

**FORM G**

**INVITATION FOR EXPRESSION OF INTEREST FOR  
TRANZLEASE HOLDINGS (INDIA) PRIVATE LIMITED OPERATING IN BUSINESS OF  
LEASING OF CARS AT MUMBAI, GURUGRAM AND OTHERS**

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

Sr. No.	RELEVANT PARTICULARS	
1.	Name of the corporate debtor along with PAN & CIN/ LLP No.	Tranzlease Holdings (India) Private Limited <b>CIN:</b> U65910MH2006PTC162528 <b>PAN:</b> AABCE6340D
2.	Address of the registered office	<b>Office of Corporate Debtor:</b> House No. 695, Tirupati APT. Patakar Plot, Kalambhe Shahapur, Kalangaon, Thane, Shahapur, Maharashtra, India - 421601
3.	URL of website	Not available
4.	Details of place where majority of fixed assets are located	Mumbai, Delhi NCR
5.	Installed capacity of main products/ services	Leasing of Cars
6.	Quantity and value of main products/ services sold in last financial year	As per available audited balance sheet for F.Y. 2020-21, the revenue from operations is Rs. 18.83 Cr.
7.	Number of employees/ workmen	NIL
8.	Further details including last available financial statements (with schedules) of two years, lists of creditors are available at URL	Details can be sought by sending request to Resolution Professional at <a href="mailto:cirp.tranzlease@gmail.com">cirp.tranzlease@gmail.com</a> .
9.	Eligibility for resolution applicants under section 25(2)(h) of the Code is available at URL	Details can be sought by sending request to Resolution Professional at <a href="mailto:cirp.tranzlease@gmail.com">cirp.tranzlease@gmail.com</a> .
10.	Last date for receipt of expression of interest	27-03-2025
11.	Date of issue of provisional list of prospective resolution applicants	29-03-2025
12.	Last date for submission of objections to provisional list	03-04-2025
13.	Date of issue of final list of prospective resolution applicants	05-04-2025
14.	Date of issue of information memorandum, evaluation matrix and request for resolution plans to prospective resolution applicants	10-04-2025
15.	Last date for submission of resolution plans	10-05-2025
16.	Process email id to submit Expression of Interest	<a href="mailto:cirp.tranzlease@gmail.com">cirp.tranzlease@gmail.com</a>
17.	Details of the corporate debtor's registration status as MSME	No information available

*Atul Tandon*



**IPE - NPV Insolvency Professionals Private Limited  
(Formerly Known as Mantrah Insolvency Professionals Private Limited)**

**Through its Director - Mr. Atul Tandon  
Resolution Professional**

**In the matter of Tranzlease Holdings (India) Private Limited  
IBBI Reg. No.: IBBI/IPE-0040/IPA-2/2022-23/50021**

**Email For Correspondence - [cirp.tranzlease@gmail.com](mailto:cirp.tranzlease@gmail.com)**

**AFA validity up to: 31.12.2025**

**Date:** 12<sup>th</sup> March 2025

**Place:** New Delhi





FORM NO. RC-2 Advertisement giving notice about registration under Part I of Chapter XXI (Pursuant to section 374(b) of the Companies Act, 2013 and rule 4(1) of the Companies (Authorised to Register) Rules, 2014)

1. Notice is hereby given that in pursuance of sub-section (2) of section 366 of the Companies Act, 2013, an application is proposed to be made to Registrar at Central Registration Centre (CRC), Indian Institute of Corporate Affairs (IICA), Plot No. 6, 7, 8, Sector 5, IMT Manesar, District Gurgaon (Haryana), Pin Code-122050 that M/s. Mira Real Estate Developers, a partnership firm may be registered under Part I of Chapter XXI of the Companies Act 2013, as a company limited by shares.

2. The Principal objects of the proposed company is as follows:- To engage into the business of real estate and construction, to acquire or take on lease land or give land on lease and develop land for residential or commercial purpose and buy, sell, develop, renovate, improve, maintain, exchange or otherwise own property, estate, lands, buildings, hotels and deal in all types of immovable properties.

