



NEW INDIA CO-OPERATIVE BANK LTD.

(Multistate Scheduled Bank)

Corporate Office : New India Bhawan, A.V. Nagwekar Marg, Prabhadevi,
Mumbai – 400025.

NOTICE OF SALE THROUGH PRIVATE TREATY

**SALE OF IMMOVABLE ASSET MORTGAGED TO THE BANK UNDER SECURITISATION AND
RECONSTRUCTION OF FINANCIAL
ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (SARFAESI ACT)**

The undersigned the Authorized Officer of New India Co-operative Bank Ltd has taken physical possession of the scheduled property under the SARFAESI Act. The Authorized officer had already conducted multiple public auctions for sale of the mortgaged property. However no bids were received/ failed auction due to non- compliance of terms and conditions of auction. Hence please be informed that the outstanding dues in the aforesaid loan account are not paid within 15 days from the date of this publication of this notice, then the Authorized officer will proceed with private treaty for sale of property as stated below:

Public at large is informed that the secured property as mentioned on the schedule are available for sale through private treaty as per the terms agreeable to the bank for realization of Bank's dues on "As is where is basis", and "As is what is basis".

The terms and conditions for sale of property through private treaty are as under:

- i) Sale through Private treaty will be on "As is where is basis", and "As is what is basis".
- ii) The purchaser will require to deposit 25% of the sale consideration amount on receipt of offer letter for Bank's acceptance for purchase of property and balance amount will be deposited within 15 days thereafter.
- iii) The purchaser has to deposit 10% of offer amount along with the application which will be adjusted against 25% of the deposit to be made as per clause(2) above.
- iv) Failure to deposit the amount as required under(2) above will cause forfeiture of amount already deposited including 10% of the amount paid along with the application.
- v) In case of non-acceptance of offer of purchase by the bank, the amount of 10% along with application will be refunded without any interest.
- vi) The purchaser should conduct due diligence on all aspects related to the property to his satisfaction. The purchaser shall not entitle to make any claim against the Authorized Officer/secured creditor on later date.
- vii) The Bank reserves the right to reject any offer of purchase without assigning any reason.
- viii) The purchaser has to bear all stamp duty, registration fee and any other dues related to the society in respect of purchase of the property.
- ix) Sale shall be in accordance with the provisions of SARFAESI Act Rules.

SCHEDULE					
Sr. No.	Loan account No.	Name of the Borrower/ Co-Borrower	Amount as per 13 (2) Demand Notice	Reserve Price for Private property	Description of Secured property
1	'0281400110000078	Mr. Mohdirshad Ansar Khan	Rs. 35,77,270.86 with interest @10% w.e.f 01.04.2024 till payment.	Rs.19.00 Lakh	Flat No.507, 5th Floor in the Bldg. No.17/A known as Narmada (Chandivali) 17/A SRA CHS Ltd., situated at Sangharsha Nagar, Farm Rd., Chandivali, Mumbai – 400 072. (admeasuring 225 sq.ft. Carpet Area) owned by Mr. Mohdirshad Ansar Khan.

This is also the notice to the Borrower as per provision of section 13(8) of SARFAESI Act to clear the outstanding dues of the Bank with interests costs, charges and expenses before sale of secured asset through private treaty.

Date: 11.11.2024
Place : Mumbai

sd/-
Authorised Officer
New India Co-op.Bank Ltd.

PUBLIC NOTICE

Notice is hereby given to the public at large that, I am investigating title of Aspen Properties Private Limited, a company incorporated under the provisions of Companies Act, 1956 and existing under the provisions of the Companies Act, 2013 and having its registered office at 128, Kalpak House, Turner Road, Bandra (West), Mumbai - 400050 ("Owner") as owner of the property lying, being and situated at Village Pahadi Goregaon (West), Taluka Borivali, District Mumbai Suburban as more particularly described in the Schedule hereunder written ("**the Property**") and also title of Kamnawala Housing Construction Limited (formerly "Kamnawala Industries Limited" and prior thereto "Kamnawala Housing Development Finance Company Limited") a company incorporated under the provisions of Companies Act, 1956 and existing under the provisions of the Companies Act, 2013 and having its registered office at 406-New Udyog Mandir - 2, Mogul Lane, Mahim - (West), Mumbai City, Mumbai, Maharashtra-400016 ("**Company**") in respect of the Property.

