## SYMBOLIC POSSESSION NOTICE

Registered office: ICICI Bank Towers, Bandra-Kurla Complex, Bandra (East), Mumbai- 400051 Corporate Office: ICICI HFC Tower, JB Nagar, Andheri Kurla Road, Andheri East, Mumbai- 400059 Branch Office: 2nd floor, Office no. 203, Sai Midas, Opposite Patiyala House, Nagar, Manmad Poad, Savedi, Ahmednagar- 414003

Whereas The undersigned being the Authorized Officer of ICICI Home Finance Company Limited under the Securitisation, 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 mentioned below, to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

As the borrower 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 of the said rules on the below-mentioned dates. The 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 ICICI Home Finance Company Limited.

Sr. No.	Name of the Borrower/ Co-borrower/ Loan Account Number	Date of Possession	Date of Demand Notice/ Amount in Demand Notice (Rs.)	
	Jagtap (Borrower), Savita Bahusaheb Jagtap (Co-Borrower),	House No 27 17 Gat No 156 2 2 Part At Newasa Dist Ahmednagar Na Ahmadnagar- 414603. Bounded By- North: Same Plot Part, South: Gut No 156P, East: Gut No 157 P, West: Road. Date of Possession- 19-Jun-23	_	Ahmed- nagar-B

The above-mentioned borrowers(s)/ guarantors(s) are hereby given a 30 day notice to repay the amount, else the mortgaged properties will be sold on the expiry of 30 days from the date of publication of this Notice, as per the provisions under the Rules 8 and 9 of Security Interest (Enforcement) Rules 2002.

Authorized Officer ICICI Home Finance Company Limited

Public Notice For E-Auction For Sale Of Immovable Properties Sale of Immovable property mortgaged to IIFL Home Finance Limited (Formerly known as India Infoline Housing Finance Ld.) (IIFL-HFL) Corporate Office at Plot No. 98, Udyog Vihar, Phase-IV, Gurgaon-122015 (Haryana) and Branch Office at IIFL House, Sun Infotech Park Road No. 16V, Plot No.B-23, Thane Industrial Area, Wagle Estate, Thane – 400604 under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002(hereinafter "Act"). Whereas the Auhorized Officer ("AC") of IIFL-HFL had taken the possession of the following propertyies pursuant to the notice issued U/S 13(2) of the Act in the following Ioan accounts/prospect nos. with a right to sell the same on "As IS WHERE IS BASIS & AS IS WHAT IS BASIS" for realization of IIFL-HFL's dues, The Sale will be done by the undersigned through e-auction platform provided at the website: www.bankeauctions.com. Sorrower(s) / Demand Notice Description of the Immovable Date of Symbolic Possession Reserve Price Co-Borrower(s Date and Amount property/ Secured Asset 21-Nov-2018 Rs. 6.03.40.000/-Guarantor(s) 13-Jul-2018 
 13-Jul-2018
 All that part and parcel of the property Rs. 4,54,06,779/- (Rupees Four Crore Fifty Four Lakh Six Thousand Wing, "Lodha Marquise-B", The Park, Seven Hundred Seventy Ving March Lower Parel, Rs. 4,81,44,818/ Carpest More Earnest More Server Hundred Seventy Ving March Lower Parel, Rs. 4,81,44,818/ (Rupees Six Crore Three Lakh Mr, Paras Sundarji Dedhia Earnest Money

Kashmira Paras Dedhia	Bid Increase Amount	Mumbai Maharaahtra 100012 (Sunar (	Runges Four Crore	Deposit (EMD)
(Prospect No. 747092)	Rs. 6,00,000/- (Rupees Six Lak Only)	h built up area admeasuring 2155 sq.ft and E Carpet area admeasuring 1390 Sq. ft.)	our Thousand Eight Lak lundred Eighteen Only)	an manager our mouound
Date of Inspection of property		EMD Last Date	Date/ Time of	of E-Auction
28-July-2023 1100 hrs -1400 hrs		31-July-2023 till 5 pm.	02-Aug-2023 110	00 hrs1300 hrs.

#### Mode Of Payment :-

Date : June 22, 2023 Place: Ahmednagar

EMD payments are to be made vide online mode only. To make payments you have to visit https://www.bankeauctions.com and pay through lin available for the property/ Secured Asset only.

Note: Payment link for each property/ Secured Asset is different. Ensure you are using link of the property/ Secured Asset you intend to buy public auctior

For balance payment, upon successful bid, has to pay through RTGS/NEFT. The accounts details are as follows: a) Name of the Account: IIFL Home Finance Ltd., b) Name of the Bank:- Standard Chartered Bank, c) Account No:-9902879xxxxx followed by Prospect Number, d) IFSC Code: SCBL0036001, e) Bank Address: Standard Chartered Bank, 90 M.G. Road, Fort, Mumbai-400001.