Expression of Interest for Job work (EOI) SHYAM INDOFAB PRIVATE LIMITED (UNDER-CIRP)

The Shyam Indofab Private Limited having CIN U17299DL2012PTC251684 is undergoing CIRP by order of Hon'ble NCLT Delhi having manufacturing facility at 647000sqft area with dye house capacity of 450 T/M.

It has an ultra-modern set up equipped with contemporary machines sourced from the most reputed suppliers across the globe. Complete textile processing unit of knitting, dyeing, processing and printing is located at Plot T-1, Textile Park, MIDC, Nandgaonpath, Amravati-44490. Having 179 Employees.

RP invites vendors, manufacturing units or entities to submit a proposal for job work to run the factory. Please write email at shyam.indo@truprosolvency.com to seek further details about the Corporate Debtor.

Last date for receipt proposal for job work - 20-03-2025

Jagdish Kumar Resolution Professional in the matter of Shyam Indofab Private Limited, Regd. no.: IBB/PA-001/IP-P00671/2017-18/11143 Regd. Add: House no: B-56, Wallfort City, Ring Road No. 1, Raipur, Chhattisgarh - 492013 Date: 11-03-2025 Place: Raipur

WARDWIZARD INNOVATIONS & MOBILITY LIMITED

CIN: L35100MH1982P1C264042 Registered Office: Office No 4604, 46th Floor Kohinoor Square, Kelkar Marg, Shivaji Park, Dadar (West), Nr. R.G.Gadkari Chock, Mumbai, Maharashtra- 400028, India.

Corporate Office: Survey 26/2, Opposite Pooja Farm, Sayajipura, Ajjwa Road, Vadodra, Gujarat - 390019, India. Tel: +91 6358849385 Website: www.wardwizard.in | Email ID: compliance@wardwizard.in

NOTICE OF POSTAL BALLOT & REMOTE E-VOTING INFORMATION TO MEMBERS The Members of Wardwizard Innovations & Mobility Limited ("the Company") are hereby informed that pursuant to Sections 108, 110 of the Companies Act, 2013 ("the Act"), read with Rules 20 and 22 of the Companies (Management and Administration) Rules, 2014 ("the Rules"), the Secretarial Standard -2 on General Meetings issued by the Institute of Company Secretaries of India ("ISS-2"), read with the General Circular Nos.14/2020 dated April 8, 2020, 17/2020 dated April 13, 2020, and subsequent circulars issued in this regard, the latest being 9/2024 dated September 19, 2024 issued by the Ministry of Corporate Affairs ("MCA") (hereinafter collectively referred to as "MCA Circulars"), Regulation 44 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations") and other applicable provisions of the Act, rules, regulations, circulars and notifications (including any statutory modification(s), clarification(s), substitution(s) or re-enactment(s) thereof) for the time being in force and as amended from time to time) the Company seeks the approval of the members through Postal Ballot for the Special Business by way of Ordinary Resolution, as set out in the Postal Ballot Notice dated 08th March, 2025 along with the Explanatory Statement ("the Notice"), by way of electronic (email) means (i.e. remote e-voting) only.

Table with 3 columns: Sr No, Particulars, Type of Resolution. Contains 11 rows of resolutions regarding material related party transactions and appointments.

This dispatch of Notice through email has been completed on Tuesday, 11th March, 2025 to those members whose names appear in the Register of Members/List of Beneficiary Owners as received from the National Securities Depository Limited ("NSDL") and Central Depository Services (India) Limited ("CDSL") as on Friday, 07th March, 2025 ("cut-off date") and who have registered their email address with the Company/RTA/Depositories.

Physical copies of the Notice, Postal Ballot forms and pre-paid business reply envelopes are not being sent to Members for this postal ballot in line with the exemption provided in the MCA Circulars.

This Notice along with the instructions for remote e-voting is also available on the Company's website at (www.wardwizard.in), website of the Stock Exchange viz. BSE Limited at (www.bseindia.com) respectively and on the website of the National Securities Depository Limited ("NSDL") at (evoting@nsdl.co.in). Shareholders who have not received the said Postal Ballot Notice may download the same from the above-mentioned websites.

