

**FORM G**  
**INVITATION FOR EXPRESSION OF INTEREST FOR**  
**SEAROCK INTERNATIONAL PRIVATE LIMITED OPERATING IN MINING**  
**INDUSTRY AT MUMBAI**

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

Sr.	RELEVANT PARTICULARS	
1.	Name of the corporate debtor along with PAN & CIN/LLP No.	Searock International Private Limited CIN: U51109MH2000PTC129722 PAN: AAACL6105E
2.	Address of the registered office	504, 5th Floor, Kshitij Building- Formerly Known as SBI Employees Neelkamal CHS Limited, Opposite Andheri Sports Complex, Veera Desai Road, Andheri West Mumbai - 400053
3.	URL of website	NA
4.	Details of place where majority of fixed assets are located	NA
5.	Installed capacity of main products/ services	Non-operational since March 31, 2019
6.	Quantity and value of main products/ services sold in last financial year	Can be requested over mail at: <a href="mailto:Cirp.sipl@yahoo.com">Cirp.sipl@yahoo.com</a>
7.	Number of employees/ workmen	4 Part-time employees at the Initial period of CIRP.
8.	Further details including last available financial statements (with schedules) of two years, lists of creditors are available at URL:	Can be requested over mail at: <a href="mailto:Cirp.sipl@yahoo.com">Cirp.sipl@yahoo.com</a>
9.	Eligibility for resolution applicants under section 25(2)(h) of the Code is available at URL:	Can be requested over mail at: <a href="mailto:Cirp.sipl@yahoo.com">Cirp.sipl@yahoo.com</a>
10.	Last date for receipt of expression of interest	May 10, 2024
11.	Date of issue of provisional list of prospective resolution applicants	May 20, 2024
12.	Last date for submission of objections to provisional list	May 25, 2024
13.	Date of issue of final list of prospective resolution applicants	June 04, 2024
14.	Date of issue of information memorandum, evaluation matrix and request for resolution plans to prospective resolution applicants	June 09, 2024
15.	Last date for submission of resolution plans	July 09, 2024
16.	Process email id to submit Expression of Interest	<a href="mailto:Cirp.sipl@yahoo.com">Cirp.sipl@yahoo.com</a>

Sd/-  
**Sanjay Mehra**  
Reg. No.: IBBI/IPA-001/IP-P-01818/2019 -2020/12784  
Reg. Add.: B-11, 3<sup>rd</sup> Floor, Geetanjali Enclave, New Delhi - 110017  
**For Searock International Private Limited**  
**AFA Valid upto 30-06-2025**  
**Date: April 23, 2024**  
**Place: New Delhi**



## FEDERAL BANK

YOUR PERFECT BANKING PARTNER  
Loan Collection & Recovery Department  
Mumbai Division

The Federal Bank Limited, Loan Collection & Recovery Department - Mumbai Division, 134, 13th Floor, Jolly Maker Chamber II, Nariman Point, Mumbai - 400021 E-mail: mumbford@federalbank.co.in, Phone : 022 22022548 / 22028427 CIN: L65191KL1931PLC000368, Website: www.federalbank.co.in

**Sale Notice for Sale of Immovable Assets Under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as Act) read with provision to 8 (6) of the Security Interest (Enforcement) Rules, 2002**

Notice is hereby given to the public in general and in particular to the borrowers and Guarantors that the below described immovable property mortgaged/charged to the Federal Bank Limited (Secured Creditor), the physical possession of which has been taken by the Authorized Officer of The Federal Bank Limited (Secured Creditor), will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 29/05/2024, for recovery of Rs.1,92,80,998.43 (Rupees One Crore Ninety Two Lakhs Eighty Thousand Nine Hundred Ninety Eight and Paise Forty Three Only) as on 15/10/2022 (claim amount as per Original Application filed before Hon'ble Debts Recovery Tribunal - 3, Mumbai, O.A.No.58 of 2023) along with further interest, charges and cost thereon from 16/10/2022 due to The Federal Bank Limited (secured creditor) till realization from Mr. N. Gopalkrishna Rao, Son of Mr. Rama Narla Rao and Mrs. Narlagowrishankari Gopalkrishna Rao, Wife of N. Gopalkrishna Rao. The Reserve price will be Rs. 1,38,00,000/- (Rupees One Crore and Thirty Eight Lakhs Only) and the earnest money deposit will be Rs. 13,80,000/- (Rupees Thirteen Lakhs and Eighty Thousand Only).