#### Terms and Condition

- For participating in e-auction, Intending bidders required to register their details with the Service Provider https://www.bankeauctions.com, well ir advance and has to create the login account, login ID and password. Intending bidders have to submit / send their "Tender FORM" along with the paymen details towards EMD, copy of the KYC and PAN card at the above mentioned Branch Office.
- The bilders shall improve their offer in multiple of amount mentioned under the column "Bil Increase Amount". In case bid is placed in the last 5 minutes of the closing time of the auction, the closing time will automatically get extended for 5 minutes.
   The successful bilder should deposit 25% of the bid amount (after adjusting EMD) within 24 hours of the acceptance of bid price by the AO and the balance 75% of the bid amount within 15 days from the date of confirmation of sale by the secured creditor. All deposit and payment shall be in the prescribed mode of payment.
- The purchaser has to bear the cess, applicable stamp duty, fees, and any other statutory dues or other dues like municipal tax, electricity charges, land
- and all other incidental costs, charges including all taxes and rates outgoings relating to the property. Bidders are advised to go through the website https://bankeauctions.com and https://www.ifl.com/home-loans/properties-for-auction for detailed term and conditions of auction sale & auction application form before submitting their Bids for taking part in the e-auction sale proceedings.
- 6. For details, help procedure and online training on e-auction prospective bidders may contact the service provider E mail ID-support@bankeauctions.com, SupportHelplineNumbers:@7291981124/25/26.
  7. For any query related to Property details, Inspection on Property and Online bid etc. call IIFL HFL toll free no. 1800 2672 499 from 09:30 hrs to 18:00 hrs between Monday to Friday or write to email-auction.h@iifl.com
- between Monday to Finday or Write to email:-auction.niigiini.com
  8. Notice is hereby given to above said borrowers to collect the household articles, which were lying in the secured asset at the time of taking physical possession within 7 days, otherwise IIFL-HFL shall not be responsible for any loss of property under the circumstances.
  9. Further the notice is hereby given to the Borrower's, that in case they fail to collect the above said articles same shall be sold in accordance with Law.
  10. In case of default in payment at any stage by the successful bidder / auction purchaser within the above stipulated time, the sale will be cancelled and the amount already paid will be forfield (including EMD) and the property will be again put to sale.
- 11. AO reserves the rights to postpone/cancel or vary the terms and condition of tender/auction without assigning any reason thereof. In case of any dispute in tender/Auction, the decision of AO of IIFL-HFL will be final.

## STATUTARY 30 DAYS SALE NOTICE UNDER RULE 8 (6) OF THE SARFAESI ACT, 2002

The Borrower are hereby notified to pay the sum as mentioned above along with upto dated interest and ancillary expenses before the date of Tender/Auctior failing which the property will be actioned/sold and balance dues if any will be recovered with interest and cost Place : Mumbai Date : 22-Jun-2023 Sd/-Auth Sd/-Authorised Officer, IIFL Home Finance Limite



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 **UNION BANK OF INDIA** 

## VS

## **MR. SUNDARRAO BENJAMINE TAGARAM & ANR**

CD-1. Mr. Sundarrao Benjamine Tagaram, Residing At :- C/O Shakti Behal, B-13 Refinery View CHSL., Plot No. 62-63, Marol Church Road Chembur, Mumbai - 400074, Also At: Flat No. A/8, Mithul Enclave CHS., Mahul Road, Chembur, Mumbai, Maharashtra - 400074. CD-2. Mrs. Keturarani Sundarrao Tagaram, Residing At:- C/O Shakti Behal, B-13 Refinery View CHSL., Plot No. 62-63, Marol Church Road

Chembur, Mumbai - 400074, Also At -- Flat No. A/8, Mithul Enclave CHS., Mahul Road, Chembur, Mumbai, Maharashtra - 400074. Whereas Recovery Certificate No. RC NO. 125 OF 2021 in O.A NO. 565 of 2018 was drawn up by the Hon'ble Presiding Officer, DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3) for the recovery of the sum of Rs. 21,32,426.00 (Rupees Twenty One Lakh Thirty Two Thousand Four Hundred Twenty Six Only) along with interest and the costs from the CD, and you, the CD, failed to repay the dues of the Certificate Holde 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.

THANE Branch Office: PNB Housing Finance Limited, 1st Floor, Pushpmangal Complex (Building No. 1) Finance Limited Above Bank of Baroda, Near Babubhai Petrol Pump, Old Agra Road, Thane, Maharashtra, PIN – 400601 POSSESSION NOTICE (FOR IMMOVABLE PROPERTY/IES)

**PNU** Housing

Regd. Office:- 9th Floor, Antriksh Bhavan, 22, K G Marg, New Delhi-110001. Phones:- 011-23357171, 23357172, 23705414, Website: www.pnbhousing.com

Whereas the undersigned being the Authorised Officer of the **PNB Housing Finance Ltd.** under the Securitisation and Reconstruction of Financial Assets & in compliance of Rule 8(1) of 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/s on the date mentioned against each account calling upon the respective borrower/s to repay the amount as mentioned against each account within 60 days from the date of notice(s)/date of receipt of the said notice/s. 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 possession of the property/ies described herein below in exercise powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said Rules on the dates mentioned against each account. The borrower/s in particular and the public in general is ereby cautioned not to deal with the property/ies and any dealing with the property/ies will be subject to the charge of PNB Housing Finance Ltd, for the amount and interest thereon as per loan agreement.

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.

SI. No	Loan Account Number	Name of Borrower/ Co-Borrower/ Guarantor(s)	Date of Demand Notice	Amount Outstanding	Date of Possession Taken	Description of the Property/ies Mortgaged	
1.	HOU/THA/09 21/917031, B.O: THANE	RAMADHAR	15-12-2022	Rs. 2760436.58 (Rupees Twenty Seven Sixty Thousand Four Hundred Thirty Six and Fifty Eight paise only) as on 15-12-2022		FLAT NO 706, 7th Floor, Shivam Residency Phase I, Temghar Pada, Bhiwandi, Thane, Maharashtra-421302, India.	
2.	HOU/THA/09 17/425610 B.O: THANE	BALKRISHNA	15-02-2019	Rs. 2014065 (Rupees Twenty lakhs Fourteen Thousand Sixty Five Only) as on 15-02-2019		Flat No 203,2nd Floor, Wing A, Sadguru Residency, Vadvali, Badlapur, Thane, MAHARASHTRA-421503, India.	
PI	Place : Mumbai, Dated : 16.06.2023 Authorized Officer, (M/s PNB Housing Finance Ltd.)						

