20 THE FREE PRESS JOURNAL www.freepressjournal.in MUMBAI | SATURDAY | FEBRUARY 10, 2024



MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

E-Tender Notice No./06/2024 Sealed tenders are invited for the work from the registered contracto					
Sr. No.		Estimated Cost in Rs.	E-Tendeer a	or blank available or site cindia.org)	
A	EE, MIDC, E&M Division, Pune Water Supply Scheme Replacement of pumping machinery and allied equipment a various water works at Pune Zone. (PQ form Available on MIDC Website www.midcindia.org)	t n	15/02/2024	15/03/2024	
2	Ranjangaon Industrial Area M&R to CETP Operation & Maintenance of CETP a Ranjangaon Industrial Area for 2024-2025.	, -,	12/02/2024	20/02/2024	
3	M&R to WSS at Ranjangaon Industria Area Operation & maintenance of rav water pump house, pure water pump house WTP, RWRM for year 2024-25.	,	12/02/2024		
4	M&R to WSS at IT & Bio Tech Park Hinjawadi Desinfection of HSRs/ GSRs with Algaecide & improvement of filterability at WTP Hinjawadi.	3	12/02/2024	20/02/2024	
5 B	M&R to WSS at Ranjangaon Industria Area Upgradation of EQMS system with online laboratory equipments at CETF Ranjangaon MIDC Industrial Area EE, MIDC, Civil Division, Pune	1	12/02/2024	20/02/2024	
1	Talegaon Industrial Area, Phase-I, M&R to WSS, Improvement of filterability of sand filters by using scale & algaecide treatment a WTP Talegaon, Phase-I.	t l	12/02/2024	20/02/2024	
2	Talegaon Industrial Area, Phase-I, M&R to WSS, Providing specified Abrasion Resistan treatment to filter house Gallery of 80MLE W.S.S. by ACPRS system followed by PLCF of high strength material.	t)	12/02/2024	20/02/2024	
1	EE, MIDC, Project Division, Pune Chakan Industrial Area, Phase-III M&R to roads for 2023-2024 Construction of RCC gutter with MS grating near Shivdeep lodging on right side of main road in Chakan Phase-III.		12/02/2024	20/02/2024	
2	Chakan Industrial Area, Phase-II Construction of roads adjoining to Plot No. X 3, X-4, F-5/6 and land to farmer and wate supply distribution pipeline.	. 2,29,62,190/-	13/02/2024	27/02/2024	
3	Chakan Industrial Area, Phase-II Providing Concrete treatment to 75m main road E-C-IPO form Available on MIDC Website www.midcindia.org		13/02/2024	04/03/2024	
D	Rajiv Gandhi Infotech Park, Phase-II @ Hinjawadi M&R to WSS Strengthening with high strength repair mortar (Thixotropic & providing, erecting Monorail crane with		12/02/2024	20/02/2024	
2	supporting structural steel Arrangement a Punawale Jackwel (2nd Call) Rajiv Gandhi Infotech Park, Phase-III a Hinjawadi SEZ Area M&R to Roads	t 35,19,835/-	12/02/2024	20/02/2024	
3	Housekeeping & maintenance or road in Phase-III SEZ area (AMC) M&R to road Resurfacing of road FTT1 & miscellaneous work in Phase-III @	37,66,105/-	12/02/2024	20/02/2024	
4	Hinjawadi. Rajiv Gandhi Infotech Park, Hinjawadi Phase-III M&R to WSS Repairs to compound wall of HSR & Miscellaneous worl @ Phase-III.		12/02/2024	20/02/2024	
E	EE, MIDC, Baramati Division, Baramati M&R to Alternative WSS Attending repairs of pipelines of raw water rising main from Veer Dam to Jejuri MIDC (as and when	1	12/02/2024	20/02/2024	
