

मॅन्शनल प्रा.लि. (समापनातील)

१, मॅन्शु रोड, ऑपेरा हाऊस, मुंबई-४०० ००४

-लिलाव

सी कोड, २०१६ अंतर्गत मत्तांची विक्री

१ आणि वेळ: १६ ऑक्टोबर, २०२३

येकी ५ मिनिटांच्या अमर्वात एकटेनशनसह)

रमसीएलटी, मुंबई खंडपीठाचे नियुक्त केलेल्या परिसमापकांनी तयार केलेल्या मॅन्शनल प्रा.लि. (समापनातील) च्या मालकीच्या मत्ता

ction.co.in) वर पुष्कळात आलेल्या ई-लिलाव प्रॅक्टिस वरून

राखीव किंमत (रु. लाख)	इसरा रक्कम (रु. लाख)	घाडीची रक्कम (रु. लाख)
१९३.७२	१९.३७	५.००

महत्वाचे वेळापत्रक खालीलप्रमाणे:

रील	अंतिम तारीख
जांचे सादरीकरण	२९.०९.२०२३
जांचे कसून पडताळणी	०३.१०.२०२३
जांचे कसून पडताळणी	१४.१०.२०२३
जांचे कसून पडताळणी	१६.१०.२०२३
जांचे कसून पडताळणी	१५.११.२०२३

१. <https://theadwayip.com> वर टॅब लिंकिंगेशन अंतर्गत आणि ई-उपलब्ध संविस्तर ई-लिलाव प्रक्रिया दस्तावेज पहावेत.

२. अँड इन्व्हेस्टमेंट सर्विसेस प्रा.लि., १०८, रोड नं. २, नरिमन

desai@gmail.com द.क्र.: ०२२-६६९०७४३३/३०.

सही/-

ग्रीलेश देसाई - परिसमापक

आव/आकपी-००१/आकपी-पी००१८३/२०१७-१८/१०३६२

जेएम फायनान्शियल असेट रिकन्स्ट्रक्शन कंपनी लिमिटेड

कॉर्पोरेट आयडेंटिटी नंबर: यु६७९९०एमएच२००७पीएलसी७४२८७

नॉंदणीकृत कार्यालय: ७वा मजला, सिर्जन, अप्पासाहेब मराठे मार्ग, प्रभादेवी, मुंबई-४०००२५.

१९७५, २. रोहन सावंत-९८३९१४३०१३, ३. यश ओझा-०२२-६२२४१६७६,

नाव विक्री सूचना, ई-लिलाव दिनांक: १९.१०.२०२३, स. ११.०० ते दु. २.००

मिळकतीचा पत्ता-अंतिम	राखीव किंमत	इसारा अनामत रक्कम (इसरा) (आरपी च्या १०%)	धकाबाकी रक्कम (२२-०८-२०२३)
चे सर्व तुकडा आणि पार्सल मालमतेची व्याप्ती:- संपादक क्रमांक ३००३, ३५वा मजला, ए-ब्लॉक, सिध्दार्थ टॉवर, न्यू लिंक रोड भारतीय पेट्रोल पंप, ओशिवरा अंधेरी अंधेरी पश्चिम, मुंबई मुंबई उपनगरी महाराष्ट्र ४०००५३ उल्लेखणीय सीमा: आदर्श नगर रोड दक्षिण: आशियाना इमारत पूर्व: शिवशंकर बिल्डिंग वेस्ट: सागर बिल्डिंग	रु. ७९,२३,०००/- (रु. सात कोटी ध्यानव्य हजार तीस हजार फक्त)	रु. ७९,२३,०००/- (रु. सात कोटी ध्यानव्य हजार तीस हजार फक्त)	रु. १३,४५,०५,९३१/- (रु. तेरा कोटी चौपन्स लाख पाच हजार नव्वो एकतीस फक्त)

१९-१०-२०२३ स. ११.०० ते दु. २.०० (प्रत्येकी ५ मिनिटांच्या अमर्वात विस्तारासह),

मी सादर करण्याची अंतिम तारीख: १८-१०-२०२३, सायं. ४.०० पूर्वी

पेप्या <https://www.jmfinaanciararc.com/Home/Assetsforsale> किंवा <https://www.bankauction.in> मध्ये

र/गहाणवटदार यांना सरफेसी अँड अंतर्गत ३० दिवसांची सांविधिक विक्री सूचना

ताखेपुर्वी तारखेपुर्वी उपरिष्ठ व्याजासह संपूर्ण कलम १३(२) सूचनेत नमूद केलेली रक्कम करण्यासाठी यादारे सूचित

लेलाव/विक्री करण्यात येईल आणि उर्वरीत धकाबाकी काही असल्यास कर्जदार/हमीदारांकडून व्याज आणि खर्चासह वसूल

सही/- (प्राधिकृत अधिकारी)

(आरप्य-ट्रस्ट)

Kotak Mutual Fund

com Capital Withdrawal ('IDCW') under quarterly IDCW Option of Kotak Gilt Fund

Mahindra Trustee Company Limited; the Trustees to Kotak Mahindra Mutual Fund has

a Distribution cum Capital Withdrawal ('IDCW') subject to the availability and adequacy of

with, under the following scheme in accordance with the Scheme Information Document

ng September 20, 2023:

IDCW Frequency	Quantum of IDCW (Rs. per unit)*	Face Value (Rs. per Unit)	NAVs as on September 13, 2023 (Rs.)
Quarterly	0.1915	10	11.8914

subject to the availability and adequacy of distributable surplus.

subject to deduction of applicable statutory Levy.

y, the NAVs of the IDCW Option of the Scheme would fall to the extent of

y.

rs of the above mentioned IDCW Options of the scheme, whose names appear in the

Age Management Services Ltd. / Depositors as on September 20, 2023 will be eligible

For Kotak Mahindra Asset Management Company Limited

Investment Manager - Kotak Mahindra Mutual Fund

Sd/-

Nilesh Shah

Managing Director

queries / clarifications in this regard may be addressed to:

जाहीर सूचना

आमचे अशील ओरिएंटल कॉन्स्ट्रक्शन्स प्रा. लिमिटेड हे मोहम्मद युसूफ हुसैन काली यांच्याकडून आयोजनाबाई, इमाईल इमाम यांची मुलगी, जमाल जिया यांची पत्नी यांच्या नावे उभारीत सदर मिळकती म्हणजेच मुलेखर विभागा सी कोड क्र. ६४२३, नट्टी क्र. ७५, मोबासफात १३०.०० चौस्र याईस किंवा तस्मस जे मिळकत कार्डनुसार अंदाजे १०८.७० चौ. मी. तसेच किंवा तस्मसशी संश्लिष्ट आहे ते धारक येथे स्थित स्थावर मिळकतीमधील १/३ रे अविभाजित शेअर खेरीद करण्यास इच्छुक आहेत. सदर मालकांनी सदर मिळकत दिनांक २४.०३.१९९८ रोजीच्या अभिलेखांकन विलेखानुसार विक्रीने त्यांच्यासह २ इतर यांना विकली आहे, अभिलेखांकन आणि हस्तांतरित केली आहे. त्यामुळे सदर विक्रीने हे स्थावर मिळकतीमधील १/३ या अविभाजित शेअरचे एकमेव मालक असल्याचा दावा कात आहेत.

