@ Piramal

PIRAMAL CAPITAL & HOUSING FINANCE LTD.
CIN::65910MH1984PLC032639
Registered Office: Unit No.-601.6th Floor. Piramal Amiti Building, Piramal Agastya Corporate Park, Kamani Junction,Opp. Fire Station, LBS Marg, Kurla (west), Mumbai-400070 – T + 91 22 3802 4000

Branch Office: HDIL Tower, Ground Floor, Anant Kanekar Marg, Bandra (East), Mumbal-400051 Contact Person: (1) Vaidehee Byndla - 9821537386 (2) Rohan Sawant - 9833143013 (3) Ashish Jha - 9096750852 E-AUCTION SALE NOTICE ON SYMBOLIC POSSESSION, E-AUCTION

Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of Piramal Capital & Housing Finance Limited under the Securifization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 for the recovery of amount due from borrower/s, offers are invited by the undersigned for purchase of immovable property, as described hereunder, which is in the physical possession, on 'As Is Where Is Basis' As Is What Is Basis' and 'Whatever Is There Is Basis', Particulars of which are given below: Deposit (EMD) (10% of RP) Amount (18-06-2024)

Loan Code No.: 205MUM38667, Dahisa (Branch), Sirdendu Ramsudhar Pandey All The piece and Parcel of the Property having an extent: - H/FLAT NO. 1004, FLOOR NO. 10TH, URJA WING A TATWA COMPLEX SECTOR, BORIVALI WEST, VILLAGE, MAGA THANE MUMBAI Maharashtra: -400066 Boundaries As :

DATE OF E-AUCTION: 25.07.2024, FROM 11.00 A.M. TO 1.00 P.M (WITH UNLIMITED EXTENSION OF 5 MINUTES EACH), LAST DATE OF SUBMISSION OF BID: 24.07.2024, BEFORE 4.00 P.M.

of the Sale, please refer to the link provided

STATUTORY 30 DAYS SALE NOTICE UNDER SARFAESI ACT TO THE BORROWER/GUARANTOR / MORTGAGOR The above mentioned Borrower/Guarantor are hereby noticed to pay the sum as mentioned in section 13(2) notice in full with accrued interest til date before the date of auction, failing which property will be auctioned/sold and balance dues if any will be recovered with interest and cost from

(Authorised Officer) Date: 21-06-2024 **Piramal Capital & Housing Finance Limited**

Greate Office: ICICI Home Finance Company Limited ICICI HFC Tower, Andheri - Kurla Road, Andheri (East), Mumbai - 400059, India Branch Office: 2nd Floor, Office 204, Junction 406, Plot no.406/1B, Takka Road, Panvel West-[See proviso to rule 8(6)]
Notice for sale of immovable assets

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) 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 **Physical Possession** of which has been taken by the Authorized Officer of ICICI Home Finance Company Ltd., will be sold on "As is where is", "As is what is", and "Whatever there is", as per the brief particulars given hereunder;

Sr. No.	Co Borrowers/ Guarantors/ Legal Heirs. Loan Account No.	Secured asset(s) with known encumbrances, if any	Amount Outstanding	Earnest Money Deposit	Date and Time of Property Inspection	Date & Time of Auction
-	(B)	(C)	(D)	(E)	(F)	(6)
1.	Divya A Upadhyay (Borrower) Mansi A Upadhyay (Co-Borrower) Loan Account No.	orrower) nsi A Upadhyay o-Borrower) an Account No. 3rd Floor, Radha Mohan, Gut No.178 Hissa No.2B, Plot No.29, Village Pen, Taluka- Pen, Dist. Raigad, Raigad	Rs. 46,44,866/- June 15, 2024	Rs. 17,79,300/-	11:00 AM 03:00 PM	July 24, 2024 02:00 PM 03:00 PM
				Rs. 1,77,930/-		
	LHVHI00001354763 & LHVSH00001354855	Property No.2- Flat No.303, 3rd Floor, Radha Mohan, Gut		Rs. 17,79,300/-		
		No.178 Hissa No.2B, Plot No.29, Village Pen, Taluka- Pen, Dist. Raigad, Raigad		Rs. 1,77,930/-		

The online auction will be conducted on website (URL Link- https://BestAuctionDeal.com) of our auction agency GlobeTech. The Mortgagors/ notice are given a last chance to pay the total dues with further interest till July 23, 2024 before 05:00 PM else these secured assets will be sold as per above schedule.