All or any person/entity including an individual, a Hindu Undivided Family, a company, bank/s, financial institution/s, non-banking financial institutions/s), a firm, an association of persons or a body of individuals whether incorporated or not, lenders and/or creditors, having any share, right, title, benefit, interest, demand or claim, whatsoever into, upon or in respect of the Property or any portion thereof including by way of sale, share, conveyance, acquisition, requisition, right of development, right to utilize development potential, FSI consumption, partition, transfer, exchange, assignment, mortgage, agreement for sale, release, relinquishment, power of attorney, guarantee, charge, pledge, gift, trust, inheritance, succession, use, occupation, possession, tenancy, sub-tenancy, lease, sub-lease, leave and license, lien, maintenance, right of way or other easementary rights, litigation, lis-pendens, devise, will, bequest, family arrangement / settlement, allotment, encumbrance, covenant or beneficial right / interest under any trust, right of prescription or pre-emption or under any agreement / writing / document or other disposition or under any decree, order or award passed by any court of law or tribunal or authority or otherwise of any nature whatsoever including by operation of law ("**Claims**") are hereby requested to inform the same in writing supported with the original documents to the undersigned at C/o. 7/10 Botawala Building, 3rd floor, office no. 1, Near Horniman Circle, Fort, Mumbai- 400001, within a period of 14 (Fourteen) days from the date of the publication of this notice, failing which, the Claims, if any, of such person or persons shall be considered to have been waived and/or abandoned absolutely and the right, title and interest of the Owner and Company in respect of the said Property shall be deemed to be clear and marketable, free from all claims, demands and encumbrances of any nature whatsoever.

SCHEDULE
(Description of the Property)

All those pieces and parcels of freehold contiguous and admeasuring approximately 16.075.80 square metres bearing CTS Nos. 296 and 296(1) to 296(32) of Village Pahadi Goregaon (West), Taluka Borivali, District Mumbai Suburban alongwith structures standing thereon situate, lying and being at Pahadi Goregaon (West), Mumbai - 400062 in the Registration Sub-District of Mumbai City and Mumbai Suburban, and is bounded as follows:

On North : By existing road and lands bearing CTS Nos. 297, 324 & 325
On South : By lands bearing CTS Nos. 330, 331, 332, 333, 295, 292 & 291 and two approach roads
On East : By existing road (S. V. Road) and lands bearing CTS Nos. 326, 327, 328, 329
On West : By existing road.

Dated this 14th day of November, 2024

Sd/-
Smिता Sawant,
Advocate, High Court Bombay

PUBLIC NOTICE

All the concerned persons including bonafied residents, environmental groups, NGO's and others are hereby informed that the Ministry of Environment, forest and Climate Change, has accorded Environmental Clearance to M/s. TRICITY REALTY LLP 1001/1002, Bhumraj costarlica, Plot No.1 & 2, Sector-18, Sanpada, Navi Mumbai, Maharashtra for Proposed residential and commercial building on land bearing Plot No.55 sector 34A of Village -Kharghar, Tal-Panvel, Dist -Raigad.EC Letter No EC24B038MH/184343 /FileNo.SA/IMH/INFC24/449971/2023 dated 08/02/2024. The copy of clearance letter is available with the Parivesh portal and may also be seen on the website of the Ministry of Environment and forest at <https://parivesh.nic.in/>

M/s. TRICITY REALTY LLP

1001/1002, bhumraj costarlica, Plot No.1 & 2, Sector-18, Sanpada, Navi Mumbai, Maharashtra

PUBLIC NOTICE

Notice is hereby given that my client has agreed to purchase the below mentioned land/property from the land owners i.e. Mr. Kamlakar Gandliya Keni & Dharmu Baburao Gondhali.

DESCRIPTION OF LAND

Village - Dharanagav, Taluka - Panvel, Dist- Raigad.			
Village	Class	Surve and Hissa No.	Area (H-R-P) Akar (Rs.Paise)
Dharanagav	I	34/5/1	0-35-70 P.K. 0-01-50 6.72

All persons having and or claiming any right, title, interest, claim or demand or objection by way of sale, mortgage, lease, gift, exchange, inheritance, device trust, partition, charge, lien, possession or otherwise howsoever and whatsoever, into upon or in respect of the said above mentioned land/property should make the same known in writing to the undersigned Advocate at his office on following address:- Munot Residency, Shop No.7& 8, Near Old Thana Naka Road, Opp. H.O.C., Colony, Panvel, Raigad. Within 15 days from the date of publication of this notice otherwise the said rights, titles, interest claim or demand or objection if any will be not considered or demand to have been waived, released, abandoned and give up which may please note.

