

# DEBTS RECOVERY TRIBUNAL, MUMBAI (DRT )

2<sup>nd</sup> Floor, Colaba, Telephone Bhavan, Colaba Market, Mumbai-400 005

(5<sup>th</sup> Floor, Scindia House, Ballard, Mumbai-400 001)

Case No. : TA/894/2023

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.

**UNION BANK OF INDIA**

EXH. No. 1413

VS

**JANJIRA FARMAS KAZI**

To,

- 1) **JANJIRA FARMS KAZI**, D/W/S/o. 2001/2002, Yugandhra, The Vasundhara II CHS., Plot No. 13 / 14, Section 8, Kharghar, Navi Mumbai, Maharashtra-410 210, Navi Mumbai, Maharashtra-410 210.
- 2) **SARFARAZ KAZI**, 2001/2002, Yugandhra, The Vasundhara II CHS., Plot No. 13 / 14, Section 8, Kharghar, Navi Mumbai, Maharashtra-410 210.
- 3) **JAVED KAZI**, 2001/2002, Yugandhra, The Vasundhara II CHS., Plot No. 13 / 14, Section 8, Kharghar, Navi Mumbai, Maharashtra-410 210.
- 4) **HAWABI KAZI**, 2001/2002, Yugandhra, The Vasundhara II CHS., Plot No. 13 / 14, Section 8, Kharghar, Navi Mumbai, Maharashtra-410 210.
- 5) **KAMAL KASAM KAZI**, 2001/2002, Yugandhra, The Vasundhara II CHS., Plot No. 13 / 14, Section 8, Kharghar, Navi Mumbai, Maharashtra-410 210.
- 6) **MISBAH JAVED KAZI**, 2001/2002, Yugandhra, The Vasundhara II CHS., Plot No. 13 / 14, Section 8, Kharghar, Navi Mumbai, Maharashtra-410 210.
- 7) **FARZANA KAMAL KAZI**, 2001/2002, Yugandhra, The Vasundhara II CHS., Plot No. 13 / 14, Section 8, Kharghar, Navi Mumbai, Maharashtra-410 210.

## **SUMMONS**

**WHEREAS, TA/894/2023** was listed before Hon'ble Presiding Officer / Registrar on **20.12.2024**.

**WHEREAS**, this Hon'ble Tribunal is pleased to issue Summons / Notice on the said Application under section 19 (4) of the Act, (DA) filed against you for recovery of debts of **₹ 2,25,67,906.13** 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:-

- i) To show cause within Thirty Days of the service of summons as to why relief prayed for should not be granted;
- ii) To disclose particulars of properties or assets other than properties and assets specified by the applicant under Serial Number 3A of the Original Application;
- iii) 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;
- iv) 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;
- v) You shall be liable to account for the sale proceeds realized 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 16.04.2025 at 10:30 A. M.** failing which the application shall be heard and decided in your absence.

**Given under my hand and the Seal of This Tribunal on this date 01.01.2025.**

**SEAL**

**Signature of the Officer Authorised to issue summons**

Sd/-

Registrar,

Note : Strike out whichever is not applicable.

Mumbai, D. R. T. No. 1

**IN THE BOMBAY CITY CIVIL COURT AT BOMBAY (Dindoshi)**  
**SHORT CAUSE SUIT NO. 662 of 2023**

Plaint lodged on: 11/11/2022  
Plaint admitted on: 04/03/2023  
Rule 51  
**SUMMONS to answer Plaint under**  
**Section 27 O.V.rr.**  
1, 5, 7 and 8 and  
O. VIII, r. 9 of the  
**Code of Civil Procedure**  
**Mr. Sampat Bhaurao Suryavanshi,**  
Age: 75, Occupation: Retired, Indian Inhabitant,  
Residing at 62, Shrikrishna CHS. Ltd.,  
Charkop Sector-2, Plot No. 42,  
Kandivali (West), Mumbai-400067.

... Plaintiff

**VERSUS**

**Omprakash Pahlaj Awatramani**  
 Age: adult, Occupation: Business,  
 Indian Inhabitant, residing at: 2/160,  
 Anand Vihar, CHS. Ltd., 4th Floor,  
 Santacruz (East), Mumbai-400055.