July 23, 2024 before 05:00 PM else these secured assets will be sold as per above schedule. The Prospective Bidder(s) must submit the Earnest Money Deposit (EMD) RTGS/ Demand Draft (DD) (Refer Column E) at ICICI Home Finance Company Limited, 2nd Floor, Office 204, Junction 406, Plot no.406/1B, Takka Road, Panvel West-410206 on or before July 23, 2024 before 04:00 PM. The Prospective Bidder(s) must also submit signed copy of Registration Form & Bid Terms and Conditions form at ICICI Home Finance Company Limited, 2nd Floor, Office 204, Junction 406, Plot no.406/1B, Takka Road, Panvel West-410206 on or before July 23, 2024 before 05:00 PM. Earnest Money Deposit Demand Draft (DD) should be from a Nationalized/ Scheduled Bank in favor of "ICICI Home Finance Company Ltd.-Auction" payable at Raigad.
For any further clarifications with regards to inspection, terms and conditions of the auction or submission of tenders, kindly contact ICICI Home Finance Company Limited on 9920807300 or our Sales & Marketing Partner New Year Solutions Private Limited.

Partner NexXen Solutions Private Limited. The Authorized Officer reserves the right to reject any or all the bids without furnishing any further reasons

For detailed terms and conditions of the sale, please visit https://www.icicihfc.com Authorized Office ICICI Home Finance Company Limited

Thane Municipal Corporation, Thane Town Planning Department

NOTICE (U/s. 37 of Maharashtra Regional & Town planning Act, 1966)

Whereas, the Revised Development Plan of the city of Thane has been Sanctioned

by Government vide Notification No. TPS/1297/1319/CR-148/97/UD-12, Dt. 4th October, 1999 & came in to force from 22nd November, 1999. Also the Development Plan for Excluded portion (EP) from Revised Development plan was sanctioned vide Government's Notification No. TPS/1201/274/CR-28/2009/UD-12, Dt. 3rd April, 2003 & came in to force from 14th May, 2003 (Here in after referred to as "The said Sanctioned Development plan") Whereas, the Government of Maharashtra has sanctioned the Unified

Development Control and Promotion Regulations (UDCPR) (hereinafter referred to as "the said Regulation") for the state except Municipal Corporation of Greater Mumbai & some Planning Authorities under the provisions of the Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as "the said Act") vide Notification No.TPS-1818/CR-238/18//DP. & RP./Sec.37 (1AA) (c) & sec. 20(4)/UD-13, dated 02/12/2020. And Whereas, the said Regulation No.10.2, is regarding City Specific Regulation

for Thane Municipal Corporation area (hereinafter referred to as "the said provisions") and there is need to include new provision for some specific items in the said provisions. And whereas, as per Sanctioned Development Plan in sector no. 6, at village

Borivade Land bearing S.No. 20pt., 21 pt., 22 pt., 23 pt., 24 pt., 25 to 28, 30, 31, 32 pt., 33pt., 35pt., 37pt., 40pt., 54 pt., 55 pt., 56, 57, 58pt., 59pt., 60 pt., 93pt., and at village Vadvali S.No. 17/1 to 3 pt. (Gut No.275Pt.) and at village Owala S.No. 110 pt. is reserved for Play Ground Reservation No. 3 and the area of the reservation is 84800.00 sq.mt. (Hereinafter referred to as "The said reservation") And whereas, in the view of overall development of Thane city along with basic

