

AU SMALL FINANCE BANK LIMITED

A SCHEDULED COMMERCIAL BANK
 Regd. Office: 19-A, Dhuleshaw Garden, Ajmer Road, Jaipur - 302001 (CIN:L36911RJ1996PLC011381)

Demand Notice Under Section 13(2) of Securitisation Act of 2002

As the loan account became NPA therefore the Authorized officer under section 13(2) of "The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002" had issued 60 days demand notice to the Borrowers/Co-borrowers/Mortgagors/Guarantors (collectively referred as "Borrowers") as given in the table. According to the notice if the borrowers do not deposit the entire amount within 60 days, the amount will be recovered from auction of the mortgage properties/secured assets as given below. Therefore you the borrowers are informed to deposit the entire loan amount along with future interest and expenses within 60 days from the date of demand notice, otherwise under the provisions of 13(4) and 14 of the said Act, the Authorized officer is free to take possession for sale of the mortgage properties/secured assets as given below.

Borrowers to note that after receipt of this notice, in terms of Section 13(13) of the Act, 2002, you are prohibited and restrained from transferring any of the secured assets by way of sale, lease or otherwise, without prior written consent of the secured creditor. Borrowers attention are attracted towards Section 13(8) r/w Rule 3(5) of The Security Interest (Enforcement) Rules, 2002 Act that the borrowers shall be entitled to redeem their secured asset upon the payment of the complete outstanding dues as mentioned below before the publication of auction notice, which thereafter shall cease to exist.

Name of the Borrower/ Co-Borrower / Mortgagor / Guarantor / Loan A/c No.	Date and Amount of Demand Notice Under Sec. 13(2)	Description of Mortgaged Property
(Loan A/C No.) L900106082978842 & L900106012647437, Shri Satnam Garments & Mens Wear (Borrower), Rohit Bharatiyal Taneja (Co-Borrower), Bharat Sanjarmal Taneja (Co-Borrower), Pramod Sanjarmal Taneja (Co-Borrower)	18-Jan-25 ₹ 2,95,836/- Rs. Two Lac Ninety-Five Thousand Eight Hundred Thirty-Six Only As On 17-Jan-25 & ₹ 6,67,065/- Rs. Six Lac Sixty-Seven Thousand Sixty-Five Only As On 16-Jan-25	Property Situated At Cts No 6155, Block No R 4, Room No 9, Mahindale, Tal And Dist - Dhule, Maharashtra Admeasuring 39 Sq.Mtr
(Loan A/C No.) L9001060126354861, Sidhanaath Kirana Stores (Borrower), Kamal Baburoo Bandekar (Co-Borrower), Shtal Pramod Bandekar (Co-Borrower), Pramod Baburoo Bandekar (Co-Borrower)	16-Jan-25 ₹ 9,14,490/- Rs. Nine Lac Fourteen Thousand Four Hundred Ninety Only As On 10-Jan-25	Property Situated At- R S No 171/B, Plot No 1, Flat No G-1, Alankapuri Nivasi Yojana Phase 2, List No 768, Mandir Malkapur Karad, Vill- Khatav, Dist-Satara, Maharashtra Admeasuring 87.36 Sqmtr.
(Loan A/C No.) L9001060130480382, Omshakthi Bhavan (Borrower), Selvi Palinivel Devendra (Co-Borrower), Prashant Palinivel Devendra (Co-Borrower)	16-Jan-25 ₹ 6,82,231/- Rs. Six Lac Eighty-Two Thousand Two Hundred Thirty-One Only As On 10-Jan-25	Property Situated At- Flat No 7, Plot No 13, Building No A-9, Tehsil Thane, Sector 18 Nerul, Dist- Thane, Maharashtra Admeasuring 18.01 Sq.Mtr
(Loan A/C No.) L9001060130986779, Tuls Enterprises (Borrower), Sandeep Laxman Devkar (Co-Borrower), Ashok Laxman Devkar (Co-Borrower), Smt. Kalpna Ashok Devkar (Co-Borrower) Prakash Laxman Devkar (Co-Borrower)	18-Jan-25 ₹ 21,42,187/- Rs. Twenty-One Lac Forty-Two Thousand One Hundred Eighty-Seven Only As On 10-Jan-25	Property Situated At Ground Floor Apartment No Ss-2A/82, Jay Bhawani Owners Association Plot No 2, Sec 06, Vill - Koperkhairane, Navi Mumbai Tal And Dist - Thane, Maharashtra Admeasuring 16.93 Sq.Mtr
(Loan A/C No.) L900106014218167, Bindu Gopal Krishnan N K Achary (Borrower), Smt. Bindu Gopal Krishnan Achary (Co-Borrower)	14-Jan-25 ₹ 19,17,722/- Rs. Nineteen Lac Seventeen Thousand Seven Hundred Twenty-Two Only As On	Property Situated At- Plot No 121, Flat No 202, 2Nd Floor, Marina Baysand Co-Op Hsg Soc. Ldsector No 48, Village Dongrani, Navi Mumbai Taluka Uran And District- Raigad, Maharashtra Admeasuring 26.2 Sq.Mtr