### Description of secured property

All that piece and parcel of the Residential Flat No: 607, admeasuring 870 Sq. Fts Super built up area, on the 6th Floor, of the Building Known as MAITRICHHAYA Co-operative Housing Society Limited, constructed on, lying being and situated at land bearing C.T.S.No: 4975, 4976, 4976/1, 4983/1 to 2, 4982, 4982/1, to 6 of village Kolkalyan, Manipada Village road, Taluka Andheri, Kalina, Santacruz East, District Mumbai Suburban, State Maharashtra and bounded on the East by Internal road, on the South by Tejaswini Apartment, on the West by Residential Building, on the North by MHADA Colony, (boundary details as per valuation report dated 19/11/2016)

For detailed terms and conditions of the sale, please refer to the link provided in the website of The Federal Bank Ltd i.e. <https://www.federalbank.co.in/web/guest/tender-notices>

For, The Federal Bank Limited

Mr. Lecin C  
Deputy Vice President - I & Division Head  
(Authorized Officer under SARFAESI Act)

Date: 22/04/2024

## PUBLIC NOTICE BY THE ADVOCATE INVESTIGATING THE TITLE OF THE PROPERTY

NOTICE is hereby given to public at large that the undersigned Advocate is investigating the title of M/s. K. REALTORS a partnership firm through its partner Mr. Manoj Lalwani for Shop No. 2 on the Ground Floor in 'B' wing admeasuring about 1659 Sq. Ft. Carpet area as per RERA along with stack car parking admeasuring about 12.00 Sq. Mtrs. in the still portion of the building known as "Datta Vijay Co-operative Housing Society Ltd." situated at Mahatma Phule Road, Mulund (East), Mumbai-400 081, lying, being and situated on the land having area admeasuring 2005.90 Sq. Meters or thereabouts, bearing C.T.S. No. 507/10 of Village-Mulund (East), Taluka-Kurla in the Sub District and Regn. Dist of Mumbai Suburban and within the limits of the 'T' ward of Municipal Corporation of Greater Mumbai. All persons having or claiming any right, title, claim, demand or estate interest in respect of the said property or to any part thereof by way of sale, exchange, mortgage, let, lease, lien, charge, maintenance, license, gift, inheritance, share, possession, easement, trust, bequest possession, assignment or encumbrance of whatsoever nature or otherwise are hereby requested to intimate to the undersigned in writing at the address mentioned below of any such claim accompanied with all necessary and supporting documents within 15 days from the date of publication hereof, failing which it shall be presumed that there are no claims and that claims, if any, have been waived off and the undersigned shall proceed to issue a Title Certificate in respect of the same.

Sd/-  
Mrs. Shubhangi Sanjay Khedekar  
(Advocates)  
Office no. 210, 2nd Floor,  
Shree Samarth Plaza,  
RRT Road, Opp. Mulund  
Railway Station,  
Mulund (West), Mumbai-400 080.  
Place: Mumbai  
Date: 23.04.2024

## POSSESSION NOTICE

(for immovable property)

Whereas,

The undersigned being the Authorized Officer of **INDIABULLS HOUSING FINANCE LIMITED (CIN:L65922DL2005PLC136029)** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated 19.01.2024 calling upon the Borrower(s) **BHARAT S POOJARI ALIAS BHARAT SHARANWATA POOJARI PROPRIETOR BHAKTI ENTERPRISES AND SARASWATI INGANAKALL** to repay the amount mentioned in the Notice being **Rs.4,64,461.56 (Rupees Four Lakhs Sixty Four Thousand Four Hundred Sixty One and Paise Fifty Six Only)** against Loan Account No. **HHEVSH00461007** as on 19.01.2024 and interest thereon within 60 days from the date of receipt of the said Notice.

The Borrower(s) having failed to repay the amount, Notice is hereby given to the Borrower(s) and the public in general that the undersigned has taken **Symbolic 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 18.04.2024.