**...Defendant**

To,

**Omprakash Pahlaj Awatramani**  
 (Defendant abovenamed)  
 (As per Order Dated on 22/1/2025 in proceeding in Court  
 Room No. 1 H.H.J.R.N. Rokade)

WHEREAS the above named Plaintiff has filed a plaint in this Honourable Court against you the abovenamed Defendant whereof the following is a concise statement, viz.:-

- (a) That this Hon'ble Court direct the Defendant to handover the possession of the Suit Property i.e. 2/160, Anand Vihar, CHS Ltd., 4th Floor, Santacruz (East), Mumbai-55 to the Plaintiff.
- (b) That this Hon'ble Court direct the Defendant to hand over all the bogus documents which are mentioned in the Exhibit heresabove.
- (c) That pending the hearing and final disposal of the Suit, the Defendants by themselves, their servants and agents be restrained by an order and injunction of this Hon'ble Court from in any manner dealing with, disposing of or transferring by way of sale and/or otherwise the said 2/160, Anand Vihar, CHS. Ltd., 4th Floor, Santacruz (East), Mumbai-55.
- (d) Ad-interim reliefs in terms of prayer (c) be granted to the Plaintiff.
- (e) That the Defendants be ordered and directed to pay the cost and incidental expenses of the Suit; and
- (f) Such further and other reliefs as this Hon'ble Court may deem fit and proper be granted to the Plaintiff.

You are hereby summoned to appear in this Court within 30 days from the date of service of summons, in person, or by an Advocate and able to answer all material questions relating to the suit, or who shall be accompanied by some other person able to answer all such questions to answer the abovenamed Plaintiff, and **as the Suit is fixed for the final disposal**, you must produce all your witnesses and you are hereby required to take notice that in default of your appearance, the suit will be heard and determined in your absence, and you will bring with you any document in your possession or power containing evidence relating to the merits of the Plaintiff case or upon which you intend to rely in support of your case and in particular for the Plaintiff the following documents:-

Given under my hand and the seal of this Hon'ble Court  
**Dated this 13th day of March, 2023.**

**PUBLIC NOTICE**

Notice is hereby given that the below mentioned property Document bearing original sale deed dated 05/04/1995 **Sr no. BVD-301/1995** registered at sub register office Bhiwandi has been **misplaced by Vikram Mahadev Kokane** and not traceable yet. The report of the same has been lodged at the Shree Nagar police station. If found kindly inform to our below mentioned address within 14 days. If this document misuses by someone in future it will not be considered legally binding

**Property Details**

All that piece and parcel of the Property, which is being constructed at Val, Near Mahanagar Gas Pump, Bhiwandi **Survey No. 18/02/A2, Old No. 27/2, Sadguru Compound, Gala No. A-6** within the jurisdiction of village Val, Taluka : Bhiwandi, District : Thane, state : Maharashtra

Sd/-

**Adv. Vaibhav E. Bhoir**  
461, Nandan Arcade Building, Near Ashok Nagar Gate,  
Juna Jakat Naka, Bhiwandi Thane Mob. 9822244303

**KVB Karur Vysya Bank**  
*Smart way to bank*

Asset Recovery Branch  
Shop No 12 & 13, Diamond Mansion,  
Dr Vieges Street, Kalbadevi Main Road,  
Kalbadevi, Mumbai, Maharashtra  
400002 Phone No. 7710001955  
Mail : headarbmbai@kvbmail.com

# SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

**E-Auction and Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 9 (1) of the Security Interest (Enforcement) Rules, 2002**

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, The Karur Vysya Bank Ltd., the constructive possession of which has been taken by the Authorised Officer of The Karur Vysya Bank Ltd., Secured Creditor, will be sold on **"As is where is"**, **"As is what is"**, and **"Whatever there is"** on **21.02.2025, for recovery of Rs 10,05,35,044.66 (Rupees Ten Crores Five Lakhs Thirty Five Thousand Forty Four and Paise Sixty Six Only)** as on **31.01.2025 with interest and expenses thereon from 01.02.2025** due to the Karur Vysya Bank Ltd., Secured Creditor from Borrower/s **1. M/s Krishnapharm Minerals Private Limited**, At 402, Pinnacle Corporate Park, Near Trade Center, Opp MTNL Bandra Kurla Complex, Bandra East, Mumbai 400051 and **2. Mr. Sanjeev Ramesh Khandelwal**, At 1101, Roshni Co-Op. Hsg. Society Ltd., Plot No. 380, 15th Road, TPS II, Bandra West, Mumbai 400050

## DESCRIPTION OF THE IMMOVABLE PROPERTY

All that piece and parcel of property bearing Survey No. 93, Sampathapuram Village, Kasimkota, Near Kasimkota Railway Stn, Anakapali, Visakhapatnam, Andhra Pradesh 531031 adm 3.14 sq. yard, 4458 sqft construction Ground + First Floor and 32658 sqft construction sheds.

