

इंडियन बैंक



Indian Bank

इलाहाबाद

ALLAHABAD

Stressed Asset Management Large Branch : Indian Bank, 73, 7th Floor, Mittal Chamber, Nariman Point, Mumbai - 400 021. Mail Id : arm Mumbai@indianbank.co.in

E-AUCTION ON 21.02.2024 11:00 A. M. TO 4:00 P. M. UNDER SARFAESI ACT 2002 AS IS WHERE IS BASIS, AS IS WHAT IS BASIS through E-Auction platform provided at the website <https://www.mstcecommerce.com>

APPENDIX-IV-A" [SEE PROVISIO TO RULE 8 (6)] SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest Enforcement) Rules, 2002. NOTICE is hereby given to the Public in General and in particular to the Borrower(s) and Guarantor(s) that the below Described immovable property mortgaged / charged to the Secured Creditor, the Symbolic / Physical Possession of which has been taken by the Authorized Officer of Indian Bank, Secured Creditor, will be sold on "AS IS WHERE IS", "AS IS WHAT IS" AND "WHATEVER THERE IS" on the date mention below for recovery as follows:-

DATE & TIME OF AUCTION : 21.02.2024 TIME : 11.00 A.M TO 4.00 P.M

Sr. No.	Description of the Property with Property ID No. Status of Possession/ Date & Time of Inspection	Name of the Borrower / Guarantor / Mortgager with address	Amount of Secured Debt	Reserve Price (In Rs.) Earnest Money Deposit (In Rs.) Bid Incremental Amt. (In Rs.)	Branch Name & Authorised Office's name and Contact No.
1.	EM of residential Combined Flat No. 601, 602, 603 and 604 admeasuring 1840 sq.ft. carpet area on 6 th Floor of Dosti Elite Tower A, constructed on plot of land bearing Plot No. 104 of the Sion - Matunga East, Estate and bearing Cadestral Survey No. 404/6 & 404A/6 of Sion Division, lying and being situated on Road No. 28 of Scheme No. 6, Sion E), Mumbai in the city and sub registration district of Mumbai, under SARFAESI Act. On or towards East : Railway Track, On or towards West : Sies College, On or towards North : Building, On or towards South : Telephone Exchange Building. Property ID No. : IDIB304333891 (Possession)	1. M/s. ALR Trading Pvt. Ltd. 2. Mr. Retnasamy Elango, Both Add. are : 227, Champaklal Industrial Estate, Near MTNL Exchange, Sion East) Mumbai - 400 022. 3. Mr. Retnasamy Elango, Director / Mortgagor) 4. Mrs. Anitha Retnasamy Elango, Director / Mortgagor) 5. Mr. Alwin Elango Add. For Sr. No. 3 to 5 : Flat No. 601, 602, 603 and 604, 6 th Floor, Dosti Elite, A" Tower, Near MTNL Exchange, Sion East) Mumbai - 400 022. 6. Mr. Retnasamy Elango A/6, Ground Floor, Harmony Industrial Estate, Kalyan Bhivandi Road, Pimpalgaon - 421 302, Dist Thane, Maharashtra	Rs. 5,51,35,447.01 Rupees Five Crore Fifty One Lakh Thirty Five Thousand Four Hundred Forty Seven and One paise Only) as on 01.01.2024 with further interest, costs, other charges and expenses thereon from 02.01.2024	Rs. 750.00 Lakh Rs. 50.00 Lakh Rs. 1,00,000/-	Mrs. Kalpana R. Purohit, 7738152036