The Borrower(s) 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 **INDIABULLS HOUSING FINANCE LIMITED** for an amount of **Rs.4,64,461.56 (Rupees Four Lakhs Sixty Four Thousand Four Hundred Sixty One and Paise Fifty Six Only)** as on 19.01.2024 and interest thereon.

The Borrowers' attention is invited to provisions of Sub-Section (8) of Section 13 of the Act in respect of time available, to redeem the Secured Assets.

### DESCRIPTION OF THE IMMOVABLE PROPERTY

FLAT NO. 2609 HAVING CARPET AREA 68.58 SQUARE METERS (I.E. 738 SQUARE FEET) ON 26TH FLOOR, BUILDING NO. 1D, IN THE PROJECT KNOWN AS ADHIRAJ SAMYAMA CITY KHARGHAR, SITUATED IN VILLAGE ROHINJAN, TALUKA PANVEL, DISTRICT RAIGAD-410206, MAHARASHTRA.

Sd/-  
Authorized Officer  
Date : 18.04.2024  
Place: RAIGAD  
INDIABULLS HOUSING FINANCE LIMITED

बैंक ऑफ महाराष्ट्र  
Bank of Maharashtra  
A GOVT. OF INDIA UNDERTAKING  
एन एन एन एन एन  
Borivali West Branch (0092) Kailash Kutir, Plot B, Maharashtra Nagar, Off L.T. Road, Borivali (W), Mumbai- 400 092 Tel. 022-28903869/70/71 Email id - Bom92@mahabank.co.in  
Head Office:- LOKMANGAL,1501,SHIVAJI NAGAR, PUNE-5

**DEMAND NOTICE**  
A notice is hereby given that the following Borrowers **Mr. Devendra Jammadas Soni & Mrs. Alpa Jammadas Soni** have defaulted in the repayment of principal and interest of the loans facility obtained by them from the Bank and the loans have been classified as Non-Performing Assets (NPA). The notices were issued to them under Section 13(2) of Securitization and Re-construction of Financial Assets and Enforcement of Security Interest Act 2002 on their last known addresses, but they have been returned unopened and as such they are hereby informed by way of this public notice.

Name of the Borrower/ Guarantors	A/C Number Nature of Credit Facilities	Details of Hypothecated Property	Date of Notice Date of NPA	Amount Outstanding as on date of notice
<b>Mr. Devendra Jammadas Soni.</b>	A/c No. 60350904929	Flat No- 1603, 16th Floor, A-Wing, May Fair Legends, Alpa CHSL, Sai Baba Park, Off Link Road, Mith Chokwy, Evershine Nagar, Opp National Dairy, Malad West, Mumbai-400064.	16.04.2024	Rs. 1,15,20,194/- plus unapplied interest towards housing loan facility
<b>Mrs. Alpa Jammadas Soni.</b>	A/c No. 60350904929	Flat No- 1603, 16th Floor, A-Wing, May Fair Legends, Alpa CHSL, Sai Baba Park, Off Link Road, Mith Chokwy, Evershine Nagar, Opp National Dairy, Malad West, Mumbai-400064.	18.04.2024	Rs. 1,15,20,194/- plus unapplied interest towards housing loan facility

The Bank hereby calls upon you to repay in full the amount of **Rs. 1,15,20,194/- plus unapplied interest from 18.04.2024 within 60 days**. If the concerned Borrowers/ Guarantors shall fail to make payment to Bank of Maharashtra as aforesaid, then the Bank of Maharashtra shall be entitled to proceed against the above secured assets under Section 13(4) of the Act and the applicable Rules entirely at the risks of the concerned Borrowers/ Guarantors as to the costs and consequences. In terms of provisions of SARFAESI ACT, the Concerned Borrowers/Guarantors are prohibited from transferring the above said assets, in any manner, whether by way of sale, lease or otherwise without the prior written consent of Bank of Maharashtra. Any contravention of the said provisions will render the concerned persons liable for punishment and /or penalty in accordance with the SARFAESI Act. The borrower's attention is invited to the provisions of sub-section 8 of Sec 13 of the Act, in respect of time available, to redeem the secured assets.

