudhan Raval
302	Third	973	Garage No. 2 (a) Mrs. Chitra Rajesh Shah (b) Mr. Hrishikesh R. Shah

Dated this 3rd day of February 2025

Authorised Officer
Sd/-
(Kunal S. Jain)
Advocate, High Court
Plot no. 569, Nina Vihar C.H.S.L., Unit no. 5, 1st Floor, 5th Road,
Khar, (W), Mumbai - 400 052
M: 9892990294, kunaljain2008@yahoo.com

CITY UNION BANK LIMITED
Credit Recovery and Management Department
Administrative Office : No. 24-B, Gandhi Nagar,
Kumbakonam - 612 001. E-Mail id : crmd@cityunionbank.in,
Ph : 0435-2432322, Fax : 0435-2431746

RE-TENDER-CUM-AUCTION SALE NOTICE UNDER SARFAESI ACT 2002

The following properties mortgaged to City Union Bank Limited will be sold in Re-Tender-cum-Auction by the Authorised Officer of the Bank, under Rule 8 (6) & 9 of the Security Interest (Enforcement) Rules, 2002, under the SARFAESI Act, 2002, for recovery of a sum of Rs.99,26,330/- (Rupees Ninety Nine Lakh Twenty Six Thousand Three Hundred and Thirty only) as on 12-12-2024 together with further interest to be charged from 13-12-2024 onwards and other expenses, any other dues to the Bank by the borrowers / guarantors No.1) M/s. Simrun Textiles, at 486/1, Gautam Compound, Near Hillton Hotel, Bhiwandi, Thane - 421305, No.2) Mr. Sadhana Lahu Chaudhari, W/o. Lahu P. Chaudhari, No. 1002/6, Shankar Niwas, Old Tadar, NR Octroi Naka, Tadar, Bhiwandi - 421305, No.3) Mr. Lahu P. Chaudhari, S/o. Pandurang Chaudhari, No. 1002/6, Shankar Niwas, Old Tadar, NR Octroi Naka, Tadar, Bhiwandi - 421305, No.4) Mr. Rahul Lahu Chaudhari, S/o. Lahu P. Chaudhari, No. 1002/6, Shankar Niwas, Old Tadar, NR Octroi Naka, Tadar, Bhiwandi - 421305, No.5) M/s. Ritika Textiles, Ghar No.48/2, Gautam Compound, Temghar, Bhiwara, Navi Basil, Kalyan Road, Bhiwandi, Thane - 421305, No.6) M/s. Mahadev Shetris, 486/1, Gautam Compound, Near Hillton Hotel Bhiwara, Temghar, Bhiwara, Navi Basil, Kalyan Road, Bhiwandi, Thane - 421305, No.7) M/s. Rinku Textiles, No.48/3, Gautam Compound, Navi Basil, Kalyan Road, Near Hillton Hotel, Bhiwandi, Thane - 421305.

Immovable Properties Mortgaged to our Bank
Schedule - A : (Property Owned by Mr. Rahul Lahu Chaudhari, S/o. Lahu P. Chaudhari)
NA land bearing Survey No.23, Hissa No.3 Paiki, Area admeasuring 174.25 sq.meter (Area 1,875 sq.ft.), in the Revenue Village Temghar, Taluka Bhiwandi and District Thane, within the Registration Sub-district Bhiwandi, and within the limits of Bhiwandi Nijampur Municipal Council, owned by Mr. Rahul Lahu Chaudhari (more particularly described in the Schedule), Boundaries of the Property : East : Road, West : Open Plot, North : Road, South : Lahu Pandurang Chaudhary Gala, Along with Superstructure putup thereon (Shed 2/2).

Reserve Price : Rs.45,00,000/-
(Rupees Forty Five Lakh only)

Schedule - B : (Property Owned by Mr. Rahul Lahu Chaudhari, S/o. Lahu P. Chaudhari)
NA land bearing Survey No.23, Hissa No.3 Paiki, Area admeasuring 174.25 sq.meter (Area 1,875 sq.ft.), in the Revenue Village Temghar, Taluka Bhiwandi and District Thane, within the Registration Sub-district Bhiwandi, and within the limits of Bhiwandi Nijampur Municipal Council, owned by Mr. Rahul Lahu Chaudhari (more particularly described in the Schedule), Boundaries of the Property : East : 20 feet wide Road, West : Open Plot, North : Sadhna Fabrics LLP, South : Lahu Pandurang Gala, Along with Superstructure putup thereon (Shed 3/3).

Reserve Price : Rs.45,00,000/-
(Rupees Forty Five Lakh only)

Schedule - C : (Property Owned by Mr. Lahu P. Chaudhari, S/o. Pandurang Chaudhari)
NA land bearing Gala No.487 Survey No.23, Hissa No.3 Paiki, Area admeasuring 174.25 sq.meter (Area 1,875 sq.ft.), in the Revenue Village Temghar, Taluka Bhiwandi and District Thane, within the Registration Sub-district Bhiwandi, and within the limits of Bhiwandi Nijampur Municipal Council, owned by Mr. Lahu P. Chaudhari, Boundaries of the Property : East : Shankar Gundlars Property, West : Kaluram Choudharys Property, North : Open Plot, South : Pedestrian Lane, Along with Superstructure putup thereon (Shed 1/1).