ADV. J. D. PATIL
 Mobile No.9820771948

Place : Panvel
 Date : 14/11/2024

GP PARSIK SAHAKARI BANK LTD.

(Public Share Company Limited)

Head Office : Sahakarmurti Gopinath Shivram Patil Bhavan,
Parsik Nagar, Kalwa, Thane - 400 605.

Phone No. 022 25456500, Website : www.gpparsikbank.com

APPENDIX IV
[See rule 8(1)]
POSSESSION NOTICE
(For Immoveable Property)

Whereas the undersigned being the authorised officer of the GP Parsik Sahakari Bank Ltd., Kalwa Thane under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rule, 2002 issued a demand notice to the below mentioned Borrowers and Guarantors to repay the amount mentioned within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken **Physical Possession** of the properties described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with rule 8 & 9 of the said Rules on the below mentioned date. The borrowers and guarantors in particular and the public in general are hereby cautioned not to deal with the below mentioned properties and any dealings with the properties will be subject to the charge of the GP Parsik Sahakari Bank Ltd., Kalwa, Thane for below mentioned amount.

Sr. No.	Name of the Borrowers and Guarantors	Loan No., Date of Demand Notice, Type of Facility & Outstanding Amount	Description of Security Mortgaged	Date of Possession & Possession Type
1.	1) Mr. Dalvi Namdev Dattaram (Borrower) 2) Mrs. Dalvi Namrata Namdev (Co-Borrower) 3) Mr. Gosavi Gajanan Kailashpuri (Guarantor) 4) Mr. Dalvi Tukaram Dattaram (Guarantor)	Loan No. 552/6 Demand Notice dtd. 06/05/2024, Housing Loan & Rs. 20,75,793.50 with further interest & cost	Simple Mortgage of Flat No.606, area admeasuring 464 sq.ft. (Carpet), 6 th Floor, B-Wing in the building known as Vasani Complex, constructed on land bearing Survey No.50, Hissa No.1, situate at village Belavali, Badlapur (W), Taluka-Ambernath, Dist. Thane and within the limits of Kulgaon Badlapur Municipal Council, within the Registration District Thane and Sub-District Ulhasnagar both present and future belonging to Mr. Dalvi Namdev Dattaram and Mrs. Dalvi Namrata Namdev.	12/11/2024 Physical Possession

Ganesh D Gore
 Authorised Officer
 GP Parsik Sahakari Bank Ltd.

Place : Thane
Date : 13/11/2024

PUBLIC NOTICE

COMPOSITE REDEVELOPMENT on (1) plot bearing No. 595-A of the Dadar Matunga Estate of the Municipal Corporation of Greater Mumbai corresponding to C. S. no. 692-A/10 of Matunga Division, having Cess/ward no. F/N 7031 (3A) Street No.49 together with building thereon known as "NARENDRA NIWAS"; and (2) plot bearing No. 595-B of the Dadar Matunga Estate of the Municipal Corporation of Greater Mumbai corresponding to C. S. no. 692-B/10 of Matunga Division, having Cess/ward no. F/N 7031 (3AA) Street No.47A, situated at Dr. B. A. Road, Matunga (East), Mumbai -400019 together with building thereon known as "RATAN MANSION", within the Registration District and Sub-District of Mumbai city.

The Narendra Niwas property belongs to **Mr. Prafulkumar Raghavji Kenia**, and the Ratan Mansion property belongs to **Mrs. Darshana Prafulkumar Kenia**, **Mr. Rushabh Prafulkumar Kenia** & **Mr. Shrenik Prafulkumar Kenia**. The said Owners have granted Irrevocable Development Rights to **M/S. PUSHPA PROJECTS LLP** to develop the said properties. The following are the list of tenants and occupants of the building structures referred herein above:

A) Regarding Cessed Building Structure known as "NARENDRA NIWAS" situate on Plot Bearing No. No. 595-A of the Dadar Matunga Estate of the Municipal Corporation of Greater Mumbai corresponding to C. S. no. 692-A/10 of Matunga Division				
S.No.	Name of Members	Name of occupants	Floor	Flat/Room No.
GROUND FLOOR				
1	Mr. Mukesh Kantilal Sutaria.	Mr. Mukesh Kantilal Sutaria.	Ground	1
2	Mr. Girish Shantilal Choksi	Mr. Girish Shantilal Choksi	Ground	2
3	Mrs. Prajakta Pradip Satardekar Mrs. Vaishali Durgesh Ghorpade.	Mrs. Prajakta Pradip Satardekar Mrs. Vaishali Durgesh Ghorpade.	Ground	3
4	Mr. N Venkatram	Mr. N Venkatram	Ground	4
FIRST FLOOR				
5	Mr. Kiritkumar Chhotatal Bhagat	Mr. Kiritkumar Chhotatal Bhagat	1st	5
6	Mrs. Uma Bhupendra Sirja Mrs. Hrishita Monil Parekh.	Mrs. Uma Bhupendra Sirja Mrs. Hrishita Monil Parekh.	1st	6
7	Mrs. Sheila Bhaskar Mudbidri	Mrs. Sheila Bhaskar Mudbidri	1st	7
8	Mrs. Sheila Bhaskar Mudbidri	Mrs. Sheila Bhaskar Mudbidri	1st	8
SECOND FLOOR				
9	Mr. Nareshkumar Jethalal Gandhi.	Mr. Nareshkumar Jethalal Gandhi.	2ND	9
10	Smt. Shilvi Parag Shah	Smt. Shilvi Parag Shah	2ND	10
11	Mrs. Rasilaben Harijvanbhai Patel	Mrs. Rasilaben Harijvanbhai Patel	2ND	11
12	Mrs. Lalitha Sunil Bhosle nee Lalitha Dattatray Aiyer Mr. Girish Dattatray Aiyer.	Mrs. Lalitha Sunil Bhosle nee Lalitha Dattatray Aiyer Mr. Girish Dattatray Aiyer.	2ND	12
THIRD FLOOR				
13	Mr. Dilip Khimchand Shah	Mr. Dilip Khimchand Shah	3RD	13
B) Regarding Cessed Building Structure known as "RATAN MANSION" situate on Plot Bearing No. 595-B of the Dadar Matunga Estate of the Municipal Corporation of Greater Mumbai corresponding to C.S. no. 692-B/10 of Matunga Division				
GROUND FLOOR				
S.No.	Name of Members	Name of occupants	Floor	Flat/Room No.
1	Mr. Viral Arun Shah.	Mr. Viral Arun Shah	Ground	1
2	Mr. Jayesh Narendra Kenia.	Mr. Jayesh Narendra Kenia.	Ground	2
3	Mrs. Rajalakshmi Eshwar Chari	Mrs. Rajalakshmi Eshwar Chari	Ground	3
4	Mr. Dineshchandra G. Mistry	Mr. Dineshchandra G. Mistry	Ground	4
5	1) Mrs. Darshana Prafulkumar Kenia 2) Mr. Rushabh Prafulkumar Kenia 3) Mr. Shrenik Prafulkumar Kenia	1) Mrs. Darshana Prafulkumar Kenia 2) Mr. Rushabh Prafulkumar Kenia 3) Mr. Shrenik Prafulkumar Kenia	Ground	5
6	Mrs. Rasilaben Harijvanbhai Patel.	Mrs. Rasilaben Harijvanbhai Patel.	Ground	6
7	Mr. Narendra Jayantilal Shah.	Mr. Narendra Jayantilal Shah.	Ground	7
FIRST FLOOR				
8	Mr. Jayesh Narendra Kenia.	Mr. Jayesh Narendra Kenia.	1st	8
9	1) Mrs. Darshana Prafulkumar Kenia 2) Mr. Rushabh Prafulkumar Kenia 3) Mr. Shrenik Prafulkumar Kenia	1) Mrs. Darshana Prafulkumar Kenia 2) Mr. Rushabh Prafulkumar Kenia 3) Mr. Shrenik Prafulkumar Kenia	1st	9
10	Mrs. Rasilaben Harijvanbhai Patel	Mrs. Rasilaben Harijvanbhai Patel	1st	10
11	1) Mrs. Darshana Prafulkumar Kenia 2) Mr. Rushabh Prafulkumar Kenia 3) Mr. Shrenik Prafulkumar Kenia	1) Mrs. Darshana Prafulkumar Kenia 2) Mr. Rushabh Prafulkumar Kenia 3) Mr. Shrenik Prafulkumar Kenia	1st	11
12	M/s Faberge Financial Services Pvt. Ltd.	M/s Faberge Financial Services Pvt. Ltd.	1st	12
13	Mr. Pritesh Krishnakant Gagliani Alas Shah.	Mr. Pritesh Krishnakant Gagliani Alas Shah.	1st	13
14	Mr. Samir Subodhchandra Shah	Mr. Samir Subodhchandra Shah	1st	14
SECOND FLOOR				
15	Mrs. Darshana Harish Asar	Mrs. Darshana Harish Asar	2ND	15
16	1) Mrs. Darshana Prafulkumar Kenia 2) Mr. Rushabh Prafulkumar Kenia 3) Mr. Shrenik Prafulkumar Kenia	1) Mrs. Darshana Prafulkumar Kenia 2) Mr. Rushabh Prafulkumar Kenia 3) Mr. Shrenik Prafulkumar Kenia	2ND	16
17	1) Mrs. Darshana Prafulkumar Kenia 2) Mr. Rushabh Prafulkumar Kenia 3) Mr. Shrenik Prafulkumar Kenia	1) Mrs. Darshana Prafulkumar Kenia 2) Mr. Rushabh Prafulkumar Kenia 3) Mr. Shrenik Prafulkumar Kenia	2ND	17
18	1) Mrs. Darshana Prafulkumar Kenia 2) Mr. Rushabh Prafulkumar Kenia 3) Mr. Shrenik Prafulkumar Kenia	1) Mrs. Darshana Prafulkumar Kenia 2) Mr. Rushabh Prafulkumar Kenia 3) Mr. Shrenik Prafulkumar Kenia	2ND	18
19	Mr. Bipin Nathalal Goradia.	Mr. Bipin Nathalal Goradia.	2ND	19
20	Mrs. Manjula Vasant Kenia	Mrs. Manjula Vasant Kenia	2ND	20
21	Mr. Prashant Shantilal Mehta & Mr. Piyush Shantilal Mehta.	Mr. Prashant Shantilal Mehta & Mr. Piyush Shantilal Mehta.	2ND	21