Sd/-  
Authorized Officer & Chief Manager  
Borivali West Branch, Mumbai North Zone  
Date : 23.04.2024  
Place : Mumbai

Regd. AD / Dasti / Affixation / Beat of Drum and publication / Notice Board of DRT EXH NO:70

**PROCLAMATION OF SALE**  
R.P. No. 75 of 2016  
2nd Floor, Telephone Bhavan, Strand Road, Colaba Market, Colaba, Mumbai-400 005  
PROCLAMATION OF SALE UNDER RULES 38, 52(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS AND BANKRUPTCY ACT, 1993  
STATE BANK OF INDIA  
versus  
M/S. DHANSHREE DEVELOPERS PVT. LTD. AND ORS.

CD NO. 1, M/S. Dhanshree Developers Pvt. Ltd., Registered Office at Bldg. no. A/4, Saddicha CHS, Rokadia Lane, SVP Road, Borivali West, Mumbai 400 092.  
CD NO. 2, Shankar Borkar, Address at 602, Radha Mukund Tower, B.P. Road, Kander Pada, Dahisar (W), Mumbai 400 068.  
CD NO. 3, Amol Borkar, Address at 602, Radha Mukund Tower, B.P. Road, Kander Pada, Dahisar (W), Mumbai 400 068.  
Whereas Hon'ble Presiding Officer, Debts Recovery Tribunal No. 1 Mumbai has drawn up the Recovery Certificate in Original Application No. 85 of 2014 for recovery of Rs. 25,20,923.71 (Rupees Twenty Five Crores Twenty Lakhs Twenty Five Thousand Nine Hundred Twenty Three and Paise Twenty Five Only) with interest and cost from the Certificate debtor and a sum of Rs. 54,63,44,129.71/- (Rupees Fifty Four Crores Sixty Three Lakhs Forty Four Thousand One Hundred Twenty Nine Rupees and Seventy One Paise) is recoverable together with further interest and charges as per the Recovery Certificate/Decree.  
And whereas the undersigned has ordered the sale of the property mentioned in the Schedule below in satisfaction of the said certificate.  
And whereas a sum of Rs. 54,63,44,129.71/- (Rupees Fifty Four Crores Sixty Three Lakhs Forty Four Thousand One Hundred Twenty Nine Rupees and Seventy One Paise) inclusive of cost and interest thereon as on 28.05.2024.  
1. Notice is hereby given that in absence of any order of postponement, the said property shall be sold on 28.05.2024 between 02.00 PM to 3:00 PM (with auto extension clause in case of bid in last 5 minutes before closing, if required) by e-auction and bidding shall take place through "On line Bidding" through the website of M/s. C-1 India Pvt. Ltd. Gurugurga <https://www.bankeaction.com> and the e-mail id's are [gujarat@c1india.com](mailto:gujarat@c1india.com) and [surupa@bankeaction.com](mailto:surupa@bankeaction.com) Contact Number of e-auction agency 0124-4302000. Mr. Hareesh Gowda Contact no. +91 954597555 Email id. [hareesh.gowda@c1india.com](mailto:hareesh.gowda@c1india.com). For further details contact:-(1) Mr. Tapan Kumar Satapathy, Assistant General Manager Mob: 9674771832 (2) Mrs. Sindhu Harkrishnan Chief Manager, Mob: 942859424 and Landline Number: 022-22021358.  
2. The sale will be of the property of the Defendants above mentioned in the Schedule below and the liabilities and claims attaching to the said property, so far as they have been ascertained, are those specified in the Schedule against property.  
3. The property will be put up for sale in the lots specified in the Schedule. If the amount to be realized is satisfied by the sale of a portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale also be stopped if, before any lot is knocked down, the arrears mentioned in the said certificate, interest costs (including cost of the sale) are tendered to the officer conducting the sale or proof is given to his satisfaction that the amount of such certificate, interest and costs have been paid to the undersigned.  
4. No officer or other person, having any duty to perform in connection with sale, either directly or indirectly bid for, acquire or attempt to acquire any interest in the property sold. The sale shall be subject to the conditions prescribed in Second Schedule of the Income Tax Act, 1961 and the rules made there under and to the further following conditions.  
5. The particulars specified in the annexed schedule have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, mis-statement or omission on this proclamation.  
6. The assets shall be auctioned as per the following details:-