infrastructure projects and city beautification, providing international level sports facility, it is necessary to develop Public Ground and ancillary facilities. Hence, for this purpose there is a need to develop "Sports Complex and Convention Centre" on the said reservation Hence it is proposed to change this Play Ground Reservation No.3 as "Sports Complex and Convention Centre" and for the development of said proposed reservation, additional Regulation is proposed in Chapter-10, City Specific Regulation of Unified Development Control and Promotion Regulation-2020, for the permissible FSI to be newly entered as Regulation No.10.2.17 as "Sports Complex and Convention Centre reservation shall be developed with maximum building potential mentioned under Table 6G and Note mentioned under Table 6G" under section 37 (1) of Maharashtra Regional & Town Planning Act, 1966 in "the said Sanctioned Development Plan" and "The said Regulations" (herein after referred to as "The said modification"). Hon. General Body of Thane Municipal Corporation vide its Resolution No. 31, dtd.20/06/2024 has accorded sanction for following the above said procedure of modification as per details given below.

Sr. No.	No.	Land Description	Development Plan/ Sanctioned UDCPR Regulation	Proposed Draft Modification
1.		Sector no. 6, at village Borivade Land bearing S. No. 20pt., 21 pt., 22 pt., 23 pt., 24 pt., 25 to 28, 30, 31, 32 pt., 33pt., 35pt., 37pt., 40pt., 54 pt., 55 pt., 56, 57, 58pt., 59pt., 60 pt., 93pt., and at village Vadvali S.NO. 17/1 to 3 pt. (Gut No.275Pt.) and at village Owala S.No. 110 pt.	Play Ground Reservation No.	Sports Complex & Convention Center
And	10.2.17		New Regulation	Sports Complex and Convention Centre reservation shall be developed with maximum building potential mentioned under Table 6G and Note mentioned under Table 6G

carry out "The said modification in the said Sanctioned Development Plan" and "The said provision in the said regulations" as per the provisions under section 37(1) of Maharashtra Regional & Town Planning Act 1966. The Plan showing "The said modification" is displayed on the notice board in the office of Assistant Director Town Planning, Town Development Department, Thane Municipal Corporation, "Mahapalika Bhavan", General Arunkumar Vaidya Marg, Chandanvadi, Panchpakhadi, Thane & also published on website mentioned below. Any person who wants to submit his suggestion or objection to the said modification within 30 (Thirty) days from the date of publication of this notice in the news paper, on the website www.thanecity.gov.in and Maharashtra Government Gazette, to the Municipal Commissioner, Thane Municipal Corporation, Thane or on the Email ID adtp@thanecity.gov.in

TMC/PRO/TDO/86/2024-25 Dt.20.06.2024

Please visit our official website

www.thanecity.gov.in

Asst. Director Town planning, Thane Municipal Corporation, Thane

Sd/-

SYMBOLIC POSSESSION NOTICE

Branch Office: ICICI Bank Ltd., Office Number 201-B, 2nd Floor, Road No. 1 Plot No-B3, WIFI IT Park, Wagle Industrial Estate, Thane, Maharashtra- 400604

The undersigned being the Authorised Officer of ICICI Bank Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13 (12) R/w Rule 3 of the Security Interest (Enforcement) rules 2002. issued demand notices upon the borrowers mentioned below, (on the underlying pool assigned to ICICI Bank by Dewan Housing Finance Ltd.) in relation to the enforcement of security with respect to a Housing Loan facility granted, pursuant to a loan agreement entered into between DHFL and the borrower, 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 symbolic possession of the property described herein below in the 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 ofl Sr. No

DHFL Lan No- 06200004123 | Ward No. 1, Gat No. 127 Paiki, T.P

	itioned not to deal with the pro CICI Bank Limited.	perty and any dealings with the property	will be subject to t	he charg
0.	Name of the Borrower(s)/ Co-Borrower(s) (DHFL Old LAN & ICICI New LAN)	Description of Property/ Date of possession	Date of Demand Notice/ Amount in Demand Notice (₹)	
	Sachin Vasantrao Bhand &	Flat No. 15, 1st Floor, "Sai Villa Apartment",	March 14, 2024 Rs.	Ahmed-

Scheme No. 3, Final Plot No. 5(Paiki).