If anyone has objection for redevelopment of the above properties or the above-mentioned list of tenants/ occupants, the same may be communicated on the address mentioned below within 15 days of the publication of this notice, along with supporting documents, failing which, the objection, if any, of such person or persons will be considered to have been waived, released, relinquished and/or abandoned.

M/S. PUSHPA PROJECTS LLP.

Address : Mittal Tower, B Wing, 16th Floor, 210 Nariman Point, Mumbai-400021.

Tel. No. 022-40607777

Mr. Akshay Mittal
Designated Partner
Pushpa Projects LLP

प्रपत्र सी - २

(संकेतस्थळ, वर्तमानपत्र, दूरदर्शन यामध्ये प्रसिद्ध करण्यासाठी राजकीय पक्षांकरिता)

पक्षाने उभ्या केलेल्या उमेदवारांच्या गुन्हेगारी पूर्व चारित्राबद्दलचे घोषणापत्र :
(माननीय सर्वोच्च न्यायालयाने रिट विनंती अर्ज (नागरी) क्रमांक २०११ या ५३६ (पब्लिक इंटरेस्ट फाऊंडेशन व इतर विरुद्ध युनियन ऑफ इंडिया व इतर) या प्रकरणी दिनांक २५ सप्टेंबर २०१८ रोजी दिलेल्या न्यायनिर्णयानुसार)
राजकीय पक्षाचे नाव : नॅशनॅलिस्ट काँग्रेस पार्टी - शरदचंद्र पवार
निवडणुकीचे नाव : सार्वत्रिक निवडणूक विधानसभा २०२४
राज्याचे /संघराज्य क्षेत्राचे नाव : महाराष्ट्र राज्य