सर्व व्यक्तींना सदर मिळकतीमध्ये कोणत्याही कायद्यानुसार किंवा वात्सा, गहाण, विक्री किंवा अन्यथा कोणत्याही स्वरूपाच्या दावाच्या अंतर्गत कोणत्याही लिखित दस्तावेजांच्या सुकताद्वारे कोणातही दावा, हक्क, नामाधिकार किंवा हितसंबंध असल्यास यादारे कृपया त्यांनी त्यांचे दावे संबंधित दस्तावेज / पुराव्यासह लिखित स्वरूपात खाली दिलेल्या पत्त्यावर सदर प्रसिध्दीच्या तारखेपासून १५ दिवसांच्या कालावधीत दाखल करावेत. सदर कालावधीनंतर प्राप्त झालेले कोणतेही दावे विचारारे घेतले जाणार नाहीत आणि असे कोणतेही दावे अस्तित्वात असले तरी ते त्यामित आहेत असे मानले जातील.

दिनांक: १५ सप्टेंबर, २०२३

आसिफ इकबाल आय. पटेल

वकील उच्च न्यायालय, मुंबई

सी/ओ. ओरिएंटल कॉन्स्ट्रक्शन्स प्रा. लि.

सांठवा चॅम्बर्स, ४था मजला, रूम क्र. ३;

२०, सर पी. एम. रोड; मुंबई - ४००००१.

मोबाईल क्र.: ९३२३३२५०९ / ९२१९०४४१०

जाहीर नोटीस

मी, श्री. समीर आसीफ मंधाई, पत्ता: दुकान नं. ११, तळमजला, म्युनिसिपल चाळ नं. १, साबु सिध्दीक रोड, फोर्ट, मुंबई-४०० ००१ याद्वारे जाहीर सूचना प्रसारीत करीत आहे की, सदरहू खोलीचे घरभाडे मूळ भाडेकरू श्रीमती रेखा देवदास डोंगरे यांचे नावे आहे. सदर खोलीच्या भाडे हस्तांतरणाबाबत मुंबई महानगरपालिकेच्या मालमता अधिकारी, ए-विभाग यांचे कार्यालय, १३४-ई, शहीद भगतसिंग मार्ग, फोर्ट, मुंबई-४०० ००१ या कार्यालयात नियमानुसार व आवश्यक कागदपत्रासमवेत अर्ज सादर केलेला आहे. तरी सदरहू खोली भाडे हस्तांतरणाबाबत कोणत्याही व्यक्ती अथवा आर्थिक संस्था यांचे आक्षेप किंवा हरकती असल्यास त्यांनी ही जाहीर सूचना छापून आल्यापासून १५ दिवसांच्या आत आपल्या हरकती व आक्षेप मालमता अधिकारी, ए-विभाग यांचे कार्यालयात, १३४-ई, शहीद भगतसिंग मार्ग, फोर्ट, मुंबई-४०० ००१ या ठिकाणी लेखी नोंदवावेत व त्या संदर्भातील योग्य ती कागदपत्रे त्यासोबत सादर करावीत.

वरील जाहीर सूचना मुंबई महानगरपालिकेच्या मालमता अधिकारी, ए-विभाग यांचे कार्यालय, १३४-ई, शहीद भगतसिंग मार्ग, फोर्ट, मुंबई-४०० ००१ या कार्यालयामार्फत प्राप्त झालेल्या पत्रानुसार देण्यात आली आहे.

IDBI BANK

आयडीबीआय बँक लि., दोस्ती सिग्नल, जीएफ, प्लॉट क्र. ई-७, रोड क्र. २२, वांगळे इन्स्ट्रियल इस्टेट, एमआयडीसी, ठाणे (१), ठाणे पिन: ४००६४४

(नियम ८ (१))

कड्या सूचना
(स्थावर मिळकती करिता)

ज्याअर्थी, निम्नस्वाक्षरीकरांनी आयडीबीआय बँक लिमिटेड चे प्राधिकृत अधिकारी या नात्याने सिक्वियुरिटायझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्शियल असेट्स अँड एन्फोर्समेंट ऑफ सिक्वियुरिटी इंस्ट्रेट अँड, २००२ (५४ सन २००२) आणि कलम १३(१२) सिक्वियुरिटी इंस्ट्रेट (एन्फोर्समेंट) रुल्स, २००२ सहावाचता नियम ३ अन्वये प्राप्त अधिकारांचा वापर करून मागणी सूचना जारी करून कर्जदार यांस सूचनेतील नमूद रकमेची परतफेड सदर सूचना प्रामीच्या तारखेपासून ६० दिवसांत करायचा सांगितले होते. रकमेची परतफेड करण्यास कर्जदार असमर्थ ठरल्याने, कर्जदार आणि सर्वसामान्य जनतेस याद्वारे सूचना देण्यात येते की, निम्नस्वाक्षरीकरांनी खाली वर्णन करण्यात आलेल्या मिळकतीचा ताबा त्यांना प्रदान करण्यात आलेल्या शाक्तीचा वापर करून सिक्वियुरिटी इंस्ट्रेट (एन्फोर्समेंट) रुल्स, २००२ च्या रूल ८ सहावाचता अर्बटचे कलम १३ चे उप-कलम (४) अन्वये घेतला आहे. ताराम मत्तांच्या विमोचनाकरिता उपलब्ध वेळेत अर्बटचे कलम १३ चे उप कलम (८) च्या सततुदीनुसार कर्जदारांचे लग्न वेधण्यात येत आहे.

कर्जदार/ सह-कर्जदार/ हमीदार चे नाव	सूचनेची तारीख	मागणी सूचनेमध्ये दावा केलेली रक्कम	सांकेतिक कड्या ची तारीख	मिळकतीचा पत्ता
श्री. महसीन घिया	०१.०६.२०२३	१,४४,१५,६४२/-	१२.०९.२०२३	फ्लॉट क्र.७०८ (७) मजला, बी ब्लॉक, लोहा हेबन, शकुंतला पॅडडाइन, निलिजे, डोंबिवली पूर्व ठाणे ४२१२०१, महाराष्ट्र
श्री. अमित मनोहरलाल दुसेजा/ श्री. मनोहरलाल दुसेजा	१५.०६.२०२३	३३,५३,४६२/-	१२.०९.२०२३	फ्लॉट क्र.७०१ सी ब्लॉक सेलिया बिल्डिंग, रोसाली एलएक्स, हिल व्ह्यू रोड, बागवे नगर, (डी मार्ट जवळ), कल्याण पश्चिम-४२१३०१, महाराष्ट्र
श्री. दुर्गाधराम अरविता पाता/ श्री. मोहिनी दुर्गाधराम पाता	१५.०६.२०२३	१३,२६,९२३/-	१२.०९.२०२३	फ्लॉट क्र. १०५ १ला मजला अनमोल रिसिडेन्सी अनमोल माईन मध्ये मिसावली, कल्याण पूर्व-४२१३०६, महाराष्ट्र
श्री. संतोष कुमार पखालाल जैव्याल/ श्री. प्रिती संतोष जैव्याल	१५.०६.२०२३	१२,०६,२४५/-	१२.०९.२०२३	फ्लॉट क्र.१०२, १ला मजला ए ब्लॉक, ट्युलिय टॉवर सीएचएसएल, म्युनिसिपल हाउस क्र.३०७, अंबिका नगर, भिवंडी ४२१३०६, महाराष्ट्र

दिनांक: १४.०९.२०२३

ठिकाण: ठाणे

प्राधिकृत अधिकारी,

आयडीबीआय बँक लिमिटेड

असेट केअर अँड रिकन्स्ट्रक्शन एंटरप्राइज लिमिटेड

नों. कार्यालय : २ रा मजला, मोहन देव बिल्डिंग, १३, टॉलस्टॉय मार्ग,

नवी दिल्ली - ११००१

विक्री सूचना

सिक्वियुरिटी इंस्ट्रेट (एन्फोर्समेंट), रुल्स, २००२ च्या नियम ८(६) च्या परंतुकासह वाचत सिक्वियुरिटायझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्शियल असेट्स अँड एन्फोर्समेंट ऑफ सिक्वियुरिटी इंस्ट्रेट अँड, २००२ अन्वये स्थावर तारण मत्तांच्या विक्रीसाठी ई-लिलाव विक्री सूचना.

