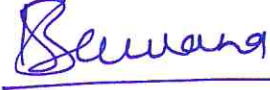


**FORM G**  
**INVITATION FOR EXPRESSION OF INTEREST FOR**  
**TECHINDIA NIRMAN LIMITED**

(Under Regulation 36A(1) of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016)

Sr. No.	Particulars	
1	Name of the corporate debtor along with PAN/ CIN/ LLP No.	Name – TECHINDIA NIRMAN LIMITED PAN – AAACN9213B <b>CIN - L45200MH1980PLC023364</b>
2	Address of the registered office	Nath House Nath Road, Aurangabad, Maharashtra, India, 431005
3	URL of website	The case specific website created by RP is <a href="https://techindianirman.com/cirp/">https://techindianirman.com/cirp/</a>
4	Details of place where majority of fixed assets are located	The lands of the company are located at Village Balanagar, Village Shahpur Wahegaon and Village Wadala located at Tq Paithan, Chatrapati Sambhaji Nagar
5	Installed capacity of main products / services	As per the latest audited financials of FY 2024, the CD has not earned any revenue.
6	Quantity and value of main products/ services sold in last financial year	As per the latest audited financials of FY 2024, the CD has not earned any revenue.
7	Number of employees/ workmen	2 (Two)
8	Further details including last available financial statements (with schedules) of two years, lists of creditors are available at URL:	<a href="https://techindianirman.com/cirp/">https://techindianirman.com/cirp/</a> or Details can be sought by prospective resolution applicant via e-mail by raising specific request at <a href="mailto:cirp.techindia@gmail.com">cirp.techindia@gmail.com</a>
9	Eligibility for resolution applicants under section 25(2)(h) of the Code is available at URL:	<a href="https://techindianirman.com/cirp/">https://techindianirman.com/cirp/</a> or Details can be sought by prospective resolution applicant via e-mail by raising specific request at <a href="mailto:cirp.techindia@gmail.com">cirp.techindia@gmail.com</a>
10	Last date for receipt of expression of interest	10 <sup>th</sup> March, 2025
11	Date of issue of provisional list of prospective resolution applicants	20 <sup>th</sup> March, 2025
12	Last date for submission of objections to provisional list	25 <sup>th</sup> March, 2025
13	Date of issue of final list of prospective resolution applicants	4 <sup>th</sup> April, 2025

14	Date of issue of information memorandum, evaluation matrix and request for resolution plans to prospective resolution applicants	5 <sup>th</sup> April, 2025
15	Last date for submission of resolution plans	5 <sup>th</sup> May, 2025
16	Process email id to submit EOI	cirp.techindia@gmail.com



**VALLABH NARAYANDAS SAWANA**  
Insolvency Professional  
Mumbai  
Reg.No. IBBI/IPA-001/IP/P-02652/2022-2023/14114

Mr. Vallabh Narayandas Sawana  
IBBI/IPA-001/IP-P-02652/2022-2023/14114  
Resolution Professional for TECHINDIA NIRMAN LIMITED  
Building No. 11, Flat No. 505, Regency Sarvam, Ganesh Mandir Road,  
Titwala (EAST), Kalyan, District -Thane-421605  
Email: - [cirp.techindia@gmail.com](mailto:cirp.techindia@gmail.com)  
Date:- 23<sup>rd</sup> February, 2025  
Place: Mumbai

**IDBI BANK** IDBI Bank Ltd. PUBLIC NOTICE FOR SALE

Retail Recovery, IDBI House, 1<sup>st</sup> Floor, Dnyaneshwar Paduka Chowk, F.C. Road, Shivaji Nagar, Pune-411004.

**PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTY APPENDIX IV-A (See proviso to Rule 9(1))**

E-auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 9(1) 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 property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of IDBI Bank Ltd., Secured Creditor, will be sold on "as is where is", "as is what is" and "whatever there is" and "without recourse" on 10.03.2025. The reserve price and earnest money deposit will be as under:

Name of the borrower/Property Description	Outstanding amount as per Demand Notice (Rs.)	Date of Possession	Reserve Price	EMD	Date of Inspection of Assets
Mr. Nilesh Uttam Shinolkar (Borrower) & Mrs. Chhaya Uttam Shinolkar (Co-Borrower) Flat No. 303, 3rd Floor, Contare Heights, Plot No. B-1, CTS 1A/170, 1A/170-B, Survey No. 161, Laxmi Nagar Link Road, Pahadi, Goregaon-West, Mumbai, Maharashtra-400090, Admeasuring 181 Sq.Mtrs with one Car parking & thereabouts.	RS. 3,14,70,824/-	25-01-2025 (Physical Possession)	Rs. 3,51,00,000/- (Rupees Three Crore Fifty One Lakhs Only)	Rs. 35,10,000/- (Rupees Thirty Five Lakhs Thousand Only)	04/03/2025

For detailed terms and conditions of the sale, please refer to the link provided in IDBI Bank's website i.e. www.idbibank.in. Bid documents will be available from 24.02.2025. For any clarification, the interested parties may contact Mr. Adishkesh-DIG (Contact-9839635346) & Mrs. Monika Mavi-AGM (Contact-9920824836).

