Stressed Assets Recovery Branch (05168):-

State Bank of India Stressed Assets Recovery Branch (US 106).- 6th Floor, "The International", 16, Maharshi Karve Road, Churchgate, Mumbai-400 020. Phone: 022- 22053163/64/65 : Email -sbi.5168@sbi.co.in

### Publication of Notice regarding PHYSICAL POSSESSION of property u/s 13(4) of SARFAESI Act 2002 POSSESSION NOTICE [See Rule 8(1)] [For Immovable Property]

Notice is hereby given under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under section 13 (12) read with rule 9 of the Security Interest (Enforcement) Rules, 2002, a demand notice was issued on the dates mentioned against each account and stated hereinafter calling upon them to repay the amount within 60 days from the date of receipt of said notice.

The Borrower having failed to repay the amount, notice is hereby given to the Borrower and the public in general that the undersigned has taken **Physical Possession** of the property described herein below in exercise of power conferred on him/her under section 13(4) of the said Act read with Rule 9 of the said Act on the dates mentioned. against each account.

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 the STATE BANK OF INDIA for an amount and interest thereon.

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

	of Borrower / or & Addresses	Name of Owner of Property	Description of the mortgaged Properties	Date of Demand Notice	Date of Physical Possession	Amount Outstanding
Mr. Akash Gaya ADDRESS:- a) Flat No. 202, Datta Apartmen Sector 22, Turbl Navi Mumbai - 4	it, Plot No. 8, he Gaon,	Mr. Akash Gayaprasad Kesharwani	All the part and parcel of the property consisting of Flat No. 401, 4th floor, A-2 Wing, A Type Building, Riddhi Siddhi Complex, Village-Temghar, Taluka-Bhiwandi, DistThane admeasuring 680 Sq.ft. Built up area in the name of Mr. Akash Gayaprshad Kesharwani.		07.02.2025	Rs.40,49,534/- (Rupees Forty Lacs Forty Nine Thousand Five Hundred Thirty Four only) as on 30.01.2023 & further interest / Charges thereon.
						Authorised Officer State Bank of India

### Asset Reconstruction Company (India) Ltd. (ARCIL)

**Acting in its capacity as Trustee of various ARCIL Trusts** 

Registered Office: The Ruby, 10th Floor, 29 Senapati Bapat Marg, Dadar (West), Mumbai - 400028. Website: https://auction.arcil.co.in • CIN: U65999MH2002PLC134884

# PUBLIC NOTICE FOR SALE THROUGH ONLINE E-AUCTION IN EXERCISE OF THE POWERS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (SARFAESI ACT) READ WITH RULES 6, 8 & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Notice is hereby given to the public in general and to the Borrower (s) / Guarantor (s) / Mortgagor (s), in particular, that the below described immovable property/ies mortgaged. charged to the Asset Reconstruction Company (India) Limited, acting in its capacity as Trustee of various Arcil Trusts ("ARCIL") (pursuant to the assignment of financial asset vide registered Assignment Agreements), will be sold on "As is where is", "As is what is", "Whatever there is" and "Without recourse basis" by way of online e-auction, for recovery of outstanding dues of together with further interest, charges and costs etc., as detailed below in terms of the provisions of the Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 ("Act") read with Rules 6, 8 and 9 of the Security Interest (Enforcement) Rules, 2002 ("Rules")

LAN No. & Selling Bank	Trust Name	Outstanding amount as per SARFAESI Notice dated 09-06-2023	Possession type and date	Date & Time of Inspection	Type of Property and Area	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
LAN No:	Arcil-Retail	Rs. 93,38,807/-	Physical on	11-03-2025	Land area:	Rs. 3,82,400/-	Rs. 38,24,000/-	17-03-2025
601807210094530	Loan	as on 09-06-2023	30-12-2024		4424 Sq.	(Rupees Three	(Rupees Thirty	At 3:30
&	Portfolio-	+ further Interest			Ft. and	Lakhs Eighty Two	Eight Lakhs And	PM
601807510094531	061-A-	thereon + Legal			Bungalow	Thousand And	Twenty Four	
Selling Bank :	Trust	Expenses			area: 2400	Four Hundred	Thousand Only)	
Fullerton India					sq.ft.	Only)		
Housing Finance					(Free hold)			
	& Selling Bank  LAN No: 601807210094530 & 601807510094531  Selling Bank: Fullerton India	& Name  LAN No: Arcil-Retail 601807210094530 Loan	& Name Notice dated 09-06-2023  LAN No : Arcil-Retail Rs. 93,38,807/-601807210094530 Loan Portfolio-601807510094531 061-A-Trust Selling Bank : Fullerton India Selling Bank : Expenses	& Selling Bank         Name         Notice dated 09-06-2023         type and date           LAN No:         Arcil-Retail         Rs. 93,38,807/- as on 09-06-2023         Physical on 30-12-2024           601807210094530         Loan Portfolio- 4- further Interest thereon + Legal         Further Interest thereon + Legal           Selling Bank:         Trust         Expenses	& Selling Bank         Irust Name         as per SARFAESI Notice dated 09-06-2023         type and date         Time of Inspection           LAN No:         Arcil-Retail 601807210094530         Loan Portfolio-601807510094531         Rs. 93,38,807/-96-2023         Physical on 30-12-2024         30-12-2024         11-03-2025           601807510094531         061-A-Trust         Expenses         Expenses         Fullerton India	& Selling Bank         Name         Notice dated 09-06-2023         type and date         Time of Inspection         Property and Area           LAN No : 601807210094530         Arcil-Retail Loan Portfolio-601807510094531         Rs. 93,38,807/- as on 09-06-2023 + further Interest thereon + Legal         30-12-2024 House and Area         11-03-2025 Hand area: 4424 Sq. Ft. and Bungalow area : 2400 sq.ft.           Selling Bank : Fullerton India         Trust         Expenses         Expenses         area : 2400 sq.ft.	& Selling Bank         Name         Notice dated 09-06-2023         type and date         Time of Inspection         Property and Area         Land area:         Rs. 93,38,807/- 80-12-2024           601807210094530         Loan Portfolio-601807510094531         + further Interest thereon + Legal Selling Bank : Fullerton India         + furst         Expenses         Expenses         Trust         Expenses         Expenses         Time of Inspection and Area         Property and Area         Land area: 4424 Sq. (Rupees Three Lakhs Eighty Two Bungalow area : 2400 Sq.ft.         Land area: 42400 Four Hundred Only)	& Selling Bank         Name         Notice dated 09-06-2023         type and date         Time of laspection         Property and Area         Property and Area         Earliest listed begoing to person (EMD)         Reserve Price           LAN No : 601807210094530