**Reserve Price : Rs 9,10,00,000/-**  
**EMD : Rs 91,00,000/-**  
**Bid Amount Incremental : Rs 5,00,000/-**

For detailed terms and conditions of the sale, please refer to the link provided in our Bank's/Secured Creditor's website <http://www.kvb.co.in/Property Under Auction> also at the web portal <http://www.bankauctions.in> of the service provider, M/S 4 Closure – Contact Person Mr. Nitesh D Pawar, Mobile No. 8142000725 and Email id: [nitesh@bankauctions.in](mailto:nitesh@bankauctions.in)

**Statutory 15 days' Notice under Rule 9(1) of the SARFAESI Act, 2002**

The borrower/s and guarantor/s are hereby notified by the dues as mentioned above along with up to date interest and ancillary expenses before the date of e-Auction, failing which the Schedule property will be auctioned/sold and balance dues, if any, will be recovered with interest and cost.

**Sd/-**  
**Authorized Officer**  
**The Karur Vysya Bank Ltd.,**

**Date : 03.02.2025**  
**Place : Mumbai**

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

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

**Case No.: OA/881/2024**

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.

**BANK OF INDIA**

Exh. No.: 10908

**vs**

**MOSIN KADRI**

To,

**(1) MOSIN KADRI , D/W/S/O-SALIM**

Flat No 104 A Wing 1st Floor Sapphire Mukul Palms Jamiat Chsl Village  
Kohoj Khuntavali Kamlakar Nagar Kohoj Gaon Ambarnath W Thane,  
maharashtra-421505 Thane, maharashtra-421505

**(2) MRS ASHIF SALIM KADRI**

Flat No 104 A Wing 1st Floor Sapphire Mukul Palms Jamiat Chsl Village  
Kohoj Khuntavali Kamlakar Nagar Kohoj Gaon Ambarnath W Thane,  
maharashtra-421505

**SUMMONS**

**WHEREAS, OA/881/2024** was listed before Hon'ble Presiding Officer/ Registrar on **18/07/2024**.

**WHEREAS** this Hon'ble Tribunal is pleased to (i) issue summons/notice on the said application under Section 19(4) of the Act, (ii) A filed against you for recovery of Debt of Rs. **2717374.11/-** (Application alongwith copies of documents etc. annexed).

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

1. To show cause within 30 thirty days of the service of summons as to why relief prayed for should not be granted.
2. To disclose particulars of properties of assets other than properties and assets specified by the applicant under serial Number 3(A) of the Original Application.
3. You are restrained from dealing with or disposing if secured assets of such other assets and properties disclosed under serial Number 3(A) of the Original Application, pending hearing and disposal of the application for attachment of the properties.
4. You shall not transfer by way of sale, lease or otherwise, except in the ordinary course of business any of the assets over which security interest is created and/or other assets and properties specified or disclosed under serial No. 3A of the Original Application without the prior approval of the Tribunal.
5. You shall be liable to account for the sale proceed realized 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 bank of financial institution holding security interest over such assets.

You are also directed to file written statement with a copy thereof furnished to the Applicant and to appear before Registrar on **28/03/2025** at **10:30 a.m.** failing which the Application shall be heard and decided in your absence.