2.	Gala No.5, Ground Floor, 800 sq.ft. Super built up area Building "Shakti Raj Industry Compound", C. T. S. No. 16352, Sheet No. 14, U. No. 26 PT), Near BRK No. 957, opp. Municipal School, Station Road, Ulhasnagar - 3, Property ID No. : IDIB31106446542 (Physical Possession) Date & Time of Inspection : 16.02.2024 - 11.00 am to 01.00 pm Shop No.7, Basement Floor, 360 sq.ft. Carpet area Jeans World, Plot bearing CTS No. 24805, Vibagh 1/8, U. No. 3, Sheet No. 69, Near Shani Mandir, Ulhasnagar - 421005. Property ID No. : IDIB31106446543 (Physical Possession) Date & Time of Inspection : 16.02.2024 - 11.00 am to 01.00 pm	1. M/s. Balaji Traders, Proprietary Concern Prop. : Late Ravi Rameshlal Kashwani, Shop No. 107, A Wing, Kohinoor Industrial Estate, Burner Galli, Station Road, Ulhas Nagar - 421003. 2. Mrs. Ritika Kashwani Wife of Late Ravi R. Kashwani, 3. Mrs. Sunita Kashwani, Mother of Late Ravi R. Kashwani 4. Master. Prince Kashwani, Son of Late Ravi R. Kashwani Represented by Mother Mrs. Ritika Kashwani, Wife of Late Ravi R. Kashwani, Add. For Sr. No. 2 to 4 : Flat No. 702, Venus Coop. Hsg. Soc. Ltd. O.T. Section, Ulhas Nagar - 421002.	Rs. 3,40,43,617.00 Rupees Three crore forty lakh forty three thousand six hundred seventeen only) as on 31.12.2023	Rs. 10.10 Lakh. Rs. 1.00 Lakh. Rs. 10,000/- Rs. 9.33 Lakh. Rs. 1.00 Lakh. Rs. 10,000/-	Mrs. Kalpana Purohit, 9819807371
3.	Gala No. 1 Ground Floor, B Wing, Kohinoor Industrial Estate, Opp. CHM College, Near Ulhasnagar Railway Station, Ulhasnagar, Thane 4, Built Up Area 1275 SQ. FT. Boundaries : On or towards East : By Sukdeo Compound, On or towards West : By Veejay Lodge, On or towards North : By Burnal Galli, On or towards South : By Krishna Industrial Estate. Property ID No. : IDIB30066834415A (Possession) Date & Time of Inspection: 16.02.2024 Gala No. 2, Ground Floor, B Wing, Kohinoor Industrial Estate, Opp. CHM College, Near Ulhasnagar Railway Station, Ulhasnagar, Thane 4, Built Up Area- 1250 SQ. Ft. Boundaries : On or towards East : By Sukdeo Compound, On or towards West : By Veejay Lodge, On or towards North : By Burnal Galli, On or towards South : By Krishna Industrial Estate. Property ID No. : IDIB30066834415B (Possession) Gala No. 3 Ground Floor, B Wing, Kohinoor Industrial Estate, Opp. CHM College, Near Ulhasnagar Railway Station, Ulhasnagar, Thane 4, Built Up Area -1250 Sq. Ft. Boundaries : On or towards East : By Sukdeo Compound, On or towards West : By Veejay Lodge, On or towards North : By Burnal Galli, On or towards South : By Krishna Industrial Estate. Property ID No. : IDIB30066834415C (Possession)	1. M/s. Rubber Kraft Add : Plot No. 41, Vasai, Taluka Industrial Co-Op. Estate, Sector-1, Near Valiv, Police Station, Gaurai, Pada, Vasai East, Dist. Palghar - 401208. 2. Mr. Prabhjit Singh Bhamra 3. Late Lai Singh Bhamara through his legal heir Mr. Prabhjit Singh Bhamra, Both Res. At : Flat No. 54, Manali CHS Limited, Evershine Nagar, Malad West, Mumbai - 400064. 4. Mr. Amitkumar Omprakash Agrawal, Add : A-103, Shri Sidhi CHS. Ltd., Sarvodaya Complex, Golden Nest, Mira Road East), Dist. Thane, PIN - 401107.	Rs. 4,26,95,442.00 Rupees Four Crore Twenty Six Lacs Ninty Five Thousand Four Hundred Forty Two Only) as on 28.01.2017 with further interest, costs, other charges and expenses thereon fro/m 28.01.2017	Rs. 27.55 Lakh Rs. 2.75 Lakh Rs. 1,00,000/- Rs. 27.00 Lakh Rs. 2.70 Lakh Rs. 1,00,000/- Rs. 27.00 lakh Rs. 2.70 Lakh Rs. 1,00,000/-	Mrs. Kalpana Purohit- 9819807371.