	SMFG Grihashakti	SMFG INDIA HOME FINANCE COL (FORMERLY FULLERTON INDIA HOME FINANCE OC Corporate Off. : 503 & 504, 5th Floor, G-Block, Insipre BKC, BKC Main Road, Bandra K Regd. Off. : Megh Towers, 3rd Floor, Old No. 307, New No. 165, Poonamallee High Ro	OMPANY LIMITED) Jurla Complex, Bandra (E), Mumbai - 400051		
		DEMAND NOTICE			
he ur Finance ead w nentic porrov	SECURITY INTERE indersigned being to ce Company Limi with Rule 3 issued I poned in respective ver(s) is/are avoidi	DNS OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ST ACT, 2002 ("the Act") AND THE SECURITY INTEREST (ENFORCEME the Authorized Officer of SMFG India Home Finance Company Limit ted) (SMFGIHFCL) under the Act and in exercise of the powers confer Demand Notice(s) under Section 13(2) of the Act, calling upon the follow notice(s) within 60 days from the date of receipt of the said notice. The u ng the service of the Demand Notice(s), therefore the service of notice The contents of Demand Notice(s) are extracted herein below :	NT) RULES, 2002 ("the Rules") ed (Formerly Fullerton India Home red under Section 13 (12) of the Aci ing borrower(s) to repay the amouni indersigned reasonably believes that		
SI. No.		Loan Amount No., Name of the Borrower/ Co-Borrowers Property Holders as the case may be	Date of Demand Notice U/s-13(2) and Total Outstanding		
1	LAN: 606507510297996 (1) AJIT SHANKAR PAWAR, S/O SHANKAR PAWAR, (2) KSHITIJ GAS AGENCY Add. 1: 1/15, JYOTI SADAN, GULMOHAR, CROSS ROAD NO. 6, 3RD FLOOR, OPP. ECLE MONDIAL SCHOOL, JUHU, MUMBAI - 400049, Add. 2: FLAT NO.15, 3RD FLOOR, JYOTI SADAN NAGAR CHSL, GUIMOHAR CROSS ROAD NO. VI, J.V.PD. SCHEME, JUHU, VILE PARLE (WEST), MUMBAI - 400049. Add. 3: NAOOLIA NIKETAN PLOT NO 95, JAY PRAKASH ROAD NO.1, GOREGACON (EAST), MUMBAI, MAHARASHTRA - 400063.		Date : 12.06.2023 Rs. 1,41,34,198/- (Rupees One Crore Forty One Lakh Thirty Four Thousand One Hundred Ninety Eight only) NPA Date : 07.04.2023		
	Description of Secured Assets/Mortgage Property: ALL THE PIECE AND PARCEL OF PROPERTY BEARING RESIDENTIAL FLAT NO.15 ON THE 3RD FLOOR BUILDING NO. 1, IN THE BUILDING KNOWN AS "JYOTI SADAN NAGAR CHSL", GULMOHAR CROSS ROAD NO. 6, NEAR ECHOLE MONDIAL SCHOOL, JVPD VILE PARLE WEST, MUMBAI SUBURBAN, MAHARASHTRA; SURROUNDED BY BOUNDARIES : EAST - ROAD, WEST - GRAMODYA BUILDING, NORTH - S.S. SADAN, SOUTH - SERVICE ROAD.				
2	(2 Add. 1 : 103 A, M THANE, MAHARA 619, NEAR VEN	LAN : 606507210420229 & 606507510434098 RAM MULCHAND KUKREJA, S/O MULCHAND KUKREJA, ) NIVEDITA RAM KUKREJA, (3) RAINBOW LAMINATES IIKHILESHWAR COMPLEX, OPP. VENUS CINEMA, SEC. 25, ULHASNAGAR, (SHTRA - 421004. Add. 2 : FLAT NO. 103, A' WING, 1ST FLOOR, PLOT NO. US TALKIES, SEC. 25, ULHASNAGAR, THANE, MAHARASHTRA - 421004. // B-13, GROUND FLOOR, WOODLAND COMPLEX, NEW LINK ROAD, ULHASNAGAR, THANE, MAHARASHTRA - 421003.	Date : 12.06.2023 Rs. 50,68,433/- (Rupees Fifty Lakh Sixty Eight Thousand Four Hundred Thirty Three only) NPA Date : 05.04.2023		
Description of Secured Assets/Mortgage Property : ALL THE PIECE AND PARCEL OF PROPERTY BEARING FLAT AREA ADM. 975 SQ. FT. SUPER BUILT-UP AREA ON THE 1ST FLOOR, WING "A" IN THE BUILDING KNOWN AS "SHREE NIKI CO-OPERATIVE HOUSING SOCIETY LIMITED, CONSTRUCTED ON LAND BEARING PLOT NO. 619 (PART), BEARING CTS SITUATED AT VILLAGE - ULHASNAGAR, TALUKA & DIST. THANE, SURROUNDED BY BOUNDARIES : EAST - STATION RC PADMASHREE MOHAMMAD RAFI MARG, NORTH - PADMASHREE MOHAMMAD RAFI MARG, SOUTH - VINUS CINEMA					
		LAN : 606507210431650 & 606507510434274	Date: 12.06.2023		
3	Add. 1 : ROOM MAROL, ANDH	I VIJAY SALUNKE, S/O VIJAY SALUNKE, (2) ALKA VIJAY SALUNKE, (3) VIJAY MANIKRAO SALUNKE M 11, BUILDING E 13, MAROL POLICE CAMP, MAROL MAROSHI ROAD, ERI (EAST), MUMBAI, MAHARASHTRA - 400059. Add. 2 : FLAT NO. 301, WING, BLUE FORTUNA BUILDING, MILITARY ROAD, ANDHERI (EAST), MUMBAI - 400059.	Rs. 1,15,37,270/- (Rupees One Crore Fifteen Lakh Thirty Seven Thousand Two Hundred Seventy Only) NPA Date : 07.04.2023		
	Description of S	Accests Mortaga Property: ALL THE DIECE AND DADCEL OF DOOD	EPTY READING ELATINO 201 CWING		