Date : 21/02/2025
 Place : Mumbai

Authorized Officer
 AU Small Finance Bank Limited

VASTU HOUSING FINANCE CORPORATION LTD

Unit 203 & 204, 2nd Floor, "A" Wing, Navbharat Estate, Zakaria Bunder Road, Sewri (West), Mumbai 400015, Maharashtra.
 CIN No.: U65922MH2005PLC272501

POSSESSION NOTICE

Whereas, The undersigned being the Authorised Officer of Vastu Housing Finance Corporation Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred to him under section 13 (12) read with Rule 9 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice calling upon the borrowers mentioned herein below to repay the amount mentioned in the respective notice within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, undersigned has taken possession of the property described herein below in exercise of powers conferred on me under Section 13(4) of the said Act read with Rule 9 of the said rules on the date mentioned below.

The borrower and guarantor 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 Vastu Housing Finance Corporation Limited Branch for an amount mentioned as below and interest thereon, costs etc.

S No	Name of Borrower, Co-Borrower and LAN No.	Date & Amount of Demand Notice	Description of Property	Date & Type of Possession
1	Deepali Kiran Valimbe (Applicant), Usha Shashikant Valimbe (Co-Applicant), Aditya Kiran Valimbe (Co-Applicant), Kiran Shashikant Valimbe (Co-Applicant), LP000000120913, LP000000122892, LP000000144669	25-Sept-24 Rs.1164763 & Rs.543240 & Rs.327012 as on 16-Sept-24	Property No. 1-Flat No. 001, On Ground Floor, Area 41.90 Sq. Meters (Carpet), Property No. 2 - Flat No. 005, On Ground Floor, Area 26.70 Sq.Meters (Carpet), Property No. 3 - Flat No. 006, On The Ground Floor, Area 26.70 Sq.Meters (Carpet), In the Building Known as Vrshvaly Apartment and Situated bearing Survey No. 57, Hissa No. 1 Village Done, Taluka-Ambemhat, District-Thane, Maharashtra-421503, North-Residential House, South-Residential House, East-Sai Deep, West-Residential House/Road	Symbolic Possession Taken on 20-Feb-25

Date : 22.02.2025
 Place : Thane

Authorized officer
 Vastu Housing Finance Corporation Ltd

PUBLIC NOTICE

Notice is hereby given that the documents bearing Original Sale Deed dated 16th March 2022 executed between Lita L. Vaswani & Dilip K. Mirchandani (Party no 1) & Famous Innovations Digital Creative Pvt Ltd (Party no 2), registered on 16/03/2022 at Office of Sub-registrar Andheri Mumbai has been misplaced and not traceable yet. The report of the same has been lodged at the Kalachowki Police Station, Mumbai on 18th February 2025 vide report no 22818-2025.