Name of Contact Person & Number: Shailesh Gaikwad - 9867929121 (shailesh.gaikwad@arcil.co.in), Mahesh Bangera - 9004173256 (mahesh.bangera@arcil.co.in), Monica Rudra Das - 9819802284 (monica.rudra@arcil.co.in)											
RTGS details			ank Name: HDFC Bank COMPOUND, SENAPAT				)13				
Demand Draft to be made in name of:		Arcil-Retail Loan Portfolio-061-A-Trust					Paya	Payable at Mumbai			
Last Date for submission of Bid		Same day 2 hours before Auction			Bid Increment amount: As m			As mentione	entioned in the BID document		
Pending Litigations	known to ARCIL	Nil			Encumbrances/Dues known to ARCIL :			Nil Society Dues as on : Nil			
Grampanchayat Hous	se No. 603, Village Po	tgaon, off Kalyan I	Murbad Road, Taluka M	urbad, District	Thane, 4214	01					
Description of the Se	ecured Asset being	auctioned: Prope	rty owned by YOGESH	KRISHNA KI	RVE & PREE	TI YOGESH F	KIRVE at	Bungalow	No. 26, Plot No. 26	, Gulmohar	
	Housing Fin	ance				(Free hold)					
	Fullerton Ir	ndia				sq.ft.	C	nly)			
	Selling Bar	nk: Irust	Expenses			area : 2400	Four	Hunarea	I nousand Only)		

- . The Auction Sale is being conducted through e-auction through the website https://auction.arcil.co.in and as per the Terms and Conditions of the Bid Document, and as per th procedure set out therein
- 2. The Authorised Officer ("AO") / ARCIL shall not be held responsible for internet connectivity, network problems, system crash down, power failure etc
- 3. At any stage of the auction, the AO may accept/reject/modify/cancel the bid/offer or post-pone the Auction without assigning any reason thereof and without any prior notice
- 4. The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, applicable GST on the purchase consideration, stamp duty, registration fees, etc. that is required to be paid in order to get the secured asset conveyed/delivered in his/her/its favour as per the applicable law.
- 5. The intending bidders should make their own independent enquiries/ due diligence regarding encumbrances, title of secured asset and claims/rights/dues affecting the secured assets, including statutory dues, etc., prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation
- of ARCIL. The Authorized Officer of ARCIL shall not be responsible in any way for any third-party claims/rights/dues. 6. The particulars specified in the auction notice published in the newspaper have been stated to the best of the information of the undersigned; however undersigned shall no
- be responsible / liable for any error, misstatement or omission
- The Borrower/ Guarantors/ Mortgagors, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rules 8 and 9 of the Security Interes (Enforcement) Rules, about the holding of the above mentioned auction sale
- 3. In the event, the auction scheduled hereinabove fails for any reason whatsoever, ARCIL has the right to sell the secured asset by any other methods under the provisions of Rule 8(5) of the Rules and the Act.

**Authorized Office** Asset Reconstruction Company (India) Ltd. Date: 11.02.2025

## CAPRIGLOBAL CAPRI GLOBAL HOUSING FINANCE LIMITED

HOUSING FINANCE LIMITED

Registered & Corporate Office - 502, Tower-A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai-400013 Circle Office - 9-B, 2nd floor, Pusa Road, Rajinder Place, New Delhi-110060

APPENDIX- IV-A [See proviso to rule 8 (6) and 9 (1)]

## Sale notice for sale of immovable properties

E-Auction Sale Notice for Sale of Immovable Assets under the Security Interest Act, 2002 read with proviso to Rule 8 ((6) and 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 Constructive/physical possession of which has been taken by the Authorised Officer of Capri Global Housing Finance Limited Secured Creditor, will be sold on "As is where is", "As is what is", and 'Whatever there is" on dates below mentioned, for recovery of amount mentioned below due to the Capri Global Housing Finance Limited Secured Creditor from Borrower mentioned below. The reserve price, EMD amount and property details mentioned below.

For detailed terms and conditions of the sale, please refer to the link provided in Capri Global Housing Finance Limited Secured Creditor's website. TERMS & CONDITIONS OF ONLINE E-AUCTION SALE:-

The Property is being sold on "AS IS WHERE IS, WHATEVER THERE & WITHOUT RECOURSE BASIS". As such sale is without any kind of warranties & indemnities 2. Particulars of the property / assts (viz. extent & measurements specified in the E-Auction Sale Notice has been stated to the best of information of the Secured Creditor and Secured Creditor shall not be answerable for any error, misstatement or omission. Actual extant & dimensions may differ.