Members holding shares in dematerialized mode, who have not registered/ updated their email address/Bank Account Details with their Depository Participant ("DPs") are requested to register/update the same with the DPs with whom they maintain their demat accounts and Members holding shares in physical mode, who have not registered/ update their email address/ Bank Account details with the Company are requested to register/update the same with the Company by sending an e-mail at compliance@wardwizard.in by quoting their Folio Number and attaching duly filled signed Form ISR-1, along with annexures thereof in order to facilitate the Company to serve the documents through the electronic mode.

The Company has appointed NSDL for facilitating remote e-voting to enable the Shareholders to cast their votes electronically. Voting Rights shall be reckoned on the basis of paid-up value of shares registered in the name of the Member(s) as on cut-off date and any person who is not a member as on that date should treat the Notice for information purpose only.

The Facility to exercise vote on the Notice by remote voting, will be available for the following period:

Table with 2 columns: Commencement of e-voting, End of e-voting. Dates: From Thursday, 13th March, 2025 (9:00 A.M.) To Friday, 14th March, 2025 (5:00 P.M.)

During this period, members of the Company holding equity shares either in physical or in dematerialized form as on cut-off date i.e. 07th March, 2025 shall cast their vote electronically. E-voting shall not be allowed after 05:00 PM on Friday, 11th April, 2025. The e-voting module shall be disabled by the NSDL for e-voting thereafter.

The result of the Postal Ballot/ E-voting shall be declared within two (2) working days from the conclusion of remote e-voting and the same, along with the Scrutinizer's Report, these results will also be displayed along with Scrutinizer's report should on website of the Company (www.wardwizard.in) and on the website of Stock Exchange BSE limited at (www.bseindia.com) and website of the NSDL (evoting@nsdl.co.in) and at the registered office of the company.

In case of any query relating to e-voting, Members may refer Frequently Asked Questions (FAQs) for Shareholders and e-voting user manual for Shareholders available at the download section of www.evoting.nsdl.com or call on: 022-48867000 and 022-24997000 or send a request to Ms. Pallavi Mhatre, Senior Manager at evoting@nsdl.co.in.

Members are requested to carefully read all the notes set out in the Notice and in particular the manner of casting vote through remote e-voting.

By Order of the Board For WARDWIZARD INNOVATIONS & MOBILITY LIMITED SD/- JAYA ASHOK BHARDWAJ Company Secretary & Compliance Officer Date: 12.03.2025 Place: Vadodra ACS No.: A37912

FORM G INVITATION FOR EXPRESSION OF INTEREST FOR TRANZLEASE HOLDINGS (INDIA) PRIVATE LIMITED

OPERATING IN BUSINESS OF LEASING OF CARS AT MUMBAI, GURUGRAM AND OTHERS

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

Table with 2 columns: S.No, RELEVANT PARTICULARS. Contains 14 rows of details regarding the debtor and the proposed resolution process.

Date: 12th March 2025 Place: New Delhi

E-AUCTION SALE NOTICE OF M/S TEXORANGE CORPORATION LIMITED (UNDER LIQUIDATION)

Liquidator's Address: D2 2nd Floor, D wing, Chanakya CHS Ltd, Mahavir Nagar, Kandivali (W), Mumbai City, Maharashtra, 400067 Email: riteshdattay01@gmail.com | liquidation.texorange@gmail.com

Notice for the sale of assets on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS", "WHATSOEVER THERE IS BASIS" and "WITHOUT RECOURSE BASIS" is hereby given to the public in general under section 35(f) of the Insolvency and Bankruptcy Code 2016 i.e. Regulation 33 of the IBB (Liquidation Process) Regulations, 2016.

Table with 4 columns: Date and Time of Auction, Last Date for Submission of Expression of Interest, Intimation to Qualified Bidders, Last Date for Submission of EMD. Contains 4 rows of auction details.