No of Lots	Description of the property	Date of Inspection	Reserve Price	EMD Amount	Incremental Bid
1	i. Piece or parcel of land admeasuring about 5-24-0 H. R. P. Survey no. 191 Hissa no. 3, lying, being and situate at village Dhadhre, Taluka Shahapur, District Thane. ii. All that piece or parcel of land admeasuring about 3-31-0 H. R. P. bearing Survey No. 193 Hissa no. 4, lying, being and situate at village Dhadhre, Taluka Shahapur, District Thane. iii. All that piece or parcel of land admeasuring about 10-22-0 H. R. P. bearing Survey no. 190, lying, being and situate at village Dhadhre, Taluka Shahapur, District Thane. iv. All that piece or parcel of land admeasuring about 0-34-0 H. R. P. bearing Gat no. 88/1 situated at village Dhadhre, Taluka Shahapur, District Thane. v. All that piece or parcel of land admeasuring about 0-51-0 H. R. P. bearing Gat no. 88/3 situated at village Dhadhre, Taluka Shahapur, District Thane.	20.05.2024	2,50,00,000/-	25,00,000/-	5,00,000/-

7. The highest bidder shall be declared to be the purchaser of any lot. It shall be in the discretion of the undersigned to decline/acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so.  
8. The public at large is hereby invited to bid in the said E-Auction. The online offers along with EMD, is payable by way of RTGS/NET in the Account No. 3860747017 in the name of State Bank of India, at SARB-III Commercial Collection Account Nariman Point, Mumbai. IFSC Code No. SBIN061341, of the Certificate Holder Bank at Mumbai. Attested photocopy of TAN/PAN card and Address Proof shall be uploaded with the online offer. The offer for more than one property shall be made separately. The last date for submission of online offers alongwith EMD and the other information/details is on 20.05.2024 to 4:30 p.m. The physical inspection of the immovable property mentioned herein below as may be taken on 20.05.2024 between 11.30 a.m. to 4:30 p.m. at the property site.  
9. The copy of Pan Card, Address proof and identity proof, E-Mail ID, Mobile No. and declaration if they are bidding on their own behalf or on behalf of their principals. In the latter case, they shall be required to deposit their authority and in default their bids shall be rejected. In case of the company copy of resolution passed by the board members of the company or any other document confirming representation/attorney of the company and the receipt/copy of such deposit should reach to the said service provider CH Bank by e-mail or otherwise by the said date and hard copy shall be submitted before the Recovery Officer-I, DRT-I, Mumbai on 22.05.2024 2:00 pm to 4:30 pm. In case of failure bid shall not be considered.  
10. The successful bidder shall have to deposit 25% of his final bid amount after adjustment of EMD by next bank working day i.e. by 4:30 P.M. in the said account as per detail mentioned in the para-8 above.  
11. The purchaser shall deposit the balance 75% of final bid amount on or before 15th day from the date of sale of the property. If the 15th day is Sunday or other Holiday, then on the first bank working day after the 15th day by prescribed mode as stated in para 8 above. In addition to the above the purchaser shall also deposit poundage fee with Recovery Officer-I, DRT-I, Mumbai.  
12. In case of default of payment within the prescribed period, the deposit, after defraying the expenses of the sale, may, if the undersigned thinks fit, be forfeited to the Government and the defaulting purchaser shall forfeit all claims to the property or the amount deposited. The property shall be resold, after the issue of fresh proclamation of sale.  
13. Further the purchaser shall also be liable to make good of any shortfall or difference between his final bid amount and the price for which it is subsequently sold.  
14. The refund of EMD to the unsuccessful bidders at the close of auction shall be made only in the account number mentioned by such bidder by the concerned bank.  
15. The property is being sold on "AS IS WHERE IS BASIS" AND "AS IS WHAT IS BASIS".  
16. The undersigned reserves the right to accept or reject any or all bids if found unreasonable or postpone the auction at any time without assigning any reason.  
Sd/-  
(AJEET TRIPATHI)  
Recovery Officer - I, DRT-I, Mumbai.

Annexure -13, FORM NO. 22 (See Regulation 37(1)) BY ALL PERMISSIBLE MODE

**OFFICE OF THE RECOVERY OFFICER DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3)**  
1st Floor, MTNL Telephone Exchange Building, Sector-30 A, Vashi, Navi Mumbai-400703

RP No.177 OF 2019 Date of Auction Sale: 07/06/2024  
PROCLAMATION OF SALE IMMOVABLE PROPERTY  
PROCLAMATION OF SALE UNDER RULES 37, 38 AND 52 (1)(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS & BANKRUPTCY ACT, 1993  
BANK OF INDIA VS MR. IBRAHIM MOHAMMED KHAN & ORS.