Description of Secured Assets/Mortgage Property: ALL THE PIECE AND PARCEL OF PROPERTY BEARING FLAT NO. 301, CWING ON THE 3RD FLOOR ADM. ABOUT 715.8 SO. FT. CARPET AREA IN THE BUILDING KNOWN AS 'BLUE FORTUNA.CONSTRUCTED ON HE PIECE AND PARCEL OF LAND BEING AT VILLAGE MAROL, IN SUB DIST ANDHERI , DIST. MUMBAI ON SURVEY NO. 19 HISSA NO. 4B. 3, 10.1.9, 2 (P), 8(P), A2(P), 14A, 15/2, 1/B, 13/2, SURVEY NO, 18 HISSA NO, 8 SURVEY CTS NOS, 315, 324, 325, 326, 327 328, 329, 329/1, 329/2, 330, 331,332, 333, 334, 335 ADM ABOUT 6265 SQ. MTS.; SURROUNDED BY BOUNDARIES : EAST – RAJ INDUSTRIAL, WEST - ROAD, NORTH - ROAD, SOUTH - ECO BUILDING.

The borrower(s) are hereby advised to comply with the Demand Notice(s) and to pay the demand amount mentioned therein and hereinabove within 60 days from the date of this publication together with applicable interest, additional interest, bounce charges cost and expenses till the date of realization of payment The borrower(s) may note that **SMFGIHFCL** is a secured creditor and the loar facility availed by the Borrower(s) is a secured debt against the immovable property/properties being the secured asset(s) mortgaged by the borrower(s). In the event borrower(s) are failed to discharge their liabilities in full within the stipulated time, **SMFGIHFCL** shall be entitled to exercise all the rights under section 13(4) of the Act to take possession of the secured assets(s) including but not limited to transfer the same by way of sale or by invoking any other remedy available under the Act and the Rules thereunder and realize payment. **SMFGIHFCL** is also empowered to **ATTACH AND/OR SEAL** the secured assets(s) before enforcing the right to sale or transfer. subsequent to the Sale of the secured assets(s), SMFGIHFCL also has a right to initiate separate legal proceedings to recover the bal-ance dues, in case the value of the mortgaged properties is insufficient to cover the dues payable to the SMFGIHFCL. This remedy is in addition and independent of all the other remedies available to SMFGIHFCL under any other law

The attention of the borrower(s) is invited to Section 13(8) of the Act, in respect of time available, to redeem the secured assets and further to Section 13(13) of the Act, whereby the borrower(s) are restrained/prohibited from disposing of or dealing with the secured asset(s) or transferring by way of sale, lease or otherwise (other than in the ordinary course of business) any of the secured asset(s) vithout prior written consent of **SMFGIHFCL** and non-compliance with the above is an offence punishable under Section 29 of the said Act. The copy of the Demand Notice is available with the undersigned and the borrower(s) may, if they so desire, can collect the same from the undersigned on any working day during normal office hours.

> SMFG INDIA HOME FINANCE COMPANY LIMITED (Formerly Fullerton India Home Finance Company Limited



## **HDFC SECURITIES LIMITED**

Regd Office: Office Floor 8, I think Techno Campus Building B- Alpha, Kanjurmarg (E), Mumbai-400042.

#### D.M.K. Jaoli Sahakari Bank Ltd. AST (Reg. No. BOM/BNK/127 of 1973) Regd Office A-418/20, Maulana Azad Road, Mumbai-400 004 Recovery Department A-418/20, Maulana Azad Road, Mumbai-400 004 Cell No- 8691096109/8425880035

## AUCTION NOTICE

#### Recovery certificate bearing Nos- 101/1328 /2016 issued by Deputy Registrar co-op societies. Maharashtra state (on Deputation) Mumbai Dated: 22.03.2017

tenders are invited from General public for sale of the attached Shops in the name M/s Success Air conditioning Partner 1) M Rajeevkumar Shivraman Nair 2) Mrs Gayatri Rajeevkumar Nair which s given as Security by Equitable Mortgage for the loan of M/s Succes Air conditioning Partner 1) Mr Rajeevkumar Shivraman Nair 2) Mrs Gayatri Rajeevkumar Nair on "as is where " basis which is taken ir physical Possession by Recovery officer, Under Maharashtra co-op societies Act 1960 and Rules 1961 for the Recovery of Business Loan Facilities of Rs 1,71,54,314 /-(One Crore Seventy One Lakhs Fifty Four Thousand Three Hundred Fourteen Only )as on 01.09.2016 with further interest till the date of repayment from the above Borrower. The details of the Commercial premises are given below