2	basis) (2nd Call) Bhigwan Industrial Area Construction of ESR, internal road, office cum godown compound wall etc. in bhigwan Industrial Area & allied work. (2nd Call)	,	12/02/2024	20/02/2024	
3	Baramati, Bhigwan & Pandare Industria Area M&R to Roads Removal o enchroachment in the industrial Area. Jejuri Industrial Area M&R to W.S.S	f	12/02/2024	20/02/2024	
5	Annual maintenance of Chlorinator @ Jejuri Lonand & Phaltan Industrial Area. Kurkumbh Industrial Area M&R to Fire Station at Kurkumbh Industrial Area Providing and applying specified treatment to the state of the fire specified treatment to the state of the fire specified treatment to the state of the state o	40,14,932/-	12/02/2024	20/02/2024	
6	terraces of staff quarters & admin building external painting & miscellaneous repairs a fire station. Lonand Industrial Area Providing infrastructural facilities Construction o WBM road with GSB & WMM alongwith asphalting treatment, water supply distribution system & LED street lights along	t g 76,97,658/- f	12/02/2024	20/02/2024	
7	road side. Jejuri Industrial AreaProviding infrastructural facilities in new part layout o	3,91,34,308/-	13/02/2024	27/02/2024	
8	plot No. E-17 at Jejuri. Baramati Industrial Area Construction of 8 MLD water treatment plant, Recycling tank P/L/J water supply pipeline for WTF Electrical work etc.	,	13/02/2024	27/02/2024	
1 1	EE, MIDC, E&M Division unde Ahmednagar Sub Division, Ahmednagar Ahmednagar Industrial Area M&R to centralized W.S.S. at Ahmednagar. Providing services for operation of pumping machinery for 1 year period.	38,90,900/-	12/02/2024	20/02/2024	
G	Ahmednagar Sub Division, Ahmednagar Ahmednagar Industrial Area M&R to roads Removing encroachment & tea stall along road sides for the period of one year for	11,67,450/-	12/02/2024	20/02/2024	
2	year 2023-24. Ahmednagar Industrial Area Providing fina asphaltic treatment to exisiting roads. IPC form Available on MIDC Website www.midcindia.org		13/02/2024	04/03/2024	
H 1	Sangli-Miraj Industrial Area M&R to stree lights Annual maintenance of streetlights a		12/02/2024	20/02/2024	
2	Kupwad block. (2nd Call) Sangli-Miraj Industrial Area Shirala Industrial Area M&R to W.S.S. Attending Miscelaneous repairs, plinth protection internal painting to WTP structures, repairs to fencing & repairs to old office. (2nd Call)	9	12/02/2024	20/02/2024	
3	Vita (Khanapur) (G.C.) Industrial Area M&F to Roads Strengthening & asphalting o main road with 50mm thick DBM & 25mn thick BC. (2nd Call)	f n	12/02/2024	20/02/2024	
4	Sangli-Miraj Industrial Area M&R to W.S.S. Sangli, Islampur, Shirala Annua maintenance of pumping machineries and starter panels with required material. (2nd Call)		12/02/2024		
5	Addl. Palus (Mini) Industrial Area Providing final asphalting treatment with 50mm thicl DBM & 25mm thick AC to the roads in A & E block (2nd Call)		12/02/2024	20/02/2024	
6	Shalgaon (Mini) Industrial Area Shalgaon Bombalewadi Industrial Area M&R to W.S.S Installation of 5HP solar powe		12/02/2024	20/02/2024	