सर्वसामान्य जनता आणि विशेषकरून कर्जदार, जामीनदार आणि तारण पुरवणारे यांना याद्वारे सूचना देण्यात येते की, असेट केअर अँड रिकन्स्ट्रक्शन एंटरप्राइज लि., (सी आयएसएन : यु६५९९३डीएल२००२पीएलसी११५७६९) (इंडिया रिअल इस्टेट २०११ ट्रस्ट चे ट्रस्टी म्हणून त्यांच्या क्षमतेत कार्यरत) ('तारणी धनको') कडे गहाण असलेली खाली वर्णन केलेली स्थावर मिळकत, जीचा प्रत्यक्ष कर्जदार तारणी धनकांच्या प्राधिकृत अधिकार्यांनी २६ मे, २०२३ रोजी घेतला, ती एसएसएससी एस्कर्टीक्स प्रायव्हेट लिमिटेड (पूर्वीचे नाव मेसर्स श्री साई सागर कन्सल्टंटस) कडून तारणी धनकांना येणे थकबाकी असलेल्या कर्ज करार व अन्य संबंधित कर्ज दस्तावेजांच्या बाबतीत प्रत्येक भविष्यातील व्याजासह ३१ ऑगस्ट, २०२३ रोजीच्या रु. २११,४५,७३,२७५/- (रुपये दोनशे अकरा कोटी पंचेचाळीस लाख आठशे हजार दोनशे पंचाहत्तर मात्र) च्या वसुलीसाठी २० ऑक्टोबर, २०२३ रोजी स. ११.०० ते दु. ०१.०० वेळेमध्ये 'जसे आहे जेथे आहे', 'जसे आहे जे आहे', 'जे काही आहे तेथे आहे' आणि 'कोणाच्याही मदतीशिवाय' तत्त्वावर विकली जाणार आहे.

कर्जदार, जामीनदार आणि गहाणकार यांचे नाव :

एसएसएससी एस्कर्टीक्स प्रायव्हेट लिमिटेड (पूर्वीचे नाव श्री साई सागर कन्सल्टंटस)

साई इस्काॅन डेव्हलपर्स

स्थावर मिळकतीसाठी राखीव किंमत आहे रु. २७,३७,००,००० (रुपये सत्तावीस कोटी सद्दीस लाख मात्र) आणि इसारा अनामत

रक्कम ('इसरा') असेल. रु. २,७३,७०,००० (रुपये दोन कोटी आठशे लाख सत्तर हजार मात्र)

प्रत्यक्ष ठिकाणी निरीक्षणाची तारीख/वेळ आणि प्राधिकृत अधिकारी

इच्छुक खरेदीदार/बोलीदारांच्या विनिती वरून

संपर्क व्यक्ती : श्री. मनिस कुमार मानव (मोबा. क्र. ८८२६४८००९६) आणि श्री. चिन्मय सप्तर्षी (मोबा. क्र. ९८७७७८७८२२)

ई-लिलावाची तारीख आणि वेळ

२० ऑक्टोबर, २०२३, ऑनलाईन/स.११.०० ते दु. ०१.०० प्रत्येकी १० मिनिटांच्या ऑटो एक्सेटनशन सह

सहभागी होण्यासाठीचे विनिती पत्र, केवायसी दस्तावेज, पॅन कार्ड, इसरा चा पुरावा इ. सादर करण्यासाठी अंतिम तारीख आणि वेळ आहे १९ ऑक्टोबर, २०२३ रोजी किंवा त्यापूर्वी स. ०४.०० वा. पर्यंत प्राधिकृत अधिकार्यांकडे एकतर mk.manav@acreindia.in वर ई-

मेल मार्फत किंवा खालील पत्त्यावर : असेट केअर अँड रिकन्स्ट्रक्शन एंटरप्राइज लिमिटेड, २ रा मजला, मोहन देव बिल्डिंग, १३ टॉलस्टॉय मार्ग, नवी दिल्ली - ११०००९

इच्छुक खरेदीदार आणि बोलीदार यांनी इसरा रक्कम एकतर एनईएफटी/आरटीजीएस मार्फत खाते क्र. ०९०११०२०००३९९०५ मध्ये

लाभार्थी म्हणजेच इंडिया रिअल इस्टेट २०११ ट्रस्ट च्या नावे आयडीबीआय बँक लिमिटेड, आयएफएससी IBKL00000901 मध्ये किंवा

कोणत्याही राष्ट्रीयीकृत किंवा शेड्युलड बँकेवर काढलेल्या असेट्स केअर अँड रिकन्स्ट्रक्शन एंटरप्राइज लिमिटेड च्या नावातील डिमांड ड्राफ्ट

च्या स्वरूपात जमा करावी.

स्थावर मिळकतीचे वर्णन

कोणतेही विकास अधिकार आणि/किंवा निर्माण झालेला/व्हावयाचा कोणताही अतिरिक्त एफएसआय यासह गाव काऱ्हेरी, तालुका बोरिवली, मुंबई उपनगर येथे स्थित त्यावर उभ्या बांधकामांसह सुमारे २,४७५.४४ मोजमापित सीटीएस क्र. ५५०, ५५०/१ ते ५, ५५१, ५५१/१ ते ११, ५५२ आणि ५५२/१ ते ७ धारक व अंतिम प्लॉट क्र. ९७डी धारक जमिनी संबंधात किंवा त्यातून उद्भवणारे एसएसएससी एस्कर्टीक्स प्रायव्हेट लिमिटेड आणि साई इस्काॅन डेव्हलपर्स यांचे सर्व अधिकार, हक्क, हितसंबंध, लाभ, दावा, मागण्या (सध्याच्या आणि भविष्यातील)

विक्रीच्या तपशिलवार अटी आणि शर्तीसाठी (ज्या ह्या विक्री सूचनेचा एक एकात्मिक भाग बनतील) कृपया तारणी धनकांची वेबसाईट म्हणजेच www.acreindia.in वर पुरवण्यात आलेली लिंक बघावी : बोली लावण्यासाठी, www.auctiontiger.in वर लॉग ऑन करा.

सही/- प्राधिकृत अधिकारी

असेट केअर अँड रिकन्स्ट्रक्शन एंटरप्राइज लि.