CD-1. Mr. Ibrahim Mohammed Khan, Residing At:- Flat No. 101, Janaki Niwas, Plot No. 102, Sector-26a, Kopri, Vishi, Navi Mumbai-400705.  
CD-2. Mrs. Salma Ibrahim Khan, Residing At:- Flat No.101, Janaki Niwas, Plot No. 102, Sector-26 A, Kopri, Vishi, Navi Mumbai-400705.  
CD-3. Mr. Shammi A Khan, Residing At:- Flat No. 101, Janaki Niwas, Plot No.102, Sector-26 A, Kopri, Vishi, Navi Mumbai-400705.

Whereas Recovery Certificate No. RC NO.177 OF 2019 in OA NO. 50 of 2017 was drawn up by the Hon'ble Presiding Officer, DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3) for the recovery of the sum of Rs 29,63,062.00 (Rupees Twenty Nine Lakh Sixty Three Thousand Sixty Two Only) along with interest and the costs from the CD, and you, the CD, failed to repay the dues of the Certificate Holder Bank(s)/Financial Institution(s).  
And whereas the undersigned has ordered the sale of the Mortgaged/Attached properties of the Certificate Debtor as mentioned in the Schedule hereunder towards satisfaction of the said Recovery Certificate.  
Notice is hereby given that in absence of any order of postponement, the said property(s) shall be sold on 07/06/2024 between 01:00: PM to 02: 00: PM by auction and bidding shall take place through Online through the website: <https://www.bankeactions.com>. The details of authorised contact person for auction service provider is, Name: C1 India Pvt Ltd. Mr. Bhavik Pandya, Mobile no. - 886662937, Email- maharashtra@c1india.com. Helpline No.91-124-4302020/21/22/23/24, Email- support@bankeactions.com.

The details of authorised bank officer for auction service provider is, Name Mr. Karan Kumar, Mobile No. 9905498097, Email:-karan.kumar3@bankofindia.co.in, officer of Bank Of India.  
The sale will be of the properties of defendants/ CDs above named, as mentioned in the schedule below & the liabilities and claims attaching to the said properties, so far as they have been ascertained, are those specified in the schedule against each lot.  
The property will be put up for sale in the lot specified in the schedule. If the amount to be realized is satisfied by the sale of a portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale will also be stopped if, before any lot is knocked down the arrears mentioned in the said certificate+ interest+costs (including cost of sale) are tendered to the officer conducting the sale or proof is given to his satisfaction that the amount of such certificate, interest and costs have been paid to the undersigned.  
At the sale, the public generally are invited to bid either personally or by duly authorized agent. No officer or other person, having any duty to perform in connection with this sale shall, however, either directly or indirectly, bid for, acquire or attempt to acquire any interest in the properties sold.  
The sale shall be subject to conditions prescribed in the second schedule to the Income Tax Act, 1961 and the rules made thereunder and to the following further conditions:-

- The particulars specified in the annexed schedule have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, mis-statement or omission in the proclamation.
- The Reserve Price below which the property shall not be sold is as mentioned in the schedule.
- The amount by which the bidding is to be increased. In the event of any dispute arising as to the amount bid or as to the bidder the lot shall at once be again put up for auction or may be cancelled.
- The highest bidder shall be declared to be the purchaser of any lot provided always that he/she/they are legally qualified to bid and provided further the amount bid by him/her/ them is not less than the reserve price. It shall be in the discretion of the undersigned to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so.
- Each intending bidders shall be required to pay Earnest Money Deposit (EMD) by way of DD/Pay order in favour of RECOVERY OFFICER, DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3) to be deposited with R.O./Court Auctioneer, DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3) or by Online through RTGS/NEFT/directly into the Account No. 1043010022945 the name of BANK OF BARODA of having IFSC Code No. BARB0VASHIX and upload bid form details of the property along with copy of PAN card, address proof and identity proof, e-mail ID, mobile no. of and in case of the company or any other document, confirming Mobile No. representation/attorney of the company and the receipt/counter foil of such deposit. EMD deposited thereafter shall not be considered eligible for participation in the auction.