submersible pump for borewell at AM-9

C kotak

KOTAK MAHINDRA BANK LIMITED Registered office: 27 BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai-400 051, Mahara: Branch Office: 4th Flr., Admas Plaza, 166/16, CST Road, Kolivery Village, Kunchi Kurve Nagar, Kalina Santacruz (E), Mumbai-400 098, Maharashtra

DEMAND NOTICE Under Section 13(2) of the Securitization And Reconstruction of Financial Assets And Enforcement Of Security Interest Act. 2002 rea

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

S. No.	Name of Borrower(s) / Co-Borrower(s) and Guarantor(s) along with Loan Account No(s).	Demand Notice Date and Amount					
	Loan A/c. No. 6811376716 (OD Account No. OD118953350) Under Sanction Letter Dated 26.05.2017 & RF38205072 Under Sanction Letter / Agreement Dated 20.07.2020 1. M/s. Pinnacle Financial Service (Borrower/Mortgagor) Through Its Proprietor Mr. Umesh Narottam Udeshi (2. Mr. Umesh Narottam Udeshi (Co-Borrower/Mortgagor) 3. Mrs. Rupal Umesh Udeshi (Co-Borrower/Mortgagor) 4. M/s. Pinnacle Finance Options (Co-Borrower/Guarantor) Through Its Proprietor Mr. Umesh Narottam Udeshi 5. Jai Kapeesh Corporation Limited (Co-Borrower/Guarantor) Through Its Director Mr. Umesh Narottam Udeshi • All having Add. At (i. e. Sr. No. 1 to 5): Flat No. 302, 3° Floor, B Wing, Virendra Building, A Nair Road, Jacob Circle, Mumbai-400 011; • Also having Add. at (Only for Sr. No. 1 to 4): I-13, Everest Building, 10° Floor, 156, Tardeo Main Road, Mumbai-400 034; • Also having Add. at (Only for Sr. No. 1 to 4): Flat No. 32 A1, Jupiter Apartments, At Altamount Road, Cumballa Hill, Mumbai-400 026; • Also having Add. at (Only for Sr. No. 5): S 14, Laxmi Plaza, Laxmi Indusatrial Estate, Andheri (W), Mumbai-400 053.	Demand Notice Date: 30.01.2024 ₹ 2,49,84,420.90 (Rs. Two Crore Forty Nine Lakhs Eighty Four Thousand Four Hundred Twenty & Paisa Ninety Only) as on 25 th January 2024 NPA Date: 29 th September 2021					
	Description of Secured Asset (Immovable Property)						

Mortgage over following properties: - Flat No. 302, 3rd Floor, B Wing, Residential Building named "Vivarea", constructed on Building Plot (being a Demarcated part out of the developable Land bearing Sub-Plot-B of Cadastral Survey No. 1903 (pt.), 1904 (pt.), 1905 /1905 & Z/1905 all of Byculla Division), Sane Guruji Marg / Dr. A. L. Nair Road, Near Jacob Circle, Mahalaxmi (E), Mumbai-400 011 laharashtra. •Flat admeasuring 1717 Sq. Feet (i. e. 159.53 Sq. Mtrs.) Carpet Area.

Loan A/c. No. ILAP16092 . Mr. Uttam Malani (Borrower / Mortgagor) 2. Mr. Biren Malani (Co-Borrower 3. Mrs. Madhuriben Malani (Co-Borrower

• All having Add. At (i. e. Sr. No. 1 to 3) :- 1506/B, 15th Floor, Chandan Bala, 4th Winter RD, Walkeshwar, Mumbai-400 003, Maharashtra.

₹ 32,46,241.17 (Rs. Thirty Two Lakhs Forty Six Thousand Two Hundred Forty One & Pais Seventeen Only) as on 08th January 2024 NPA Date: 09th May 2018

Demand Notice Date: 31.01.2024

Description of Secured Asset (Immovable Property)

Mortgage over following properties: - Flat No. 6 on the 15th Floor (Flat No. 1506), B Wing, in the building known as Chandan Bala Winter Road, Walkeshwar, Mumbai-400 003, Maharashtra. •Flat alongwith car parking space / Garage No. 40

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

Place: Mumbai, Maharashtra Date : 30.01.2024 / 31.01.2024

For Kotak Mahindra Bank Limited REGD.A/ DAST/ AFFIXATION / BEAT OF DRUM AND PUBLICATION / NOTICE BOARD OF DRT

<u>OFFICE OF THE RECOVERY OFFICER-I</u> RECOVERY TRIBUNAL — I. MUMBAI 2nd Floor, Telephone Bhavan, Strand Road, Colaba Market, Colaba, Mumbai – 400 005

R.P. NO. 885 OF 2016 PROCLAMATION OF SALE

...Certificate Debtors

Authorized Officer

PROCLAMATION OF SALE UNDER RULES 38, 52 (2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH RECOVERY OF DEBTS DUE TO BANK AND FINANCIAL INSTITUTION ACT, 1993 ...Certificate Holde