**Given under my hand and the seal of this Tribunal on this 02/12/2024**

Sd/-  
**Signature of the Officer Authorised to Issue summons**

SD/-  
**SANJAI JAISWAL**  
**REGISTRAR**  
**DRT-III, MUMBAI**

**SEAL**

**Note:- Strike out Whichever is not applicable**

**THE HON'BLE CITY CIVIL COURT, BOMBAY**  
**AT DINDOSHI**  
**L. C. SUIT NO. 2786 OF 2024**

1. Sundersay Venkappa Hegde  
An Adult Indian Inhabitant, Residing at C-201,  
Saharshi CHSL, Tarun Bhumai Society, Devaladi,  
Patnam Road, Andheri East Mumbai 400 069. ....Plaintiff

**Versus**

1. Sarjeewa Shiva Shetty. An adult Indian Inhabitant,  
Residing at 402-B, Landmark Tower, Nagdon,  
Dadar (E), Mumbai - 400 014.  
2. Faisal Patilwadi Padilwadi An Adult Indian  
Inhabitant, Residing at Flat No. 01, Model Bldg No  
1, 2nd Floor, Mahakali Caves Rd., Andheri (E),  
Mumbai - 400 059.  
3. Kunhayasu Patilwadi Vadakapadum An Adult  
Indian Inhabitant, Residing at Vadakapadum  
Padre, Kasarode, Kerala - 671312  
4. Kunhabulla Patilwadi Vadakapadum An Adult  
Indian Inhabitant, Residing at Sooliya Manzi,  
Kunhabulla, Kasarode, Kerala - 671312  
5. Ms. Hotel Airlines (Bar & Restaurant)  
A duly registered Partnership Firm Situated at  
Commercial Assessment No. KE-07/0278-01-01-01,  
Ward No. KE-132/02/01 Mukund Nagar, Kurla  
District, Andheri (E), Mumbai - 400059.  
6. Asst. Officer Road & Collector K - East Ward,  
Municipal Service Road, Azad Road, Gundvadi,  
Andheri East, Mumbai 400 069.  
7. State Excise Commissioner Through  
Government Road The Old Customs House  
2nd Floor, Fort Hornimor Circle, Mumbai 400 001  
.....Defendants

**LET ALL PARTIES CONCERNED ATTEND BEFORE**  
**THE HON'BLE JUDGE PRESIDING AT COURT NO. 06 in the Bombay**  
**City Civil Court, Borivali Division, Dindoshi on**  
**14.02.2025 at 11.00 AM for Forenoon or so soon thereafter**  
**for the following reliefs:**

1. That this Hon'ble be pleased to declare that the  
Memorandum of Understanding dated 25.02.21 as  
invalid, illegal, void ab-initio and not binding on  
the Plaintiff.  
2. That this Hon'ble be pleased to declare that the Sale  
Deed dated 18.12.21 as invalid, illegal, void ab-initio  
and not binding on the Plaintiff.  
3. That this Hon'ble Court be pleased to declare the  
Plaintiff as the rightful Assignee of the Assessment Bill  
No. 14.02.2025.  
4. That this Hon'ble Court be pleased to grant a  
permanent injunction restraining the Defendant 1 to  
do from creating third party interest in respect of the Plaintiff's  
Property.  
5. That this Hon'ble Court be pleased to grant a  
permanent prohibitory injunction restraining the  
Defendant No. 1 to do from obstructing the rightful  
possession of the Plaintiff over the Suit Property.  
6. Any other order or orders that this Hon'ble Court may  
deem fit in interest of Justice.

Given under my hand and the seal of this Hon'ble Court on  
Date this 31st day of January 2025

**Seal** City Civil Court For Registrar  
Seal

This 31st day of January, 2025

**S. K. Ranjekar & Associates**  
2022, Shreen Tower, Shradhanand Road, Vile Parle,  
Mumbai - 400 057.  
Email: sranjekar@gmail.com/MAH/LF82/2024  
Mobile No.: +91 98213 04685

**IN THE COURT OF THE JOINT  
MAMLATDAR, OF SALTETE AT MARGAO**

**Case No. JM-/MUND/DEC/12/2024**

**SMT. MARIA FERNANDES**, Widow of late Vicente Fernandes, Major in Age, Widow, Housewife R/o H.No. 18, Seraulim, Colva, Saltete, Goa. ....**Applicant**

**V/S**

**1. MR. EMIDIO ALEIXO JOAO SANTOS DOS PERPETUO SOCORRODE SOUZA** S/o Evaristo Marcos Francisco Antonio De Souza, Age 65 Years, Married, Service and his wife: 2. MRS. MARIA ANNETTE DOS MILAGRES LOBO DE SOUZA, D/o late Antonio Lobo, Age 65 Years, Married, Doctor, both R/o Doctors Quarters, Group of T.B.Hospital, Sewri, Mumbai, 3. MR. EDGAR DO PERPETUO SOCORRO DE SOUZA S/o Evaristo Marcos Francisco Antonio De Souza, Age 60 Years, Married, Service and his wife: 4. MRS. DEIDRE LYNN MARIA PEREIRA E SOUZA D/o Mervyn O. Pereira, Age 56 Years, Married, Doctor and both Residing at 3, Luis Belie Corner of 16/30 Roads, TPS II, Bandra, Mumbai .....**Respondents**