इंडिया रिअल इस्टेट २०११ ट्रस्ट चे ट्रस्टी

बैंक ऑफ महाराष्ट्र
Bank of Maharashtra
A GOVT. OF INDIA UNDERTAKING
एक वित्तिय हक बैंक

Nerul Township Branch, Sector 9, Sahyog Aptt. Shopping Complex, Nerul,
Navi Mumbai - 400706. Email: bom976@mahabank.co.in,
bom976@mahabank.co.in H. O.: Lokmangal, 1501, Shivajinagar, Pune - 411005.
440/SARFAESI/SAUDAGAR/2023-24 Date: 30.08.2023

POSSESSION NOTICE (For Immovable Property)

the Authorised Officer of Bank of Maharashtra under Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 & in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 13.06.2023 under Section 13 (2) of the Act and called upon you (1) M/s. Saudagar Traders (Borrower), Prop. Mr. Saadmed Saudagar (Borrower) to repay the amount mentioned in the said notice of Rs. 76,66,549/- plus unapplied interest from 13.06.2023 towards Cash Credit and expenses incurred for recovery against Mortgage of Scheduled property, days from the date of receipt of the said notice.

wherein you have failed to repay the amount, notice is hereby given to the Borrower and in general that the undersigned has taken Possession of the properties described above in exercise of powers conferred on him under sub-section (4) of Section 13 of the Act with Rule 8 & 9 of the Security Interest (Enforcement) Rules, 2002 on this date, 30.08.2023.

wherein particular and the public in general are hereby cautioned not to deal with the and any dealings with the properties will be subject to the charge of Bank of Maharashtra for an amount mentioned above.

wherein the attention is invited to provisions of sub-section (8) of Section 13 of the Act, in time available, to redeem the secured assets.

Description of the Immovable Property:
Plot No. 68, Hissa No. 22, Store Room No. B-2, Basement Floor, 'UNITY HEIGHTS', Nandapur, TQ. Karjat & Dist. Raigad - 410101. admeasuring 540.00 Sq. Ft.

Sd/-
Authorised Officer & Chief Manager
Bank of Maharashtra

09/2023
Nandapur

बैंक ऑफ महाराष्ट्र
Bank of Maharashtra
A GOVT. OF INDIA UNDERTAKING
एक वित्तिय हक बैंक

Navi Mumbai Zonal Office: CIDCO Old Admin Building,
P-17 Sector-1 Vashi, Navi Mumbai - 400703.
Tel: 022-20878354 | Email: cmnrmc_nvm@mahabank.co.in
legal_nvm@mahabank.co.in
H. O.: Lokmangal, 1501, Shivajinagar, Pune-5

440/SARFAESI/2023-24 Date: 17.08.2023
BY REGD POST AD/Hand Delivery/Email

Shreshth Chandrabhan Saroj, Flat No. 5, Ground Floor, B Wing, Motiram Imperia, Shil Road, Lodha Heaven, Dombivli East, Nili, Thane - 421204.
Flat No. 404, 4th Floor, Reyansh Galaxy, Plot No. 14, Vadghar Pushpak Node, R.3, Karanjade, Taluka Panvel, Dist. Raigad - 410206.

Notice U/s 13(2) of Securitization & Reconstruction Of Financial Assets and Enforcement of Security Interest Act 2002.

wherein you No.1 have been sanctioned the following credit facilities by our Bank of Maharashtra, Nerul West Branch at your request.

the details of the credit facilities, the securities charged in favour of the Bank and sent outstanding dues are as under:

Nature & Amt. Of Credit facility	Security	Total Outstanding as on 16.08.2023
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Using Loan Facility of Rs. 41,50,000/-
C No. 60430673184

consideration of the credit facilities availed; you have executed the following in favour of the bank and also charged and created securities in favour of the bank as above mentioned.

obtained for Credit facility

Particulars of Documents	Date of execution of documents
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Application for making Credit Facility 19.11.2022
Demand Promissory Note 19.11.2022
Mortgagors declaration for Equitable Mortgage 19.11.2022
Memorandum of Record of Deposit of Title Deeds 23.11.2022
Confirmation of Equitable Mortgage 24.11.2022
B2G2 19.11.2022

wherein you have failed to adhere to the terms and conditions of sanction and made defaults, accordingly your account has been classified by the Bank as NPA on 10.08.2023 in accordance with the prescribed norms issued by Reserve Bank of India. In spite of our repeated demands, you have not paid the outstanding amount in your account.

exercise of powers conferred on the Bank under the Act referred to above, you are hereby called upon to repay in full amount of Rs. 42,69,677/- plus unapplied interest w.e.f. 16.08.2023 at 9.45% p.a. towards housing loan facility within 15 days from the date of receipt of this notice; failing which, the Bank shall exercise any of the powers under Sub-Sec.4 of Sec. 13 of the Act, in which case you shall be liable to further pay all costs, charges and expenses or other incidental charges.

The powers available under the Act inter alia includes:-
take possession of the secured assets, wherein the security interest has been taken as above mentioned together with the right to transfer by way of lease, mortgage or sale.

wherein you have failed to adhere to the terms and conditions of sanction and made defaults, accordingly your account has been classified by the Bank as NPA on 10.08.2023 in accordance with the prescribed norms issued by Reserve Bank of India. In spite of our repeated demands, you have not paid the outstanding amount in your account.

exercise of powers conferred on the Bank under the Act referred to above, you are hereby called upon to repay in full amount of Rs. 42,69,677/- plus unapplied interest w.e.f. 16.08.2023 at 9.45% p.a. towards housing loan facility within 15 days from the date of receipt of this notice; failing which, the Bank shall exercise any of the powers under Sub-Sec.4 of Sec. 13 of the Act, in which case you shall be liable to further pay all costs, charges and expenses or other incidental charges.

The powers available under the Act inter alia includes:-
take possession of the secured assets, wherein the security interest has been taken as above mentioned together with the right to transfer by way of lease, mortgage or sale.

wherein you have failed to adhere to the terms and conditions of sanction and made defaults, accordingly your account has been classified by the Bank as NPA on 10.08.2023 in accordance with the prescribed norms issued by Reserve Bank of India. In spite of our repeated demands, you have not paid the outstanding amount in your account.

exercise of powers conferred on the Bank under the Act referred to above, you are hereby called upon to repay in full amount of Rs. 42,69,677/- plus unapplied interest w.e.f. 16.08.2023 at 9.45% p.a. towards housing loan facility within 15 days from the date of receipt of this notice; failing which, the Bank shall exercise any of the powers under Sub-Sec.4 of Sec. 13 of the Act, in which case you shall be liable to further pay all costs, charges and expenses or other incidental charges.

The powers available under the Act inter alia includes:-
take possession of the secured assets, wherein the security interest has been taken as above mentioned together with the right to transfer by way of lease, mortgage or sale.

wherein you have failed to adhere to the terms and conditions of sanction and made defaults, accordingly your account has been classified by the Bank as NPA on 10.08.2023 in accordance with the prescribed norms issued by Reserve Bank of India. In spite of our repeated demands, you have not paid the outstanding amount in your account.

केनरा बैंक Canara Bank
A Govt. of India Undertaking

सिंडिकेट Syndicate

FORT MAIN : 26 A, Sir P. M. Road, Syndicate Bank Building, Fort, Mumbai - 400001, Maharashtra.

POSSESSION NOTICE (SECTION 13(4)) (For Immovable Property)

Whereas the undersigned being the Authorised Officer of the Canara Bank, Fort Main, appointed under Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act 54 of 2002) (hereinafter referred to as "the Act") and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice dated 25.04.2023 calling upon the Borrower, Mr. Abdul Ahad Chaudhary (Borrower) S/o Ikram Hussien Chaudhary, Gupta Chwal, Subhash Nagar, Near Dharmendra Kirana Store, Thane - 421002 and Mrs. Rijvana Khatoon (Co-Borrower) W/o Abdul Ahad Chaudhary, Gupta Chwal, Subhash Nagar, Near Dharmendra Kirana Store, Post Padel, Thane - 421002 to repay the amount mentioned in the notice, being Rs. 20,26,331.86 (Rupees Twenty Lakhs Twenty Six Thousand Three Hundred Thirty One Rupees and Paise Eighty Six Only) as on 25/04/2023 plus interest due and other cost within 60 days from the date of receipt of the said notice. The Borrower/Guarantor having failed to repay the amount, notice is hereby given to the borrower and the public in general, that the undersigned has taken Possession of the property described herein below in exercise of powers conferred on him / her under section 13 (4) of the said Act, read with Rule 8 & 9 of the said Rule on this 12th September, 2023.