3. E-Auction Sale Notice issued by the Secured Creditor is an invitation to the general public to submit their bids and the same does not constitute and will not be deemed to constitute any commitment or nay representation on the part of the Secured Creditor. Interested bidders are advised to peruse the copies of title deeds with the Secured Creditor and to conduct own independent enquiries /due diligence about the title & present condition of the property / assets and claims / dues affecting the property before submission of bid/s. 4. Auction/bidding shall only be through "online electronic mode" through the website https://sarfaesi.auctiontiger.net Or Auction Tiger Mobile APP provided by the service pr

M/S eProcurement Technologies Limited, Ahmedabad who shall arrange & coordinate the entire process of auction through the e-auction platform. 5. The bidders may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder himself. Secured Creditor /service provide

shall not be held responsible for the internet connectivity, network problems, system crash own, power failure etc. 6. For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service Provider M/S E-Procurement Technologies Ltd. Auction Tiger

medabad (Contact no. 079-68136880/68136837), Mr. Ramprasad Sharma Mob. 800-002-3297/79-6120 0559. Email: ramprasad@auctiontiger.net,.

7. For participating in the e-auction sale the intending bidders should register their name at https://sarfaesi.auctiontiger.net well in advance and shall get the user id and password Intending bidders are advised to change only the password immediately upon receiving it from the service provider.

8. For participating in e-auction, intending bidders have to deposit a refundable EMD of 10% OF RESERVE PRICE (as mentioned above) shall be payable by interested bidders ugh Demand Draft/NEFT/RTGS in favor of "Capri Global Housing Finance Limited" on or before 27-Feb-2025. 9. The intending bidders should submit the duly filled in Bid Form (format available on https://sarfaesi.auctiontiger.net) along with the Demand Draft remittance towards EMD in a

sealed cover addressed to the Authorized Officer, Capri Global Housing Finance Limited Regional Office No. 7th Floor, Above new passport office, Dosti Pinnacle, Wagale Estate, Road No. 22, Thane - 400604 or No. 031-302, Third floor, 927, Sanas Memories, F.C.Road, Shivaji Nagar, Pune, Maharashtra-411004 latest by 03:00 PM on 27-Feb-2025. The sealed cover should be super scribed with "Bid for participating in E-Auction Sale- - in the Loan Account No. 10. After expiry of the last date of submission of bids with EMD, Authorised Officer shall examine the bids received by him and confirm the details of the qualified bidders (who have

quoted their bids over and above the reserve price and paid the specified EMD with the Secured Creditor) to the service provider M/S eProcurement Technologies Limited to enable them to allow only those bidders to participate in the online inter-se bidding /auction proceedings at the date and time mentioned in E-Auction Sale Notice. 11. Inter-se bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders. During the process of inter-se bidding, there will be unlimited.

extension of "10" minutes each, i.e. the end time of e- auction shall be automatically extended by 10 Minutes each time if bid is made within 10 minutes from the last extension. 12. Bids once made shall not be cancelled or withdrawn. All bids made from the user id given to bidder will be deemed to have been made by him alone. 13, Immediately upon closure of E-Auction proceedings, the highest bidder shall confirm the final amount of bid quoted by him BY E-Mail both to the Authorised Officer, Capri Global

Housing Finance Limited, Regional Office Office No. 7th Floor, Above new passport office, Dosti Pinnacle, Wagale Estate, Road No. 22, Thane - 400604 or No. 031-302, Third floor, 927, Sanas Memories, F.C.Road, Shivaji Nagar, Pune, Maharashtra-411004 and the Service Provider for getting declared as successful bidder in the E-Auction Sale

14. The successful bidder shall deposit 25% of the bid amount (including EMD) within 24 hour of the sale, being knocked down in his favour and balance 75% of bid amount within 15 days from the date of sale by DD/Pay order/NEFT/RTGS/Chq favouring Capri Global Housing Finance Limited 15. In case of default in payment of above stipulated amounts by the successful bidder / auction purchaser within the stipulated time, the sale will be cancelled and the amount

already paid (including EMD) will be forfeited and the property will be again put to sale. 16. At the request of the successful bidder, the Authorised Officer in his absolute discretion may grant further time in writing, for depositing the balance of the bid amount

17. The Successful Bidder shall pay 1% of Sale price towards TDS (out of Sale proceeds) (if applicable) and submit TDS certificate to the Authorised officer and the deposit the entire amount of sale price (after deduction of 1% towards TDS), adjusting the EMD within 15 working days of the acceptance of the offer by the authorized officer, or within such other

extended time as deemed fit by the Authorised Officer, falling which the earnest deposit will be forfeited. 18. Municipal / Panchayat Taxes, Electricity dues (if any) and any other authorities dues (if any) has to be paid by the successful bidder before issuance of the sale certificate. Bids

shall be made taking into consideration of all the statutory dues pertaining to the property.

19. Sale Certificate will be issued by the Authorised Officer in favour of the successful bidder only upon deposit of entire purchase price / bid amount and furnishing the necessary

proof in respect of payment of all taxes / charges.

20. Applicable legal charges for conveyance, stamp duty, registration charges and other incidental charges shall be borne by the auction purchase 21. The Authorized officer may postpone / cancel the E-Auction Sale proceedings without assigning any reason whatsoever. In case the E-Auction Sale scheduled is postponed to a later date before 15 days from the scheduled date of sale, it will be displayed on the website of the service provider.

22. The decision of the Authorised Officer is final, binding and unquestionable. 23. All bidders who submitted the bids, shall be deemed to have read and understood the terms and conditions of the E-Auction Sale and be bound by them.

24. Movable Article (if any) lying in the property is not part of this sale.

25. For further details and queries, contact Authorised Officer, Capri Global Housing Finance Limited or Mr. Sumedh Sahebrao Mobile No. 968947497 and for further inquiry Ms. Kalpana Chetanwala-7738039346.