**PUBLIC NOTICE**

To,

The Respondents,

**WHEREAS**, the above named applicant has made an application for declaration of Mundkur under Survey No.13/1 of Village Seraulim, Salcete u/s. 8(a) of the Goa, Daman & Diu Mundkur (Protection from Eviction) Act.

**AND WHEREAS** , Notices sent to Respondents on the above given address by registered A/D did not returned back to this court by the postal authority.

**AND WHEREAS**, the aforesaid applicant by application dated 20/01/2025 has prayed for substitute service by means of publication in the daily local newspaper by way of publication under Order V rule 20(1A) of C.P.C.1908. As the applicant is unaware of the any other address of the Respondents above for effecting the personal service of the notice and prayed to serve the notice by publication in the local newspaper.

**AND WHEREAS** , this Court is satisfied that this is a fit case for ordering such a service.


Therefore, notice is hereby given to the above mentioned Respondents to appear before this Court in person or by duly authorized agent on **25/02/2025 at 10.30 a.m** to give your say on the above mentioned date and time.

Take notice that in default of your appearance the application will be heard and decided in your absence.


Given under my hand and seal of this Court on this 20th day of January 2025.

Sd/-  
(Krishna S. Gauns)

Joint Mamladar-I, of Salcete Margao-Goa.



**पनवेल महानगरपालिका**  
**शहर अभियंता विभाग**  
**ई-निविदा सूचना**



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**निविदा सूचना क्र. पम्पा/बांधकाम/६५२४१/प्र.क्र. १६५/४९१/२०२५** दिनांक: ०३/०२/२०२५

आयुक्त, पनवेल महानगरपालिका खालील नमूद कामाकरीता सार्वजनिक बांधकाम विभाग, केंद्रीय सार्वजनिक बांधकाम विभाग, महाराष्ट्र जीवन प्राधिकरण, सिडको इत्यादी शासकीय/निम शासकीय (Central Government/State Government/Government undertaking) विभागात खालील कामासाठी नोंदणीकृत पात्र अनुभवी ठेकेदाराकडून बी-१ शतमान पध्दतीनुसार ई-निविदा मागवित आहेत.

अ. क्र.	निविदा क्र.	कामाचे नाव	निविदा रक्कम (Without GST)
१	PMC/CE/२८०/२०२४-२५	पनवेल महानगरपालिका हद्दीतील प्रभाग समिती - अ, प्रभाग क्र. १ तलोजे येथील शांती कुटी मठ ते विशाल पाटील (भोईपाडा) यांच्या घरापर्यंत पावसाळी नाल्याचे बांधकाम करणे.	१,३५,५९,९५३/-

या कामाच्या ई-निविदेच्या शुध्दीपत्रकाबाबतची माहिती शासनाच्या 'http://mahatenders.gov.in' या संकेतस्थळावर दि. ०५/०२/२०२५ रोजी प्रसिद्ध करण्यात येईल. संबंधित निविदाधारकांनी याची नोंद घ्यावी.

सही/-  
**अतिरिक्त आयुक्त**  
**पनवेल महानगरपालिका**

  
**TATA**  
**TATA STEEL LIMITED**

**Registered Office:** Bombay House, 24, Homi Mody Street, Fort, Mumbai - 400 001, India  
**Tel.:** +91 22 6665 8282 • **Email:** [coscec@tatasteel.com](mailto:coscec@tatasteel.com) • **Website:** [www.tatasteel.com](http://www.tatasteel.com)  
**Corporate Identity Number:** L27100MH1907PLC000260

**NOTICE IS HEREBY GIVEN** pursuant to Section 91 of the Companies Act, 2013, and Rule 10(1) of The Companies (Management and Administration) Rules, 2014 that Interest and Redemption on unsecured, redeemable, rated, Non-Convertible Debentures issued on Private Placement basis and listed on Wholesale Debt Market Segment of BSE Limited is due as under:

Sr. No.	Non-Convertible Debentures ('NCDs')	Interest and Redemption Payment due on	Record Date for Payment
1.	8.03% NCDs allotted on February 27, 2023 aggregating to ₹ 2,150 crore (ISIN: INE081A08330)	Thursday, February 27, 2025 (payment of interest)	Tuesday, February 11, 2025
2.	9.8359% NCDs allotted on March 1, 2019 aggregating to ₹ 4,315 crore (ISIN: INE081A08223)	Monday, March 3, 2025 (payment of interest)	Friday, February 14, 2025
3.	7.70% NCDs allotted on March 13, 2020 aggregating to ₹ 670 crore (ISIN: INE081A08231)	Thursday, March 13, 2025 (payment of interest & redemption)	Tuesday, February 25, 2025

February 3, 2025  
Mumbai

**Tata Steel Limited**  
Sd/-  
**Parvatheesam Kanchinadham**  
Company Secretary and  
Chief Legal Officer

**TATA STEEL**

  
**बैंक ऑफ इंडिया**  
**Bank of India**  
 Relationship beyond banking  
**Asset Recovery Department, Mumbai North Zone**  
**Address:** Bank of India Building, 2<sup>nd</sup> Floor, Opp. Natraj Market, S V Road, Malad (West), Mumbai 400 064  
**Tel No.** 022- 28828080 / 0792, **Mob** - 7012960954 / 8879707743  
**Email** - Assetrecovery.MNZ@bankofindia.co.in

**E - Auction of properties By Bank of India, Mumbai North Zone, E - Auction Date - 10-03-2025.**

Sr. No.	Branch Name & Phone Number	Borrower's Details	Property ID & Location of the Property (Full Address)	Reserve price / EMD (₹ in Lakhs)
1.	<b>VILE PARLE (WEST)</b> (VileParleW,MumbaiNorth@bankofindia.co.in) <b>Mob: 8169623240</b> <b>9702261766</b> <b>8108407821</b>	<b>M/S ORO POLYCHEM</b> <b>(Proprietor: Seema Dipesh Janani)</b> Outstanding RS 503.42 Lakhs + Uncharged Intt+ other incidental charges Bid A/C No - 005890200000033, IFSC Code - BKID00000058	Flat 302, 3 <sup>rd</sup> Floor, Building No. 12, Juhu Sheetal CHSL, Samarth Ramdas Marg, JVPD Scheme, Near Juhu Shopping Centre, Vile Parle West, Mumbai-400049 Property ID : BKIDMNZ00580ROPOLYCHEM <b>(Under Symbolic Possession)</b>	<b>405.44 / 40.55</b>

The auction sale will be **"online E-auction / Bidding through website - <https://baanknet.com> on 10-03-2025 between 11:00 AM and 05:00 PM with unlimited extensions of 10 minutes each.**

Bidder may visit <https://baanknet.com>, where "Guidelines" for Bidders are available with educational videos. Bidders have to complete following formalities well in advance:-

- **Step 1:** Bidder / Purchaser Registration: Bidder to Register on e-Auction portal <https://baanknet.com> using his mobile no. and E-mail ID. (PDF/Buyer Manual) describing the step by step process for registration is available for download in the home page under Help option at the bottom of the page.)
- **Step 2:** e-KYC Verification to be done by the Bidder/ Purchases.
- **Step 3:** Transfer of EMD amount to bidders global EMD wallet: Online / Off-line transfer of funds using NEFT / Transfer, using challan generated on E-auction portal.
- **Step 1 to Step 3** should be completed by bidder well in advance, before e-auction date. Bidder may also visit <https://baanknet.com> for registration and bidding guidelines.
- **Helpline Details / Contact Person Details of eBKrav:**

eBKray Helpdesk Number			
Name	E-mail ID	Landline No.	Mobile No.
Helpdesk	support.BAANKNET@psballiance.com support.ebkray@procure247.com	-	8291220220