Sr No	Details of Property	EMD Amount (In Rs)	Reserve Price (In Rs)	Bid Increase in the multiple of (In Rs)
1	All That Piece And Parcel Of Flat No. 302, 3rd Floor In The Building Known As "Girija Apartments" Plot No. 95, Sector-1, House No. 364, Situated At Shiv Colony, Airoli, Navi Mumbai, District Thane With All Rights Therin.	4,50,000.00	44,23,000.00	25,000.00

EMD received after due date & time shall be rejected & the amount paid towards the EMD shall be returned to them by way of option given by them in the E-Auction Form. It is the sole responsibility of the bidder to have an active e-mail id and a computer terminal/system with internet connection to enable him/her to participate in the bidding. Any issue with regard to connectivity during the course of bidding online shall be the sole responsibility of the bidder and no claims in this regard shall be entertained.

If the bid is increased within the last 5 minutes of the given time of auction, the auction time is further extended by additional time of 5 minutes to enable the other bidders to increment their bids & the auction process comes to an end if no further increment(s) is/are made within the extended time of 5 minutes. In case of movable/immovable property the price of each lot shall be paid at the time of sale or as soon after as the officer holding the sale directs, and in default of payment, the property shall forthwith be again put up for auction for resale.

The successful bidder shall have to pay 25% of the sale proceeds after adjustment of EMD on being knocked down by next day in the said account/Demand draft/Banker Cheque/Pay order as per detail mentioned above. If the next day is Holiday or Sunday, then on next first office day. The purchaser shall deposit the balance 75% of the sale proceeds on or before 15th day from the date of sale of the property, exclusive of such day, or if the 15th day be Sunday or other Holiday, then on the first office day after the 15th day by prescribed mode as stated above. In addition to the above the purchaser shall also deposit Poundage fee with Recovery Officer, DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3) @ 2% up to Rs.1,000/- and @1% of the excess of the said amount of Rs.1,000/- through DD in favour of Registrar, DEBTS RECOVERY TRIBUNAL MUMBAI (DRT-III). In case of default of payment within the prescribed period, the deposit, after defraying the expenses of the sale, may, if the undersigned thinks fit, shall be forfeited to the Government and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may subsequently be sold. The property shall be resold, after the issue of fresh proclamation of sale.

Highest bidder shall not have any right/title over the property until the sale is confirmed by the Recovery Officer, DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3).

The amount of EMD deposited by the unsuccessful bidders shall be refunded through online mode in case of EMD deposited through online. In case EMD is deposited in the form of DD/BC/Pay order the same will be returned by hand. Original ID proof of the photocopy sent with the E-Auction EMD Form has to be brought. No interest shall be paid on EMD amount. No request for inclusion/substitution in the sale certificate of names of any person(s) other than those mentioned in the E-Auction EMD Form shall be entertained. In case of more than one bidders brought for sale, the sale of such properties will be as per the convenience and it is not obligatory to go serially as mentioned in the sale notice.

NRI Bidders must necessarily enclose a copy of photo page of their passport & route their bid duly endorsed by Indian Mission (Embassy). The movable/immovable property is being sold on "As is where is" and "as is what basis" and is subject to Publication charges, revenue and other Encumbrances as per rules. The undersigned reserves the right to accept or reject any or all bids, if found unreasonable or may postpone the auction at any time without assigning any reason.

Details of this Proclamation of sale can be viewed at the website [www.drt.gov.in](http://www.drt.gov.in)

Lot No	Description of the property to be sold	Revenue assessed upon the property of any part thereof	Details of any other encumbrance to which property is liable	Claims, if any, which have been put forward to the property and any other known particulars bearing on its nature and value
1	All That Piece And Parcel Of Flat No. 302, 3rd Floor In The Building Known As "Girija Apartments" Plot No. 95, Sector-1, House No. 364, Situated At Shiv Colony, Airoli, Navi Mumbai, District Thane With All Rights Therin.	Not Known	Not Known	Not Known

Note: -As on Auction Date i.e. 07/06/2024, The total amount of Rs. 52,35,296.00 (Rupees Fifty Two Lakh Thirty Five Thousand Two Hundred Nine Six only) is outstanding against the CDs. Date of inspection of the properties as mentioned above has been fixed as 03/06/2024 between 11AM to 4PM. Last date of receipt of bids been fixed as 05/06/2024 up to 4:30pm.