अ. क्र. (१)	मतदारसंघाचे नाव (२)	उमेदवाराचे नाव (३)	प्रलंबित फौजदारी प्रकरण (४)	फौजदारी अपराधांकरिता दोषसिद्ध ठरविलेल्या प्रकरणांबद्दलचा तपशील (५)			
			न्यायालयाचे नाव प्रकरण क्रमांक व प्रकरणाची (प्रकरणांची) सद्य:स्थिती	संबंधित अधिनियमांची कलमे व अपराधाचे (अपराधांचे) संक्षिप्त वर्णन	न्यायालयाचे नाव व आदेशाचा (आदेशांचे) संक्षिप्त वर्णन	अपराधाचे (अपराधांचे) संक्षिप्त वर्णन व ठोठावलेली शिक्षा	जास्तीत जास्त ठोठावलेली शिक्षा
१.	४६ - हिंगणघाट	श्री. अतुल नामदेवराव वांदिले	मा. न्याय दंडाधिकारी प्रथम श्रेणी हिंगणघाट एफ आय आर नं. ८९/२०२४ सध्या स्थितीत दोषारोप पत्र न्यायालयात दाखल झालेले नाही.	कलम नं. १४३, १४७, १४८, १४९, ३२४ व ३२६ भा. द. वि.	लागू नाही	लागू नाही	लागू नाही
			मा. न्याय दंडाधिकारी प्रथम श्रेणी समुद्रपूर एफ आय आर नं ००२/२०२४ सध्या स्थितीत दोषारोप पत्र न्यायालयात दाखल झालेले नाही.	कलम १८८, RW भा. द. वि. १३५ म. पो. का.	लागू नाही	लागू नाही	लागू नाही
			मा. न्याय दंडाधिकारी प्रथम श्रेणी हिंगणघाट एस. एस. सी. नं. १३४७/२०२१ भा. द. वि. RW, एफ. आय. आर. नं ६९/२०२१ सध्या प्रलंबित दोषारोप पत्र न्यायालयात दाखल	कलम १८८, १४३, १३४ म.पो. का.	लागू नाही	लागू नाही	लागू नाही



राजकीय पक्षाच्या पदाधिकारीची स्वाक्षरी नाव व पदनाम

(Signature)

(अदिती नलावडे)

सरचिटणीस, नॅशनॅलिस्ट काँग्रेस पार्टी -शरदचंद्र पवार महाराष्ट्र



RBL BANK

apno ka bank

RBL BANK LIMITED

Registered Office: 1st Lane, Shahupuri, Kolhapur-416001
Branch Office at: RBL Bank Ltd. 9th Floor, Techniplex-I, Off Veer Savarkar Flyover, Goregaon (West) Mumbai-400062

E-AUCTION SALE NOTICE

(UNDER SARFAESI ACT, 2002)

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSET CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("SARFAESI ACT") READ WITH RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("RULES")

Notice is hereby given to the public in general and in particular to the Borrower, Guarantor (s) and Mortgagor (s) that the below described immovable properties mortgaged/charged (collectively referred as "**Property**") to RBL Bank Ltd. ("**Secured Creditor/Bank**"), the **Actual Physical Possession** of which has been taken by the Authorised Officer of the Bank under section 13(4) & section 14 of the SARFAESI Act read with the Rules, as detailed hereunder, will be sold on "**As is where is**", "**As is what is**", "**Whatever there is**" and "**Without Recourse Basis**" on **04/12/2024**, for recovery of the Bank's outstanding dues plus interest as detailed hereunder under Rules 8 and 9 of the Rules by inviting bids as per below e-auction schedule:

Brief Description of Parties, Outstanding dues and Property

S. No.	Name of the Borrower & Guarantor (s)	Details of Property(ies) & Mortgagor	Amount as per Demand Notice Date of Demand & Possession Notice under SARFAESI Act	Inspection Date and Time	Reserve Price EMD Bid Increase Amount	Date/ Time of E-Auction	Last Date for Receipt of Bids along with documents	Name of Authorised Officer/ Phone No./ Email Id
1 2 3 4	M/s. Das Creation (Applicant), Mr. Geetesh Gurudas Mapari (Co-Applicant), Mrs. Sarika Geetesh Mapari (Co-Applicant) Late Indra Gurudas Mapari (Co-Applicant and Mortgagor) Address of Correspondence Flat No. 302, "Rishikesh CHSL", S.No. 427 (part), Hissa no. 5 and 10, CTS No. 512 to 523 and 530 (b), Vakola Pipe-Line Road, Narial Wadi, Santacruz (East), Mumbai 400055.	All the piece and parcel of the Residential property bearing Flat No. 302 on 3rd floor, in the building known as "Rishikesh Co-operative Housing Society Limited" standing on the piece of land bearing Survey No.427 (part), Hissa no. 5 and 10, bearing CTS No. 512 to 523 and 530 (b), at Vakola Pipe-Line Road, Narial Wadi, Santacruz (East), Mumbai 400055	Rs.92,42,437.73/- [Rupees Ninety-Two Lakhs Forty-Two Thousand Four Hundred Thirty-Seven and Seventy-Three Paises Only] as on 09/05/2023 Demand notice U/s. 12 (2) of SARFAESI dated 09/05/2023 . Date of Actual Physical Possession Notice 06/09/2024	26/11/2024 between 11:00 a.m. to 12:00 p.m.	Reserve price: 78,30,000.00 (Rs. Seventy-Eight Lakhs Thirty Thousand only) EMD: 10% of Reserve Price Bid Increase amount: 50,000.00 (Rupees Fifty Thousand Only)	04/12/2024 12:30 p.m To 01:30 p.m	On or Before 03/12/2024 upto 5:00 PM	Swatantrakumar Mishra (Mobile No. 9819052865/ 8208402936/ 7977937399) Email address Swatantrakumar. Mishra@rblbank.com