4.	Office premises, Entire Ground Floor Built up area-2700 sq. ft.) in the building known as Narang Manor Situated at final Plot No. 96, of City Survey No. F/454/B on the 15th Road, Near Agarwal Narsing Home, TPS III, Bandra West), Mumbai - 400050. Boundaries : East : Residential Building, West : 15th Road, North : Casa Trande Building / CTS No. 454, P. No. 96A, South : Satguru Raman Building. Property ID No. : IDIB3246246228 Possession)	1. M/s. Narang Developers Private Limited. Borrower Company & Mortgagee), Add : Ground Floor in the building known as Narang Manor, Situated at Final Plot No. 96-B on the 15th Road, Near Agarwal Narsing Home, TPS III, Bandra West), Mumbai - 400050. 2. Mr. Amit Amarchand Narang (Guarantor), 3. Mrs. Gunit Amit Narang (Guarantor), Both Res. At : Flat No. 301, 3rd Floor, Narang Manor, Plot No. 96/B, 15th Road, Near Agarwal Narsing Home, TPS III, Bandra West, Mumbai - 400050.	Rs. 7,93,33,495.00 Rupees Seven Crore Ninety Three Lacs Thirty Three Thousand Four Hundred Ninety Five Only) as on 02.10.2018 with further interest, costs, other charges and expenses thereon from 03.10.2018	Rs. 8,68,00,000/- Rs. 50,00,000/- Rs.1,00,000/-	Mr. Santosh Kumar Shrivastava, 7076297530.
5.	1) Shop No. B1 in the building known as Jeans World, Situated on Plot No. 3, Sheet No 69 Ulhasnagar, under SARFAESI Act. Carpet area 267 sq. ft. The owner of the property is M/s. Mishra and Tiwari Paints Pvt. Ltd. On or towards East: By Tabela, On or towards West: By BK No. 1897, On or towards North: By BK no 1918/Road, On or towards South: BY Chawl Property ID No. : -IDIB30091856552A Physical Possession) Date & Time of Inspection : 13.02.2024 from 01:00 pm to 04:00 pm. 2) Shop No. B2 in the building known as Jeans World, Situated on Plot No. 3, Sheet No 69 Ulhasnagar, under SARFAESI Act. Carpet area 333 sq. ft. The owner of the property is M/s Mishra and Tiwari Paints Pvt.Ltd. On or towards East: By Tabela, On or towards West: By BK No. 1897, On or towards North: By BK no 1918/Road, On or towards South: BY chawl. Property ID No. : -IDIB30091856552B Physical Possession) Date & Time of Inspection : 13.02.2024 from 01:00 pm to 04:00 pm. 3) Shop No. B5 in the building known as Jeans World, Situated on Plot No. 3, Sheet No 69 Ulhasnagar, under SARFAESI Act. Carpet area 307 sq. ft. The owner of the property is M/s Mishra and Tiwari Paints Pvt. Ltd. On or towards East: By Tabela, On or towards West: By BK No. 1897, On or towards North: By BK No. 1918/Road, On or towards South: BY chawl Property ID No. : -IDIB30091856552C Physical Possession) Date & Time of Inspection : 13.02.2024 from 01:00 pm to 04:00 pm.	1. M/s. Mishra and Tiwari Paints Pvt.Ltd 2. Mr. Ajay Ramsevak Mishra (Director) 3. Mr. Brahmdev Jai Prakash Tiwari (Director) Shop No. D5, 33 Akruiti shrishti CHS, Akruiti Road, Lokhandwala Township, Kandivali East, Mumbai - 400101, 4. Manju B. Bhandari (Guarantor) 5. Mr. Ajay Ramsevak Mishra, 101, Jawahar Kunj, Dattari Road (South), Malad East, Mumbai - 400097. 6. Mr. Amit Gupta (Director) 434, Shiv Shakti Chawl, Rai Dongri Kulkowadi, Bansi Nagar CHS (Borivali East), Mumbai - 400066	Rs. 4,23,41,237.25 Rupees Four Crore Twenty Three Lacs Forty One Thousand Two Hundred Thirty Seven and paise Twenty Five only) as on 05.01.2024	Rs.6.91 Lakhs Rs. 0.69 lakhs Rs 10000/- Rs. 8.64 Lakhs Rs. 0.86 lakhs Rs 10000/- Rs. 7.95 Lakhs Rs. 0.80 lakhs Rs 10000/-	Mrs. Kalpana Purohit- 9819807371.