Sub Plot No. 32, Mouje Shirasgaon, Tal-Shrirampur, Ahmednagar- 413709/

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 Rules 8 and 9 of Security Interest (Enforcement) Rules, 2002.

Date of possession - June 18, 2024

Date : June 21, 2024 Place : Ahmednagar Authorized Officer ICICI Bank Limited

kotak*

& New ICICI Lan No-

QZADR00005011545)

KOTAK MAHINDRA BANK LIMITED

Registered Office: 27BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai – 400 051 Branch Office: 4th Floor, Admas Plaza, 166/16, CST Road, Kolivery Village, Kunchi Kurve Nagar, Kalina Santacruz (E), Mumbai - 400 098.

9,08,812.32/-

DEMAND NOTICE

Under Section 13(2) of the Securitization And Reconstruction of Financial Assets And Enforcement Of Security Interest Act, 2002 read with Rule (1) of the Security Interest (Enforcement) Rules, 2002. The undersigned is the Authorized Officer of Kotak Mahindra Bank Ltd. (KMBL) under Securitization And Reconstruction Of Financial Assets And Enforcement of Security Interest Act, 2002 (the said Act). In exercise of power conferred under Section 13(12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, the Authorized Officer has issued Demand Notices under section 13(2) of the said Act, calling upon the following Borrower(s) (the "said Borrower(s)"), to repay the amounts nentioned in the respective Demand Notice(s) issued to them that are also given below. In connection with above, Notice is hereby given, once again, to the said Borrower(s) to pay to KMBL, within 60 days from the publication of this Notice, the amounts indicated herein below, together with further interest as detailed in the said Demand Notice(s), from the date(s) mentioned below till the date of payment and/or realization, payable under the loan agreement read with other documents/writings, if any, executed by the said Borrower(s). As security for due repayment of the loan, the following assets have been mortgaged to KMBL by the said Borrower(s) respectively.

Guarantor(s) along with Loan Account Numbers	as per Demand Notice	Property Mortgage
oan A/c No. HF4404364 / HF37444652 . Mr. Roshan Ramesh Bisani (Borrower) . Mrs. Sweta Roshan Bisani (Co-Borrower) . Mr. Ramesh Harivallabh Bisani (Co-Borrower) . Mr. Nikhil Kamalkishore Bisani (Co-Borrower) . Mr. Kamal Harivallabh Basani (Co-Borrower) . Mr. Kamal Harivallabh Basani (Co-Borrower) . Ego Flooring Private Limited, Through its Director/ Authorised Signatory (Co- orrower/ Guarantor) laving Address at: Flat No. 62, Kashmira Ameeta CHSL, 13th Floor, 7G, JB Marg, lariman Point, Mumbai – 400021, Maharashtra lso at: Flat No. 63, Kashmira Ameeta CHSL, 13th Floor, 7G, JB Marg, Nariman Point, lumbai – 400021, Maharashtra. For Sr. No. 6 Also at: Office No. 63 & 64, 2nd Floor, rem Estate, Mustafa Bazar, Mazqaon, Mumbai – 400010, Maharashtra.	Demand Notice Date: 04.06.2024 Rs. 1,30,84,529.94 (Rupees One Crore Thirty Lakhs Eighty Four Thousand Five Hundred Twenty Nine And Paisa Ninety Four Only) as on 24.05.2024 & NPA Date: 01.05.2024	All that piece and parcel of property being Flat No. 62, Kashmira Ameeta CHSL, 13th Floor, 7G, JB Marg, Nariman Point, Mumbai -400021, Maharashtra.