If any person or persons is/are having any claim to or any interest in the said Premises described in the Schedule hereunder written by way of sale, charge, exchange, gift, lease, sub-lease, lien, tenancy, sub-tenancy, mortgage, inheritance, leave and license, easement, heirship or under any agreement or otherwise whatsoever, should notify the same in writing to us at our office with documentary proof of such claims or interest, if any, at M/s Thakkar Associates, Block no 25, 1st Floor, Tribhovan Giridhar Niwas, Lajpatrai Road, Vile Parle West, Mumbai 400056 within 14 (fourteen) days from the date of publication hereof, failing which it shall be presumed that the aforesaid Owners (Famous Innovations Digital Creative Pvt Ltd) are absolutely entitled to the said Premises as described in the Schedule hereunder written and the said Premises is free from all encumbrances and the matter of investigation of title in respect thereof shall be completed by our client without having any reference to such claim, if any, and the same shall be considered as waived.

THE SCHEDULE REFERRED TO ABOVE:
 Description of Premises
 Residential Flat bearing No. 1601 admeasuring 1380 sq. ft. on 16th Floor of the building Everest Co-operative Housing Society Ltd. situated at 164 Hill Road, Bandra (West), Mumbai - 400050.

Dated this 20th day of February 2025.

Sd/
 Deepak Thakkar
 Advocate High Court,
 M/s. Thakkar Associates
 (Mobile No 9819582765)

SBI State Bank of India

Branch - Stressed Assets Management Branch - II

Authorized Officer's Details:-
Name- Mr. Dheeraaj Kumar
Mobile No - 9560205656/ 8565908265
Landline No. (0) -022-41611401

Stressed Assets Management Branch - II, Raheja Chambers, Ground Floor, Wing -B, Free Press Journal Marg, Nariman Point, Mumbai 400021 Tel.No:022-41611403, Fax No: 022-22811403, E-mail id : team2.sbi.15859@sbi.co.in

SBI STATE BANK OF INDIA HOME LOAN CENTER

1 St Floor, P.No P/24, Nr. Sakal Circle, Trimbak Road, Midc, Satpur, Dist-Nashik, Maharashtra-422001 L/U-0253-2223001 To 3026
 Email Id- Sbi.10518@sbi.co.in

DEMAND NOTICE

Notice U/S 13(2) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (Second) Act, 2002 (No.3 of 2002) herein called as "Act"

Whereas the undersigned being the Authorized Officer of STATE BANK OF INDIA under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 & in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notices under Section 13 (2) of the said Act, calling upon the known and / or unknown legal heirs of the concerned Borrowers / Guarantors to repay the amounts mentioned in the respective Notices; within 60 days from the dates of the respective Notices, as per details given below. For various reasons these notices could not be served on the known and unknown legal heirs of the concerned Borrowers / Guarantors. Copies of these Notices are available with the undersigned; and the concerned, may, if they so desire, collect the said copies from the undersigned on any working day during normal office hours. All the account listed here below stand N.P.A. on or before the date of issue of demand notice. However, the Notice is hereby given to the concerned Borrowers / Guarantors where necessary, to pay to STATE BANK OF INDIA, within 60 days from the date of publication of this Notice the amounts indicated herein below due on the dates together with future interest at contractual rates, till the date of payment, under the loan / and other agreements and documents executed by the concerned persons. As security for the borrower's obligations under the said agreements and documents, the following assets have been mortgaged to STATE BANK OF INDIA.

Name Of The Borrowers	Date of Demand Notice	Particular Of Mortgage Property	Outstanding Amt.
Mr. ABHISHEK ANIL SAGADE, Home Loan A/c No. 41142449584 / Top up A/c No.42585269316 & Suraksha A/c No.41142472692	18-01-2025	Residential Property standing in the Name of Mr. ABHISHEK ANIL SAGADE Flat No.203, Dhruv Enclave Apartment, Plot No.12, S. No. 65/14-65/15, Bhagirathi Nagar, Near Hindustan Tyre, Old Saikheda Road, Nashik, Tal & Dist- Nashik - 422101.	₹15,02,275/- (Home Loan), ₹ 3,52,331/- (Top up) & ₹ 28,493/- (Suraksha), Total ₹ 18,83,100/- (Rupees Eighteen Lacs Eighty Three Thousand Ninety Nine Only) as on 17/01/2025+ Int.