6.	Office Premises No. D 105, 1st Floor, at CIDOC, Jui Nagar Commercial Complex, Juinagar, Navi Mumbai. Property ID No. : -IDIB30009056553A Physical Possession) Date & Time of Inspection : 21.02.2024 from 11:00 am to 04:00 pm Commercial Building Situated on plot no. 5, Royal Palm Estate, Aarey Milk Colony Road, Village Maroshi, Goregaon (East), Mumbai-400065 Property ID No. : -IDIB30009056553B Physical Possession) Date & Time of Inspection : 21.02.2024 from 11:00 am to 04:00 pm	1) M/s. Topsgroup Services & Solutions Limited (erstwhile Tops Security Ltd). Registered Office: 5 Royal Palms Estate, Aarey Milk Colony, Goregaon (East), Mumbai - 400065. 2) Mr. Anshul Gupta, The Liquidator Flat No.1501, Spring Grove Towers, Lokhandwala Township, Kandivali East, Mumbai - 400101. 3) Dr. Diwan Rahul Nanda (Director/Guarantor) 14-8, Magnum Towers, 2nd Cross Lane, Lokhandwala Complex, Andheri West, Mumbai - 400053. 4) Retd. Major R.C. Nanda (Director/Guarantor/Mortgagor) 14-8, Magnum Towers, 2nd Cross Lane, Lokhandwala Complex, Andheri West, Mumbai - 400053.	Rs. 36,66,28,350.00/- Rupees Thirty Six Crore Sixty Six Lakh Twenty Eight Thousand Three Hundred Fifty only) as on 30.01.2021 with further interest, costs, other charges and expenses thereon from 31.01.2021 are due to the Indian Bank, SAM Branch & Rs. 12,88,97,785.30 Rupees Twelve Crore Eighty Eight Lacs Ninety Seven Thousand Seven hundred Eighty Five and Thirty paise only) as on 07.06.2022	Rs. 137.00 Lakhs Rs.13.71 Lakhs Rs.1.00 Lakhs Rs. 1721.00 Lakhs Rs.50.00 Lakhs Rs.1.00 Lakhs	Mrs. Kalpana Purohit- 9819807371.