Date: 23.02.2025 Place: Mumbai AUTHORIZED OFFICER IDBI BANK LTD, Pune

**CAPRI GLOBAL** CAPRI GLOBAL HOUSING FINANCE LIMITED

Registered & Corporate Office 502, Tower-A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai-400013

Circle Office Address - 9B, 2<sup>nd</sup> Floor, Pusa Road, New Delhi - 110060

**DEMAND NOTICE**

Under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 3(1) of the Security Interest (Enforcement) Rules, 2002. The undersigned is the Authorised Officer of Capri Global Housing Finance Limited (CGHFL) under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (the said Act). In exercise of powers conferred under Section 13(2) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, the Authorised Officer has issued Demand Notices under section 13(2) of the said Act, calling upon the following Borrower(s) (the "said Borrower(s)") to repay the amounts mentioned in the respective Demand Notice(s) issued to them that are also given below. In connection with above, Notice is hereby given, once again, to the said Borrower(s) to pay to CGHFL, within 60 days from the publication of this Notice, the amounts indicated herein below, together with further applicable interest from the date(s) mentioned below the date of payment and/or realization, payable under the loan agreement read with other documents/writings, if any, executed by the said Borrower(s). As security for due repayment of the loan, the following assets have been mortgaged to CGHFL by the said Borrower(s) respectively.

S. No.	Name of the Borrower(s)/ Guarantor(s)	Demand Notice Date and Amount	Description of secured asset (immovable property)
1.	(Loan Account No. LNLHCH000077895 (Old) 5030000664333 (New) (CHINCHWAD Branch) Mr.Nilesh Ramesh Devde (Borrower) Mr.Ganesh Ramesh Devde, Mr.Ramesh Sona Devde, Mrs.Rama Ganesh Devde (Co-Borrower)	15-02-25 Rs. 13,65,680	All That Piece And Parcel Of Property Being Flat No. 11, 2nd Floor, Built-up Area Admeasuring 510 Sq. Ft., i.e., 47.39 Sq. Mts., in Wing C, Project Known As "Krushna Nagar Co-Operative Housing Society Limited", Situated On Plot No. 1 To 15, S.No. 17/5-6/1 (Old No. 17B/5-6/1), CTS No. 22/848 To 74, Chakan Road, Village Talegaon Dabhade, Taluka Maval, District Pune, Maharashtra-410506
2.	(Loan Account No. LNLHPUN00011192 (Old) 5150000932529 (PUNE 1 Branch) Mr. Rameshwar Prakash Dahiwale (Borrower) Mrs.Nanda Prakash Dahiwale (Co-Borrower)	15-02-25 Rs. 13,21,108	All That Piece And Parcel Of Property being Flat No. 15, Built Up Area Admeasuring 490 Sq. Ft., i.e., 45.53 Sq. Mts., 4th Floor, Komal Place, constructed on Land bearing Survey No. 183, Hissa No. 1A+1B/5A, Fursungi, Taluka Haveli, District Pune, Maharashtra 412308

If the said Borrowers shall fail to make payment to CGHFL as aforesaid, CGHFL shall proceed against the above secured assets under Section 13(4) of the Act and the applicable Rules, entirely at the risk of the said Borrowers as to the costs and consequences. The said Borrowers are prohibited under the Act from transferring the aforesaid assets, whether by way of sale, lease or otherwise without the prior written consent of CGHFL. Any person who contravenes or abets contravention of the provisions of the said Act or Rules made the rounder, shall be liable for imprisonment and/or penalty as provided under the Act.

Place : Maharashtra Date : 23/02/2025 Sd/- (Authorised Officer), For Capri Global Housing Finance Limited (CGHFL)

**NOTICE OF LOSS OF SHARES OF HINDUSTAN UNILEVER LIMITED (Formerly Hindustan Lever Limited (HUL))**

Regd. Off. Hindustan Unilever Limited, Unilever House, B D Savant Marg, Chakala, Andheri (East) Mumbai - 400099

Notice is hereby given that the following share certificates have been reported as lost / misplaced and Company intends to issue duplicate certificates in lieu thereof, in due course.