1. Last date of EMD and KYC submission will be up to 09-03-2025 (subject to website availability).
2. First bid must be above Reserve Price by Rs. 25,000/- Bid increment value will be in multiple of Rs. 25,000/- for all properties.
3. Since the property is under symbolic possession the intending purchasers can only inspect the property subject to the willingness / cooperation from the borrowers / tenants.
4. The property will be sold in "AS IS WHERE IS" AND "AS IS WHAT IS" "WHATEVER THERE IS CONDITION".
5. All the properties are under symbolic possession and if the property is sold in E-Auction, property will only be handed over after taking physical possession in due course however payment of the auction amount to be done as mentioned below.
6. 25 % of the bid amount including the EMD amount to be deposited within 1(one) day and balance amount within 15(Fifteen) days after successful bidding.
  - **VILE PARLE WEST BRANCH-** Bhavan Apartment, 185 SV Road, Mumbai - 400056
- Prospective bidders are advised to peruse the copies of the title deeds within the bank premises and verify the latest Encumbrance certificate and other revenue / municipal records to exercise diligence and satisfy themselves on title and encumbrances if any over the property.
7. Bids once made shall not be cancelled or withdrawn. All bids made from the registered user ID will be deemed to have been made by bidders only.
8. Bidder shall be deemed to have read and understood the terms and conditions of sale and be bound by them.
9. The sale is subject to the conditions prescribed in the SARFAESI Act, Rules 2002 amended from time to time and the conditions mentioned above and also subject to pendency of cases / litigation if any pending before any court / tribunal are arising thereof.
10. The bidders may participate in E-auction for bidding from their place of choice / internet connectivity shall have to be ensured by the bidder himself. Bank / service provider shall not be held responsible for internet connectivity, network problems, systems crash down, power failures etc.,
11. The unsuccessful bidder will not get any interest on their bid amount and further no interest will be paid in the eventuality of litigation on the bid amount or any other amount paid by the bidder in this process.
12. The authorised officer is having absolute right and discretion to accept or reject any bid or adjourn / postpone / cancel the sale / modify any terms and conditions of the sale without any prior notice or assigning any reasons.
13. Purchaser shall bear the stamp duties charges including those of sale certificate / registration/ charges including all statutory dues payable to the government, taxes and rates and outgoing both existing and future relating to the property.
14. Buyer shall bear the TDS wherever applicable including other statutory dues, registration charges, stamp duty etc.
15. Any society dues which exists on the property (Subject to increase on Monthly basis as per the society's terms and conditions) is exclusive of the proposed Reserve Price and shall be borne by the successful bidder.
16. The sale certificate will be issued in the name of successful bidder only.
17. This notice is also applicable to borrower / guarantors and public in general.

**PLACE: MUMBAI**  
**DATE: 04-02-2025**


**AUTHORISED OFFICER**

**SALE NOTICE TO BORROWER AND GUARANTORS**

**Dear Sir/Madam,** The undersigned being the Authorized Officer of the Bank of India is having full powers to issue this notice of sale and exercise all powers of sale under Securitization and Reconstruction of Financial Assets and Enforcement of Interest Act, 2002 and the Rules framed there under. You have committed default in payment of outstanding dues and interest with the monthly rest, cost and charges etc., in respect of the advances granted by the bank mentioned above. Hence, the Bank has issued demand notice to you under section 13(2) to pay the above mentioned amount within 60 days. You have failed to pay the amount even after the expiry of the 60 days. Therefore, the Authorized Officer in exercise of the powers conferred under section 13(4), took (Symbolic & Actual) possession of the secured assets more particularly described in the schedule mentioned above and a sale notice was issued to you by the respective Branches, even otherwise this Notice is also construed as Notice under Rule 8 (6) under enforcement rules of the Act of 2002. Notice is hereby given to you to pay the same as mentioned above before the date fixed for sale, failing which the property will be sold and balance if any will be recovered with interest and cost from you. Please note that all expenses pertaining to demand notice, taking possession, valuation and sale assets etc. shall be first deducted from the sale proceeds which may be realized by the undersigned and the balance of the sale proceeds will be appropriated towards your liability as aforesaid. You are at liberty to participate in the auction to be held on the terms and conditions thereof including deposit of earnest money.