If the concerned Borrowers / Guarantors / property Holders, as the case may be, and his / their heirs, if necessary shall fail to make payment to STATE BANK OF INDIA as aforesaid, then the STATE BANK OF INDIA shall 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 / Property Holders to the costs and consequences. The borrower's attention is invited to the provisions of Sub Section (8) of Section 13 of the SARFAESI Act, 2002 in respect of time available, to redeem the secured assets.

The concerned Borrower / Guarantors / Property Holders as the case may be, and his / their heirs, if necessary, are prohibited by the SARFAESI Act to transfer the aforesaid assets, whether by way of sale, lease or otherwise without the prior written consent of the STATE BANK OF INDIA. Any contravention of the provisions of the SARFAESI Act will render the borrower / Guarantors / Property Holders responsible for the offence liable to punishment and / or penalty in accordance with the SARFAESI Act.

Date : 17.02.2025
 Place : Nashik

Sd/- Authorized Officer
 State bank of India

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

DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 1)

2nd Floor, Colaba, Telephone Bhavan, Colaba Market, Mumbai-400 005 (5th Floor, Scindia House, Ballard, Mumbai-400 001)

CASE NO. OA/30/2024 EXH. NO. 12

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

KOTAK MAHINDRA BANK LIMITED

V/S
MR. PRADEEP SHARMA & ANR.

To, (1) MR. PRADEEP SHARMA, Room No. 316, P 1 Building, Hariyali Village, Karve Nagar, Kanjurmarg (East) Mumbai - 400042.
 (2) MRS. POOJA PRADEEP SHARMA, Room No. 316, P 1 Building, Hariyali Village, Karve Nagar, Kanjurmarg (East) Mumbai - 400042.

.....DEFENDANTS

SUMMONS

WHEREAS, OA/30/2024 was listed before Hon'ble Presiding Officer / Registrar on 17.10.2024.

WHEREAS this Hon'ble Tribunal is pleased to issue summons / notice on the said Application under section 19(4) of the Act, (OA) filed against you for recovery of debts of Rs. 32,86,448,28/- (application along with copies of documents etc. annexed).

In accordance with sub-Section (4) of section 19 of the Act, you, the defendants are directed as under:

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

You are also directed to file the written statement with a copy thereof furnished to the applicant and to appear before Registrar on 08.05.2025 at 10:30 A.M. Failing which the application shall be heard and decided in your absence.

Given under my hand & the seal of this Tribunal on this date : 10.01.2025

Sd/- Registrar,
 Debts Recovery Tribunal-1, Mumbai

Appendix - IV - A (See Proviso to Rule 8(6)) SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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 Security Interest (Enforcement) Rules, 2002

The undersigned as Authorized Officer of State Bank of India has taken over possession of the following property/ies u/s 13(4) of the SARFAESI Act.

Public at large is informed that e-auction (under SARFAESI Act, 2002) of the charged property/ies in the below mentioned cases for realisation of Bank's dues will be held on "AS IS WHERE IS BASIS, AS IS WHAT IS BASIS AND WHATEVER THERE IS BASIS" on 11.03.2025, Time:- 11:00 AM to 11.03.2025, Time:-17:00 PM and on the terms and conditions specified hereunder.