Any person who has a valid claim on the said shares should lodge such claim with the Company at its Registered Office within 15 days hereof.

Name of the Holder	Folio No.	No. of shares (Re. 1/- F.V.)	Certificate Nos.	Distinctive Nos.
1st Holder: Leela Pannalal Lohe	HLL3713268	10,620	5307142	132269531 TO 1322706150
2nd Holder: Anuradha Narayan Malpani				

Date: 23-02-2025

**कार्यालयक अभियंता का कार्यालय ग्रामीण विकास विशेष प्रमंडल, पश्चिमी सिंहभूम, चार्डबासा अति अल्पकालीन ई-निविदा आमंत्रण सूचना ई-निविदा सूचना संख्या - RDD/SD/CHAIRBASA/13/2024-25(6th Call) (MMGSY)**

**1. कार्य की विस्तृत विवरणी:**

क्र० सं०	कार्य का नाम	प्राक्कलित राशि	अग्रघन की राशि	परिमाण विपत्र का मूल्य	कार्य पूर्ण करने की अवधि
1	पश्चिमी सिंहभूम जिला के मनोहरपुर प्रखण्ड अन्तर्गत दिग्घा पंचायत के ग्राम मारंगपोंगा एवं होलांगडली गाँव के बीच नदी पर पुल का निर्माण।	30719400.00	615000.00	10000.00	18 माह

2. वेबसाइट में निविदा प्रकाशन की तिथि - 27.02.2025  
 3. ई-निविदा प्राप्ति की तिथि एवं समय-दिनांक 27.02.2025 से दिनांक 05.03.2025 को अपराह्न 5:00 बजे तक  
 4. ई-निविदा खोलने का स्थान - कार्यपालक अभियंता का कार्यालय, ग्रामीण विकास विशेष प्रमंडल, पश्चिमी सिंहभूम, चार्डबासा।  
 5. ई-निविदा खोलने की तिथि एवं समय - 06.03.2025 अपराह्न 5:00 बजे  
 6. ई-निविदा आमंत्रित करने वाले पदाधिकारी का नाम एवं पता - कार्यपालक अभियंता, ग्रामीण विकास विशेष प्रमंडल, पश्चिमी सिंहभूम, चार्डबासा  
 7. ई-निविदा प्रकोष्ठ का दूरभाष सं० - 8709623131 (संबंधित कार्यपालक अभियंता का दूरभाष नम्बर)  
 8. परिमाण विपत्र की राशि घट-बढ़ सकती है तबनुसार अग्रघन की राशि देना होगा।  
 9. निविदा शुल्क एवं अग्रघन की राशि केवल Online Mode द्वारा स्वीकार्य होगी।  
 10. निविदा खोलने की तिथि से 5 दिनों के अन्दर निविदादाता द्वारा अपनी आपत्ति / दावा दर्ज करायें अन्यथा अग्रघन बौतने के पश्चात् कोई भी आपत्ति / दावा मान्य नहीं होगी।  
 11. निविदा शुल्क एवं अग्रघन की राशि का ई-मुद्रात्मक प्रिन्ट आउट से किया जायेगा, उसी खाते में अग्रघन की राशि वापस होगी। अगर खाता को बंद कर दिया जाता है तो उसकी सारी जवाबदेही अपनी होगी।

विस्तृत जानकारी के लिये वेबसाइट [www.jharkhandtenders.gov.in](http://www.jharkhandtenders.gov.in) एवं कार्यालय की सूचना पत्र पर देखा जा सकता है।

ई-निविदा सूचना संख्या - RDD/SD/CHAIRBASA/13/2024-25(6th Call) (MMGSY) कार्यपालक अभियंता ग्रामीण विकास विशेष प्रमंडल, पश्चिमी सिंहभूम, चार्डबासा।

PR 347000 West Singhbhum(24-25)D

**IDBI BANK** IDBI Bank Ltd., Retail Recovery Department, Unit No.1, Safal Pride, Sion-Trombay Road, Deonar, Chembur, Mumbai - 400 008.

**POSSESSION NOTICE (For Immovable Property)**

The undersigned being the authorised officer of IDBI Bank Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of the powers conferred under Section 13(12) read with rule 3 of Security Interest (Enforcement) Rules, 2002 issued a demand notice, calling upon the borrowers to repay the amount mentioned in the notice within 60 days from the date of the 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 has taken possession of the property described herein below, in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002. 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.