This publication is also 15 (Fifteen) days notice to the Borrower / Mortgagor / Guarantors of the above said loan account pursuant to rule 8((6) and 9 (1) of Security Interes (Enforcement) Rules 2002, about holding of auction sale on the above mentioned date / place

Special Instructions / Caution: Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Capri Global Housing Finance Limited nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements / alternatives such as back-up pow supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

Sd/- (Authorised Officer) Capri Global Housing Finance Limited Place: MAHARASHTRA Date: 11-Feb-2025

PUBLIC NOTICE

Notice is hereby given that the Certificate(s) for the under mentioned Equity Shares of the Company have been reported lost / misplaced by the holder(s) of the said Equity Shares and they have applied to the Company to issue duplicate Share Certificate(s). Any person who has a claim in respect of the said Shares should lodge the same with the Company at its Registered Office within 15 days from this date else the Company will

Sr No.	Name of the Shareholder	No. of Shares	Folio No.	Certificate No.	Distinctiv	/e No.
1	Shyam Awasthi	1948500	21	1 to 9 and 12 to 14	1	228500
					230001	1950000
2	Nandini Awasthi	151500	22	10, 11 and 15	228501 1950001	230000 2100000

Dated: 11.02.2025 Name and Registered Office address of Company: Shaha Finlease Private Limited Unit 302, 3rd Floor, High Tech Industrial Center, Caves Road, Jogeshwari East, Mumbai 400060

**PUBLIC NOTICE** 

NOTICE is hereby given that Shri Ashok Shivanna Bhandari & Miss. Ruby Ashok Bhanda both residing at B-2, Uma, Mandakini CHS Ltd., Opp. Model Town, Balrajeshwar Road Mulund-[W], Mumbai-400 080 ("Owners") have approached my Clients KARNATAKA BANK LTD., MULUND [W] BRANCH: situated at Gala No.5-1, Minerva Chambers, J.N. Road, Mulund-[W], Mumbai-400 080 have offered the Property more fully described in the Schedule of Property herein below written by way of Registered Mortgage for securing the oan to be granted to the said Owners, against the said Property and stated that the sa ree from encumbrances.

According to the said Owners, their Vendor has lost / misplaced below mentioned original Document / Title Deed in respect of the said Property :-

(a) Agreement for Sale dt.17.11.1994 entered into between Shri Raj Chandrakant Mirar [Seller] AND Smt. Nalini Mahendra Thacker [Purchaser].

 Agreement for Sale (which was executed in the Year 1984) entered into between M/s Ella Construction Company, a Partnership Firm [Builders] AND Mr. Raj Chandrakan Mirani [First Purchaser]

and that the Vendor has lodged FIR/Complaint with Mulund Police Station vide Lost Repo No.14818-2024 on 01.02.2024 to that effect.

All Persons/Banks/Institutions having any claim against or in respect of the said Premise more particularly described in the Schedule hereunder written or any part thereof by way o sale, exchange, mortgage equitable or otherwise, gift, trust, inheritance, family arrangement, maintenance, bequest, partnership, possession, lease, sub-lease, tenancy icense, lien, charge, pledge, easement or otherwise howsoever are hereby requested to notify the same in writing to the undersigned in writing with supporting documentar evidence at the address mentioned herein below within 14 days from the date hereof.

If no claim is received or made as required hereinabove, it shall be presumed that any suc claim in to or on the said Document / Property or any part thereof shall be deemed to have vaived for in all intents and purposes and the same shall not be binding on the said Owner and my Clients and that my Clients shall thereafter complete the transaction Simple/Registered Mortgage in respect of the said Property through the said Owners SCHEDULE OF THE PROPERTY

Non-Residential Premises bearing No.Shop A-1, admg.500 Sq.ft. B.U.A., Ground FIr, Building "SHARMILA" of "MANDAKINI CHS LTD." N.A. Land bearing Survey No.243 (Part), 252 253(Part) & 266, CTS Nos.20/A/1 to 5, 21,22/1 & 2, Village Mulund-[W], Balrajeshwar Rd Ir. Model Town, Mumbai-400 080 within the limits of "T" Ward of MCGM

Advocate & Notar Mulund [West] Brand Add: 301, Minarette Condomonium Place: Mumbai Dadabhai X Road, No. 2, Andheri (West), Mumbai-400 058 Email: advocate.kshetty@gmail.cor Date: 11.02.2025

KVB) Karur Vysya Bank

Asset Recovery Branch- Shop No 12 & 13. Diamond Mansion, Dr Vieges Street, Kalbade Main Road, Kalbadevi, Mumbai 400002. Smart way to bank Phone No. 7710001955