Asset Reconstruction Company (India) Limited Versus M/s. Mitsen Chemicals and Allied Products Pvt. Ltd.& Ors. CD No. 1. M/s. Mitsen Chemicals & Allied Products Pvt. Ltd., Near Basant Pictures, Dr. Chhoitram Gidwaney Road, Chembur,

CD No. 2. Mr. Mitsen Desai, Near Basant Pictures, Dr. Chhoitram Gidwaney Road, Chembur, Bombay - 400 074.
CD No. 3. Mrs. Aruna Desai, Near Basant Pictures, Dr. Chhoitram Gidwaney Road, Chembur, Bombay - 400 074.
CD No. 4. French Dyes and Chemicals (India) Limited, 109-D, Sion Matunga Industrial Estate, Sion, (East), Mumbai-400022
CD No. 5. Shri Shankar Cyanamide Co-Polymers Private Limited, Soman House, Dr. C.G. Road, Chembur, Vadavali, Mumbai - 400074.

Whereas the Hon'ble Presiding Officer Debts Recovery Tribunal No.-I Mumbai has drawn up Recovery Certificate in **Origin**a whereas the Hond be Presum Griffle Honds recovery inflorance in Original No. 1 without and strawn by Recovery Certificate in Original Application No. 245 of 2001 for Recovery of Rs. 2,96,04,908.27 (Rupees Two Crores Ninety Six Lakhs Four Thousand Nine Hundred Eight and paise Twenty Seven Only) with interest and cost from the Certificate debtors and a sum of Rs. 695,47,74,833/(Rupees Six Hundred Ninety Five Crore Forty Seven Lakh Seventy Four Thousand Eight Hundred and Thirty Three Only) is recoverable together with interest and charges as per the Recovery Certificate/Decree. And whereas the undersigned has ordered the sale of the property mentioned in the Schedule below in satisfaction of the said Certificate. And whereas a sum of Rs. the sale of the property mentioned in the Schedule below in satisfaction of the said Certificate. And whereas a sum of Rs. 695,47,74,833/-(Rupees Six Hundred Ninety Five Crore Forty Seven Lakh Seventy Four Thousand Eight Hundred and Thirty Three Only) inclusive of cost and interest thereon as on 12th March 2024. 1. Notice is hereby given that in the absence of any order of postponement, the said property shall be sold on 12/03/2024 between 2:00 pm to 4:00 pm (with auto extension clause in case of bid in last 5 minutes before closing, if required) by e-auction and bidding shall take place through "Online Electronic Bidding" through the website of M/s. C-1 India Pvt. Limited https://www.bankeauctions.com Plot No 301. Udyog Vihar, Phase 2, gulf Petrochem Building, building no 301 Gurgaon Haryana, PIN: 122015. Help Line No. +91-124-4302020/21/22/23/24. Contact persons - Mr. Bhavik Pandya having his Mobile No. 8866682937. Email: maharashtra@c1india.com & gujarat@c1india.com. For further details contact: Kamal Mishra (Official of ARCIL), Mobile No: 9819820760. 2. The sale will be of the property of the defendant above named as mentioned in the schedule below and the liabilities and claims attaching to the said property, so far as they have been ascertained, are those specified in the schedule against each lot. 3. The property will be put lup for the sale in the lots specified in the schedule. the amount to be realized is satisfied by the sale of a portion of the property, the up for the sale in the lots specified in the schedule, the amount to be realized is satisfied by the sale of a portion of the property, th sale shall be immediately stopped with respect to the remainder. The sale also be stopped if, before any lot is knocked down, th arrears mentioned in the said certificate, interest costs (including cost of the sale) are tendered to the officer conducting the sale o proof is given to his satisfaction that the amount of such certificate, interest and costs have been paid to the undersigned. 4. No officer or other person, having any duty to perform in connection with sale, either directly or indirectly bid for, acquire or attempt to acquire any interest in the property sold. The sale shall be subject to the conditions prescribed in Second Schedule of the Income Tax Act, 1961 and the rules made there under and to the further following conditions. **5.** The particular specified in the annexed schedule have been stated to the best information of the undersigned shall not answerable for any error, mis-statement of omission on this proclamation. **6.** The assets shall be auctioned as per the following details:

).	Details of Property	Date of Inspection	Reserve Price	EMD Amount	Incerment Bid	
	Flat No.23, 4th Floor, Hill Park, Hill Properties Ltd., A.G. Bell Road, Malabar Hill, Off Mount Pleasant Road, Mumbai 400 006.	04/03/2024	Rs. 8,00,00,000/-	RS. 80,00,000/-	Rs.5,00,000/-	
٦	he highest hidder shall be declared to be the nurchaser of any lot. It shall be in the discretion of the undersigned to					

decline/acceptance of the highest hid when the price offered appears so clearly inadequate as to make it inadvisable to do so. 8. The decline/acceptance of the highest hid when the price offered appears so clearly inadequate as to make it inadvisable to do so. On the public at large is hereby invited to bid in the said E-Auction. The online offers along with EMD Amount Rs. 80,00,000/- (Rupees Eighty Lakh Only) is payable by way of RTGS/NEFT in the Account No.000320100005649, of Bank of India, Ballard Estate, having IFSC Code: BKID0000001 of Bank of India of the Certificate Holder Bank at Mumbai. Attested photocopy of TAN/PAN card date for submission of online offers alongwith EMD and the other information/details is on **07/03/2024 upto 4:30 pm.** The physici inspection of the immovable property mentioned herein below may be taken on **04/03/2024** between between **11:00 a.m. to 04:0**0 pm at the property site Society/ Society Members of Hill Properties Ltd. are also at liberty to participate in the bid/Auction. 9 The copy of PAN card, Address proof and identity proof, E-mail ID, Mobile No. and declaration if they are bidding on their own beha or on behalf of their principals. In the latter case, they shall be required to deposit their authority and in default their bids shall b rejected. In case of the company copy of resolution passed by the board members of the company or any other documer confirming representation /attorney of the company and the receipt/counter file of such deposit should reach to the said service provider or CH Bank by e-mail or otherwise by the said date. **10.** Physical Copy of originally signed Auction Bid Form along with KYC documents i.e. PAN card, Address proof and identity proof, E-mail ID, Mobile No. and declaration shall be submitted before the Recovery Officer-1 Debts Recovery Tribunal - 1, Mumbai in sealed cover on or before 07/03/2024 by 4:30 p.m. failing which bit shall be rejected. 11. The successful bidder shall have to deposit 25% of his final bid amount after adjustment of EMD by next banl working day i.e. by 4:30 P.M. in the said. account as per detail mentioned in para 8 above. 12. The purchaser shall deposit the balance 75% of final bid amount on or before 15" day from the date of sale of the property. If the 15 day is Sunday or other Holiday then on the first bank working day after the 15th day in the account as mention at para 8. In addition to the above the purchaser shal also deposit poundage fee with Recovery Officer, DRT-I @ 2% upto Rs.1,000/- and @ 1% of the excess of said amount of Rs.1,000/- through DD in favour of Registrar, DRT-I, Mumbai, 13. In case of default of payment within the prescribed period, the deposit, after defraying the expenses of the sale, may, if the undersigned thinks fit, be forfeited to the Government and the defaulting purchaser shall forfeit all claims to the property or the amount deposited. The property shall be resold after the issue of frest proclamation of sale, Further the purchaser shall also be liable to make good of any shortfall or difference between his final hic amount and the price for which it is subsequently sold. 14. The refund of EMD to the unsuccessful bidders at the close of auction shall be made only on the account number mentioned by such bidder by the concerned bank. 15. Once the bid is submitted, it shall be mandatory for the bidders to participate in the e-auction bidding process by logging in on the e-auction portal, failing which the EMD shall be forfeited to the Government, if the undersigns thinks fit. 16. The property is being sold on "AS IS WHERE IS BASIS" AND "AS IS WHAT IS BASIS". 17. The undersigned reserve the right to accept or reject any or all bids id found unrea

postpone the auction at any time without assigning any reason.							
		SCHEDULE					
Sr. No		Revenue assessed upon the property or any part thereof.	other encumbrance to which property	Claims if any which have bee put forward to the property, and any other known particular bearing on its nature and value			
	Flat No.23, 4th Floor, Hill Park, Hill Properties Ltd., A.G. Bell Road, Malabar Hill, Off Mount Pleasant Road, Mumbai 400,006	NA	NA	No claim as on the date of sale. Tenant Occupied			