7.	Gut No. 163, Hissa No. B/2, Village Wangani, Taluka Roha, Dist. Raigad. Plot Area 9000 sq.mtr. As per agreement the property is owned by Mr. Pravin Champalal Parekh , under SARFAESI Act. On or towards East : By Mankeshwar Mandir Road/ Sadanand Ashram Math, On or towards West : By Railway Track/ Mobile Tower, On or towards North : By Mankeshwar Mandir/Cemetery, On or towards South : By Wangani Roha Road. Property ID No. : ID183227089287B (Possession)	1. M/s. Diamond Chain , Add : Unit No. 58/A, Sidhpura Indl Estate, Gaiwadi Road, Goregaon (west), Mumbai - 400104. Also at 21/23 Mumbadevi Mansion, 2 nd Floor, Shop No. 14, Dhanji Street, Mumbai - 400003. 2. Mr. Pravin champalal Parekh , Add : 21/23 Mumbadevi Mansion, 2 nd Floor, Shop No. 14, Dhanji Street, Mumbai - 400003. 3. Mrs. Pista Devi Champalal Parekh , Add : 21/23 Mumbadevi Mansion, 2 nd Floor, Shop No. 14, Dhanji Street, Mumbai - 400003. 4. Mr. Pravin Champalal Parekh , Add : 602, New Panchvati CHSL, Tilak Vidyalay Road Vile Parle (East), Mumbai - 400057.	Rs. 2,23,90,856.28 Rupees Two Crore Twenty Three lakhs Ninety Thousand Eight Hundred Fifty Six and Paise Twenty Eight Only) as on 01.01.2024	Rs.45.00 Lakhs Rs. 4.50 Lakh Rs. 1.00 Lakh	Mrs. Kalpana Purohit , 9819807371
8.	House with Land Ali that part and parcel of the property consisting of approximately 17.439 cents of land in Survey No. 622/1, 623/5, 2225/1 together with building thereon situated in Chembukavu village, Thrissur SRO, Thrissur Dist., Kerala State. Property ID No. : ID183248397491 (Possession) Date & Time of Inspection : 16.02.2024 03:00 Pm To 04:00 Pm	1. M/s. In & Out Advertising Pvt. Ltd. (Borrower) Office / Factory Address : 601-603, Kshiriji, Opposite Andheri Sports Complex, Veera Desai Road, Anheri West, Mumbai - 400058. Regd. Office Address : 12, Jain Chambers, 3 rd Floor, 557, S V Road, bandra West, Mumbai - 400050. 2. Mr. A. V. Gopalkrishnan Iyer (Guarantor and Mortgagor), Bungalow No. 1, Sunny Side unit, 2 nd class lane, Lokhandwala Complex, Andheri West, Mumbai - 400053. 3. Mrs. Radha Gopalkrishnan Iyer , (Guarantor and Mortgagor) 4. Mr. Prashant Gopalkrishnan Iyer (Guarantor), Add : Bungalow No. 1, Sunny Side unit, 2 nd class lane, Lokhandwala Complex, Andheri West, Mumbai - 400053.	Rs. 4,82,66,540.29 Rupees Four Crores Eighty Two Lakh Sixty Six Thousand Five Hundred and Forty And Twenty Nine paisa Only] as on 30.09.2023	Rs. 210.00 Lakhs Rs. 21.00 Lakhs Rs.1.00 Lakhs	Mrs. Kalpana Purohit 9819807371
9.	Commercial Gala EM of Row House bearing No. B1 situated on the plot area of 1310 sq.ft. having carpet area of Ground Floor admeasuring 584 sq. ft. and First Floor 601 sq.ft. (i.e. total built up area admeasuring Ground Floor and First Floor is 1850 sq.ft.), and Garden area is 450 sq. ft. in the building known as "N. G. Valley" constructed on Survey No. 125/1B/1A part, City Survey No. 219 part situated at Revenue Village Tungarli, Tal. Maval, Dist. Pune and within the local limits of the Lonavala Municipal Council in the name of Mr. Manish Kamruddin Velani , under SARFAESI Act. On or towards East : By L & T Bungalow, On or towards West : By Open Plot, On or towards North : By Open Plot, On or towards South : By Internal Road. Property ID No. : ID183226518118 (Possession)	1) M/s. Maharashtra Oil Depot , Shop No. B/1, Masquitta Nagar, C. S. Road, Dahisar (East), Mumbai - 400068. 