etails of the Commercial premises are given below.					
Description of the Mortgage Property	Reserve Price	EMD	Date, Place and time of Auction		
roperty Owner's Name <b>M/s</b> uccess Air conditioning artner 1) Mr Rajeevkumar hivraman Nair 2) Mrs Gayatri tajeevkumar Nair ) Shop No-2, admeasuring 89 built up area and shop 3 & admeasuring 620 built up rea, Riddhi Park B-2,Co-op Isg Society Ltd, M.I.D.C, toad, Cholegaon, Thakurli (E) al- Kalyan, Dist- Thane (Total dmeasuring 1009 built up rea)	Rs 1,51,35,000	Rs 15,13,500	Date 22.07.2023 Place:- Registered Office of D.M.K. Jaoli Sahakari Bank Ltd, 418/20/22, Maulana Azad Road, Mumbai- 400004 Time:- 2.00 P.M.		
Date & Time of inspection 06.07.2023 (Between 11.00 am to 2.00 pm)					
erms & conditions :					

- The bid forms containing terms and conditions of Auction or other information if any can be Obtained from the office of the Recovery Officer on any working day during office hours after Inspectio date of the property on payment of Rs of 500/-The intending bidder should send their bids in closed envelops
- along with interest every Free Earnest Money Deposit Of Rs 15,13,500 /- by way of PO/DD favoring DMK Jaoli Sahakari Bank Ltd, payable at Mumbai. The bids must be received by the Recovery Officer on or before 22.07.2023 upto 2 p.m. The bids received after the prescribed date and time will not be accepted. The tender will be opened on 22.07.2023 at 2.00 p.m. at the above mentioned address. The Bidders present will be given an opportunit to improve upon their bids.
- The Successful bidder shall be required to pay 25% of the finalize bid amount including earnest Money immediately on 22.07.2023 and balance 75% within 30 days i.e on or before 22.08.2023 till 4.00 p.m.
- In case the successful bidder fails to pay 25% of the bid amount as mentioned in clause 3 above the Earnest Money Deposited will stand forfeited similarly, if the successful bidder fails to pay the balance amount on or before 22.08.2023 the amount paid till date will stand forfeited and property shall be put up again for sale and re sold at a later date through fresh Auction
- All charges levies, taxes, society dues, Government dues and o any other liability /outgoing accrued against the Property shall be borne by the successful bidder
- The Recovery Officer reserves his right to accept or reject any o all offers and also Postponed (cancel the auction without assigning any reason and also to modify the terms and conditions of the Auction Sale without prior notice
- The publication is also statutory Notice of 30 days to the borrower owner of the above Property.
- Tendered should submit copy of Pan Card and any documents of Residence or Business proof along with the tender form. Sd/-

Place : Mumbai



**ASREC** Bldg No. 2, Unit No. 201-202 & 200A-2006, Gr. FIDUI, Solitaire Corporate Park, Andheri Ghatkopar Link Road, (India) Limited Chakala, Andheri (East), Mumbai-400 093. PUBLIC NOTICE FOR E-AUCTION – SALE OF IMMOVABLE PROPERTIES

# (Under Rule 8(6) read with Rule 9 of the Security Interest (Enforcement) Rules, 2002) WHEREAS,

ASREC (India) Ltd., a company incorporated under the Companies Act, 1956 is registered wit Reserve Bank for India as a Securitisation and Reconstruction Company under section 3 of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESIA-K, 2002) having its Registered Office at Solitaire Corporate Park, Building No. 2 – Unit No. 201-202 & 200A-200B, Ground Floor, Andheri Ghatkopar Link Road, Andheri (East), Mumbai-400 093 (hereinafter referred to as "ASREC") and secured creditors of 1) Mr. Mukund Jamnadas Vaniara Proprietor of M/s Umang Caterers, 2) Mr. Chintan Mukund Vanjara (borrowers) by virtue of Deed of Assignment dated 25.03.2021, executed with original lender Bharat Co-operative Bank (Mumba) whereby ASREC (India) Ltd., in its capacity as trustee of ASREC PS-12/2020-21 Trust, has acquired the financial assets of aforesaid borrowers from Bharat Co-operative Bank (Mumba) Ltd with all ights, title and interest together with underlying security interest under Section 5 of the SÁRFAESI Ac

he Authorized Officer of Bharat Co-operative Bank (Mumbai) Ltd in exercise of powers conferre inder the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interes Act. 2002 (SABEAESI) and Security Interest (Enforcement) Bules. 2002 had issued a demand notice Nucl. 2002 [Onth Vision and Occuping Interest Interest Interest Interest, 2002, Indicated Physics, 2002, Indicated Physics, 2002, Physics Interest, 2002, Physics III, 2002, Physics IIII, 2002, Physics IIIII, 2002, P It's Joint/Co-Borrowers' in their capacity for repayment of total outstanding amount aggregating to Rs. 38,37,915/- (Rupees Thirty-Eight Lakhs Thirty-Seven Thousand Nine Hundred Fifteen Only with further interest thereon in respect of the advances granted by the Bharat Co-operative Bank (Mumbai) Ltd to 1) Mr. Mukund Jamnadas Vanjara Proprietor of M/s Umang Caterers, 2) Mr. Chintan Mukund Vaniara within the stipulated period of 60 days. The said Demand Notice dated 04.07.2019 unde Sc. 13 (2) of the said Act served upon you and in exercise of the powers conferred under Section 13(4) read with Enforcement of Securities (Interest) Rules, 2002, the Authorised Officer of Bharat Co-