The borrower 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 Canara Bank, Fort Main for an amount of Rs. 20,26,331.86 (Rupees Twenty Lakhs Twenty Six Thousand Three Hundred Thirty One Rupees and Paise Eighty Six Only) as on 25.04.2023.

The Borrower's attention is invited to the provisions of Section 13 (8) of the Act, in respect of time available, to redeem the secured assets.

Description of the Immovable Property
All part & Parcel of building (SHOP) in the name of mortgagor:- 1) Mr. Abdul Ahad Chaudhary (Borrower) 2) Mrs. Rijvana Khatoon (Co-Borrower), Residential Flat 306, admeasuring 321.09 Sq. Feet Carpet Area on the 3rd Floor in the wing 'A' of the building named "Viviana Block 5" located under Sy. No. 87/43, 87/44, 87/45 and 87/46 of Village Dhamote, Taluka Karjat, District Raigad, Maharashtra State - 410206.

Boundaries: North : Open Land, South : Open Land, East : Road, West : Open Land.

Date : 12.09.2023
Place : Fort Main

Sd/-
Authorised Officer
Canara Bank

Assets Care & Reconstruction Enterprise Limited

Regd. Office, 2nd Floor, Mohan Dev Building, 13, Tolstoy Marg, New Delhi 110001

SALE NOTICE

E-Auction Sale Notice for sale of Immovable Secured Assets under the Securitisation 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), Guarantor(s) and Security Provider(s) that the below described Immovable Property mortgaged to Assets Care & Reconstruction Enterprise Ltd. [CIN: U65993DL2002PLC115769] (acting in its capacity as Trustee of India Real Estate 2021 Trust) ("Secured Creditor"), the physical possession of which has been taken by the Authorised Officer of the Secured Creditor on 26 May 2023, will be sold on "as is where is", "as is what is", "whatever there is" and "No Recourse" basis on 20 October 2023 from 11:00 a.m. to 01:00 p.m., for recovery of Rs. 211,45,73,275/- (Rupees Two Hundred Eleven Crore Forty Five Lakh Seventy Three Thousand Two Hundred Seventy Five only) as on August 31, 2023 along with applicable future interest in terms of the Loan Agreement and other related loan document(s) due to the Secured Creditor from SSSC Escatics Private Limited (formerly known as Messrs. Shree Sai Sagar Consultants).

Name of Borrower, Guarantor & Mortgagor:
SSSC Escatics Private Limited (formerly Known as Shree Sai Sagar Consultants)
Sai Iscon Developers

The Reserve Price for the immovable Property will be Rs. 27,37,00,000 (Rupees Twenty Seven Crore Thirty Seven Lakhs only) and the Earnest Money Deposit ("EMD") will be Rs. 2,73,70,000 (Rupees Two Crore Seventy Three Lakh Seventy Thousand only).

Date / Time of site inspection and Authorised Officer
At the request of the Intending purchaser/bidder
Contract Persons: Mr. Manish Kumar Manav (Mob. No. 8826480016) and Mr. Chinmay Saptarshi (Mob. No. 9870787822)

Date & Time of e-Auction
20 October 2023, Online / from 11:00 a.m. to 01:00 p.m. with auto extension of 10 minutes each

Last Date and Time for submission of request letter of participation, KYC Documents, PAN Card, Proof of EMD etc. On or before 19 October 2023 up to 04:00 p.m. to the Authorised Officer either through e-mail to mk.manav@acreindia.in or to the following address: Assets Care and Reconstruction Enterprise Limited, 2nd Floor, Mohan Dev Building, 13 Tolstoy Marg, New Delhi 110001

The intending purchasers and bidders are required to deposit EMD amount either through NEFT / RTGS in the Account No. 091102000039905 in the name of beneficiary i.e. India Real Estate 2021 Trust, with IDBI Bank Limited, IFSC IBKL0000901 or by way of Demand Draft drawn in favour of Assets Care and Reconstruction Enterprise Limited drawn on any Nationalized or Scheduled Bank.

DESCRIPTION OF THE IMMOVABLE PROPERTY

ALL RIGHT, TITLE, INTEREST, BENEFIT, CLAIM, DEMANDS OF WHATSOEVER NATURE (PRESENT AND FUTURE) OF SSSC ESCATICS PRIVATE LIMITED AND SAI ISCON DEVELOPERS IN RESPECT OF OR ARISING FROM LAND BEARING CTS NOS. 550, 550/1 TO 5, 551, 551/1 TO 19, 552 AND 552/1 TO 7 AND BEARING FINAL PLOT NO. 79D ADMEASURING APPROXIMATELY 2,475.4 ALONG WITH THE STRUCTURES STANDING THEREON SITUATE AT VILLAGE KANHERI, TALUKA BORIVALI, MUMBAI SUBURBAN ALONG WITH ANY DEVELOPMENT RIGHTS AND/OR ANY ADDITIONAL FSI GENERATED TO BE GENERATED.

For detailed terms and conditions (which shall form an integral part of this Sale Notice) of the sale, please refer to the link provided on the website of the Secured Creditor i.e. www.acreindia.in; For bidding, log on to www.auctiontiger.in.

Date: September 15, 2023
Place: Mumbai

Sd/ AUTHORISED OFFICER
ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.
TRUSTEE OF INDIA REAL ESTATE 2021 TRUST

Form CAA-2
[Pursuant to Section 230(3) and Rule 6 of the Companies (Compromises, Arrangements and Amalgamations) Rules, 2016]
Before the National Company Law Tribunal, Mumbai Bench
CAMPAN APPLICATION NO. CA(CAA) NO. 125 OF 2023
In the matter of the Companies Act, 2013:
AND

In the matter of the Composite Scheme of Amalgamation (the Scheme) under section 230 to 232 of the Companies Act, 2013 and other applicable provisions of the Companies Act, 2013:

AND
In the matter of Composite Scheme of Amalgamation of Amul Exim Limited, Sirius Financial Services Private Limited, Elate Investment & Holdings Private Limited, Disha Infinit Consultants Private Limited with Rajdhani Textiles Private Limited and their respective Shareholders.

DISHA INFIN CONSULTANTS PRIVATE LIMITED ...APPLICANT COMPANY-4
NOTICE AND ADVERTISEMENT CONVENING THE MEETING OF THE EQUITY SHAREHOLDERS / UNSECURED CREDITORS OF THE APPLICANT COMPANY - 4

NOTICE is hereby given that by an Order dated 1st September 2023, in the above-mentioned Company Application (the 'Order'), the Hon'ble National Company Law Tribunal, Mumbai Bench ('NCLT' or 'Tribunal') has directed inter alia that a Meeting of the Equity Shareholder and Unsecured Creditors of the Company be convened and held at 702, 7th Floor, Samudra Setu, Nr. Parsi Agiary, Opp. Anand Bhavan, Opp. B D Desai Marg, Mumbai - 400026 on **Monday, 16th October 2023** at 10:00 a.m. and 11:00 a.m. respectively to consider, and if thought fit, to approve with or without modification the proposed Composite Scheme of Amalgamation of Amul Exim Limited, Sirius Financial Services Private Limited, Elate Investment & Holdings Private Limited, Disha Infinit Consultants Private Limited with Rajdhani Textiles Private Limited and their respective Shareholders. The Scheme, if approved by the equity shareholders and creditors, will be subject to the subsequent approval of the Hon'ble Tribunal.