The borrowers 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 the IDBI Bank Ltd for an amount mentioned below and interest and charges thereon.

Sl. No.	Name of the Borrower / Co-Borrower / Guarantor	Date of Demand Notice (13/2)	Date of Possession (13/4)	Amount Claimed in Demand Notice	Address Of Property
1	Shri Pradeep Maruti Sarul	08.11.2024	20.02.2025	Rs. 1,04,41,283/- (Rupees One Crore Four Lacs Forty One Thousand Two Hundred Eighty Three Only)	Flat No-2002, 20th Floor, Madhukunj Chs Bldg No-23, Kannaivar Nagar-1, Vikhroli Mumbai Maharashtra 400063.
2	Shri Pravin S Chavhan & Smt. Vandana Gage	08.11.2024	20.02.2025	Rs. 74,94,298/- (Rupees Seventy Four Lacs Ninety Four Thousand Two Hundred Ninety Eight Only)	Flat No. 302, 3rd Floor, Osho Prakash Building, CTS No. 22, Chandra, Shivaji Nagar, Thane, MAHARASHTRA-400601
3	Mr. Rajesh Vasant Sakpal And Mr. Sanjay Vasant Sakpal	17-10-2024	20.02.2025	Rs. 256,543.19 /- (Rupees Twenty Five Lacs Sixty Five Thousand Four Hundred Eighty Three and Nineteen Paise only)	Room No 16, Ground Floor, B-Wing, Sarang Building, G D Ambedkar Marg, Parmanand Ward, Parel, Mumbai, Maharashtra-400012
4	Shri. Abhijit Chakraborty & Shilpa Abhijit Chakraborty	08.11.2024	20.02.2025	Rs. 57,17,744/- (Rupees Fifty Seven Lacs Seventeen Thousand Seven Hundred Fourteen Only)	Room No 240, Chawl No 35, Mahada Colony, Seven Lacs Seventeen Thousand Seven Hundred Fourteen Only, Shivaji Nagar, Pokharn Road No 1, Thane West, Maharashtra-400066
5	Mrs. Dargahi Garments, Mr. Shaikh Mohammad Shaifque And Shaikh Mohammad Hannan	17-10-2024	20.02.2025	Rs. 176,22,287.36/- (Rupees Seventeen Lacs Sixty Two Thousand Two Hundred Eighty Seven and Thirty Six Paise only)	Flat 1504 15th Flr B Wing Millennium, Residency Bldg 12 Mangaluri Complex Ghastkopar Mankhurd Link Rd Mankhurd, Mumbai, Maharashtra-400088

Place : Mumbai, Date: 23-02-2025 Authorised Officer, IDBI Bank Limited

**PUBLIC NOTICE**

We are investigating the entitlement of Parshwa Padmavati Projects Private Limited, a company incorporated under the provisions of the Companies Act, 2013 and bearing CIN U70100MH2018PTC306034; and having its registered office at 703, 7th Floor, Zee Square, M. G. Road, Vile Parle (East), Mumbai 400057, to undertake development/redevelopment of the immovable properties as more particularly described in the Schedule hereunder written (collectively "the said Properties").

Any person having any claim against or in the said Properties or any part thereof, by way of sale, exchange, mortgage, charge, grant of development rights, gift, trust, maintenance, possession, lease, leave and license, lien or otherwise howsoever or otherwise having an objection to the development/redevelopment of the said Properties, are hereby requested to make the same known in writing along with supporting documents to the undersigned at Law Scribes, 703, DLH Plaza, Beta Society, S. V. Road, Andheri (West), Mumbai 400058, within a period of 7 (seven) days from the date of the publication of this notice, failing which it shall be construed and accepted that there does not exist any such claim and/or the same shall be construed as having been non-existent/waived/abandoned.

**SCHEDULE**  
Description of the said Property

1. All that contiguous piece and parcel of land admeasuring 730.30 square meters or thereabouts, bearing plot/building no. 1 in the said layout of the Maharashtra Township and Area Development Authority ("MHADA") at Oshiwara, and tit-bit plot of land admeasuring 372.74 square meters or thereabouts in the said layout of MHADA at Oshiwara, in aggregate admeasuring 1,103.04 square meters (and admeasuring 1093.42 square meters or thereabouts as per MHADA layout) and forming part of the larger land bearing Survey No. 41 (PADA), bearing CTS Nos. 11, 12 (Pt), 13 (Pt), 26A (Pt), 27 (Pt), 28, 29, 32, 34 (Pt), 55 (Pt), 96 (Pt) all of Village Oshiwara, Taluka Andheri, Mumbai Suburban District, lying, being and situate at Oshiwara, Jogeshwari (West), Mumbai 400102.