Inspection Date: From Wednesday, 02/04/2025 to Wednesday, 09/04/2025 available with prior intimation, Contact Person Mr. Ritesh Aditya (M. +91 99798 55266)

Table with 5 columns: Lot No., Description of properties to be sold, Reserve Price (Rs.), EMD (Rs.), BID Increment (Rs.). Contains 3 rows of property listings.

This Sale Notice shall be read in conjunction with the Tender Document containing detailed terms & conditions of e-auction sale, which is available by email to liquidation.texorange@gmail.com any query, contact Mr. Tushar Parikh (Mo: 7990822351) For through email: info@indiaevoting.com or to the Email of the Liquidator, liquidation.texorange@gmail.com Ritesh Prakash Aditya Date: 12-03-2025 Liquidator of Texorange Corporation Limited (Under Liquidation) Place : Mumbai IP Regn. No.: IBB/PA-001/IP-P01334/2018-2019/12013 Validity of AFA till: 31.12.2025

IMPORTANT

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AUTHUM AUTHUM INVESTMENT & INFRASTRUCTURE LIMITED

Registered Office: 707, Raheja Centre, Free Press Journal Road, Nariman Point, Mumbai - 400021

POSSESSION NOTICE (As per Rule 8(2) of Security Interest (Enforcement) Rules, 2002)

Whereas the undersigned being the Authorized Officer of Authum Investment & Infrastructure Limited ("AIL") (Resulting Company pursuant to the demerger of lending business from Reliance Commercial Finance Limited ("RCFL") to AIL, vide NCLT order dated 10.05.2024), under the Securitization, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13 (12) read with [Rule 3] of the Security Interest (Enforcement) Rules 2002, issued Demand Notices upon the Borrowers/Co-borrowers mentioned below, to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

The Borrower/Co-borrowers having failed to repay the amount, notice is hereby given to the Borrower/Co-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/her under Sub-Section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on the below-mentioned dates.

The Borrower/Co-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 Authum Investment & Infrastructure Limited ("AIL"). The Borrower/Co-borrowers/Mortgagor(s) attention is invited to the provision of Sub-Section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

Table with 5 columns: Sr. No., Loan Account No./ Co-borrower / Name, Date of Demand Notices, Date of Possession / Possession Status, Amount in Demand Notice (Rs.). Contains 2 rows of borrower details.

Description Of Properties :- All That Piece And Parcels Of Flat No 153 3rd Floor B Wing Shambhunath Chsi Off Sudama Nagar Dechavd Nagar 60 Feet Road Bahaynder West Thanemaharashtra-401101. Date: 12.03.2025 Place : Mumbai Authorized Officer, Authum Investment & Infrastructure Limited

HINDUJA HOUSING FINANCE LIMITED

Corporate Office: No. 167-169 2nd Floor, Anna Salai, Saidapet Chennai - 600 032, Tamil Nadu. Email: auction@hindujahousingfinance.com

POSSESSION NOTICE (For Immovable Property) (Under Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002)

Whereas the undersigned being the Authorized Officer of Hinduja Housing Finance Ltd. under the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (said Act) & in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 (said Rules) issued Notices to mentioned below under Section 13 (2) of the said Act, calling upon the concerned Borrower & Co-Borrower, as per details given below to repay the amount mentioned in the respective Notice within 60 days from the date of the respective Notices. The concerned Borrowers/Property Holders having failed to repay the respective due amounts. That the undersigned has taken Actual/Physical Possession of the property described herein below in exercise of powers conferred on him under sub section (4) of section 13 of the SARFAESI Act read with Rule 8 of the Security Interest Enforcement Rules, 2002 pursuant to Order dated 06.12.2024 in the Securitisation Application case No. 269 of 2024 u/sec. 14(1) of SARFAESI Act passed by the Hon'ble Chief Judicial Magistrate, Thane with the help of concerned Court Commissioner by doing the panchanama & inventory on 06.03.2025. The Concerned Borrowers/Property Holders in particular and the public in general are hereby cautioned not to deal with the concerned properties and any dealing with the said properties will be subject to the charge of Hinduja Housing Finance for amount mentioned above.