Name of Borrower(s)	Name of Guarantor(s)
M/s. Pandhe Infracons Pvt. Ltd. 157/C, Railway Lines, Sushila Apartments, Near Maruti Mandir, Solapur, Maharashtra Pin 413001	1. Mr. Ankur Anil Pandhe (Director & Guarantor) 2. Mrs. Rohini Anil Pandhe (Director & Guarantor) 3. Mrs. Pooja Ankur Pandhe (Director & Guarantor) 4. M/s. Pandhe Construction Pvt. Ltd. (Corporate Guarantor)

Outstanding Dues for Recovery of which Property/ies /are Being Sold

Rs. 58,48,68,860.00 (Rs. Fifty Eight Crore Forty Eight Lac Sixty Eight Thousand Eight Hundred and Sixty only) as inclusive of interest up to 29.06.2017 + interest at contracted rate till date thereon + expenses & costs (less cash recoveries, if any) (Outstanding as per 13(2) notice)

Name of The Unit	Description of property/ies	Reserve Price and EMD Details:
M/s. Pandhe Infracons Pvt. Ltd.	1. Land at Gat No. 349, Plot Nos. 2,4,7,9,14,15,24,31 admeasuring 12938.43 Square Meter at Godutal Paruaadekar Mahila Bidi Kamgar Sahakari Gruh Nirman Samiti Maryadit at Mauje Kumbhari, South Solapur. In the name of Pandhe Construction Pvt. Ltd. (Corporate Guarantor)	Reserve Price:- Rs.2.86 Crores Below which the property will not be sold. Earnest Money Deposit (EMD)10% of the Reserve Price:- Rs.0.286 crores Bid Increment Amount:- Rs.2,00,000/-
	2. Land at Gat No. 351/1 Plot Nos. 3,6,7,8,9,10,5,10,11,12 admeasuring 12632.21 Square Meter at Godutal Paruaadekar Mahila Bidi Kamgar Sahakari Gruh Nirman Samiti, Maryadit at Mauje Kumbhari, South Solapur. In the name of Pandhe Construction Pvt. Ltd. (Corporate Guarantor).	Reserve Price:- Rs.4.01 Crores Below which the property will not be sold. Earnest Money Deposit (EMD)10% of the Reserve Price:- Rs.0.401 crores Bid Increment Amount:- Rs.2,00,000/-
	3. Plot No. 1, A-3 & amenity space No.1 in Gat no 385/1/2, Kumbhari, South Solapur admeasuring 1840.05 Square Meter, 543.89 Square Meter and 581.86 Square Meter respectively in the name of Smt. Rohini Anil Pandhe & Mr. Ankur Anil Pandhe.	Reserve Price:- Rs.0.68 Crores Below which the property will not be sold. Earnest Money Deposit (EMD)10% of the Reserve Price:- Rs.0.068 crores Bid Increment Amount:- Rs.1,00,000/-
	4. Amenty space No. 1, Gat No.383/1 at Kumbhari, South Solapur admeasuring 4274.48 Square Meter in the name of Smt. Rohini Anil Pandhe and Mr. Ankur Anil Pandhe.	Reserve Price:- Rs.0.63 Crores Below which the property will not be sold. Earnest Money Deposit (EMD)10% of the Reserve Price:- Rs.0.063 crores Bid Increment Amount:- Rs.1,00,000/-

Date & Time of e-Auction: Date:- 11.03.2025, Time:- 11.00 a.m. to 5.00 p.m. with unlimited extensions of 10 Minutes each

Date and time for submission of EMD and request letter of participation / KYC Documents/ Proof of EMD etc. On or before 11.03.2025 before 10.00 a.m.

Date & Time of Inspection property:- 07.03.2025 from 11.00 a.m. to 5.00 p.m.

*CARE: It may be noted that this e-auction is being held on "As is where is basis, As is what is basis and Whatever there is basis" For detailed Terms and conditions of the sale, please refer to the link provided in State Bank of India the Secured Creditor's website www.sbi.co.in & https://baanknet.com

The property is being sold with all existing and future encumbrances whether known or unknown to the bank. The Authorised officer / secured creditor shall not be responsible in any way for any third party claim /rights /dues.