Given under my hand and seal of this Tribunal at Mumbai on this 08th day of February, 2024.



(AJEET TRIPATHI) RECOVERY OFFICER, I

LL				
I	EE, MIDC, Sangli Division Under Solapur Sub Division, Solapur.			
1	Karmala (G.C.) Industrial Area Providing distribution network & Temporary water supply scheme through open well/ bore well. (2nd Call)	1,59,81,378/-	13/02/2024	22/02/2024
2	Chincholi Industrial Area M&R to W.S.S. at Chincholi Industrial Area Repairs with Annual maintenance for 3 years to 200mm dia. MI flow meter, installed on PWPM at WTP Chincholi.	17,24,700/-	12/02/2024	20/02/2024
3	Chincholi Industrial Area M&R to street lights at Chincholi, Tembhurni & Mangalwedha Industrial Area Annual maintenance of street lights including required material & allied works for street lights for one year period.	40,02,345/-	12/02/2024	20/02/2024
J	EE, MIDC, Kolhapur Division, Kolhapur			
1	Kagal Hatkanangle Five Star Industrial Area Construction of Police Chowky on Plot No. P-81.	1,39,22,274/-	12/02/2024	20/02/2024
K	EE, MIDC, Kolhapur Division Under Satara Sub Division, Satara.			
1	Satara Industrial Area M&R to WSS at Satara, Karad, Wai & Kesurdi AMC of chlorinators at WTP Satara, Karad, Wai & Kesurdi for the years 2024-2026.	25,62,600/-	12/02/2024	20/02/2024

MUMBAI SLUM IMPROVEMENT BOARD MHADA

A REGIONAL UNIT OF (MAHARASHTRA HOUSING AND AREA

DEVELOPMENT AUTHORITY) Tel. no. 022-66405484, E-mail - eecityslum@gmail.com

e-TENDER NOTICE

Executive Engineer (City) Division. Mumbai Slum Improvement Board, (Unit of MHADA) Room No. 539, 4th Floor, Griha Nirman Bhavan. Bandra (East), Mumbai-400051 Phone Number (022) 66405484 is inviting Open / Regular e-Tender for the 05 number of works in the form of B-1 (Percentage Rate) from the Registered contractors in the corresponding appropriate class of contractor or any Govt. / Semi Govt. organization, via online etendering system, (lie detailed tender notice and Tender Documents shall be available & can be downloaded from Government of Maharashtra portal https://mahatenders.gov.in, Bidding documents can be loaded on the website The tender Document sale sum on dated 12.02.2024, 1.00 pm to Document sale end date 19.02.2024, 5.35 pm. Corrigendum / Amendments if any could be published only on the https://mahatenders.gov.in website. the Competent Authority reserves the right to reject any or all the tenders without assigning an\ reason there of Conditional offers will not be accepted.

> **Executive Engineer (City)** M S I B Board, Mumbai

> > ...DEFENDANTS

म्हाडा

MHADA - Leading Housing Authority in the Nation CPRO/A/154

Regd. AD/Dasti / Affixation / Beat of Drum and publication / Notice Board of DRT PROCLAMATION OF SALE

EXH.NO: 72 OFFICE OF THE RECOVERY OFFICER-I. DEBTS RECOVERY TRIBUNAL-I, MUMBAI

2ND FLOOR, TELEPHONE BHAVAN, STRAND ROAD, COLABA MARKET, COLABA, MUMBAI-400 005 R. P. No. 833 of 2016 DATED:-31/01/2024

PROCLAMATION OF SALE UNDER RULES 38, 52(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS AND BANKRUPTCY ACT, 1993

IDBIBANKITD ...APPLICANTS

SWAMI SAMARTH TRADING ENTERPRISES PVT. LTD &ORS

CD No.1. Swami Samarth Trading Enterprises Pvt. Ltd.