Table with 2 columns: Account Number & Name of the Borrowers, Demand Notice Date & Amount. Contains 1 row of borrower details.

Schedule Of The Property: All that piece and parcel of land bearing Property Flat No. 205, Area 605 Sq Ft 2nd Floor, B Wing, Sharada Residency, Survey No. 45 Hissa No 91, Vill: Adivali- Dhokali, Tal: Ambernath, Dist: Thane 421306. Bounded by North- Bhagwathi Homes East- Shree Aai Gaon devi Construction West- Shreya Park, South- Sai Plaza including constructed building & fixtures, with all rights.

Further, please take Notice that in case you fail to pay the outstanding dues of the Hinduja Housing Finance Ltd positively within 30 days from the date of this Notice, Hinduja Housing Finance Ltd will proceed to sell the Secured Assets in question at the Reserve Price fixed by the undersigned as the Authorized Officer, as provided under the above Act / Rules, without any further intimation / Notice to you. SD/-, Authorised Officer- Date : 12/03/2025 Place: Kalyan HINDUJA HOUSING FINANCE LIMITED

कॅनरा बँक Canara Bank

Navi Mumbai Regional Office, Circle Office Building, 8th Floor, 'A' Wing, C-14, G Block, BKC, Bandra East, Mumbai- 400 051 email :- recoveryronm@canarabank.com

REF:RO/LEGAL/SARFAESI/48/2024/MV DATE: 06.03.2025

Mrs. Roselin Mary Albert Pillai, Flat No. 1401, 14th Floor, Building No. 2g, Indiabulls Greens, Lavender Chsl, Sector 2, Survey No. 80a, 83/2a, 83/3, 83/7+4b+5b, 85/0(Part), 86/1, 90/1a (Part), Village Kon, Near Kon Toll Naka, Taluka Panvel, District Raigad, Maharashtra-410206, 9029096352

Mr. Albert Swaminathan Simon, Flat No. 1401, 14th Floor, Building No. 2g, Indiabulls Greens, Lavender Chsl, Sector 2, Survey No. 80a, 83/2a, 83/3, 83/7+4b+5b, 85/0(Part), 86/1, 90/1a (Part), Village Kon, Near Kon Toll Naka, Taluka Panvel, District Raigad, Maharashtra-410206, 9029096351

Subject: Notice Under Section 13(2) Of The Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 (Sarfesi Act, 2002) Read With Security Interest (Enforcement) Rules, 2002 As Amended From Time To Time. Sir,

The undersigned being the authorized Officer of Canara bank, KOLKHE branch (hereinafter referred to as "the secured creditor"), appointed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, (hereinafter referred to as the "Act") do hereby issue this notice to you as under:

1. That Mrs. roselin mary albert pillai and mr. albert swaminathan simon (hereinafter referred to as "THE BORROWER") have availed credit facility/ facilities stated in Schedule A hereunder and have entered into the security agreements in favour of secured creditor. While availing the said credit facilities, you have expressly undertaken to repay the loan amount of Rs. 50,80,000.00 (Rupees Fifty lakh eighty thousand only) with interest thereon in accordance with the terms and conditions of the above mentioned agreements.

You (The Person mentioned in Schedule B) are also entered in to agreements against the secured assets which are detailed in Schedule B hereunder.

However, from OCTOBER 2024, the operation and conduct of the said financial assistance/ credit facilities have become irregular. The books of account maintained by the secured assets shows that the liability of the borrower towards the secured creditor as on date amounts to Rs. 50,39,278.17 (Rupees Fifty lakh thirty nine thousand two hundred seventy eight and paise seven only), the details of which together with the future interest rate are stated in schedule C hereunder. It is further stated that the borrower/Guarantor having failed to keep up with the terms of the above said agreement in clearing the dues of the secured creditor within the time given, and have been evasive in settling the dues. The operation and conduct of the above said financial assistance/ credit facilities having come to a standstill and as a consequence of the default committed in repayment of principal debt. Installment and interest thereon, the secured creditor was constrained to classify the debt as Non-Performing Asset (NPA) as on 05.03.2025 (NPA Date as per MOC 28.03.2024) in accordance with the directives/guidelines relating to asset classification issued by the Reserve Bank of India.