Copies of the said Composite Scheme of Compromise and arrangement and statement under section 230 of the Companies Act, 2013 can be obtained free of charge from the registered office of the company or at the aforementioned address and the person entitled to attend and vote at the respective meetings may vote in person or by proxy, provided that all proxies in the prescribed form are deposited at the registered office of the said applicant company or at the aforementioned address not later than 48 hours before the meeting. Forms of proxy can be obtained from the registered office of the said applicant company.

The Hon'ble Tribunal has appointed Mr. Kinjal Shah, Practising Company Secretary as the Chairman of the meetings.

Kinjal Shah
Dated this 15th day of September, 2023 Chairman appointed for the Meeting

Registered Office : 702, 7th Floor, Samudra Setu, Nr. Parsi Agiary, Opp. Anand Bhavan, Opp. B D Desai Marg, Mumbai - 400026
E-Mail: mgldha@yahoo.com (CIN : U61200GJ2009PTC058142)

Before the Central Government Registrar of Companies, Mumbai

In the matter of sub-section (3) of Section 13 of Limited Liability Partnership Act, 2008 and rule 17 of the Limited Liability Partnership Rules, 2009.

In the matter of the Limited Liability Partnership Act, 2008, Section 13(3) AND In the matter of Siddhivinyak Infrazone LLP having its registered office at 5/604 Aster CHS New Link Road, Oshiwara Andheri, West Mumbai, Mumbai City, Maharashtra 400053.

Petitioner Notice is hereby given to the General Public that the LLP proposes to make a petition to Registrar of Companies, Mumbai under section 13 (3) of the Limited Liability Partnership Act, 2008 seeking permission to change its Registered office from the state of "Maharashtra" to the state of "Uttar Pradesh".

Any person whose interest is likely to be affected by the proposed change of the registered office of the LLP may deliver 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 supported by an affidavit to the Registrar of Companies, Mumbai, within 21 (twenty one) days from the date of publication of this notice with a copy to the petitioner LLP at its registered office at the address mentioned above.

For Siddhivinyak Infrazone LLP Sd/-
Rajani Kant Mishra (DPIN:03116578)
Designated Partner

Place: Mumbai
Date: 14.09.2023

CLASSIFIED CENTRES IN MUMBAI

Bejay Ads,
Opera House
Phone : 23692926 / 56051035.

Color Spot,
Byculla (E),
Phone : 23748048 / 23714748.

FCA Communications,
Nariman Point,
Phone : 40026550 / 51.

Fullani Advtg. & Mktg.,
Antop Hill
Phone: 979238274/ 9969408835

Ganesh Advertising,
Abdul Rehman Street,
Phone : 24321963 / 2341 4596.

J.K. Advertisers,
Hornimal Circle, Fort,
Phone : 22663742.

Mani's Agencies,
Opp. G.P.O., Fort,
Phone : 2263 00232,
Mobile : 9892091257.

Manjot Ads,
Curry Road (E),
Phone : 24700338,
Mobile : 9820460262.

OM Sai Ram Advtg.,

Assets Care & Reconstruction Enterprise Limited

Regd. Office, 2nd Floor, Mohan Dev Building, 13, Tolstoy Marg,
New Delhi 110001

**SALE NOTICE**

E-Auction Sale Notice for sale of Immovable Secured Assets under the Securitisation 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), Guarantor(s) and Security Provider(s) that the below described Immovable Property mortgaged to **Assets Care & Reconstruction Enterprise Ltd.** [CIN: **U65993DL2002PLC115769**] (acting in its capacity as Trustee of India Real Estate 2021 Trust) ("**Secured Creditor**"), the **physical possession** of which has been taken by the Authorised Officer of the Secured Creditor on 26 May 2023, will be sold on "as is where is", "as is what is", "whatever there is" and "No Recourse" basis on 20 October 2023 from **11:00 a.m. to 01:00 p.m.**, for recovery of **Rs. 211,45,73,275/- (Rupees Two Hundred Eleven Crore Forty Five Lakh Seventy Three Thousand Two Hundred Seventy Five only)** as on **August 31, 2023** along with applicable future interest in terms of the Loan Agreement and other related loan document(s) due to the Secured Creditor from SSSC Escatics Private Limited (formerly known as Messrs. Shree Sai Sagar Consultants).

Name of Borrower, Guarantor & Mortgagor:

SSSC Escatics Private Limited (formerly Known as Shree Sai Sagar Consultants)

Sai Iscon Developers

The Reserve Price for the Immovable Property will be **Rs. 27,37,00,000 (Rupees Twenty Seven Crore Thirty Seven Lakhs only)** and the Earnest Money Deposit ("**EMD**") will be **Rs. 2,73,70,000 (Rupees Two Crore Seventy Three Lakh Seventy Thousand only)**.

Date / Time of site inspection and Authorised Officer

At the request of the Intending purchaser/bidder

Contract Persons: Mr. Manish Kumar Manav (Mob. No. 8826480016) and Mr. Chinmay Saptarshi (Mob. No. 9870787822)

Date & Time of e-Auction

20 October 2023, Online / from 11:00 a.m. to 01:00 p.m. with auto extension of 10 minutes each

Last Date and Time for submission of request letter of participation, KYC Documents, PAN Card, Proof of EMD etc. On or before **19 October 2023 up to 04:00 p.m.** to the Authorised Officer either thorough e-mail to mk.manav@acreindia.in or to the following address: **Assets Care and Reconstruction Enterprise Limited, 2nd Floor, Mohan Dev Building, 13 Tolstoy Marg, New Delhi 110001**

The intending purchasers and bidders are required to deposit EMD amount either through NEFT / RTGS in the Account No. 0901102000039905 in the name of beneficiary i.e. India Real Estate 2021 Trust, with IDBI Bank Limited, IFSC IBKL0000901 or by way of Demand Draft drawn in favour of Assets Care and Reconstruction Enterprise Limited drawn on any Nationalized or Scheduled Bank.

DESCRIPTION OF THE IMMOVABLE PROPERTY

ALL RIGHT, TITLE, INTEREST, BENEFIT, CLAIM, DEMANDS OF WHATSOEVER NATURE (PRESENT AND FUTURE) OF SSSC ESCATICS PRIVATE LIMITED AND SAI ISCON DEVELOPERS IN RESPECT OF OR ARISING FROM LAND BEARING CTS NOS. 550, 550/1 TO 5, 551, 551/1 TO 19, 552 AND 552/1 TO 7 AND BEARING FINAL PLOT NO. 79D ADMEASURING APPROXIMATELY 2,475.4 ALONG WITH THE STRUCTURES STANDING THEREON SITUATE AT VILLAGE KANHERI, TALUKA BORIVALI, MUMBAI SUBURBAN ALONG WITH ANY DEVELOPMENT RIGHTS AND/OR ANY ADDITIONAL FSI GENERATED/TO BE GENERATED

For detailed terms and conditions (which shall form an integral part of this Sale Notice) of the sale, please refer to the link provided on the website of the Secured Creditor i.e. www.acreindia.in; For bidding, log on to www.auctiontiger.in.

Date: September 15, 2023

Place: Mumbai

s/d AUTHORISED OFFICER

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.
TRUSTEE OF INDIA REAL ESTATE 2021 TRUST

PUBLIC NOTICE

This is to notify that Mrs. Kamla Kothari is acquiring Flat No. 702, admeasuring 1535 sq.ft. carpet area (i.e. 142.60 sq.mt.) of Building known as "TWO ICC" along with Two Car Parking Unit No. 142A and 142A at Basement 3 constructed on land bearing Cadastral Survey No. 223, 120, 1/983 and 1/128 of Revenue Division of Dadar-Naigaum in the Registration District of Mumbai City situated at Island City Center, G. D. Ambekar Marg, Dadar East, Mumbai-400 014.