Shop No.1, Parel House, Opp. KEM Hospital, Parel Mumbai-400012. CD No.2. Mr. Vilas Chandrakant Gaonkar

Director & Guarantor) 6/16A, Jer Building, Opp. Central Railway workshop, Dr. B. Ambedkar Road, Parel, Mumbai-400012. CD No.3. Mr. Ganesh Shashikant Puralkar.

(Director & Guarantor) 3, Kuka Sadan, merwanji St., Dr. B. Ambedkar Road, Parel, Mumbai 400 012.

CD No.4. Mr. Shashikant Ganpat Jogal, (Director & Guarantor)

. 13. Ramchandra Bhuyan, Acharya Donde Marg.

Dr. B. Ambedkar Road, Parel, Mumbai 400 012. Whereas Hon'ble Presiding Officer, has drawn up the Recovery Certificate in Original

Application No. 218 of 2013 for Recovery of Rs. 8,98,18,080.23/- (Rupees Eight Crore Nintyeight Lacs Eighteen Thousand Eighty and Paise Twenty Three Only) with interest and cost from the Certificate debtors, and a sum of Rs. 18,03,51,414.48 (Rupees Eighteen Crore Three Lakhs Fifty One Thousands Four Hundred and Fourteen and paise Forty Eight Only) recoverable together with further interest and charges as per the Recovery Certificate/Decree.

And whereas the undersigned has ordered the sale of the property mention the Schedule below in satisfaction of the said certificate.

And whereas a sum Rs. 18,03,51,414.48 (Rupees Eighteen Crore Three Lakhs Fifty One Thousands Four Hundred and Fourteen and paise Forty Eight Only nclusive of cost and interest thereon.

. Notice is hereby given that in absence of any order of postponement, the said property shall be sold on 19/03/2024 between 02.00 PM to 3:00 PM (with auto extension clause in case of bid in last 5 minutes before closing, if required) by eauction and bidding shall take place through "On line Electronic Bidding through the website of M/s. C-1 India Pvt. Ltd. Gurugaor https://www.bankeauction.com and the email-id's are gujarat@c1india.com and support@bankeauction.com Contact Number of e- auction agency 0124 4302000 Mr. Bhavik Pandya Contact No. 8866682937. The Bank Officer: 1) Anjali Nadkarni Deputy General Manager, Mobile No.: +919820545175. Land Line No.:022-66552112 Email: ar.nadkarni@idbi.co.in 2) Mr. Saurav Kasana Assistaant Manager, Contact No. (M) - +917088626049 Landline No. 022

66552326. Email: <u>saurav.kasana@idbi.co.in</u>
The sale will be of the property of the Defendants above named as mentioned ir the Schedule below and the liabilities and claims attaching to the said property, so far as they have been ascertained, are those specified in the Schedule agains

B. The property will be put up for the sale in the lots specified in the Schedule. If the amount to be realized is satisfied by the sale of a portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale also be stopped if, before any lot is knocked down, the arrears mentioned in the said certificate, interest costs (including cost of the sale) are tendered to the officer conducting the sale or proof is given to his satisfaction that the amount of such certificate, interest and costs have been paid to the undersigned.

 No officer or other person, having any duty to perform in connection with sale either directly or indirectly bid for, acquire or attempt to acquire any interest in the property sold. The sale shall be subject to the conditions prescribed in Second Schedule of the Income Tax Act, 1961 and the rules made there under and to the further following conditions.