2. All that piece and parcel of land admeasuring 1,201.25 square meters or thereabouts in the said layout of MHADA at Oshiwara (adjoining the aforesaid property/land) and forming part of the larger land bearing Survey No. 41 (PADA), bearing CTS Nos. 11, 12 (Pt), 13 (Pt), 26, 27, 28, 29, 32, 34 (Pt), 55, 96 all of Village Oshiwara, Taluka Andheri, Mumbai Suburban District, lying, being and situate at Oshiwara, Jogeshwari (West), Mumbai 400102.

3. All that piece and parcel of land admeasuring 855.14 square meters or thereabouts (as per the title documents), bearing plot/HIG building no. 1 in the said layout of MHADA at Oshiwara, forming part of land bearing Survey No. 35/5 and bearing CTS No. 27 and 96 all of Village Oshiwara, Taluka Andheri, Mumbai Suburban District, lying, being and situate at Oshiwara, Jogeshwari (West), Mumbai 400102.

For Law Scribes Sd/- (Neil Mandavla) Advocate and Solicitor

Dated this 23rd day of February, 2025

**SMFG INDIA CREDIT COMPANY LIMITED (Formerly Fullerton 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 proviso to rule 8 and 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 (Formerly Fullerton 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:

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
1. M/s Pragati Enterprises, 2. Riddhi Siddhi Real Estate, 3. Chanda Tarkeshwarnath Tripathi & 4. Tarkeshwarnath Harishchandra Tripathi Loan Account No. 172901310990339	18/05/2023. Rs. 2,47,55,487.62 (Rupees Two Crore Forty Seven Lakhs Fifty Five Thousand Four Hundred Eighty Seven and Sixty Two Paise Only) Physical Possession	<b>PROPERTY NO. 1:- ALL THAT PROPERTY BEARING RESIDENTIAL FLAT PREMISES BEING FLAT NO.102 IN KALPVRUKSH OF "KALPVRUKSH CO-OPERATIVE HOUSING SOCIETY LIMITED" SITUATED AT 23, K.A. SUBRAMANIAM ROAD, MATUNGA MUMBAI - 400019 ADMEASURING 386 SQ.FT. CARPET AREA ON LAND BEARING C.S. NO. 445/10 OF MATUNGA DIVISION WITHIN THE REGISTRATION DISTRICT AND SUB-DISTRICT OF MUMBAI CITY.</b>	<b>RESERVE PRICE: Rs. 1,31,00,000/- (Rupees One Crore Thirty One Lakhs Only) EMD: Rs. 13,10,000/- (Rupees Thirteen Lakhs Ten Thousand Only) Last date of EMD Deposit: 13.03.2025</b>	<b>Date: 14.03.2025 Time: 11:00 am to 01:00 pm (with unlimited extensions of 5 minute each)</b>
		<b>PROPERTY NO. 2:- ALL THAT PROPERTY BEARING RESIDENTIAL FLAT PREMISES BEING FLAT NO.103 IN KALPVRUKSH OF "KALPVRUKSH CO-OPERATIVE HOUSING SOCIETY LIMITED" SITUATED AT 23, K.A. SUBRAMANIAM ROAD, MATUNGA MUMBAI - 400019 ADMEASURING 250 SQ.FT. CARPET AREA ON LAND BEARING C.S. NO. 445/10 OF MATUNGA DIVISION WITHIN THE REGISTRATION DISTRICT AND SUB-DISTRICT OF MUMBAI CITY.</b>	<b>RESERVE PRICE: Rs. 84,00,000/- (Rupees Ninety Three Lakhs Eighty Thousand Only) EMD: Rs. 8,40,000/- (Rupees Eight Lakhs Forty Thousand Only) Last date of EMD Deposit: 13.03.2025</b>	

For detailed terms and conditions of the sale, please contact 1) Francis Rozario: 898911796 2) Anil Khude: + 918793238503 3) Harpreet Singh Purewal: + 919664076532 or refer to the link provided in SMFG India Credit /Secured Creditor's website i.e. www.smfgindia.com

SD/-, Authorised Officer- SMFG India Credit Company Limited (Formerly Fullerton India Credit Company Limited)