Reserve Price : Rs.45,00,000/-
(Rupees Forty Five Lakh only)

RE-AUCTION DETAILS

Date of Re-Tender-cum-Auction Sale	Venue
20-02-2025	City Union Bank Limited, Mumbai-Kalyan Branch 1-E, Ramakrishna Nagar, Murbad Road, Kalyan West, Mumbai - 421304, Telephone No.0251-2203222, Cell No. 9325054252.

Terms and Conditions of Re-Tender-cum-Auction Sale:
(1) The intending bidders should be present in person for the auction and participate personally and give a declaration in writing to the effect that he/she is bidding for himself / herself. (2) The intending bidders may obtain the Tender Forms from The Manager, City Union Bank Limited, Mumbai-Kalyan Branch, 1-E, Ramakrishna Nagar, Murbad Road, Kalyan West, Mumbai - 421304. (3) The intending bidders should submit their bids only in the Tender Form prescribed in sealed envelopes addressed to The Authorised Officer, City Union Bank Ltd., together with a Pay Order / Demand Draft for an EMD of 10% of the Reserve Price, drawn in favour of "City Union Bank Ltd.", on or before 12:00 Noon on the date of Tender-cum-Auction Sale hereby notified. (4) For inspection of the property and other particulars, the intending purchaser may contact Telephone No.0251-2203222, Cell No. 9325054252. (5) The properties are sold on "As-is-where-is", "As-is-what-is" and "whatever-there-is" basis. (6) The sealed tenders will be opened in the presence of the intending bidders at 01:00 p.m. on the date of Tender-cum-Auction Sale hereby notified. Though in general the sale will be by way of closed tenders, the Authorised Officer may, at his sole discretion, conduct an Open Auction among the interested bidders who desire to quote a bid higher than the one received in the closed tender process, and in such an event, the sale shall be conferred on the person making highest bid. The sale, however, is subject to confirmation of City Union Bank Limited. (7) The successful bidder shall have to pay 25% (inclusive of EMD paid) of the sale amount immediately on completion of sale and the balance amount of 75% within 15 days from the date of confirmation of sale, failing which the initial deposit of 25% shall be forfeited. (8) The Sale Certificate will be issued by the Authorised Officer in favour of the successful purchaser only after receipt of the entire sale consideration within the time limit stipulated herein. (9) The successful purchaser shall bear the charges / fees payable for conveyance, such as stamp duty, registration fee etc., as applicable under law. (10) The successful bidder should pay the statutory dues (lawful house tax, electricity charges and other dues), TDS, GST if any, due to Government, Government Undertaking and local bodies. (11) The Authorised Officer shall have all the powers to accept or reject the bids or postpone or cancel the sale without assigning any reason whatsoever.
Place : Kumbakonam, Date : 01-02-2025 Authorised Officer

Regd. Office : 149, T.S.R. (Big) Street, Kumbakonam, Thanjavur District, Tamil Nadu - 612 001, CIN - L65110TN1904PLC001287,
Telephone No. 0435-2402322, Fax : 0435-2431746, Website : www.cityunionbank.com

Tyger Home Finance Private Limited
Registered Office : Shikhar, Nr. Mithakhali Circle, Navrangpura, Ahmedabad-380009, Gujarat, India
Corporate Office : One BKC, C-Wing, 1004/5, 10th Floor, Bandra Kuria Complex, Bandra (East), Mumbai 400 051, Maharashtra, India.
CIN: U65999GJ2017PTC098690, Website : www.tygerhomefinance.in

PUBLIC NOTICE FOR E-AUCTION CUM SALE

Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of Tyger Home Finance Pvt Ltd. (formerly known as M/s. Adani Housing Finance Pvt Ltd vide Certificate of Incorporation dated 6th June 2024, issued by the Office of the Registrar of Companies, Ministry of Corporate Affairs, herein after refer to "THFPPL" under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 for the realization of loan dues from borrowers, in the following loan accounts right to sale on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "Whatever is There is Basis". The sale will be done by the undersigned through website: <https://adanihousing.procure247.com/> Particulars of which are given Under:

Sr. No.	Borrower(s) / Co-Borrower(s) / Guarantor(s) / Loan Agreement No	Description of Immovable property	Demand Notice Date	Reserve Price (RP)
1	Rajesh Kalpanath Gupta/Sadhana Rajesh Gupta KALAHAL000030525	All that peace and parcel of Property Flat No. 201 admeasuring 18.35 Square meters (Carpet area) situated on the Second floor Wing B in the Building No. 2, known as Sapphire in the housing Project Known as Etemia Space being lying and situated on land bearing Survey No 20 Hissa No.1/A at Village Dhakte Yengon Taluka Karjat District Raigad, Which is bounded as under :-East-Open Plot, West-Access Road, North-Open Plot, South-Open Plot	14-May-24 Rs. 9,89,431/-As on Date 14-May-24	Rs.1060000/- Rs.1060000/- Rs.1000/-