The sale shall be subjected to rules / conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The Borrowers / Guarantors are hereby notified that the property will be auctioned and balance if any will be recovered with interest and cost from you.

For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the Secured Creditor's website https://www.sbi.co.in/ and website https://baanknet.com

REGD./AD, DASTI/AFFIXATION/BEAT OF DRUM & PUBLICATION, NOTICE BOARD OF DRT

SALE PROCLAMATION

OFFICE OF THE RECOVERY OFFICER, DEBTS RECOVERY TRIBUNAL-II, MUMBAI
 MTNL Bhavan, 3rd Floor, Colaba Market, Colaba, Mumbai.

T.R.P. No. 03 of 2023 (RP 20/23) DATED: 18.02.2025

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.

Canara Bank V/s. Certificate Holders
 M/s. Jewel Tech (I) Ltd. & Ors. Certificate Debtors

To, 1. M/s. Jewel Tech(I) Ltd., Plot No. 57, SEEPZ, Andheri (East), Mumbai - 400096.
 CD - 2. Mr. Shekhar Mehta, JCM House, Mini Divyalok Annex, 320, L.D. Ruparel Marg, Mumbai - 400006.
 CD - 3. Mr. Shailesh J. Mehta, 3K, Alankar, 3, Harkness Road, Mumbai - 400006.
 CD - 4. Mr. Shauharat S Mehta, JCM House, Mini Divyalok Annex, 320, L.D. Ruparel Marg, Mumbai - 400006.
 CD - 5. Mr. Anmol S. Mehta, JCM House, Mini Divyalok Annex, 320, L.D. Ruparel Marg, Mumbai - 400006.
 CD - 6. M/s. Swati Diamonds, 1015, Prasad Chambers, Swadesh Mills Compound, Opera House, Mumbai - 400004.
 CD - 7. Rashmi Shekhar Mehta, JCM House, Mini Divyalok Annex, 320, L.D. Ruparel Marg, Mumbai - 400006.
 CD - 8. State Bank of India, 1st Floor, Majestic Shopping Centre, 144, J.S.S. Road, Girgaum, Mumbai - 400004.
 CD - 9. Bank of India, SEEPZ Branch, Mahakali Road, Andheri (E), Mumbai - 400095.
 CD-10. ICICI Bank Ltd., ICICI Bank Towers, Bandra - Kuria Complex, Bandra (E), Mumbai - 400051.

Whereas Hon'ble Presiding Officer, Debts Recovery Tribunal No. II Mumbai has drawn up the Recovery Certificate in Original Application No. 86 of 2007 for recovery of Rs. 57,28,89,003.00 (Rupees Fifty Seven Crore Twenty Eight Lakh Eighty Nine Thousand and Three only) with interest and cost from the Certificate Debtors and a sum of Rs. 206,17,21,580.17 (upto 11.10.2024) is recoverable together with further interest and charges as per the Recovery Certificate / Decree.

And whereas the undersigned has ordered the sale of property mentioned in the Schedule below in satisfaction of the said certificate.

And whereas a sum of Rs. 57,28,89,003.00 along with pendent-lite and further interest @ 16% p.a. from the date of filing of application till payment and/or realization from CDs.

Notice is hereby given that in absence of any order of postponement, the said property shall be sold on 25.03.2025 between 02:00 PM to 03:00 PM. (with auto extension clause in case of bid in last 5 minutes before closing, if required) by open public e-auction and bidding shall take through "On line Electronic Bidding" through the website (www.bankofindia.com) of M/s. C 1 India Pvt. Ltd., having address at Plot No. 68, Sector 44, Gurugram - 122003, Haryana, Contact Person: Mr. Bhavik Pandya (Mobile +91-986662937) Email address maharashtra@icdi.com & gjarat@icdi.com, (Support Help Desk No: +91 886662937 / 01244302000) The intending bidders should register themselves on the website of the aforesaid e-auction agency well in advance and get user ID and Password for uploading of requisite documents and/or for participating in the open public e-auction.