If the said Borrowers shall fail to make payment to KMBL as aforesaid, KMBL shall proceed against the above secured assets under Section 13(4) of the Act and the applicable Rules, entirely at the risks of the said Borrowers as to the costs and consequences. The said Borrowers are prohibite under the Act from transferring the aforesaid assets, whether by way of sale, lease or otherwise without the prior written consent of KMBL Any person who contravenes or abets contravention of the provisions of the said Act or Rules made there under, shall be liable for impr

nd/or penalty as provided under the Act **Authorised Officer**

Place : Mumbai Date : 04.06.2024

worls) / Co.Ro

For Kotak Mahindra Bank Limited

🕉 डोंबिवली नागरी सहकारी बँक लि. DNS BANK (मल्टी-स्टेट शेड्यूल्ड बँक) अर्थाला विश्वास मिळे अन् विश्वासाला अर्थ मिळे!

Recovery Dept.: Madhukunj, 2nd Floor, Plot No. P-52, M.I.D.C. Phase-II, Kalyan Shil Road, Dombivli (East)-421204

NOTICE OF AUCTION SALE (Subsequent Sale)

Sale by Public Auction under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) and Rules made thereunder of the below mentioned properties mortgaged/hypothecated to the Dombivli Nagari Sahakari Bank Ltd. (the Bank) for the credit facilities granted to the below mentioned borrowers :

Sr. No.	Name of the Borrower	Date of Outstanding	Amount Outstanding in Rupees	
1	M/s. Maa Padmavati Fabrics India Pvt. Ltd	30.11.2021	19,56,04,270.31	
2	M/s. V B Textiles	21.02.2022	2,38,27,703.62	
3	M/s. S T Textiles	21.03.2022	2,31,69,544.12	
4	M/s. Maa Padmavati Industries LLP	21.02.2022	2,62,81,177.70	
	TOTAL		26,88,82,695.75	

Sr.	Description of the Property	Reserve Price	EMD	Date and Time of Inspection	Date and Time of Auction		
No	Particulars of Machinery	Quantity	Value per Unit	EMD per Unit			
1	Shuttle Less Air Jet Loom (Toyota)	12	27.38	2.74	1		
2	Rapier Type Auto Power Loom (Picanol)	15	9.13	0.91		10.07.2024 11.00 a.m. onwards	
3	Large Beam	18	0.30		1		
4	Top Beam	21	0.15				
5	Top Beam	24	0.15				
6	Bottom Beam	19	0.15				
7	Large Beam	12	0.30		02.07.2024 11.00 a.m. to 2.00 p.m.		
8	Beam Trolley	2	0.45				
9	Humidification Plant with Ducting for 27 Looms						
	Fabric Folding & Inspection Machine	3					
	Material Lift with Cage (5 Ton)	1					
	Air Compressor GA 45 (Atlas Copo)	1	0.00	0.80			
	Air Compressor GA 55 (Atlas Copo)	1	8.00	0.80			
	Air Tank 210m3, 7kg/cm2	1					
	Electronic Weighing Scale	1					
	Diesel Generator	1			-		
10	Transformer Cap-630KVA	1					
	Indoor VLBS Pane, VCB-630A	1					
	Metering Cubicle 33KV	1	5.00				
	Stabilizer Cap 125KVA	1		0.50			
	Stabilizer Cap 60 KVA	7		0.50			
	100 HP Control Panel	5					
	20 HP Control Panel	2					
	Control Panel	1					

Place of Auction : Ichalkaranji Branch situated at Plot No. 67B, 18/485, Near Shahu Maharaj Statue, Kolhapur Road Ichalkaranii. District Kolhapur-415 110