Originally the above said property was purchased by (1) Mr. Jitesh Kantilal Jain and (2) Mr. Amit Kantilal Jain from builder, later the flat was sold to Divi Investments. Now Divi Investments intending to sell/ transferred ownership rights to Mrs. Kamla Kothari. Any person or persons having any claim against or in the aforesaid property by way of inheritance, mortgage, possession, sale, gift, lease, lien, charge, trust, maintenance, easement, transfer, license, understanding, arrangement either agitated in any litigation or otherwise or any other right or interest whatsoever are hereby required to make the same known in writing along with documentary proof to the undersigned within a period of 7 days from the date of publication hereof.

If no claim is made as aforesaid our client will be at liberty to complete the transaction in respect of the said proposal without any reference or regard to any such purported claim, right or interest which shall be deemed to have been waived for all interests and purposes and not binding on our client.

**Sd/-
C S Legal**

Office No. 6, Ground Floor,
Bandukwala Building, near
Bombay Stock Exchange,
Mumbai, Fort 01

Place - Mumbai

Date - 15th September, 2023

VACATION NOTICE

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD (ACRE)
Regd. Office, 2nd Floor, Mohan Dev Building, 13, Tolstoy Marg, New Delhi 110001
SALE NOTICE

E-Auction Sale Notice for sale of Immovable Secured Assets under the Securitisation 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), Guarantor(s) and Security Provider(s) that the below described Immovable Property mortgaged to **Assets Care & Reconstruction Enterprise Ltd.** [CIN: U65993DL2002PLC115769] (acting in its capacity as Trustee of India Real Estate 2021 Trust) ("**Secured Creditor**"), the **physical possession** of which has been taken by the Authorised Officer of the Secured Creditor on 26 May 2023, will be sold on "as is where is", "as is what is", "whatever there is" and "No Recourse" basis on 20 October 2023 from **11:00 a.m. to 01:00 p.m.**, for recovery of **Rs. 211,45,73,275/- (Rupees Two Hundred Eleven Crore Forty Five Lakh Seventy Three Thousand Two Hundred Seventy Five only) as on August 31, 2023 along** with applicable future interest in terms of the Loan Agreement and other related loan document(s) due to the Secured Creditor from SSSC Escatics Private Limited (*formerly known as Messrs. Shree Sai Sagar Consultants*).

Name of Borrower, Guarantor & Mortgagor:
SSSC Escatics Private Limited (*formerly Known as Shree Sai Sagar Consultants*)
Sai Iscon Developers

The Reserve Price for the Immovable Property will be **Rs. 27,37,00,000 (Rupees Twenty Seven Crore Thirty Seven Lakhs only)** and the Earnest Money Deposit ("**EMD**") will be **Rs. 2,73,70,000 (Rupees Two Crore Seventy Three Lakh Seventy Thousand only)**.

Date / Time of site inspection and Authorised Officer

At the request of the Intending purchaser/bidder

Contract Persons: Mr. Manish Kumar Manav (Mob. No. 8826480016) and Mr. Chinmay Saptarshi (Mob. No. 9870787822)

Date & Time of e-Auction

20 October 2023, Online / from 11:00 a.m. to 01:00 p.m. with auto extension of 10 minutes each

Last Date and Time for submission of request letter of participation, KYC Documents, PAN Card, Proof of EMD etc. On or before **19 October 2023 up to 04:00 p.m.** to the Authorised Officer either thorough e-mail to **mk.manav@acreindia.in** or to the following address: **Assets Care and Reconstruction Enterprise Limited, 2nd Floor, Mohan Dev Building, 13 Tolstoy Marg, New Delhi 110001**

The intending purchasers and bidders are required to deposit EMD amount either through NEFT / RTGS in the Account No. 0901102000039905 in the name of beneficiary i.e. **India Real Estate 2021 Trust**, with IDBI Bank Limited, IFSC IBKL0000901 or by way of Demand Draft drawn in favour of Assets Care and Reconstruction Enterprise Limited drawn on any Nationalized or Scheduled Bank.

DESCRIPTION OF THE IMMOVABLE PROPERTY

ALL RIGHT, TITLE, INTEREST, BENEFIT, CLAIM, DEMANDS OF WHATSOEVER NATURE (PRESENT AND FUTURE) OF SSSC ESCATICS PRIVATE LIMITED AND SAI ISCON DEVELOPERS IN RESPECT OF OR ARISING FROM LAND BEARING CTS NOS. 550, 550/1 TO 5, 551, 551/1 TO 19, 552 AND 552/1 TO 7 AND BEARING FINAL PLOT NO. 79D ADMEASURING APPROXIMATELY 2,475.4 ALONG WITH THE STRUCTURES STANDING THEREON SITUATE AT VILLAGE KANHERI, TALUKA BORIVALI, MUMBAI SUBURBAN ALONG WITH ANY DEVELOPMENT RIGHTS AND/OR ANY ADDITIONAL FSI GENERATED/TO BE GENERATED

For detailed terms and conditions (which shall form an integral part of this Sale Notice) of the sale, please refer to the link provided on the website of the Secured Creditor i.e. www.acreindia.in; For bidding, log on to www.auctiontiger.in.

s/d AUTHORISED OFFICER

Date: September 15, 2023
RECONSTRUCTION ENTERPRISE LTD.
Place: Mumbai
ESTATE 2021 TRUST

ASSETS CARE &
TRUSTEE OF INDIA REAL

General Terms and Conditions for sale of the secured assets in the Account of SSSC Escatics Private Limited by E-Auction for sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002

Secured Assets will be sold on “**AS IS WHERE IS, AS IS WHAT IS, WHATEVER THERE IS AND NO RECOURSE**” Basis

1.	Name and Address of the Borrower and Mortgagor	<p>SSSC Escatics Private Limited (<i>formerly Known as Shree Sai Sagar Consultants</i>), 1, Ramkrupa Bldg, Devji Bhimji Lane, Mathuradas Road, Kandivali (West), Mumbai – 400067.</p> <p>Sai Iscon Developers, a partnership firm, with its partners being Mr. Jayesh Tanna, Ms. Heena Tanna and Curative Edifice Structures Private Limited.</p>
2.	Name and Address of the secured creditor	<p>Assets Care and Reconstruction Enterprise Limited, (Trustee of India Real Estate 2021 Trust) (ACRE), 2nd Floor, Mohan Dev Building, 13, Tolstoy Marg New Delhi 110001.</p>
3.	Description of the immovable secured assets to be sold	<p>All right, title, interest, benefit, claim, demands of whatsoever nature (<i>present and future</i>) of SSSC Escatics Private Limited and Sai Iscon Developers in respect of or arising from land bearing CTS Nos. 550, 550/1 to 5, 551, 551/1 to 19, 552 and 552/1 to 7 and bearing Final Plot No. 79D admeasuring approximately 2,475.4 along with the structures standing thereon situate at Village Kanheri, Taluka Borivali, Mumbai Suburban along with any development rights and/or any additional FSI generated/to be generated.</p>
4.	Details of the encumbrances know to the secured creditor	<p>Tenements as detailed in Plan available on VDR (which can be accessed as per 13(b) below).</p> <p><i>Please also refer to the legal opinion from Dhaval Vussonji & Associates (available on VDR which can be accessed as per 13(b) below) for details of the illegal charge created in favour of Indiabulls Housing Finance Limited, which is void ab initio.</i></p>
5.	The secured debt for recovery of which the property is to be sold	<p>Rs. 211,45,73,275/- (Rupees Two Hundred Eleven Crore Forty Five Lakh Seventy Three Thousand Two Hundred Seventy Five only) as on August 31, 2023 along with future interest, cost expenses thereon.</p>