Place : Mumba Date : 22.06.2023

Notice is hereby given that in absence of any order of postponement, the said property(s) shall be sold on 02.08.2023 between 11: 00: AM to 12:00 PM by auction and bidding shall take place through Online through the website: https://www.bankeauctions.com. The details of authorised contact person for auction service provider is, Name: Harish Gowda C1 India Pvt ltd, Mobile No.- 9594597555 Email - support@bankeauctions.com. The details of Authorised Bank Officer for auction service provider is, Name: Mr. Anand Gupta, Chief Manager, Mobile No. 9868465103, Email: crld.romumbaivashi@unionbankofindia.bank officer of UNION 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 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 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 dow property and the arreats mentioned in the said certificate + interest + costs (including cost of sale) are tendered to the undersigned. At the sale, the public generally given to his satisfaction that the amount of such certificate, interest and costs has been paid to the undersigned. At the sale, the public generally are invited to bid either personally or by duly authorized agent.

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 t he 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 answerable for any error, misstatement or omission in the proclamation.

III. The Reserve Price below which the property shall not be sold is as mentioned in the schedule. III. The reserve Price below which the property shall not be sold is as mentioned in the schedule. again put up for auction or may be cancelled.

If the provided of the declared to be the purchaser of any lot provided always that he/she/they are legally qualified to bid and provided further th 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 who 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 who 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 who 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 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 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 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 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 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 amount bid by him/her/them is not less than the reserve price. It shall be acceptance of the highest bid amount bid by him/her/them is not less than the reserve price. the price offered appears so clearly inadequate as to make it inadvisable to do so.

In the provide of the provide of the provide the providet the provide the provide the provide the p upload bid form details of the property along with copy of PAN card, address proof and identity proof, e-mail ID, Mobile No. and in case of the company any other document, confirming representation/attorney of the company and the receipt/counter foil of such deposit. EMD deposited thereafter shall n be considered eligible for participation in the auction.

The Earnest Money Deposit (EMD), Reserve Price and Bid Increase, be fixed as follows:

Sr. No.	Details of property	EMD Amount (In Rs.)	Reserve Price (In Rs.)	Bid Increase in the multiple of (in Rs.)
	All That Piece and Parcel Of Flat No. 301, 3rd Floor, Sai Sharda, Plot No. 50, 50A, 51 & 52, Sector- 18, Kharghar, Navi Mumbai.	6,23,000.00	62,24,000.00	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 ole 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 me 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 office 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 15<sup>th</sup> day from the date of sale of the property, exclusive of such day, or if the 15<sup>th</sup> day be Sunday or other Holiday, then on the first office day after the 15<sup>th</sup> day by prescribed mode as stated above. In addition to the above the purchaser shall also deposit Poundage fee with Recovery Officer, DEBTS RECOVERY THIBUNAL MUMBAI (DRT3 @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 TH BUNAL MUMBAI (DRT -III). In case of default of payment within the prescribed period, the deposit, after defraving the expenses of the sale, may If the undersigned thinks fit, shall be forheited to the Government and the defaulting purchaser shall forheit 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.

tighest bidder shall not have any right/title over the property until the sale is confirmed by the Recovery Officer, DEBTS RECOVERY TRIBUNA 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 items of property brought for sale, the sale of such properties will be as per the convenience and it is not obligatory to 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 and as is what basis" and is subject to Publication charges, revenue and othe 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..

#### Schedule of Property:

Lot No.	Description of the property to be sold	Revenue assessed upon the property or part thereof	Details of any encumbrances property is liable	Claims, if any, which have been put forward to the property, and any other known bearing on its nature and value
	All That Piece And Parcel Of Flat No. 301, 3rd Floor, Sai SHARDA, PLOT NO. 50, 50A, 51 & 52, Sector-18, Kharghar, Navi Mumbai.	NOT KNOWN	NOT KNOWN	NOT KNOWN

Note: As on Auction Date i.e. 02.08.2023. The total amount of Rs. 30.76.928.00 (Rupees Thirty Lakh Seventy Six Thousand Nine Hundred Fiventy Eight Only) is outstanding against the CDs. Date of inspection of the properties as mentioned above has been fixed as 28.07.2023 betwee 11 AM, to 4 PM. Last date of uploading of EMD and bid documents been fixed as 31.07.2023 up to 4:30 pm. ven under my hand and seal on this date 19.06.2023.

(CIN No. U67120MH2000PLC152193) Tel: + 91 22 3075 3538 Email: mitul.palankar@hdfcsec.com Website: www.hdfcsec.com

## NOTICE OF 23 RD ANNUAL GENERAL MEETING AND E-VOTING INFORMATION

NOTICE is hereby given that the Twenty-Third Annual General Meeting (AGM) of the Company will be held on Thursday, 13th July 2023 at 03.30 P.M. through Video Conferencing ("VC") / Other Audio Visual Means ("OAVM") to transact the business, as set out in the Notice of AGM. The Company has sent the Notice of AGM on Wednesday, 21st June 2023, through electronic mode to Members whose email addresses are registered with the Company / Depositories in accordance with the circular issued by Ministry of Corporate Affairs ("MCA") dated 5th May 2020 read with circulars dated 14<sup>th</sup> December 2021, 5<sup>th</sup> May 2022 and 28<sup>th</sup> December 2022 (collectively referred to as "MCA Circulars") The Annual Report for Financial Year 2022-23 can be downloaded from the Company's website www.hdfcsec.com and the website of Central Depositories Services (India) Limited (CDSL) www.evotingindia.com.