BASIC TERMS & CONDITIONS : :-

Place : Ichalkaranji

Date : 21.06.2024

- The Bid containing the terms and conditions of the Auction or any other information, if any, can be obtained from our Ichalkaranji Branch situated at address as mentioned hereinabove, on any working days between 11.00 a.m. to 4.00 p.m. on payment of Rs. 100/- (Non Refundable) The intending bidder will have to participate in person for the bid on the day of auction, however if the bidder has
- authorized any person to participate on his/her/its behalf, then such authorized person must produce Authority Letter/Board Resolution issued by the bidder in his /her/its favour. The bidder to mention the Serial Number of the property for which bid is placed with duly filled in bid form in sealed
- envelope along with the EMD by way of RTGS/NEFT/Pay Order/Demand Draft of any Nationalized or Scheduled Bank, drawn in favour of Dombivli Nagari Sahakari Bank Limited payable at Mumbai should reach the Authorized Officer on or before 09.07.2024 before 4.00 p.m.
- The Bidder will have to submit self-attested photo copy of KYC documents like Pan Card/Proof of Residence along with Originals for verification and one Passport size photograph. Sale of machinery is on "AS IS WHERE IS AND WHATEVER THERE IS BASIS". The intending bidder may conduct
- the necessary due diligence as regards operational viability of the machinery. In the Auction process, Bidding will start from the amount of highest Bid Amount received by the Authorized Officer
- and thereafter bidder will be allowed to enhance Bid by minimum of Rs. 25,000/- in case of plant & machinery.
- The successful bidder will have to pay 25% of the bid amount (Inclusive of EMD) immediately upon acceptance of his/her/its Bid i.e. on the same day or not later than 5.00 p.m. of the next working day and the balance amount within 15 days from the date of Auction. In case, successful bidder fails to pay the 25% of the bid amount as mentioned in clause (7) above, the earnest
- money deposited by him/her/it shall be forfeited. Similarly, Bank shall forfeit 25% of the bid amount if the bidder fails to pay the full amount within 15 days from the date of Auction. In case, successful bidder fails to pay 25% of the bid immediately or the balance bid amount within 15 days, the
- property will be put up once again for sale and re-sold on the later date. 10. On confirmation of sale, pursuant to compliance of the terms of the payment and receipt of the entire bid amount,
- the Authorized Officer will issue Certificate of Sale in favour of the successful purchaser as per Security Interest (Enforcement) Rules 2002 and the successful purchaser will bear all taxes, stamp duty, Registration fees and incidental expenses for getting the Sale Certificate registered. The Authorized Officer will hand over the possession of the subject property on receipt of the entire bid amount. 1. The successful bidder will bear all taxes (GST), expenses of transportation dismantling, overheads etc. for
- transporting the machinery from the site.
- 12. The Authorized Officer reserves the right to accept or reject any offer/bid or postpone/cancel the auction without assigning any reason and also to modify the terms and conditions of sale without prior notice
- 13. The intended bidder can contact to the Authorized Officer over the Mobile Phone Nos. 9373112525/9870995621/9 870995625.

Sd/-Mr. Shrikant Biraje **Authorized Officer** Dombivli Nagari Sahakari Bank Ltd. ্যপ্তাঃ State Bank of India

RACPC GHATKOPAR (15426):- 1st Floor, Ashok Silk Mills Compound, LBS Marg, Ghatkopar(west) Mumbai:400086 Tel No: 022-25009120,25009139 Mail ID: racpc.ghatkopar@sbi.co.in

POSSESSION NOTICE [See Rule 8(1)] (For Immovable Property)

Account No: 41014488735, 41072256034

Whereas The undersigned being the Authorized officer of the State Bank of India under the Securitization and 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 a Demand Notice dated 21.02.2024 calling upon Mrs. Fariya Affan Khan repay the amount mentioned in the notice being sum of Rs.62,64,906/- (Rupees Sixty Two Lakhs Sixty Four Thousand Nine Hundred Six Only) as on 21.02.2024 with interest, cost, charges etc within 60 days from the date of receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrowers/guarantors and the public in general that the undersigned has taken Possession of the property described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with rule 8 and 9 of the said full second bits 15,08,2025. the said rules on this 15.06.2024

The borrower/guarantor in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the State Bank of India for an amount sum of Rs.62,64,906/- (Rupees Sixty Two Lakhs Sixty Four Thousand Nine Hundred Six Only)as on 21.02.2024 with further interest, cost and incidential charges thereon. DESCRIPTION OF THE IMMOVABLE PROPERTY:

All That Part And Parcel Of The Property Consisting Of: Property Address-Flat No. 502, 5th Floor, Bldg Prabhat Darshan CHSL, Plot No. 19, Village- Patherli No. 502, 5th Floor, Bldg Prabhat Darshan C Road No.6, Dombivali East, Thane-421201. **Authorised Officer & Chief Manager**

State Bank of India

DEBTS RECOVERY TRIBUNAL-II, MUMBAI (Ministry of Finance, Government of India) Exhibit - 56

3rd Floor, Telephone Bhavan, Strand Road, Colaba Market, Colaba Mumbai - 400005

NOTICE FOR SETTLING THE SALE PROCLAMATION UNDER RULE 53 OF THE SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS & BANKRUPTY ACT, 1993, Next Date: 04.07.2024

RECOVERY PROCEEDING NO. 30 OF 2014 CANARA BANK .Applicant

VERSUS HITESH KESHAV PATIL & ANR.

...Defendants

I. Shri Hitesh Keshav Patil, 502-B, Sai Dham Apartment, Near Jankalyan Nagar, Marve Road, Malad West, Mumbai - 400 095. Also having address at : Gokul Garden, 'E' Wing, Flat No. 502, 5th Floor, Thakur Complex Kandivali (East), Mumbai - 400 101.

2. Shri Mohan Pratik Pais, 9-A/21, New Sagar Darshan Co-Op. Housing Society Ltd., Jankalyan Nagar, Malad (West), Mumbai - 400 095. And Also Having Address At: Max New York Life Insurance Co. Ltd., 86, Baba House, 2nd Floor, Opp. Cine Magic, Andheri (East), Whereas in execution of ibdi Recovery Certificate No. 30 of 2014 in OA No. 282

of 2012 drawn up by the Hon'ble Presiding Officer, Debt Recovery Tribunal No. II, Mumbai, the undersigned has ordered the sale of the under mentioned mmovable property. You are hereby informed that the on 04.07.2024 at 12.05 pm has been listed for drawing up the proclamation of sale settling the terms thereof. You are requested

to bring to the notice of the undersigned any encumbrances, charged, claims or liabilities attaching to the said properties or any portion thereof Specification of Immovable Property

Flat No. 502, E Wing, 5th Floor, Gokul Garden, Thakur Complex, Kandivali (East), Mumbai

- . Electricity Department 2. MIDC/Talathi/CIDOC/BMC-Local Authorities
- 3. Income Tax, GST etc.

(S. K. Sharma) Recovery Officer D.R.T. II, Mumbai

FEDERAL BANK

Given under my hand and seal of the Tribunal on this 10.05.2024 at Mumbai

LCRD Mumbai Division

The Federal Bank Ltd., LCRD/Mumbai Division, 134, 13th Floor, Jolly Maker Chamber 2, Nariman Point, Mumbai- 400021 E-mail: mumlcrd@federalbank.co.in, CIN: L65191KL1931PLC000368 Phone: 02222846676, 2222853712, 2222028427

(Regd/AD)

- 1) Shri/Smt. Sharon Dominic Dmello, W/o Domnic Gabriel Dmello, B/03/04, Bageshri, Swaranjali Chsl, Agashi, Kumbharwada, Virar West, Vasai Road, Thane, Maharashtra - 401001. 2) Shri/Smt. Domnic Gabriel Dmello, S/o Gabriel Dominic Dmello,
- B/03/04, Bageshri, Swaranjali Chsl, Agashi, Kumbharwada, Virar West, Vasai Road, Thane, Maharashtra 401001. Notice issued under section 13(2) of the Securitisation and

Interest Act, 2002 (hereinafter referred to as Act) The 1st of you as principal borrower and 2nd as guarantor/co-obligant mortgagor availed Property Power loan with number 15517600000901 of ₹ 20,00,000/- (Rupees Twenty Lakh only) on 10.09.2018 from The

Reconstruction of Financial Assets and Enforcement of Security

Federal Bank Limited a company registered under the Companies Act 2013 having registered office at Aluva (hereinafter referred to as the bank) through its branch at Virar for personal needs of individuals, after executing necessary security agreements / loan documents in favour of Towards the security of the aforesaid credit facility availed from the