2) Mr. Manish Kamruddin Velani , Proprietor / Borrower & Mortgagor, Add : Mahavir Milan, C. H. S. Ltd., Flat No. B-601, Plot No. 1, Sector-28, Vashi, Navi Mumbai - 400703. 3) Mr. Manish Kamruddin Velani , Proprietor/Borrower & Mortgagor, Add : Row House No. B-1, N. G. Valley, Village Tungarli, Taluka Maval, Dist. Pune, Lonavala Municipal Council - 410401.	Rs. 4,25,59,180.67 Rupees Four Crore Twenty Five Lakhs Fifty Nine Thousand One Hundred Eighty and paise Sixty Seven Only) as on 02.01.2024	Rs. 120.00 Lakh Rs. 12.00 Lakh Rs. 1.00 Lakh	Mrs Kalpana Purohit , 9819807371
10.	EM of Gala No. 104 adm. About 1082 Sq. Ft. built up Area. 1 st Floor, in Kohinoor Industrial Estate Constructed on land bearing U No. 26 part) Sheet No. 14 near BK. No. 957/CTS No. 16475 Station Road Ulhasnagar-3 Dist. Thane within the limits of Ulhasnagar Municipal Corporation As per measurement the carpet area of the Gala is 340 sq. Ft. & mezzanine floor 300 sq. ft. under SARFAESI Act. On or towards East : Sukdeo Compound, On or towards West : Veejay Lodge, On or towards North : Burnal Galli, On or towards South : Krishna Industrial Estate. Property ID No. : ID183239594536 (Physical Possession)	1) M/s. Malika Dyeing Process , Prop. Mr. Mayur C. Chawla, Add : Shed No. 12, Plot No. 443, Pahalumal Compound, Ulhasnagar-421003. And Also At : Bharat Niwas, Bk. No. 845, R. No. 9 & 10, Section 18, Ulhasnagar - 421003. 2) Mr. Mayur Chanderlal Chawla Prop. M/s. Malika Dyeing Process 3) Mrs. Radhika Mayur Chawla Add : Bharat Niwas, Bk. No. 845, R. No. 9 & 10, Section 18, Ulhasnagar - 421003.	Rs. 2,25,78,729.00 Rupees Two Crore Twenty Twenty Five Lakh Seventy Eight Thousand Seven Hundred Twenty Nine Paise Only] as on 31.12.2023	Rs. 23.37 Lakh Rs. 2.33 Lakh Rs. 10,000/-	Mrs. Kalpana Purohit , 9819807371
11.	Farm House (Bungalow) EM of Plot of Land and Farm House (Bungalow) No. 277, Survey No. 68, Hissa No. 4, Near Premier Company, Village Mandgaon, Kalyan Shil Road, Dombivli (East) - 400612, Tah. Kalyan, Dist. Thane, Maharashtra. Plot area - 1586 Sq. Mtrs. & Built up area 1496.50 Sq. Ft. The owner of the property is Mr. Dhondiba M. Kadakane under SARFAESI Act. On or towards East : By Property of Archana Bhoir Bhoir, On or towards West : By Premier Company, On or towards North : By Road, On or towards South : By Property of Mr. Thanage. Property ID No. : ID1830063888078 (Possession)	1) M/s. Kadakane Textile Industries Pvt. Ltd. 2) Mr. Dhondiba Maruti Kadakane Add : 11, Shankhala Industrial Estate, Gogatewadi, Off. Aarey Road, Goregaon East, Mumbai - 400063. 3) Mr. Dhondiba Maruti Kadakane (Director) Add : Flat No. 2701, Gokul Concord, A-Wing, Western Express Highway, Kandivali East, Mumbai - 400101. 4) Mr. Jotiba Laxman Padwale (Director) Add : 13, Sai Nath Chawl, Jai Janta Nagar, Marve Road, Mid Chowky, Malad West, Mumbai - 400064.	Rs. 8,15,35,298.09 Rupees Eight Crore Fifteen lakhs Thirty Five Thousand Two Hundred Ninety Eight and Paise Nine Only] as on 02.01.2024	Rs. 155.00 Lakhs Rs. 15.50 Lakhs Rs.1.00 Lakhs	Mr. Santosh Kumar Srivastav , 7076297530