**JM Financial Asset Reconstruction Company Limited**

Corporate Identity Number: U67190MH2007PLC74287

Registered Office: 7th Floor, Energy, Appasaheb Marathe Marg, Prabhadevi, Mumbai 400025

Contact Person: 1.Vaidehee Byndla - 9821537386 2.Rohan Sawant - 9833143013 3. Yash Oza - 022 - 6224 1676

**E-Auction Sale Notice - Subsequent Sale**

That Piramal Capital and Housing Finance Ltd. have assigned a pool of Loan (including below mentioned Loans) together with underlying security interest thereof 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") vide an assignment agreement dated March 29, 2023 ("the Assignment Agreement") in favour of JMFINAR (JM) (herein referred as Assignee) acting in its capacity as trustee of JMFINAR - Aranya - Trust. It is to notify that PCHFL is authorized and appointed to act as Service provider / Collection agent to facilitate all operational and procedures processes vide Assignment / Service Agreement. Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of Secured Creditor under the SARFAESI Act, 2002 for the recovery of amount due from borrower/s, offers are invited by the undersigned for purchase of immovable property, as described hereunder, which is in the possession, on "As is Where is Basis", "As is What is Basis" and "Whatever is There is Basis", Particulars of which are given below:

Loan Code / Branch / Borrower(s) / Co-Borrower(s) / Guarantor(s)	Demand Notice Date and Amount	Property Address_Final	Reserve Price	Earnest Money Deposit (EMD) (10% of RP)	Outstanding Amount (19-02-2025)
Loan Code No.: 05000036810, Mumbai - Branch (Borrower), Rahul Yadav (Borrower), Saroj Hariram (Co Borrower 1)	Dt: 18-10-2021, Rs. 21,72,541/-, (Rs. Twenty One lakh Seventy Two Thousand Five Hundred Forty One Only)	All The piece and Parcel of the Property having an extent :- FLAT NO. 403, 4TH FLOOR, B WING, TRIMURTI APARTMENT, NR MANAV PARK, CHURCH ROAD, RAMESHWADI Thane Maharashtra IN 421503 Boundaries As :- North : ROAD South : ROAD East : ROAD West : A WING Only	Rs. 1581530/-, (Rs. Fifteen lakh Eighty One Thousand Five Hundred Thirty Only)	Rs. 158153/-, (Rs. One lakh Fifty Three Only)	Rs. 34,93,955/-, (Rs. Thirty Four lakh Thirty Nine Thousand Three Hundred Fifty Five Only)
Loan Code No.: 00500003712, Mumbai - Fort (Borrower), Pratik Anil Gandhi (Borrower), Bhadrakia Anil Gandhi (Co Borrower 1) Anilkumar C Gandhi (Co Borrower 2)	Dt: 20-02-2020, Rs. 36,91,536/-, (Rs. Thirty Six lakh Ninety One Thousand Five Hundred Thirty Six Only)	All The piece and Parcel of the Property having an extent :- Flat No.1207, 12th Floor, Building No-12 Regency Sarvam, Survey No. 42/1 Near Ganesh Mandir Road Thane Maharashtra IN 421605 Boundaries As :- North : GARDEN SOUTH : INTERNAL ROAD EAST : BUILDING NO. 11 WEST BUILDING NO.13	Rs. 25,48,620/-, (Rs. Twenty Five lakh Fourty Eight Thousand Two Hundred Sixty Only)	Rs. 25,48,620/-, (Rs. Twenty Five lakh Fourty Eight Thousand Two Hundred Sixty Only)	Rs. 73,21,139/-, (Rs. Seventy Three lakh Twenty One Thousand One Hundred Thirty Nine Only)
Loan Code No.: 06900005135, Thane - Kalyan (Borrower), Madhuri Milind Shirke (Borrower), Milind Bhiva Shirke (Co Borrower 1)	Dt: 23-08-2021, Rs. 13,07,259/-, (Rs. Thirteen lakh Seven Thousand Two Hundred Fifty Nine Only)	All The piece and Parcel of the Property having an extent :- Flt No.14,3rd Floor, Vaishnavi Chs, Opposite Samarth Math, Rameshwadi Thane Maharashtra IN 421503	Rs. 16,74,640/-, (Rs. Sixteen lakh Seventy Four Thousand Six Hundred Forty Only)	Rs. 16,74,640/-, (Rs. Sixteen lakh Seventy Four Thousand Six Hundred Forty Only)	Rs. 21,79,252/-, (Rs. Twenty One lakh Seventy Nine Thousand Five Hundred Twenty Five Only)
Loan Code No.: 2650000465, Thane - Kalyan (Borrower), Suresh Bhalal (Borrower), Manisha Suresh Bhalal (Co Borrower 1)	Dt: 24-07-2021, Rs. 9,97,187/-, (Rs. Nine lakh Ninety Seven Thousand One Hundred Eighty Seven Only)	All The piece and Parcel of the Property having an extent :- F/610, Golden Valley ,sonvili Village, Barvi Dam Road, Badlapur (west) Thane Maharashtra IN 421503 Boundaries As :- North : G WING South : OPEN PLOT East : OPEN PLOT West : OPEN PLOT	Rs. 11,11,160/-, (Rs. Eleven lakh Eleven Thousand One Hundred Sixty Only)	Rs. 11,11,160/-, (Rs. One lakh Eleven Thousand One Hundred Sixty Only)	Rs. 17,08,956/-, (Rs. Seventeen lakh Eight Thousand Nine Hundred Fifty Six Only)
Loan Code No.: 207000041648, Navi Mumbai - Kharghar (Borrower), Prince P Shah (Borrower), Reema P Shah (Co Borrower 1)	Dt: 29-03-2018, Rs. 26,16,894/-, (Rs. Two Crore Sixty Six Thousand Nine Hundred Forty One Only)	All The piece and Parcel of the Property having an extent :- Flat No 1401 and 1402 Plot No 9 G Tower Sector No 13 Opp Kalash Uyan Koper Khairane Thane Maharashtra 400709 Boundaries As :- North : OPEN PLOT South : KALASH UDYAN East : ROAD West : ROAD	Rs. 16,20,000/-, (Rs. Sixteen lakh Twenty Thousand Only)	Rs. 16,20,000/-, (Rs. Sixteen lakh Twenty Thousand Only)	Rs. 66,28,399/-, (Rs. Six Crore Sixty Two lakh Thousand Three Hundred Ninety Nine Only)