6.	Deposit of earnest money	EMD: Rs. 2,73,70,000 (Rupees Two Crore Seventy Three Lakh Seventy Thousand only) being the 10% of Reserve Price to be remitted by RTGS / NEFT to the Bank account or Demand Draft draw in favour of Assets Care and Reconstruction Enterprise Limited drawn on any Nationalised or Scheduled Bank.
7.	Reserve Price of the immovable secured assets: Bank account in which EMD to be remitted Last Date and Time within which EMD to be remitted	Rs. 27,37,00,000 (Rupees Twenty Seven Crore Thirty Seven Lakhs only) Account No. 0901102000039905 with IDBI Bank Limited (IFSC: IBKL0000901), having its branch at IFCI TOWER, 61, NEHRU PLACE P.B. NO. 4499 NEW DELHI - 110 019 On or before 19 October 2023 up to 4 p.m.
8.	Time and manner of payment	The successful bidder shall have to deposit 25% of the sale price, within 24 hours on acceptance of the bid price by the Authorised Officer and the balance 75% of the sale price within the timelines prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the regulations thereunder. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and secured asset shall be put to re-auction and the defaulting bidder shall have no claim / right in respect of the secured asset / amount.
9.	Time and place of e-Auction or time after which sale by any other mode shall be completed	20 October 2023, Online / from 11:00 a.m. to 01:00 p.m. with auto extension of 10 minutes each
10.	The e-Auction will be conducted through the ACRE's approved service provider e-Auction tender documents containing e-Auction bid form, declaration etc., are available in the website of the service provide as mentioned above	https://sarfaesi.auctiontiger.net https://www.acreindia.in
11.	Bid increment amount:	Rs. 10,00,000 (Rupees Ten Lakh)

	Auto extension:	Auto extension of 10 minutes each
	Bid currency & unit of measurement	INR
12.	Date and Time during which inspection of the immovable secured assets to be sold can be undertaken	<p>At the request of the Intending purchaser/bidder</p> <p>Contact persons:</p> <p>Mr. Manish Kumar Manav Mob: 8826480016</p> <p>Mr. Chinmay Saptarshi Mob. No. 9870787822</p>
13.	Other conditions	
	<p>a. Bidders shall have a valid email ID (e -mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and Password by M/s E-Procurement Technologies Ltd may be conveyed through e-mail). Bidders can Contact Mr. Ramprasad Sharma on No. +91-79-3502 2182 / +91 800-002-3297 & email Id: ramprasad@auctiontiger.net.</p> <p>b. The intending bidder may access documents pertaining to the proposed sale on a virtual data room (VDR). For access to the VDR, please email Mr. Chinmay Saptarshi on csaptarshi@alticocap.com (Mob. No. 9870787822).</p> <p>c. The intending bidder should submit the evidence of EMD deposit like UTR number along with Request letter for participation in the e-Auction, self-attested copies of KYC Documents, PAN Card, Proof of EMD etc. on or before 19 October 2023 up to 4 p.m. to the Authorised Officer either thorough e-mail to mk.manav@acreindia.in or to the following address: Assets Care and Reconstruction Enterprise Limited, 2nd Floor, Mohan Dev Building, 13, Tolstoy Marg, New Delhi 110001.</p> <p>d. Name of Eligible Bidders will be identified by Assets Care and Reconstruction Enterprise Limited to participate in online e-Auction on the portal https://sarfaesi.auctiontiger.net Vendor: M/s E-Procurement Technologies Ltd who will provide the user ID and Password after due verification on PAN of the Eligible Bidders.</p> <p>e. The successful bidder shall be required to submit to the Authorised Officer the final prices, quoted during the e-Auction in the Details and Declaration form after completion of the e-Auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of e-Auction. The details and declaration form can be downloaded from https://www.acreindia.in and can be submitted to the Authorised Officer either thorough e-mail to mk.manav@acreindia.in or through courier/speed post/registered A.D. to the address of the secured creditor as mentioned hereinabove.</p> <p>f. The Secured Creditor / service provider for e-Auction shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the causes.</p>	

	<p>g. The bidders are required to submit acceptance of the terms & conditions and modalities of e-Auction adopted by the service provider, before participating in the e- Auction.</p> <p>h. The bid once submitted by the bidder, cannot be cancelled/withdrawn and the bidder shall be bound to buy the property at the final bid price. The failure on the part of bidder to comply with any of the terms and conditions of e- Auction, mentioned herein will result in forfeiture of the amount paid by the defaulting bidder.</p> <p>i. Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.</p> <p>j. The Authorised Officer shall be at liberty to cancel the e-Auction process / tender at any time, before declaring the successful bidder, without assigning any reason.</p> <p>k. The bid submitted without the EMD shall be summarily rejected. The Secured Asset shall not be sold below the available reserve / offer price.</p> <p>l. The conditional bids shall be treated as invalid. Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained.</p> <p>m. The EMD of the unsuccessful bidder will be refunded to their respective A/c numbers shared with Assets Care and Reconstruction Enterprise Limited. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).</p> <p>n. The Scheduled Property(ies) shall not be sold at a price lower than the prescribed Reserve Price.</p> <p>o. The Authorised Officer is not bound to accept the highest offer and the Authorised officer has absolute right to accept or reject any or all offer(s) or adjourn / postpone / cancel the e- Auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.</p> <p>p. In case of forfeiture of the amount deposited by the defaulting bidder, he shall neither have claim on the Secured Asset nor on any part of the sum for which may it be subsequently sold.</p> <p>q. The successful bidder shall bear all the necessary expenses like applicable stamp duties / additional stamp duty / transfer charges, Registration expenses, fees etc. for transfer of the property in his/her name.</p> <p>r. The payment of all statutory / non- statutory dues, taxes, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only.</p> <p>s. In case of any dispute arises as to the validity of the bid (s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Authorised Officer shall be final. In such an eventuality, ACRE shall in its sole discretion be entitled to call off the sale and put the secured asset for sale once again on any date and at such time as may be decided by ACRE. For any kind of dispute, bidders are required to contact the concerned authorised officer of ACRE only.</p> <p>t. The sale certificate shall be issued after receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued in the name of the successful bidder. No request for change of name in the sale certificate other than the person who submitted the bid / participated in the e-Auction will be entertained.</p>
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	<p>u. To the best of knowledge and information of the Authorised Officer, the encumbrances on the property are as detailed above. It is clarified that any dues and other charges payable to any authority or otherwise shall be borne by the successful bidder. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims / rights / dues / affecting the property, prior to submitting their bid.</p> <p>v. The intending bidders should make their own independent inquiries regarding the encumbrance, demarcation, boundaries, title of property & to inspect & satisfy themselves.</p> <p>w. The details shown above are as per the record available with the secured creditor, the auction bidder should satisfy himself about the actual measuring and position of the property. The actual measuring and position of the property may differ and the authorized officer will not be held responsible for that.</p> <p>x. The successful bidder is also liable to pay GST, Tax Deducted at Source (TDS) and Property Tax (if applicable) as per prevailing law.</p>
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Dated: September 15, 2023

Place: Mumbai

Sd/-

Authorised Officer
Assets Care and Reconstruction
Enterprise Limited