Karunakar S. Shetty

## POSSESSION NOTICE (For Immovable Property)

Issued under Rule 8(1)] of Security Interest (Enforcement) Rules, 2002 Whereas, The undersigned being the Authorized officer of **THE KARUR VYSYA BANK LIMITED** under the Securitisation & Reconstruction of Financial Assets And Enforcement of Security Interest (Second) Act, 2002 (Act 54 of 2002) and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interes (Enforcement) Rules, 2002 issued a demand notice dated 27.04.2021 calling upo (Enforcement) Rules, 2002 issued a demand notice dated 27.04.2021 calling upon the Borrowers, 1) M/s Sweta Synthetics Private Limited represented by its Directors, Mr. Jignesh Dineshlal Nagar and Mr. Santosh Anant Shetty, having address at 211, Keval Industrial Estate, Senapati Bapat Marg, Lower Parel (West), Mumbai- 400013, 2) Smt. Sweta Dhanish Mehta (Guarantor), 3) Ms. Rinku Abhishek Mehta (Guarantor), 4) Mr. Dhanish V Mehta (Guarantor), 5) Mrs. Uttamben Vijayraj Mehta (Guarantor), No. 2, 3, 4 and 5 having address at Flat No. 3702, Planet Godrej Tower 3, Electra Kesharao Khade Marg, Near, Jacob Circle, Mahalaxmi East, Mumbai- 400011, 6) Mr. Jignesh Dineshlal Nagar (Director Guarantor) having address at Room No. T-304, Sonam Narmada, New Golden Nest. Phase 14. Near Jain Bunglow, Bhayandar, Dist. Thane - 400011, 7) Mr. Nest, Phase 14, Near Jain Bunglow, Bhayandar, Dist. Thane - 400011, 7) Mr. Santosh Anant Shetty (Director/Guarantor), having address at Flat No. 12, Pauline Apartment Chulna Road, Manikpur Vasai West, Umele Bassein Road Vasai, Palghar- 401202, 8) M/s Aadeshwar Exports Private Limited (Corporate Vasar, Palghara 40 (202, 8) with Aadeshwar Exports Private Limited (Corporate Guarantor), 9) wis. Trishala Textiles Private Limited (Corporate Guarantor), No. 8 and 9 having address at Building Number F2, Shree Arihant Complex, Kalher, Bhiwandi, Thane - 421302, 10) wis. Shweta Finance and Investment Limited (Corporate Guarantor) having address at Office No. 220, Kewal Industrial Estate, Senapati Bapat Marg, Lower Parel (West), Mumbai-400013, to repay the amount mentioned in the notice being Rs.11,09,02,653.85f- (Rupees Eleven Crores Nine)

mentioned in the notice being Rs.11,09,02,653.85/- (Rupees Eleven Crores Nine Lakhs Two Thousand Six Hundred Fifty Three and Eighty Five Paise only) 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 in particular and the public in general that the undersigned has taken physical possession of the scheduled property described herein below in exercise of powers conferred on him under Order dated 28.10.2024 passed by the District Magistrate, Thane under Securitisation Application No.1253/ 2023 filed under Sec.14 of the Securitisation and Recosntruction of the Financial Assets and Enforcement of the Security Interest Act, 2002 on this the 07th day of February of the year 2025;

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 THE KARUR VYSYA BANK LIMITED for an amount of Rs.20,46,13,260/- (Rupees The AROK V 1314 BANK LIMITED for an amount of Rs.20,40,13,200- (Rupees Twenty Crores Forty Six Lakhs Thirteen Thousand Two Hundred Sixty Only) as on 04,02,2025 and interest thereon. The borrower's 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 Description of the Immovable Property

All piece and parcel of plot of land admeasuring 9342 sq. ft.and commercial godown (G+2) floors bearing Gala Nos. 1, 2, 3 and 4, Industrial land and building situated at plot no. F-2, Survey No. 225, H. N. 2 & 3, Village Kalher, Taluka Bhiwandi, District

Thane, Maharashtra - 421302 standing in the name of M/s. Sweta Synthetics Private Limited. Place: Mumbai Authorized Office

THE KARUR VYSYA BANK LTD



NOTICE TO THE BOROWER (UNDER Sub-section (2) of Section 13 of the SARFAESI Act, 2002) (REGD A/D) Date: 14-01-2025 MRS, SHOBHA BALIRAM BIRADAR, Flat No-306, Balaii Darpan

MRS. SHOBHA BALIRAM BIRADAR, Flat No-300, Dalaji Dalaji II.
Plot No-19, Sector- 2, Ulwe, Panvel, Raigad – 410206 Maharashtra, India
MRS. SHOBHA BALIRAM BIRADAR, Flat No 304, Third Floor, Building Sai Darshan, Plo
No 152, Sector No R-4, In Pushpak Node, Wadghar, Taluka Panvel, Dist Raigad 410206
Re: Baroda Housing Loan of Rs. 26,00,000/- with our Vashi branch.

We refer to Sanction letter no - Retail-00002005150-LMS dated 31-07-2023 conveying sanction of Baroda housing loan facility and the terms of sanction. Pursuant to the about sanction you have availed Housing loan facility after providing security for the same as hereinafter stated. Housing Loan and Top Up account at present and outstanding

balances and the security interests created for such liability are as under:

Nature of facility	Limit	Rate of Interest	O/s as on 11.01.2025 (inclusive of interest upto 11.01.2025)		
HOUSING LOAN	26,00,000/-	9.65%	24,53,085.00		
Grand Total	2	6,00,000/-	24,53,085.00		
Security: Equitable	Mortgage, C	f Residential Flat, Be	earing Survey Number, Located At		

Plot No. -, / Flat No -, Door No/House -, Nearest Door -, Adm. Land Sq Feet, Build Up Area 367, Carpet Area 211, Which Is Situated At Flat No 304 On Third Floor Admeasur 19.64 Sq Meters Carpet Area + 3.71 Sq Meters Enclosed Balcony +13.93 Sq Meters Natura Terrace Area In The Building Known As Sai Darshan Plot No 152 Vadghar Navi Mumbai 410206,Constructed On All That Piece And Parcel Of Land Bearing Plot No 152 Lying Being And Situated At Sector No R-4 In Pushpak Node Wadghar Taluka Panvel Dist Raigad Within Sub Registat Of Panyel.-, Corporation, City Panyel, District Raigarh (Mh), State/Region Maharashtra, Country India, Pin Code 410206, Belonging To Mrs. Shobha Baliram Biradat Boundary Description East: Lobby ,West: Open To Air , North: Flat No 303 ,South: Lift