Bank, you have created security interest in favour of the Bank by way of mortgage in respect of the following immovable property **Description of Mortgaged Immovable Property**

All the piece and parcel of the Flat bearing no. 003/004 on the Ground Floor, admeasuring area 930 Sq. fts. (Built up area) in the building known as "Swaranjali Complex", "Swaranjali Co-op. Hsg. Soc. Ltd" in Bageshri-Wing, constructed on land bearing Survey No. 180, Hissa No. A/5, admeasuring 1770 Sq mtrs, Survey No. 182, Hissa No. 6 (part), admeasuring 1630 Sq mtrs, and Survey No. 780, Hissa No. part, admeasuring 344 Sq mtrs, total admeasuring 3744 Sq mtrs and all other improvements thereon situated at Village- Agashi, Virar (W), Taluka - Vasai, Dist - Palghar, Vasai Road, Maharashtra - 401301, within the area of Sub - Registrar at Vasai No.2 at Virar along with right in the common facilities/amenities and the right appurtenant to the property bounded on East: Agashi Road, West: D Wing Malkans Building, North: Bharath Talkies and South: H Wing Bhairavi Building.

The aforesaid mortgaged security property is hereinafter referred to as secured asset'. You have defaulted repayment of the above-secured debt in violation of the agreed terms and the account became Non-Performing Asset as on 10.05.2024, as per the guideline of RBI. The undersigned being Authorised Officer of the Federal Bank Ltd. hereby informs you that a sum of ₹10,65,355/- (Rupees Ten Lakh Sixty-Five Thousand Three Hundred and Fifty-Five only) is due from you jointly and severally as on 18.05.2024 under your Property Power loan with maintained with Virar branch of the Bank.

As such, the Bank as a secured creditor as envisaged under section 2(zd) of the Act hereby call upon you, as contemplated under Sec.13 (2) of the said Act, to pay the said amount with further interest@ 11.20 % per annum in your Property Power loan with monthly rests along with additional/penal charges and costs from 10.05.2024 from you jointly and severally, till the date of payment and costs within 60 days from the date of this notice, failing which the Bank as a secured creditor shall be constrained, without prejudice to any of its other rights and remedies, to take, without any further notice, the following recourse measures

- prescribed under section 13(4) of the Act against you. To take possession of the secured assets described above and transfer the said assets by way of lease, assignment or sale for realising the dues.
- To take over the management of the secured assets and transfer
- them by way of lease, assignment or sale for realising the dues. To appoint any person to manage the secured assets the
- possession of which has been taken over by the bank. To require at any time by notice in writing, to any person who has acquired any of the secured assets from you and from whom any

money is due or may become due to you, to pay to the bank. You are also put on notice that as per section 13(13) of the Act, you shall not after receipt of this notice transfer by way of sale, lease or otherwise any of the secured assets referred to in this notice in any

manner whatsoever to the prejudice of the interest of the bank without its prior written consent. You are also put on notice that Section 13(6) of the Act empowers the bank to give a valid title to the transferee all rights in, or in relation to, the secured asset transferred as if the transfer had been made by the owner of such secured asset. Please be informed that in the event of your failure to discharge your liability in full within 60 days from the date of this notice and the bank initiates remedial actions under the

provisions of the Act, you shall further be liable to pay to the bank all cost, charges and expenses incurred in that connection. Your attention is also invited to the provisions of section 13 (8) of the Act. in respect of time available, to redeem the secured assets (security properties). In case the dues are not fully satisfied with the sale proceeds of the secured assets, the bank shall proceed against you for the recovery of the balance amount personally This notice is issued without prejudice to the other rights and remedies

available to the bank for recovering its dues. Dated this the day 27th of May 2024.

For The Federal Bank Ltd Mr. Lecin C

Deputy Vice President-I & Division Head Authorised Officer under SARFAESI Act