DATE OF E-AUCTION: 12-03-2025, FROM 11.00 A.M. TO 1.00 P.M (WITH UNLIMITED EXTENSION OF 5 MINUTES EACH), LAST DATE OF SUBMISSION OF BID: 11-03-2025, BEFORE 4.00 P.M.

For detailed terms and conditions of the Sale, please refer to the link provided in <https://www.jmfinancial.com/Home/Assetsforsale> OR <https://www.bankauctions.in>

**STATUTORY 15 DAYS SALE NOTICE UNDER SARFAESI ACT TO THE BORROWER/GUARANTOR /MORTGAGOR**

The above mentioned Borrower/Guarantor are hereby notified to pay the sum as mentioned in section 13(2) notice in full with accrued interest till date before the date of auction, failing which property will be auctioned/sold and balance dues if any will be recovered with interest and cost from borrower/guarantor.

Date : 23-02-2025 Place: Mumbai Sd/- (Authorised Officer) (Aranya - Trust)

**FORM G INVITATION FOR EXPRESSION OF INTEREST FOR TECHINDIA NIRMAN LIMITED**

Under Regulation 36A (1) of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016)

RELEVANT PARTICULARS	
1. Name of the corporate debtor along with PAN/ CIN/ LLP No.	Name - TECHINDIA NIRMAN LIMITED PAN - AAACN9213B CIN - L45200MH1980PCL023364
2. Address of the registered office	Nath House Natm Road, Aurangabad, Maharashtra, India, 431005
3. URL of website	The case specific website created by RP is
4. Details of place where majority of fixed assets are located	The lands of the company are located at Village Balanagar, Village Shahpur Wahegaon and Village Wadala located at Tq Pathan, Chhatrapati Sambhaji Nagar
5. Installed capacity of main products / services	As per the latest audited financials of FY 2024, the CD has not earned any revenue.
6. Quantity and value of main products / services sold in last financial year	As per the latest audited financials of FY 2024, the CD has not earned any revenue.
7. Number of employees/ workmen	2 (Two)
8. Further details including last available financial statements (with schedules) of two years, lists of creditors are available at URL:	<a href="https://techindianirman.com/cirp/">https://techindianirman.com/cirp/</a> or Details can be sought by prospective resolution applicant via e-mail by raising specific request at <a href="mailto:circp.techindia@gmail.com">circp.techindia@gmail.com</a>
9. Eligibility for resolution applicants under section 25(2)(h) of the Code is available at URL:	<a href="https://techindianirman.com/cirp/">https://techindianirman.com/cirp/</a> or Details can be sought by prospective resolution applicant via e-mail by raising specific request at <a href="mailto:circp.techindia@gmail.com">circp.techindia@gmail.com</a>
10. Last date for receipt of expression of interest	10 <sup>th</sup> March, 2025
11. Date of issue of provisional list of prospective resolution applicants	20 <sup>th</sup> March, 2025
12. Last date for submission of objections to provisional list	25 <sup>th</sup> March, 2025
13. Date of issue of final list of prospective resolution applicants	4 <sup>th</sup> April, 2025
14. Date of issue of information memorandum, evaluation matrix and request for resolution plans to prospective resolution applicants	5 <sup>th</sup> April, 2025
15. Last date for submission of resolution plans	5 <sup>th</sup> May, 2025
16. Process email id to submit EOI	<a href="mailto:circp.techindia@gmail.com">circp.techindia@gmail.com</a>