**PLACE: MUMBAI**

**AUTHORISED OFFICER**



**punjab national bank**

Together for the better

**Mumbai Western Circle SASTRA**  
**PNB, Pragati Towers, 3rd Floor, Plot no C-9, G-Block, Bandra**  
**Kurlia Complex, Bandra East, Mumbai- 400 051.**  
**Email : cs4444@pnbb.co.in**

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

E-Auction Sale Notice for Sale of Secured Assets under the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and the Borrower(s) and Guarantor(s) and Mortgagor (s) in particular that the below described immovable / movable property mortgaged / charged to the Secured Creditor Banks namely Punjab National Bank; erstwhile United Bank of India and erstwhile Oriental Bank of Commerce and the constructive/physical/ symbolic possession of which has been taken by the Authorised Officer of the respective secured creditor banks, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on the date as mentioned in the table herein below, for recovery of its dues due to these above named secured creditor banks from the respective Borrower(s), Mortgagor(s) and Guarantor(s). The Reserve price and the earnest money deposit is mentioned in the table below against the respective properties.

SCHEDULE OF THE SECURED ASSETS						
Sr. No.	Name of the Branch	Description of the Immovable Properties Mortgaged	A) Date of Demand Notice u/s 13(2) of SARFESI ACT 2002	A) Reserve Price	Date / Time of E-Auction	Details of the encumbrances known to the secured creditors
	Name of the Account	Name of Mortgagor /Owner of property	B) Outstanding Amount as on NPA date	B) EMD (to be deposited MSTC wallet before Auction Date)		
	Name & addresses of the Borrower(s) / Mortgagor(s) / Guarantors Account		C) Possession Date u/s 13(4) of SARFESI ACT 2002	C) Bid Increase Amount		
			D) Nature of Possession Symbolic/ Physical/ Constructive	C) Bid Increase Amount		
1	<b>CIRCLE SASTRA MUMBAI WESTERN</b> <b>Mr Bharat Vishnu Shinde</b> Flat No 303, 3rd Floor, B Wing, Sai Raj Building No.2, Bhopar Nandivli, Desale Pada, Near Varad Vinayak Hall, Dombivli (E)-421202.	Flat No 303,3rd Floor,B Wing,Sai Raj Building No.2,Bhopar Nandivli, Desale Pada, Near Varad Vinayak Hall, Dombivli (E)-421202. Area Admn 430 sq. ft Built up (including common areas)	A) 03-07-2017 B) Rs . 6,59,302 /- plus further interest and charges since date of NPA. C) 05-10-2017 D) Symbolic	A) Rs 23,40,000/- B) Rs 2,34,000/- C) Rs 5,000/-	06-03-2025 11:00am to 04:00pm	Any unpaid society maintenance dues ,unpaid utility bills etc.  Any other Encumbrances not known to Authorised Officer  ----- Mobile 9935189143 9903085950 9920267874
2	<b>CIRCLE SASTRA MUMBAI WESTERN</b> <b>Mr Khurshed Juned Ansari</b> Flat No 302,3rd Floor, New Sunder Mahal CHSL, Behind old Petrol Pump, Mira Bhayender Road Mira Road East, District-Thane-401107.	Flat No 302,3rd Floor, New Sunder Mahal CHSL, Behind old Petrol Pump, Mira Bhayender Road Mira Road East, District-Thane-401107. Old Survey No 4914, New Survey No 84/4 , Area Admn 520 sq.ft BUA. Landmark Universal Asmita High School in the name of Mr Khurshed Juned Ansari	A) 03-02-2023 B) Rs . 8,52,214.45 /- plus further interest and charges since date of NPA. C) 28-07-2023 D) Symbolic	A) Rs 42,12,000/- B) Rs 4,21,200 /- C) Rs 5,000/-	06-03-2025 11:00am to 04:00pm	Any unpaid society maintenance dues ,unpaid utility bills etc.  Any other Encumbrances not known to Authorised Officer  ----- Mobile 9935189143 9903085950 9920267874

**TERMS AND CONDITIONS**

The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions.

- The properties are sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS"
- The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer , but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.
- The Sale will be done by the undersigned through e-auction platform at the Website [baanknet.com/](http://baanknet.com/) on (as per date mentioned in above) @ 11:00 AM TO 04:00 PM.
- For detailed terms and conditions of the sale, please refer – [baanknet.com/](http://baanknet.com/) & [www.pnbbindia.in](http://www.pnbbindia.in)
- Any Unpaid Society Due, Maintenance or other charges not known to authorized officer.
- Name of Contact Persons: Satyendra Mishra: 9903085950, Sunil Kumar : 9935189143, Kiran Shingade: 9920267874

**Date: 04.02.2025**  
**Place: Mumbai**

Sd/-  
**Authorized Officer**  
**Punjab National Bank**  
**Secured Creditor**