The secured creditor to through this notice brings to your attention that the borrower has failed and neglected to repay the said dues/ outstanding liabilities and hence hereby demand you under Section 13(2)of the Act, by issuing this notice to discharge in full the liabilities of the borrower as stated in Schedule C hereunder to the secured Creditor within 60 days from the date of receipt of this notice that you are also liable to pay future interest at the rate of 11.51% Per Annum together with all costs, charges, expenses and incidental expenses with respect to the proceedings undertaken by the secured creditor in recovering its dues.

Please take note of the fact that if you fail to repay to the secured creditor the aforesaid sum of Rs. 50,39,278.17 (Rupees Fifty lakh thirty nine thousand two hundred seventy eight and paise seven only), together with further interest and incidental expenses and costs as stated above in terms of this notice under Sec. 13(2) of the Act, the secured creditor will exercise all or any of the rights detailed under sub-section (4) (a) and (b) of Section 13, the extract of which is given here below to convey the seriousness of this issue:

13(4) In case the borrower/Guarantor fails to discharge liability in full within the period specified in sub section (2), the secured creditor may take recourse to one or more of the following measures to recover his secured debt, namely:

- a)Take Possession of the secured assets of the Borrower/Guarantor including the right to transfer by way of lease, assignment or sale for realizing the secured asset; b)Take over the management of the business of the borrower including the right to transfer by way of lease, assignment or sale for realizing the secured asset;

Provided that the right to transfer by way of lease, assignment or sale shall be exercised only where the substantial part of the business of the borrower is held as security for the debt; Provided further that where the management of the whole of the business or part of the business is severable, the secured creditor shall take over the management of such business of the borrower which is reliable to the security for the debt; And under other applicable provisions of the said Act.

Your attention is invited to provisions of sub section (8) of Section 13, in respect of time available, to redeem the secured assets.

You are also put on notice that in term of Section. 13(13) the borrower/ Guarantor shall not transfer by way of sale, lease or otherwise the said secured assets detailed in Schedule B hereunder without obtaining written consent of the secured creditor. It is further brought to your notice that any contravention of this statutory injunction/restraint, as provided under the said act, is an offence and if for any reason, the secured assets are sold or leased out in the ordinary course of business, the sale proceeds or income realized shall be deposited with the secured creditor. In this regard you shall have to render proper accounts of such realization/income.

This notice of Demand is without prejudice to and shall not be construed as waiver of any other rights or remedies which the secured creditor may have including further demands for the sums found due and payable by you.

This is without prejudice to any other rights available to the secured creditor under the Act and/ or any other law in force.

Please comply with the demand under this notice and avoid all unpleasantness. In case of non-compliance, further needful action will be resorted to, holding you liable for all costs and consequence.

Thanking You, Yours Faithfully, AUTHORISED OFFICER

SCHEDULE A :- [DETAILS OF CREDIT FACILITY/ IES AVAILED BY THE BORROWER] Table with 5 columns: Serial No., Loan A/C. number, Nature Of Loan/Limit, Date Of Sanction, Amount. Contains 1 row.

SCHEDULE B :- [DETAILS OF SECURITY ASSETS] Table with 3 columns: SL NO, MOVABLE, Name Of The Title Holder. Contains 1 row.

SCHEDULE C :- [DETAILS OF LIABILITY AS ON DATE] Table with 5 columns: Serial No., Loan A/C. number, Nature Of Loan/ Limit, Date of Sanction, Amount. Contains 1 row.