The sale will be of the property of the C.D.s above named as 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 each lot / property. The property will be put up for the 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 is stopped, if, before any lot is knocked down, the arrears mentioned in the said certificate, interest and 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.

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 this proclamation.

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 thereunder and to the further following conditions:-

- The reserve price below which the property shall not be sold is Rs. 16,94,00,000/- (Rupees Sixteen Crores Ninety Four Lakhs Only)
- The amount by which the bid is to be increased shall be Rs. 15,00,000/- (Rupees Fifteen Lakhs Only). However, the decision in this regard is the undersigned shall be final and binding on the parties concerned. In the event of any dispute arising as to the amount of bid, or as to the bidder, the lot shall at once be again put up to auction.
- The highest bidder shall be declared to be the purchaser of that respective lot. It shall be in the discretion of the undersigned to decline/accept the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so or for reasons otherwise.
- The public at large is hereby invited to bid in the said E-Auction. The online offers along with EMD amounting to Rs. 1,70,00,000/- (Rupees One Crore Seventy Lakhs Only), is payable by way of RTGS/NEFT in the Account No.: 209272434, IFSC Code: CNRB0002360, of Aremy Branch-1, New Marine Lines, Mumbai.
- The offers in a sealed envelope (addressed to the Recovery Officer, DRT-II, Mumbai superscribing T.R.P. No. 03 of 2023 only) containing duly filled in and blue ink signed prescribed bid form giving complete details of the bidders) including e-mail ID, Mobile Number etc., along with self attested copies of PAN/TAN Card, Address Proof, Photo Identity Proof of the bidder(s) and RTGS / NEFT details towards EMD Amount of Rs. 1,70,00,000/- (Rupees One Crore Seventy Lakhs Only), should be deposited with the undersigned not later than by 4:00 P.M. on 20.03.2025.
- The bidder (s) shall also declare if they are bidding on their own behalf or on behalf of their principals and sign declaration accordingly. In the latter case, they shall be required to deposit with the bid documents their original authority duly ink signed by their principal together with complete KYC of the said principal duly attested by the said principal together with complete KYC of the authorized person. In case of the company, authenticated copy of resolution passed by the board members of the company or any other authenticated documents confirming representation / attorney of the company together with complete KYC of the said principal company and complete KYC of the authorized person shall also be submitted alongwith the bid documents. In case of failure, bid shall not be considered.
- The bidder (s) shall also upload online on the website of the aforesaid e-auction agency, after registering themselves on the website of the aforesaid e-auction agency, copy of the duly filled in prescribed bid form alongwith photocopies of the documents as stated in para 5 & 6 here in above. The last date for submission of online bid is 20.03.2025 by 4:00 P.M.
- The physical inspection of the properties may be taken between 10:00 A.M. and 04:00 P.M. on 18.03.2025 at the property site. For further details contact: Seema Somkuwar, Chief Manager : Mobile - 9881365087
- Once the bid is submitted it is mandatory for the bidder (s) to participate in the bidding process of the e-auction by logging in on the e-auction agency portal, failing which the EMD shall be forfeited to the Government, if the undersigned thinks fit.
- 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 4:00 P.M., in the said account as per details mentioned in para 4 above.
- The successful highest bidder shall also deposit the balance 75% of final bid amount on or before 15th day from the date of auction 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 4 above.
- In addition to the above, the successful highest bidder shall also deposit poundage fee with Recovery Officer-II, DRT-II @ 2% upto Rs.1,000/- and @ 1% of the excess of said amount of Rs.1,000/- through DD in favour of Registrar, DRT-II, Mumbai, within 15 days from the date of auction sale of the property.
- In case of default of payment within the prescribed period, the deposit, after defraying the expenses of the sale, if the undersigned thinks fit, be forfeited to the Government and the defaulting successful highest bidder shall forfeit all claims to the property or the amount deposited. The property shall be resold, after the issue of fresh proclamation of sale. 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.
- The property is being sold on "AS IS WHERE IS BASIS" AND "AS IS WHAT IS BASIS".
- 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.