12.	Residential Flats No's - 1301 & 1302, 13th floor, A Wing, Lady Ratan Towers Coop. HSG. Soc. Ltd. on land bearing Cadastral Survey Nos. 109 pt), 110 pt), 1/110 pt), 2/137 pt), 138 pt); of Lower Panel Division, Dainik Shivner Marg, Dr. E. Moses Road, Worli, Mumbai - 400018. Property in the name of Mr. Deepak Kumar Prajapati . Flat No. 1301 (A-Wing)-760 Sq. Ft. Flat No. 1302 (A-Wing)-1550 Sq. Ft. Built up including balconies area along with one open car parking space & one parking in stilt of the building respectively. Plot Bounded by, On the North by Gandhi Nagar, On the South by Open Plot/Four Seasons Hotel, On the East by Dainik Shivner Marg, On the West by Gandhi Nagar. Property ID No. : ID1830544570 (Possession)	1) Mr. Deepak Kumar Prajapati (Borrower, Mortgagor & Guarantor). 2) Mrs. Poonam Deepak Prajapati (Borrower & Guarantor) Add : Flat Nos.705/706, 7th floor, Indra Darshan -II, Bldg. No.14, Oshiwara, Andheri (W), Mumbai - 400 053. 3) M/s. Biotech Initiatives Pvt. Ltd. (Borrower) Add : Office No.708 & 709, 7th Floor, Peninsula Plaza, 16/A, Veera Industrial Estate, Fun Republic Lane, Andheri (W), Mumbai - 400 053.	Rs. 6,75,46,037.00/- Rupees Six Crores Seventy Five Lakhs Forty Six Thousand Thirty Seven Only) as on 17.08.2023	Rs. 724.00 Lakhs Rs. 50.00 Lakhs Rs.1.00 Lakhs	Mrs. Kalpana Purohit - 98196-07371.

12.	Residential Flats No's - 1301 & 1302, 13th floor, A Wing, Lady Ratan Towers Coop. HSG. Soc. Ltd. on land bearing Cadastral Survey Nos. 109 pt), 110 pt), 1/110 pt), 2/137 pt), 138 pt), of Lower Parel Division, Dainik Shivner Marg, Dr. E. Moses Road, Worli, Mumbai - 400018 Property in the name of Mr. Deepak Kumar Prajapati. Flat No. 1301 (A-Wing)-760 Sq. Ft. Flat No. 1302 (A-Wing)- 1550 Sq.Ft. Built up including balconies area along with one open car parking space & one parking in stilt of the building respectively. Plot Bounded by: On the North by Gandhi Nagar, On the South by Open Plot/Four Seasons Hotel. On the East by Dainik Shivner Marg. On the West by Gandhi Nagar. Property ID No. :- IDIB3245445780 (Symbolic Possession)	1) Mr. Deepak Kumar Prajapati Borrower, Mortgagor & Guarantor). 2) Mrs. Poonam Deepak Prajapati Borrower & Guarantor) Add : Flat Nos.705/706, 7th floor, Indra Darshan -II, Bldg. No.14, Oshiwara, Andheri (W), Mumbai - 400 053. 3) M/s. Biotech Initiatives Pvt. Ltd. Borrower) Add : Office No.708 & 709, 7th Floor, Peninsula Plaza, 16/A, Veera Industrial Estate, Fun Republic Lane, Andheri (W), Mumbai - 400 053.	Rs. 6,75,46,037.00/- Rupees Six Crores Seventy Five Lakhs Forty Six Thousand Thirty Seven Only) as on 17.08.2023	Rs. 724.00 Lakhs Rs. 50.00 Lakhs Rs. 1.00 Lakhs	Mrs. Kalpana Purohit - 98198-07371.