- As you are aware, you have committed defaults in payment of amounts on above Housing Loan facility/outstanding for the quarter ended December 2024 and onwards You have also defaulted in payment of installments of term loan/demand loans which have fallen due for payment on 10-10-2024 and thereafter
- . Consequent upon the defaults committed by you, your Housing Loan facility has bee classified as Non-Performing Asset on 08-01-2025, in accordance with the Reservi Bank of India directives and guidelines. In spite of our repeated requests and dema you have not repaid the overdue amount including interest thereon in your above
- Having regard to your inability to meet your liabilities in respect of the Housing Loa facility duly secured by security mentioned in Para 1 above, and classification of you account as a non-performing asset, we hereby give you notice under sub-section (2) section 13 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and call upon you to pay in full and discharge you liabilities to the Bank aggregating Rs. 24,53,085.00 (Rupees Twenty Four Lakhs Fifty Three Thousand Eighty Five only) plus interest and other expenses we expense to the security of the control 11.01.2025 as stated in Para 1 above plus interest as stated in Para 1 above and othe charges as applicable within 60 days from the date of this notice. We further give you notice that failing payment of the above amount with interest till the date of payment, we shall be free to exercise all or any of the rights under sub-section (4) of section 13 of the
- Please note that, interest will continue to accrue at the rates specified in Para 1 above for each credit facility until payment is made in full including penal interest @2% above the contracted rate for the overdue amount.
- 3. We invite your attention to sub-section 13 of the said Act in terms of which you are we livite your adelition to subsection to the said Act in terms of which you are barred from transferring any of the secured assets referred to in Para 1 above by way of sale, lease or otherwise (other than in the ordinary course of business), without obtaining our prior written consent. We may add that non-compliance with the above provision contained in section 13(13) of the said Act, is an offence punishable under section 29 of the Act.
- Please note that this demand notice is without prejudice to and shall not be construed waiver of any other rights or remedies which we may have, including without limitation the right to make further demands in respect of sums owing to us.

(Chief Manager & Authorised officer

FORM No. INC-26

[Pursuant to Rule 30 of the Companies (Incorporation) Rules, 2014] ement to be published in Newspaper for change of Registered Office of the Company from One State to Another)

BEFORE THE CENTRAL GOVERNMENT, THE REGIONAL DIRECTOR, WESTERN REGION, MAHARASHTRA EVEREST 5TH FLOOR, 100 MARINE DRIVE, MUMBAI - 400002 In the matter of the Subsection (4) of Section 13 of Companies Act,

2013, and Clause (a) of Sub rule (5) of rule 30 of the Companies

(Incorporation) Rules, 2014 AŃD

In the matter of Shankar Packagings Limited, having Registered Office at 303, Turf Estate, Off Dr. E. Moses. Road, Shakti Mills Lane, Mumbai ..Petitioner/Applican Maharashtra, India, 400011 NOTICE is hereby given to the General Public that the above named Petitioner Company proposes to make an application to the Centra Government (Regional Director) under Section 13 of the Companies Act, 2013 seeking confirmation to the proposed alteration of the Memorandum of Association of the Company in terms of the Special Resolution passec at the Extra Ordinary General Meeting (EOGM) held on 24th January, 2025, to enable the Company to change its Registered Office from "State of Maharashtra" to "State of Gujarat"

Any person whose interest is likely to be affected by the proposed change of the Registered Office of the Company may deliver either on the MCA 21 portal (www.mca.gov.in) by filing investor complaint form or cause to be delivered or send by Registered Post of his/her objections supported by an affidavit stating the nature of his/her interest and grounds of opposition to the Regional Director, Everest 5th Floor, 100 Marine Drive Mumbai – 400002 within fourteen (14) days of the date of publication of this notice with a copy to the Petitioner Company at its registered office at the address mentioned below:

Registered Office: 303, Turf Estate, Off Dr. E. Moses. Road, Shakti Mill ane, Mumbai, Maharashtra, India, 400011

FOR AND BEHALF OF Shankar Packagings Limited

Mr. Pranab Lalit Mitra (Company Secretary)

Date: 11 02 2025 Place: Mumbai

asrec (India) Limited

Dynasty Business Park, Unit no. A-212, 2nd Floor, Andheri Kurla Road, Andheri (East), Mumbai-400 059.

PUBLIC NOTICE FOR E-AUCTION – SALE OF IMMOVABLE PROPERTY (Under Rule 8(6) read with Rule 9 of the Security Interest (Enforcement) Rules. 2002

ASREC (India) Ltd., a company incorporated under the Companies Act. 1956 is registered with ASNEC (India) Ltd., a Corripany incorporated under the Corripanies Act, 1990 is registered with Reserve Bank of India as a Securitisation and Reconstruction Company under section 3 of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act, 2002) having its Registered Office at Bldg No. 2, Unit No. 201-202A & 200-202B, Gr. Floor, Solitaire Corporate Park, Andheri Ghatkopar Link Road, Chakala, Andheri (East), Mumbai-400 1093 & Branch office at Dynasty Business Park, Unit no. A-212, 2nd Floor, Andheri Kurla Road, Andheri Cast) Australia (2006) (Securette-Securette Asset (SECE)) 1933 & Branch office at Dynasty Business Park, Unit no. A-212, 2nd Floor, Andhen Kurla Noda, Andhen (East), Mumbai-400059 (hereinafter referred to as "ASREC") and secured creditor of M/s. Rashmi Yarns Limited (borrower) by virtue of Deed of Assignment dated 24.03.2020, executed with original lender Bharat Co-operative Bank (Mumbai) Ltd, whereby ASREC (India) Ltd., in its capacity as trustee of ASREC PS-06/2019-20 Trust, has acquired the financial assets of aforesaid borrowers from Bharat Co-operative Bank (Mumbai) Ltd with all rights, title and interest together with underlying security interest under Section 5 of the SARFAESI Act, 2002.