Sd/-  
Given under my hand and seal of the  
RECOVERY OFFICER-I  
DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3)

## PUBLIC NOTICE

This is to inform the general public that Original Share Certificate No. 7 of Mrs. Hetal Mehul Gandhi and Mr. Mehul Keshavlal Gandhi, registered members of August kranti Premises Co-operative Housing Society Ltd situated at 79/81, August Kranti Marg, Mumbai - 400 036 residing in Flat no. 65 has been lost/misplaced. The members of the Society have applied for duplicate Share Certificate.

The Society hereby invites claims and objections from Claimants/Objector or Objectors for issuance of duplicate Share Certificate within the period of 15 days from the publication of this Notice to the undersigned. If no claims/objections are received within the period prescribed above, the Society shall be free to issue duplicate Share Certificate in such manner as is provided under the bye-laws of the Society. The claims/objections, if any, received by the Society shall be dealt with in the manner provided under the bye-laws of the Society.

Sd/-  
(Bhadresh Chandrasinh Javeri)

Hon. Secretary

August kranti Premises

Co-operative

Housing Society Ltd

79/81, Augustkranti Marg,

Mumbai - 400 036

Date : 23.04.2024

**Karnataka Bank Ltd**  
Your Family Bank Across India  
Regd. & Head Office, PHONE: 022-222848104  
P.B. No. 599, Mahaveer Circle, E-Mail : legal.recovery@kbbkbank.com  
kankandy, Website: www.karnatakabank.com  
Mangaluru-575 002 CIN: L85110KA1924PLC001128

## NOTICE U/S 13(2) & (3) OF SARFAESI ACT 2002

(1) Mrs. Ashi Awasthi D/o Rajantlal Awasthi Addressed at: M S Bldg. No. 5. Adj to 155C, Chembur Court, Near Jais Sweets, Thane Mumbai-400 074  
(2) Mr. Ashish Kulkarni S/o Vilas Kulkarni Addressed at: Flat No. 203, Building No. 1, Krishna Green, Land Park, Ghodhodar Park, Kasarwadi, Thane-400607  
The L.A/c No. 637700160002601 for Rs. 38,36,812.00, availed by You No.1] Mrs. Ashi Awasthi is the borrower and You No.2] Mr. Ashish Kulkarni is the guarantor at the relevant time and even up to now Mumbai Neul East Branch has been classified as Non-Performing Asset on 28.11.2023, backdated to 01.04.2021 since restructured, and that action under SARFAESI Act, 2002 has been initiated by issuing a detailed Demand Notice under Sections 13(2) & 13(3) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, by the Authorised Officer of the Bank on 19.03.2024 to both of you. We are publishing this Demand Notice by the way of procedures laid down in the SARFAESI Act, 2002. The total liability as on 18.03.2024 due to the bank is Rs.49,46,244.97 (Rupees Forty Nine Lakhs Forty Six Thousand Two Hundred Forty Four and Paise Ninety Seven Only) plus present rate of interest @ 9.70% Compounded Monthly with effect from 29.02.2024.  
You are called upon to pay the same within 60 days from the date of this paper publication.

Brief description of assets: Residential Property bearing Flat No. 1101, measuring 530 sq.fts., situated on 11th Floor, E Wing, Casa Greenville, Near Lodha Dham, Anjur, Surar & Mankoli, Opp Bhiwandi, Bhiwandi Road Thane Dist. -421302  
Please note that I, the Authorised Officer of the secured creditor Bank intend to enforce the aforesaid sanction in the event of failure to discharge your liabilities in full on or before the expiry of 60 days from the date of this publication.  
Further, your attention is drawn to the provisions of Section 13(8) of the Act, wherein the time for redemption of mortgage is available only up to the date of publication of notice for public auction or inviting tenders.

Chief Manager & Authorised Officer

Karnataka Bank Ltd.

Date: 23.04.2024 Place: Thane Mumbai

## FORM G

### INVITATION FOR EXPRESSION OF INTEREST FOR