. The particulars specified in the annexed schedule have been stated to the best of the information of the undersigned, but the undersigned shall not answerable for the information of the undersigned shall not answerable for the information of the undersigned shall not answerable for the undersigned shall not an answerable for the undersigned shall not an answerable shall not a shall not any error, mis-statement or omission on this proclamation. The assets shall be auctioned as per the following details:

No.of lots	Description of the property	Date of inspection	Reserve price	EMD Amount	Increment Bid
1.	Flat No. 203, 2nd Floor, Chinar Heights, S. No. 33/9, final Plot No. 31+32/9, Erandwane, Pune 620 Sq. along with Terrace of 200 Sq. ft.	12/03/2024	73,50,000/-	7,35,000/-	2,00,000/-

7. The highest hidder shall be declared to be the nurchaser of lany lot. It shall be in the discretion of the undersigned to decline/acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do

. The public at large is hereby invited to bid in the said E- Auction. The online offer along with FMD is navable by way of RTGS/NEFT in the Account No 100034915010017, in the name of IDBI BANK LTD. IFSC Code No. IBKL0001000, o the Certificate Holder Bank at Mumbai. Attested photocopy of TAN/PAN card and Address Proof shall be uploaded with the online offer. The offer for more than one property shall be made separately. The last date for submission of online offer longwith EMD and the other information/details is on or before 15/03/2024 up to 4:30 p.m. The physical inspection of the immovable property mentioned herei below as may be taken on 12/03/2024 between 11.00 a.m. to 4:30 p.m. at th property site

The copy of Pan Card, Address proof and identity proof, E- Mail ID, Mobile No. and declaration if they are bidding on their own behalf or on behalf of their principals In the latter case, they shall be required to deposit their authority and in defaul their bids shall be rejected. In case of the company copy of resolution passed by the board members of the company or any other document representation/attorner confirming of the company and the receipt/counter file of such deposit should reach to the said service provider CH Bank by e-mail or otherwise by the said date

10. Physical copy of originally signed Auctioned Bid Form along with KYC Document i.e. Pan Card, Address proof and identity proof, Email ID, Mobile No. and declaration shall be submitted before the Recovery Officer-I Debt Recovery Tribunal-I, Mumbai in sealed cover on or before 15/03/2024 up to 4:30 p.m. failing

which bid shall be rejected. 11. The successful bidder shall have to deposit 25% of his final bid amount after adjustment of EMD by next bank working day i.e. by 4:30 P.M in the said acco

as per detail mentioned in the para - 8 above. purchaser shall deposit the balance 75% of final bid am 15th day from the date of sale of the property. If the 15th day is Sunday or othe Holiday, then on the first bank working day after the 15th day by prescribed model and the state of theas stated in para 8 above. In addition to the above the purchaser shall also deposi poundage fee with Recovery Officer-I, DRT-I @ 2% upto Rs.1,000/- and @ 1% of

the excess of said amount of Rs.1,000/- through DD in favour of Registrar, DRT-

13. In case of default of payment within the prescribed period, the deposit, afte fraying the expenses of the sale, may, if the undersigned thinks fit, be forfeited to the Government and the defaulting purchaser shall forfeit all claims to the property or the amount deposited. The property shall be resold, after the issue o fresh proclamation of sale. Further the purchaser shall also be liable to make

good of any shortfall or difference between his final bid amount and the price fo which it is subsequently sold. 14. The refund of EMD to the unsuccessful bidders at the close of auction shall be made only in the account number mentioned by such bidder by the concerned

15. The property is being sold on "AS IS WHERE IS BASIS" AND "AS IS WHAT IS

16. The undersigned reserves the right to accept or reject any or all bids if found unreasonable or postpone the auction at any time without assigning any reason

Sr Description of the property Claims, if any, which Details of No to be sold with the names assessed any other have been put of the co- owners where upon the forward to the the property belongs to defaulter and any other property to which property, andany any part property is other known person as co-owners. particulars bearing or ts nature and value Flat No. 203, 2nd Floor Chinar Heights, S. No. 33/9 final Plot No. 31+32/9, Not know Not known Not known

Erandwane, Pune 620 So Sq. ft. Pincode- 411004.

Given under my hand and seal of this 31° day of January, 2024 (AJEET TRIPATHI

Recovery Officer - I DRT-1, Mumbai