The Authorized Officer of Bharat Co-operative Bank (Mumbai) Ltd in exercise of powers conferenced the Security Interest and Enforcement of Security Interest.

under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interes Act, 2002 (SARFAESI) and Security Interest (Enforcement) Rules, 2002, had issued a demand notic Act, 2002 (SARFAES) and Security interest (Enforcement) Rules, 2002, Inat Sisted a demand notice dated 07.03.2020 v/s 13(2) of the said act calling upon the M/s. Rashmi Yarns Limited (hereinafter referred to as "the Borrower") and Mr. Pankaj Jayantilal Mehta Mr. Lakhabhai B. Vagh, Mrs. Rajee J. Vanjar, Mrs. Bharti Pankaj Mehta, Mr. Vijay Modi (Directors and Joint/ Co-Borrowers) & M/s. Rashmi Products Private limited through its Directors Mr. Karan Pankaj Mehta, Mr Mansur Jethsur Vanjar (Corporate Guarantors) and M/s. Saket Texturisers Private Limited through its Directors Mr. Karan Pankaj Mehta. | Roughporate Guarantors\ and wins, Saket lextuniters Private United through its Directors win. Raral Pankaj Mehta, & Mr. Mansur Jethsur Vanjur (Corporate Guarantors) in their capacity for repayment of total outstanding amount aggregating to Rs.42,97,25,312.00 (Rupees Forty Two Crore Ninety Seven Lakh Twenty Five Thousand Three Hundred and Twelve only) with further interest thereon in respect of the advances granted by the Bharat Co-operative Bank (Mumbai) Ltd to M/s. Rashmi Yarns Limited within the stipulated period of 60 days. The said Demand Notice dated 07.03.2020 under Sec.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 Authorized Officer of ASREC India) Ltd toky physical possessions of the property more particularly described in Schedules. (India) Ltd took physical possessions of the property more particularly described in Schedule here under on 15.06.2023 for Flat No A/603 & For Bharuch properties on 29.04.2022. Pursuant to Assignment Agreement dated 24.03.2020, ASREC has acquired the financial assets of aforesaid Borrowers from Assignor Bank with all rights, title and interest together with underlying security interest under Section 5 of the SARFAESI Act, 2002.

Security interest under Section 5 or the SARFAED HELL, ZUVZ.

As the Borrowers having failed in repayment of entire outstanding amount as per said demand notices.

AS the Borrowers having failed in repayment of ASPEC, the Authorized Officer of ASREC intends to As the Borrowers having tailed in repayment of entire outstanding amount as per said demand notices and pursuant to aforesaid assignment in favour of ASREC, the Authorized Officer of ASREC intends to sell the below mentioned properties for recovery of our dues in the account. The Borrower/Directors and Joint Co-Borrowers/Corporate Guarantors having failed to repay the entire dues as per said demand notice within the stipulated period of sixty days and pursuant to aforesaid Assignment in favour of ASREC (India) Limited acting as trustee of ASREC-PS-06/2019-20 Trust, the Authorized Officer of ASREC (INDIA) LTD, in exercise of the powers conferred under Section 13(4) read with Enforcement of Securities (Interest) Rules, 2002, took physical possession of the secured assets, more particularly described in the schedule here under, on 15.06.2023 in respect of Residential Etal No A/603, admeasuring 1400 sor if the high the property of the off the force of Eddar. Residential Flat No A/603, admeasuring 1490 sg. ft. built up area on the 6 th Floor in 'A' wing of Eldor;

Nestleethaa Flat No Ayou, admissuling 1490 \$1.1. Dulli up area off the 6 th Floot in A willing of Elotar Co-operative Housing Society Ltd, Hiranandani Garden, Adi Shankaracharya Marg Powai, Mumbai 400 076, owned by Mr. Vijay P Modi as per CMM Order dated 18.01.2023 and same was published on 20.06.2023 in Free Press Journal (English) and Navshakti (Marathi) Marathi Edition and and For Bharuch properties on 29.04.2022 owned by M/s Rashmi Products Pvt. Ltd.

Since the entire dues have not been cleared, Notice is hereby given to the public in general and Borrower(s) and Guarantor (s) in particular that the Authorized Officer hereby intends to sell the below nentioned secured property for recovery of dues, as per aforesaid demand u/s 13 (2) notice afte International Secured property for recovery of uses, as per antrestal demand us 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 secured property. The property shall be sold strictly on "AS IS WHERE IS", "AS IS WHAT IS" "As is whatever Condition" and "NO RECOURSE" basis.

t e	Lot No	Description of the Secured Assets	Reserve Price (Rs. in Lakh)	E.M.D. (Rs. in Lakh)	Bid Increment (In Rs.)
e n e t r f f	1	Residential Flat No A/603, admeasuring 1490 sq. ft. built up area on the 6 th Floor in "A" wing of Eldora Coperative Housing Society Ltd, Hiranandani Garden constructed on piece and parcel of land bearing Survey No 37, Corresponding C.T.S. Nos. 104, 104/1 to 104/7, situate lying and being at Village Tirandaz in the Registration District and Sub District of Mumbai City and Mumbai Surburban, Adi Shankaracharya Marg Powai, Mumbai 400 076, owned by Mr. Vijay P Modi and Bounded by: Towards East: Slum, Towards West: Hiranandani Hospital, Towards North: Gurudwara Road, Towards South: Akshardham Mandir		45.00	1,00,000/-
) e n t t	2	Industrial Non-Agricultural Land situated at Khata No 108, Block Survey No 60, admeasuring 13557 sq. meters, Block Survey No 102, admeasuring 1432 sq. meters and Block Survey No 103, admeasuring 3237 sq. meters totally admeasuring 28226 sq. meters, Village Rajalwada, Taluka Agodia, District Bharuch, Gujarat in the n/o M/s. Rashmi Products Private Limited (Guarantor) along with Hypothecation charge over Plant & Machinery		35.00	1,00,000/-