In compliance with section 108 of the Companies Act, 2013 read with Rule 20 of Companies (Management and Administration) Rules, 2014 as amended from time to time, the Members are provided with the facility to cast their votes on all resolutions set forth in the Notice of the AGM using electronic voting system (e-voting) provided by CDSL.

The voting rights of Members shall be in proportion to the equity shares held by them in the paid-up equity share capital of the Company as on Wednesday, 5th July 2023 ('cut-off date').

The remote e-voting period commences on Monday, 10th July 2023 at 9.00 A.M. and ends on Wednesday, 12th July 2023 at 5.00 P.M. During this period, Members may cast their vote electronically. The remote e-voting module shall be disabled by CDSL for voting thereafter. Those Members, who will be present in the AGM through VC / OAVM facility and have not cast their vote on the resolutions through remote e-voting and are otherwise not barred from doing so, shall be eligible to vote through e-voting system during the AGM.

The Members who have cast their votes by remote e-voting prior to the AGM may also attend / participate in the AGM through VC / OAVM but shall not be entitled to cast their votes again.

Any person, who acquires shares of the Company and becomes a Member of the Company after the Notice has been sent electronically by the Company and holds shares as of the cut-off date may follow the same process mentioned for remote e-voting. However, if he / she is already registered with CDSL for remote e-voting then he / she can use his / her existing User ID and password for casting their votes.

Members who have not registered their email address with the Company / Depository, may please do so and follow below instructions for obtaining login details for e-voting:

Physical Please provide necessary details like Folio No., Name of shareholder, scanned copy of the Holding share certificate (front and back), PAN (self-attested scanned copy of PAN card), AADHAR (self-attested scanned copy of Aadhar Card) by e-mail to mitul.palankar@hdfcsec.com or investorsqry@datamaticsbpm.com.

Please provide Demat account details (CDSL-16 digit beneficiary ID or NSDL-16 digit Demat Holding DPID + CLID), Name, client master or copy of Consolidated Account statement, PAN (self-attested scanned copy of PAN card), AADHAR (self-attested scanned copy of Aadhar Card) to mitul.palankar@hdfcsec.com or investorsqry@datamaticsbpm.com.

For details relating to remote e-voting, please refer to the Notice of the AGM, if you have any queries or issues relating to remote e-voting, you may refer the Frequently Asked Questions ("FAQs") and e-voting manual available at www.evotingindia.com, under help section or write an e-mail to helpdesk.evoting@cdslindia.com and/or Mr. Mitul Palankar, Company Secretary at mitul.palankar@ hdfcsec.com. In case you need assistance before or during the AGM, please contact CDSL on helpdesk.evoting@cdslindia.com / 1800225533 at A Wing, 25th Floor, Marathon Futurex, Mafatlal Mill Compound, N. M. Joshi Marg, Lower Parel (East), Mumbai-400013.

The details of the AGM are available on the website of the Company at www.hdfcsec.com and CDSL at www.cdslindia.com

**For HDFC Securities Limited** 

Membership No. ACS 22390

**Mitul Palankar** 

**Company Secretary** 

perative Bank (Mumbai) Lto n Schedule here under on 13.11.2019. As the abovementioned Borrower / Joint Co-Borrowers/ Partners having failed to repay the entir

ustanding amount as per said demand notice, the Authorized Officer of ASREC (India) Ltd. took physical possession of the property more particularly described in Schedule here under on 14.11.2022 as per order CMM, Mumbai dated 28.12.2021 and the same was published on 15.11.2022 in Free Press Journal (English) and Navshakti (Marathi) Mumbai.

Since the entire dues have not been clared, Notice is hereby given to the public in general and Borrower(s) and Joint/Co-Borrower(s) in particular that the Authorised Officer hereby intends to sell the below mentioned secured property for recovery of dues, as per aforesaid demand u/s 13 (2) notice after giving due credit to the payment received subsequent to the said notice, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act. 2002 and hence the tenders/bids are invited in sealed cover for the purchase of the security mercs have property shall be sold strictly on "AS IS WHERE IS", "AS IS WHAT IS" and "NO RECOURSE" basis.

Lot No	Description of the Secured Assets	Reserve Price(Rs.	E.M.D (Rs. in	Bid Increment					
		in Lakh)	Lakh)	(In Rs.)					
	Flat No. 8, admeasuring 390 Sq. Ft. carpet area on the 1st Floor in the 'A' Wing of Kandivali Arihant Co-operative Housing Society Ltd., Chittabhai Patel Road, Kandivali (East), Mumbai – 400 101 owned by Mrs. Rekha Mukund Vanjara and Bounded by: East – Sabarmati Apartment, West – Ambika Darshan, North – Dada Save Road, South – Satluj Apartments (Common security for account M/s. Umang Caterers & Mr. Chintan Mukund Vanjara)		6.32	1,00,000/-					
	TEBMS & CONDITIONS :-								