SCHEDULE

No. of Lots	Description of Property to be sold with the name of the Co-Owners where the property belongs to defaulter and any other person as co-owners	Revenue assessed upon the property any part thereof	Details of any other encumbrances 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.	1. Immovable Property bearing Plot No. 57 at SEEPZ, Industrial Area, MIDC, Marol, Andheri (E), Mumbai - 400096.	Not Available	Mortgaged Property	"It is a leasehold Property SEEPZ Authority is the Lessor and M/s. Jewel Tech (I) Ltd., i.e., CD No. 1 is Lessee. The Lease Deed is dated 12.03.1998 and the e-auction sale is for balance lease period on the terms mentioned in the lease deed. ** SEEPZ SEZ vide Exh-204 has filed claims amounting to Rs. 16,41,61,968/-. The claims of SEEPZ SEZ shall be decided before confirmation of sale, as per Rules.

Given under my hand and seal on this 18th day of February, 2025.

Sd/-
 Bhavishya Kumar Sadi
 Recovery Officer, DRT - II, Mumbai

Property ID No:- SBIN200008172889 (Lot-I)

Property / Location	Video / Photos of Property	USP of Property

Statutory Notice under Rule 8(6) of the SARFAESI Act: This is also a notice to the Borrower/Guarantor of the above loan under Rule 8(6) of the SARFAESI Act 2002 about holding of Auction for the sale of secured assets on above mentioned date.

Bank website www.sbi.co.in

Property ID No:- SBIN200008174035 (Lot - II)

Property / Location	Video / Photos of Property	USP of Property

E-auction website

Property ID No:- SBIN200028137801 (Lot - III)

Property / Location	Video / Photos of Property	USP of Property

Property ID No:- SBIN200028137792 (Lot-IV)

Property / Location	Video / Photos of Property	USP of Property

Date : 22.02.2025
 Place : Mumbai

Sd/-
 Authorized Officer
 State Bank of India

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

DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 1)

2nd Floor, Colaba, Telephone Bhavan, Colaba Market, Mumbai-400 005 (5th Floor, Scindia House, Ballard, Mumbai-400 001)

CASE NO. OA/30/2024 EXH. NO. 12

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

KOTAK MAHINDRA BANK LIMITED

V/S
MR. PRADEEP SHARMA & ANR.

To, (1) MR. PRADEEP SHARMA, Room No. 316, P 1 Building, Hariyali Village, Karve Nagar, Kanjurmarg (East) Mumbai - 400042.
 (2) MRS. POOJA PRADEEP SHARMA, Room No. 316, P 1 Building, Hariyali Village, Karve Nagar, Kanjurmarg (East) Mumbai - 400042.

.....DEFENDANTS

SUMMONS

WHEREAS, OA/30/2024 was listed before Hon'ble Presiding Officer / Registrar on 17.10.2024.

WHEREAS this Hon'ble Tribunal is pleased to issue summons / notice on the said Application under section 19(4) of the Act, (OA) filed against you for recovery of debts of Rs. 32,86,448,28/- (application along with copies of documents etc. annexed).

In accordance with sub-Section (4) of section 19 of the Act, you, the defendants are directed as under:

- To show cause within thirty days of the service of summons as to why relief prayed for should not be granted;
- To disclose particulars of properties or assets other than properties and assets specified by the applicant under serial number 3A of the original application;
- You are restrained from dealing with or disposing of secured assets or such other assets and properties disclosed under serial number 3A of the original application, pending hearing and disposal of the application for attachment of properties;
- You shall not transfer by way of sale, lease or otherwise, except in the ordinary course of his business any of the assets over which security interest is created and /or other assets and properties specified or disclosed under serial number 3A of the original application without the prior approval of the Tribunal;
- You shall be liable to account for the sale proceeds realised by