Inspection of the Properties will be available for Flat No A/603 on 21.02.2025 from 11.00 A.M. to 01.00 P.M. and for Industrial Non-Agricultural Land situated at Khata No 108, Block Survey No 60 and Survey No 103, Village Rajalwada, Taluka Agodia, District Bharuch, Gujarat on 22.02.2025

Tender Forms can be downloaded from the website of ASREC (INDIA) LTD. (www.asrecindia.co.in and can also be collected from the office of ASREC located at Bldg No. 2, Unit No. 201-202A & 200 202B, Gr. Floor, Solitaire Corporate Park, Andheri Ghatkopar Link Road, Chakala, Andheri (East) Mumbai-400 093. TERMS & CONDITIONS:

1.THE E-AUCTION WILL BE HELD ON 28.02.2025 BETWEEN 10.00 A.M TO 12.00 P.M 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 Ws. 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 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 mail address. The contacts of M/s. C1 India Private Limited - Mr. Bhavik Pandya, Mobile: +91 8866682937, Help Line No.: (+91-124-4302020/21/22, +917291981124/1125/1126, Email

3000002937, Relp Line No.: (+91-124-430200/21/22, +917291901124/1120, Lina: gujarat(@-11idia.com, support@bankeauctions.com.

3. 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 responsible 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 powe l. The particulars given by Authorized Officer are stated to the best of his knowledge, belief and

4. The particulars given by Audion/zed Officer are stated to the best of ins knowledge, belief and records. Authorized Officer shall not be responsible for any error, mis-statement or omission etc. The intending bidders should make their own independent enquiries regarding encumbrances, title of property put on auction and claims/rights/dues affecting the property prior to submitting their bids. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of ASREC. The property is being sold with all existing encumbrances whether known or unknown to ASREC. The Authorized Officer / Secured Creditor shall not be represented in any way for any thirt party claims (rights/views). not be responsible in any way for any third-party claims/rights/views.

The property shall not be sold below reserve price and sale is subject to confirmation of Asrec India Ltd, the secured creditor. Bids in the prescribed format given in the tender document shall be submitted to Authorized Officer of ASREC (India) Ltd., Dynasty Business Park, and Unit no. 4-212, 2nd Floor, Andheri Kurla Road, Andheri (East), Mumbai - 400059 or submit through email to Sunil.korgoankar@asrecindia.co.in. Last date for Submission of Bid Form is 27.02.2025 upto 4.00 PM.The bid form or EMD received late for any reason whatsoever will not be entertained. Bid without EMD shall be rejected summarily EMD shall be rejected summarily. 6. Auction will be held for the entire properties as stated above on "As is where is", "As is what is

and "As is Whatever I here is." and No Hecourse basis.".

7. Bid in the prescribed format given in the tender document shall be submitted along with Bidder's ID & Address proof to Authorized Officer of ASREC (India) Ltd., Bldg. No. 2, Unit No. 201-202A & 200-202B, Gr. Floor, Solidaire Corporate Park, Andheri Ghatkopar Link Road, Chakala, Andheri (East), Mumbai – 400093 or submit through email to sunli korganokiar@asrecindia.co.in. The bid form EMD received after 04:00 PM on 27.02.2025 for any reason whatsoever will not be entertained. Bid

and "As is Whatever There is" and No Recourse basis".

without EMD shall be rejected summarily. 3. The intending purchasers/bidders are required to deposit EMD amount either through NEFT/RTGS n the Account No.: 009020110001489, with Bank of India, SSI, Andheri Branch, Name of the Account / Name of the Beneficiary: ASREC-PS 06/2019-20 TRUST, IFSC Code: BKID 00000 90.

Account/ Name of the Beneficiary: ASREC-PS 06/2019-20 TRUST, IFSC Code: BKID 00000 90.

9. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part of sale consideration 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 facilitate quick and proper refund.

10. 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.

11 The balance amount of the sale price shall be paid on or before 15th day of confirmation of sale of the property cauch expended period as may be agreed upon in writing between the secured creditor.

It is the balance amount or the sale price shall be place of or before 15th day of commitmation of sale or the property or such extended period as may be agreed upon in writing between the secured creditor and successful bidder. In default of payment within above stipulated time period, the deposit shall be forfeited and the property shall be resold and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.

12. The sale shall be subject to provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Exc. 2002.8 Security Interest Fortgreement Payle 2002.

and Enforcement of Security Interest Act, 2002 & Security Interest (Enforcement) Rule 2002 13. The interested bidders can inspect the Flat no A/603 on 21.02.2025 from 11.00 A.M. to 01.00 18. The Interested Diodes Carl inspect the Frain to Ardos of in E. 12.6.2.025 min 11.00 A... 00 1.00
PM. and for Industrial Non-Agricultural Land situated at Khata No 108, Block Survey No 60 and Survey No 103, Village Rajalwada, Taluka Agodia, District Bharuch, Gujarat on 22.02.2025 from 1.00 P. M. To.4.00 P. M. Contact Details: Mr. Sunil Korgaonkar - Cell No. - 9820834318, 022-69314512, Mr. Jagdish Shah- Cell No 9819931487,022-61387042, Mr. Narayan Singh Deora 022-69314502 may be contacted for any query.

14. 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

any terms/conditions without assigning any reasons thereof.

15. The successful bidder would bear the charges/fees payable for GST, registration, stamp duty, istration fee, incidental expenses etc. as applicable as per law. 16. The highest bid will be subject to approval of the secured creditor.

17.2025. 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 properties under SARFAESI Act and Security Interest (Enforcement) Rules on the above-mentioned date if their southeast properties and the secured properties are secured properties.

outstanding dues are not paid in full. Date: 07.02.2025 Sunil Korgaonka Place: Mumbai

Authorized Officer. ASREC (India) Ltd.