EMD Submission Account details (10% of RP) NEFT / RTGS
Date/Time of e-Auction
A/c No.: ADANI100EMDAHFF001, Bank Name: ICICI BANK
Name of Beneficiary: ADANI HOUSING FINANCE PVT LTD, IFSC Code: ICIC0000106
07-Mar-25, 11.00 AM TO 4.00 PM

TERM TERMS & CONDITIONS:
The e-Auction is being held on "AS IS WHERE IS" and "AS IS WHAT IS BASIS".
1. Inspection at Site on 10-Feb-25 & 17-Feb-25
2. Online BID (EMD) Offer start on 03-Feb-25 and end on 06-Mar-25 before 5:30 PM
3. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put up for auction and the e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the AHFPPL. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues.
4. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property/ies put up for auction will be permitted to interested bidders at sites as mentioned against each property description.
5. The interested bidders shall submit their EMD through Web Portal: <https://Tygerhome.procure247.com/> (the user ID & Password can be obtained free of cost by registering name with <https://Tygerhome.procure247.com/>) through Login ID & Password. The EMD shall be payable through NEFT in the account mentioned above.
6. After Registration (One Time) by the bidder in the Web Portal, the intending bidder/ purchaser is required to get the copies of the following documents uploaded in the Web Portal before the Last Date & Time of submission of the Bid Documents viz. i) Copy of the NEFT RTGS Chalan or Demand Draft; ii) Copy of PAN Card; iii) Proof of Identification/ Address Proof (KYC) viz. self-attested copy of Voter ID Card/ Driving License/ Passport etc.; without which the Bid is liable to be rejected. UPLOADED SCANNED COPY OF ANNEXURE-II & III (can be downloaded from the Web Portal: <https://Tygerhome.procure247.com/>) AFTER DULY FILLED UP & SIGNING IS ALSO REQUIRED. The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid Documents, Training/ Demonstration on Online Inter-se Bidding etc., may contact M/s i-Sourcing Technologies Pvt. Ltd. 603, 6th Floor Shikhar Complex, Navrangpura, Ahmedabad 380 009, Gujarat, India E-mail ID : Karan@procure247.com, Rajesh@procure247.com, Tapan@procure247.com, Support Helpline Numbers : Rajesh Chandraekar - 6354910183 Karan E-mail ID: 7016716557. Enquiries : Helpdesk@procure247.com, and for any property related query may contact Authorised Officer: Gareesh Manjrekar-9870586490 e-mail ID: garesh.manjrekar@tyger.in during the working hours from Monday to Saturday.
7. The interested bidder has to submit their Bid Documents [EMD (not below the Reserve Price) and required documents (mentioned in Point No.4)] on/ before 06-Mar-25 up to 5:30 pm and after going through the Registering Process (One time) and generating User ID & Password of their own, shall be eligible for participating in the e-Auction Process, subject to due verification (of the documents) and/ or approval of the Authorised Officer.
8. During the Online Inter-se Bidding, Bidder can improve their Bid Amount as per the "Bid Increase Amount" (mentioned above) or its multiple and in case bid is placed during the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes (each time till the closure of e-Auction process), otherwise, it'll automatically get closed. The bidder who submits the highest bid amount (not below the Reserve Price) on the closure of the e-Auction Process shall be declared as a Successful Bidder by the Authorised Officer/ Secured Creditor, after required verification.
9. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, within 24 hours of the acceptance of bid price by the Authorised Officer and the balance 75% of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting borrower shall have no claim/ right in respect of property/ amount.
10. The prospective qualified bidders may avail online training on e-Auction from i-Sourcing Technologies Pvt. Ltd. prior to the date of e-Auction. Neither the Authorised Officer/ Bank nor M/s. i-Sourcing Technologies Pvt. Ltd. shall be liable for any Internet Network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-Auction event
11. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and also all the statutory/ non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody
12. The Authorised Officer is not bound to accept the highest offer and the Authorised Officer has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction without assigning any reason thereof
13. The bidders are advised to go through the detailed Terms & Conditions of e-Auction available on the Web Portal of M/s. i-Sourcing Technologies Pvt. Ltd., <https://Tygerhome.procure247.com/> before submitting their bids and taking part in the e-Auction
14. The publication is subject to the force major clause
Special Instructions: Bidding in the last moment should be avoided in the bidders own interest as neither the Adani Housing Finance Pvt. Ltd. nor Service provider will be responsible for any lapse/failure (Internet failure/power failure etc.) in order to ward-off such contingent situations bidders are requested to make all necessary arrangements / alternatives such as power supply back-up etc., so that they are able to circumvent such situation and are able to participate in the auction successfully.
Note - STATUTORY 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002
The borrowers / Co-borrower / Guarantors are hereby notified to pay the sum as mentioned above along with date interest and ancillary expenses before the date of e-Auction, failing which the property will be auctioned / sold and balance dues, if any, will be recovered with interest and cost.

Authorised Officer
Sd/-
Tyger Home Finance Private Limited