इंडियन बैंक Indian Bank

Prabhadevi Branch : Ground Floor, Aman Chambers, Veer Savarkar Marg, Near Gammon House, Opp. Datta Mandir, Prabhadevi, Mumbai-400 025 • Ph. No. +91 22 2422 8437 • Fax No. +91 22 2437 5785, • E-mail : prabhadevi@indianbank.co.in • Website : http://www.indianbank.in

Appendix IV (Rule - 8 (1)) POSSESSION NOTICE (For Immovable Property)

WHEREAS, The undersigned being the Authorized Officer of the Indian Bank under the 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 8 and 9 of the Security Interest (Enforcement) Rules, 2002 issued a Demand notice dated 17.12.2024 Calling upon the borrower Mr. Shivaji Chunchekar (Borrower /Mortgagor), Mr. Nana Nandede Kote (Guarantor) with our Prabhadevi Branch to repay the amount mentioned in the notice being ₹ 11,05,641.00 (Rs. Eleven Lakhs Five Thousand Six Hundred & Forty One Only) and interest thereon 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 borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under Section 13 (4) of the said Act read with rule 8 and 9 of the said rules on 10.03.2025

This borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Indian Bank for an amount of ₹ 11,05,641.00 and interest thereon. We draw attention to the provisions of Section 13(8) of the SARFAESI Act and the Rules framed there under which deals with your rights of redemption over the securities.

DESCRIPTION OF THE IMMOVABLE PROPERTY Flat No. D/714, 7th Floor, Akruli Shivshakti CHS. Ltd., Plot No. 15, RSC 2, Akruli Kandivali (E), Mumbai-400 101.

Date : 10.03.2025 Place: Mumbai Authorised Officer, Indian Bank

कॅनरा बँक Canara Bank

Navi Mumbai Regional Office, Circle Office Building, 8th Floor, 'A' Wing, C-14, G Block, BKC, Bandra East, Mumbai- 400 051 email :- recoveryronm@canarabank.com

REF:RO/LEGAL/SARFAESI/47/2024/MV DATE: 06.03.2025

Mrs. Tripti Rajeev Biswas:-2/1 Kalbani Lane, Jadavpur University, Kolkata, West Bengal - 700032 Mob:- 9820307900

Mrs. Tripti Rajeev Biswas:- Flat No 201, 2nd Floor, Life Space's Premier, Village Ulwe, Plot No 58, Near G.E.S. & Navi Mumbai Highway, Taluka Panvel, Sector 19, Navi Mumbai, District Raigad, Maharashtra-400707. Mob:- 9820307900

Ms. Tripti Keshabchandra Das, 2/1 Kalbani Lane, Jadavpur University, Kolkata, West Bengal - 700032. Mob:- 9820307900

Ms. Tripti Keshabchandra Das:- Flat No 201, 2nd Floor, Life Space's Premier, Village Ulwe, Plot No 58 Near G.E.S. & Navi Mumbai Highway, Taluka Panvel, Sector 19, Navi Mumbai, District Raigad, Maharashtra - 400707, Mob:- 9820307900

Subject: Notice Under Section 13(2) Of The Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 (Sarfesi Act, 2002) Read With Security Interest (Enforcement) Rules, 2002 As Amended From Time To Time. Sir,

The undersigned being the authorized Officer of Canara bank, CBD BELAPUR branch (hereinafter referred to as "the secured creditor"), appointed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, (hereinafter referred to as the "Act") do hereby issue this notice to you as under:

1. That MRS. TRIPTI RAJEEV BISWAS alias MS. TRIPTI KESHABCHANDRA DAS (hereinafter referred to as "THE BORROWER") have availed credit facility/ facilities stated in Schedule A hereunder and have entered into the security agreements in favour of secured creditor. While availing the said credit facilities, you have expressly undertaken to repay the loan amount of Rs. 28,65,000.00 (Rupees Twenty Eight lakh fifty five thousand only) with interest thereon in accordance with the terms and conditions of the above mentioned agreements.

You (The Person mentioned in Schedule B) are also entered in to agreements against the secured assets which are detailed in Schedule B hereunder.