TERMS & CONDITIONS :-THE E-AUCTION WILL BE HELD ON 13.07.2023 BETWEEN 10.00 A.M TO 12.00 PM WITH UNLIMITED AUTO TIME EXTENSION OF 5 MINUTES EACH, TILL THE SALE IS CONCLUDED. 2. E-auction will be conducted under "online electronic bidding" through Asrec's approved service provider M/s. C1 INDIA PRIVATE LIMITED at website: https://www.bankeauctions.com (web portal of M/s C1 INDIA PRIVATE LIMITED.). E-auction tender document containing online e-auction bid form, declaration, General Terms and Conditions of online e-auction sale are available in websites: www.asrecindia.co.in and https://www.bankeauctions.com. The intending bidder shall hold a valid e-mail address. The contacts of M/s. C1 India Private I limited - Wr. Bhavik Pandray Mobile: +91 e-mail address. The contacts of M/**s. C1 India Private Limited - Mr. Bhavik Pandya, Mobile: +9** 8866682937, Help Line No.: (+91- 124-4302020/21/22, + 917291981124/1125/1126, Email

Sabobo2237, Help Line No. (+ 9) - 124-430200/21/22, + 917291961124/1124/1125, Email: ujtrat@ctindia.com, support@bankeauctions.com.
8. Registration of the enlisted bidders will be carried out by the service provider and the user ID or Password will be communicated to the bidders through e-mail. The bidders will be provided necessary training on e-auction free of cost. Neither ASREC nor the service provider will be esponsible for any lapses/failure on the part of bidder on account of network disruptions. To ward off such incidents, bidders are advised to make all necessary arrangements such as alternative power pack use the service provided to the service provider on the service provider will be back-up etc.

The particulars given by Authorized Officer are stated to the best of his knowledge, belief and ecords. Authorized Officer shall not be responsible for any error, mis-statement or omission etc. The ntending bidders should make their own independent enquiries regarding encumbrances, title o property put on auction and claims/rights/dues affecting the property prior to submitting their bids The solution advertisement does not constitute and will not be deemed to constitute any commitment or any representation of ASREC. The property is being sold with existing encumbrances whether known or unknown to ASREC. The Authorized Officer / Secured Creditor shall

toumbrances whether known of unknown to Ashect. The Autonized Unitier / Secured Creation shall to be responsible in any war/s for any third-party claims/rights/views. The property shall not be sold below reserve price and sale is subject to confirmation of Asrec dia Ltd, the secured creditor. Bids in the prescribed format given in the tender document shall be bornited to Authorized Officer of ASREC (India) Ltd., Bidg. No. 2, Unit No. 201-202 & 200A-200B, r. Floor, Solitaire Corporate Park, Andheri Ghatkopar Link Road, Chakala, Andheri (East), Mumbai – 00003 or submit through omail to wikes/gereindia on in L ad data for Subpiesioned Bid Formal to wikes/gereindia on Bid Formal Chakala, Andheri Cast), Mumbai – 0003 or submit through omail to wikes/gereindia on in L ad data for Subpiesioned Bid Formal to give 00093 or submit through email to vikas@asrecindia.co.in, Last date for Submission of Bid Form i 2.07.2023 upto 4.00 PM. The bid form or EMD received late for any reason whatsoever will not b ntertained. Bid without EMD shall be rejected summarily.

Biner tained, bit without Even Stratue (Egette Summary).
6. The intending purchasers / bidders are required to deposit EMD amount either through NEFT / RTGS in the Account No.: 009020110001517, with Bank of India, SSI, Andheri Branch, Name of the Account Name of the Beneficiary: ASREC PS-12/2020-21 TRUST, IFSC Code: BKID 00000 90.
7. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part of sale

insideration and the EMD of unsuccessful bidders shall be refunded in the same way. The EMD shall not bear any interest. The bidders are requested to give particulars of their bank account to facilitat puick and proper refund.

quick and proper refund. 8. The successful bidder shall immediately i.e., on the same day or not later than next working day, as the case may be, deposit 25% of the sale price (inclusive of EMD amount deposited) to the Authorized Officer and in default of such deposit, EMD will be forfeited and the property shall be sold again. 9. The balance amount of the sale price shall be paid on or before 15th day of confirmation of sale of the property or such advected period as may be agreed upon by writing between the secured creditors

he property or such extended period as may be agreed upon in writing between the secured credito and successful bidder. In default of payment within above stipulated time period, the deposit shall be orfeited and the property shall be resold and the defaulting purchaser shall forfeit all claims to the roperty or to any part of the sum for which it may be subsequently sold.

The sale shall be subject to provisions of Securitization and Reconstruction of Financial Asset

10. The sale shall be subject to provisions of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 & Security Interest (Enforcement) Rule 2002.
11. The interested bidders can inspect the property on 06.07.2023 from 11.00 AM to 3.00 PM.
Contact Details: Mr. Vikas Kanade - Cell No. 9324237224, 022 - 69314509, Mr. G P Mukherjee - Cell No. 9674138275, 022 - 69314502, may be contacted for any query.
12. The Authorized officer reserves absolute right to accept or reject any or all offers and/or modify any terms/conditions without assigning any reasons thereof.
13. The successful bidder would bear the charges/fees payable for GST, registration, stamp duty, registration fee, incidental expenses etc. as apolicable as ne rlaw.

gistration fee, incidental expenses etc. as applicable as per law.

Date: 22.06.2023

Place: Mumbai

14. The highest bid will be subject to approval of the secured creditor. 15. This notice, under Rule 8 (6) of Security Interest (Enforcement) Rule 2002, will also serve as 15 days' notice to the borrowers / guarantors / mortgagors for sale of secured property under SARFAESI Act and Security Interest (Enforcement) Rules on the above-mentioned date if their outstanding dues are not paid in ful

> Authorised Office ASREC (India) Ltd

Mumbai, June 22, 2023

Sd

RECOVERY OFFICER-II, DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3