Terms and Conditions:

(1) The E-Auction Sale will be online through e-auction portal. The interested bidders are advised to go through the detailed terms and conditions of auction available on the website of <https://www.bankauctions.com> & <https://www.rblbank.com/pdf/pages/news> before submitting their bids and taking part in e-auction.

(2) It shall be the responsibility of the bidders to inspect and satisfy themselves about the Property and specification before submitting the bid.

(3) The interested bidders shall submit their EMD details and documents through Web Portal: <https://www.bankauctions.com> (the user ID & Password can be obtained free of cost by registering name with <https://www.bankauctions.com>) through Login ID & Password. The EMD shall be payable through DD at RBL Bank Ltd., 9th Floor, Techniplex-I, Off Veer Savarkar Flyover, Goregaon (West) Mumbai-400 062 before 5:00 PM on or before **03/12/2024**.
Interested bidders may avail support/online training on E-Auction from **M/s. C1 India Pvt Ltd** Contact No: 7291981124/25/26. Contact Person Mr. Bhavik Pandya Mob No: 8866682937, e-mail-id: **gujarat@c1india.com** and **maharashtra@c1india.com** and for any query in relation to Property, they may contact **Mr. Swatantrakumar Mishra, Authorised Officer (Mobile No. 9819052865) email: Swatantrakumar.Mishra@rblbank.com.**

(4) The Authorised Officer of the Bank reserves the right to accept or reject any or all bids, &/ or to postpone/cancel the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final and binding.

(5) The asset shall not be sold below reserve price.

(6) The EMD shall be refunded only after 02 Working days, without interest, if the bid is not successful.

(7) Time and manner of payment:
(a) Payment of 25% inclusive of 10% of EMD of the sale amount on acceptance of the offer by the Bank on the same day of acceptance of offer or not later than next working day.
(b) Balance within 15 days of the confirmation of sale by the Bank.
(c) In case of default of payment, all amounts paid shall be forfeited, as per provisions of the SARFAESI Act, 2002 and SARFAESI Rules, as case may be.

(8) The above sale shall be subject to the final approval of Bank.

(9) Interested parties are requested to verify/confirm the statutory and other dues like Sales/Property tax, Electricity dues, and society dues, from the respective departments/offices. The Bank does not undertake any responsibility of payment of above dues.

(10) The particulars in respect of the Secured Assets specified herein above have been stated to the information of the undersigned who however shall not be responsible for any error, misstatement of omission in the said particulars. The prospective purchasers, tenders are therefore requested to check and confirm in their own interest these particulars and other details in respect of the Secured Assets before submitting tenders.

(11) Sale is strictly subject to the terms and conditions incorporated in this advertisement and in the prescribed tender form.

(12) The bidders / tenderers / offerors shall improve their further offers in multiples of **Rs.50,000/- (Rupees Fifty Thousand Only)**.

(13) The successful bidder/offerer shall bear all stamp duty, registration fees, and incidental expenses for getting sale certificate registered as applicable as per law.

(14) The Authorised Officer has the absolute right to accept or reject the bid or adjourn / postpone / cancel the tender without assigning any reason thereof and also to modify any terms and conditions of this sale without any prior notice.

STATUTORY 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT

The Borrower, Guarantor(s) and Mortgagor(s) are hereby notified to pay the aforementioned sum along with further interest thereon plus penal and other interest and amounts as per the Transaction Documents before the date of E-Auction failing which, the Property will be auctioned/ sold to recover the outstanding dues.

Date : 14/11/2024
Place: Mumbai

Sd/

Authorised Officer

RBL Bank Ltd