However, from NOVEMBER 2024, the operation and conduct of the said financial assistance/ credit facilities have become irregular. The books of account maintained by the secured assets shows that the liability of the borrower towards the secured creditor as on date amounts to Rs. 15,03,652.12 (Rupees Fifteen lakh three thousand six hundred fifty two and paise twelve only), the details of which together with the future interest rate are stated in schedule C hereunder. It is further stated that the borrower/Guarantor having failed to keep up with the terms of the above said agreement in clearing the dues of the secured creditor within the time given, and have been evasive in settling the dues. The operation and conduct of the above said financial assistance/ credit facilities having come to a standstill and as a consequence of the default committed in repayment of principal debt. Installment and interest thereon, the secured creditor was constrained to classify the debt as Non-Performing Asset (NPA) as on 25.02.2025 in accordance with the directives/guidelines relating to asset classification issued by the Reserve Bank of India.

The secured creditor to through this notice brings to your attention that the borrower has failed and neglected to repay the said dues/ outstanding liabilities and hence hereby demand you under Section 13(2)of the Act, by issuing this notice to discharge in full the liabilities of the borrower as stated in Schedule C hereunder to the secured Creditor within 60 days from the date of receipt of this notice that you are also liable to pay future interest at the rate of 11.46% Per Annum together with all costs, charges, expenses and incidental expenses with respect to the proceedings undertaken by the secured creditor in recovering its dues.

Please take note of the fact that if you fail to repay to the secured creditor the aforesaid sum of Rs. 15,03,652.12 (Rupees Fifteen lakh three thousand six hundred fifty two & paise twelve only), together with further interest & incidental expenses & costs as stated above in terms of this notice under Sec. 13(2) of the Act, the secured creditor will exercise all or any of the rights detailed under sub-section (4) (a) & (b) of Section 13, the extract of which is given here below to convey the seriousness of this issue: 13(4) In case the borrower/Guarantor fails to discharge liability in full within the period specified in sub section (2), the secured creditor may take recourse to one or more of the following measures to recover his secured debt, namely:

- a)Take Possession of the secured assets of the Borrower/Guarantor including the right to transfer by way of lease, assignment or sale for realizing the secured asset; b)Take over the management of the business of the borrower including the right to transfer by way of lease, assignment or sale for realizing the secured asset;

Provided that the right to transfer by way of lease, assignment or sale shall be exercised only where the substantial part of the business of the borrower is held as security for the debt; Provided further that where the management of the whole of the business or part of the business is severable, the secured creditor shall take over the management of such business of the borrower which is reliable to the security for the debt; And under other applicable provisions of the said Act.

Your attention is invited to provisions of sub section (8) of Section 13, in respect of time available, to redeem the secured assets.

You are also put on notice that in term of Section. 13(13) the borrower/ Guarantor shall not transfer by way of sale, lease or otherwise the said secured assets detailed in Schedule B hereunder without obtaining written consent of the secured creditor. It is further brought to your notice that any contravention of this statutory injunction/restraint, as provided under the said act, is an offence and if for any reason, the secured assets are sold or leased out in the ordinary course of business, the sale proceeds or income realized shall be deposited with the secured creditor. In this regard you shall have to render proper accounts of such realization/income.

This notice of Demand is without prejudice to and shall not be construed as waiver of any other rights or remedies which the secured creditor may have including further demands for the sums found due and payable by you.

This is without prejudice to any other rights available to the secured creditor under the Act and/ or any other law in force.

Please comply with the demand under this notice and avoid all unpleasantness. In case of non-compliance, further needful action will be resorted to, holding you liable for all costs and consequence.

Thanking You, Yours Faithfully, AUTHORISED OFFICER

SCHEDULE A :- [DETAILS OF CREDIT FACILITY/ IES AVAILED BY THE BORROWER] Table with 5 columns: Serial No., Loan A/C. number, Nature Of Loan/Limit, Date Of Sanction, Amount. Contains 1 row.

SCHEDULE B :- [DETAILS OF SECURITY ASSETS] Table with 3 columns: SL NO, IMMOVABLE, Name Of The Title Holder. Contains 1 row.

SCHEDULE C :- [DETAILS OF LIABILITY AS ON DATE] Table with 5 columns: Serial No., Loan A/C. number, Nature Of Loan/ Limit, Date of Sanction, Amount. Contains 1 row.

GS MAHANAGAR CO-OP BANK LTD. (Scheduled Bank)

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PHYSICAL POSSESSION NOTICE