Mr. Vallabh Narayandas Sawana  
IBBI/IPA-001/IP-P-02652/2022-2023/14114  
Resolution Professional for TECHINDIA NIRMAN LIMITED  
Building No. 11, Flat No. 505, Regency Sarvam, Ganesh Mandir Road, Titwala (EAST), Kalyan, Dist.-Thane-421605

Date: 23<sup>rd</sup> February, 2025 Email: - [circp.techindia@gmail.com](mailto:circp.techindia@gmail.com)  
Place: Mumbai

**punjab national bank** Zonal SASTRA Centre, Mumbai : PNB Pragati Tower, 1<sup>st</sup> Floor, Plot C-9, Block G, Bandra Kurla Complex, BKC, Bandra (East), Mumbai-400 051, E-MAIL : zs8356@pnb.co.in

**SALE NOTICE FOR SALE OF SECURED ASSETS UNDER SARFAESI ACT**

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation 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 property mortgaged / charged to the Secured Creditor, the Symbolic Possession of which has been taken by the Authorised Officer of the Bank / Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank / Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties:

**SCHEDULE OF THE SECURED ASSETS**

Name of the Branch	Description of the Immovable Properties	A) Dt. of Demand Notice U/s. 13(2) of SARFESI ACT 2002 (B) D/s. Amt. as on 31.12.2024 (C) Possession Date U/s. 13(4) of SARFESI ACT 2002 (D) Nature of Possession Symbolic / Physical / Constructive	A) Reserve Price (Amt. in ₹) (B) EMD (Amt. in ₹) (C) Bid Incremental Amt. (Amt. in ₹)	Date / Time of E-Auction	Details of the encumbrances known to the Secured Creditors
Zonal SASTRA Centre, Mumbai		A) PNB, UBI and P&S Bank: 06.05.2015.	A) 369.00 (B) 0.50	19.03.2025 11:00 A. M. to 4.00 P. M.	Shri. Nandkumar transferred the property in the name of Ms. Mughshah Nandkumar Tsaganokar and Ms. Mrudal Nandkumar Tsaganokar. Since the transfer is effected during the subsistence of mortgage, any transfer of the property is not valid and not binding on the lenders
M/s Shree Shiv Parvati Sakhar Karkhana Limited		Property-1 : Combined Rs. 98.54 Cr. plus further interest and charges from the date of NPA minus recoveries if any.	B) 36.90		
1. M/s. Shree Shiv Parvati Sakhar Karkhana Limited, Registered Office At: Moreswar Nagar, Mungi Post, Sirsala Taluka : Dharur, Distt: Beed, Maharashtra-431122. Corporate office at: Sumati Krishna Niwas, Nr. Hotel Aameya, Shivsena Bhavan Path, Shivaji Park, Dadar, Mumbai-400 028.		C) 14.07.2015			
Dr. Nandkumar Tsaganokar, S/o. Yadavrao Tsaganokar Chairman & MD (Mortgagor / Guarantor / Director)		D) Symbolic Possession			
Vandana N. Tsaganokar, W/o. Nandkumar Tsaganokar (Guarantor / Director)					
Address at: D-45/414, MIF Colony, Bandra East, Mumbai-400051. AND Flat No. 601, B Wing, 6 <sup>th</sup> Floor, Deccan CHS Ltd., Union Park, Khar West, Mumbai-400 052					
Director :- Mr. Rajesh Yadavrao Tsaganokar, S/o. Yadavrao Tsaganokar, B-18/11, Govt. Colony, Bandra East, Mumbai-400051					
Mr. Pandurang Kondiram Sulkule (Guarantor) S/o. Mr. Kondiram Sulkule 157-A, Mohkhed, Vill. Mohkhed, Taluka- Wadvani, Dist. Beed, Maharashtra-431					