13.	Flat/Commercial space Entire First Floor DELSOL building CTS No. C/597 and C/598 of Village Bandra- C, D' Monte Park Road, Bandra West, Mumbai - 400050. Area : 2386.55 sq. ft. built up; 2169.59 sq. ft. carpet area. Property ID No. : IDIB3272722515CK (Symbolic Possession) Date & Time of Inspection : 16.02.2023 03:00 Pm To 04:00 Pm	1. M/s. C K P Products Limited, Add : 223, 2nd Floor, Powai Plaza, A Premises CSL, AS Marg, Hiranandani gardens, Powai, Mumbai - 400 076. Also at : Office 906, 9th Floor, Jay Antarksh 13/14, Andheri Kurla Road, Marol East, Mumbai - 400 059. 2. Mr. Prafulla Subhashchandra Bhat, Add : B/2306, Sky Flama, Dosti Flamingo, China Mall Compound, T J Marg, Parel, Sewree Mumbai - 15. 3. Mr. Chankya Arvind Dhanda, Add : D-1, Runwal Park, S. T. Road, Chembur, Mumbai - 400 071. 4. M/s. Dheeraj Housing Private Ltd. First Floor, DELSOL Building, CTS No. C/597 and C/598, of Village Bandra- C, D' Monte Park Road, Bandra West Mumbai - 400050.	Rs. 26,28,64,108.10 Rupees Twenty Six Crore Twenty Eight Lacs Sixty Four Thousand One Hundred And Eight And Ten Paise Only) as on 30.09.2023)	Rs. 1150.00 Lakh Rs. 50.00 Lakh Rs. 1.00 Lakh	Ms. Santosh Kumar Srivastava - 7076297530
14.	1) Exclusive charge of Equitable Mortgage of Flat No.209, Second Floor, Momai Sadan Building, Near Winners English High School and Vrindavan Park, Chanod Colony, Amar Nagar Village Chanod, Taluka Pardi, District Valsad, State Gujarat-396191. Flat area 865 sq ft built up. Title holder Mr. Rajesh Tiwari. Boundaries of the property : East- Mahadeo Complex, West- Winner School Ground, North - Chanod Village Road, South-Open Plot/Ground. Property ID No. :- IDIB300721753832 (Possession) 2) Exclusive charge of Equitable Mortgage of Flat No.303,3rd Floor, A Wing, Valramdham Residency-A, Plot No. 19,D Type, S.No.219/2/2/P/1 of Village Dunga, Near Shashwat Harmony & Shri L.G. Haria Multipurpose School, Taluka Pardi & District Valsad-396193. Flat area 810 sq ft super built up. Owner of property Mr Dinesh Brahmadeo Tiwari. Boundaries of the property : East-Building, West-Building, North-Internal Road, South-Open Plot. Property ID No. :- IDIB300721753833 (Possession)	1) M/s. Vijay Shri Cargo Movers Prop. Mr. Dinesh Brahmddev Tiwari, B/12, Rajdarshan Apartment, Dada Patilwadi, Thane West - 400607. 2) Mr. Dinesh Brahmddev Tiwari Proprietor) 3) Mrs. Aarti Dinesh Tiwari Guarantor) Flat No. 704, Building No.5, New Rachina Park CHS, Near Dhakoli Village Naka, Chitalsar, Manpada, Thane (West) - 400607 4) M/s. Vijay Shri Cargo Movers, Plot No.C/111, Port Lic Sector, Nr. Nirmal ICC Co. SIDC Vapi, Gujarat -396191 4) Mr. Rajesh Brahmddev Tiwari Guarantor) Flat No. 209, Momai Sadan, Survey No. 178/1 part/3, Village Chanod, Taluka Pardi Vapi, District Valsad Gujarat -391105. 6) Mr. Dinesh Brahmddev Tiwari Proprietor) Flat No. 303, Valramdham Residency-A, Survey No. 219/2/2P1 Villagae Dunga, Taluka Vapi, Distt. Valsad, Gujarat-396193	Rs. 3,25,28,453.25 Rupees Three Crore Twenty Five Lakh Twenty Eight thousand Four Hundred Fifty Three and Paise Twenty Five Only) as on 03.01.2024	Rs. 9.96 lakhs Rs. 1.00 lakhs Rs. 0.50 Lakhs	Mrs. Kalpana Purohit - 98198-07371.
15.	Flat Nos. 701 & 702 admeasuring 1200 sq.ft.s. each Flat of Super BUA on 7th Floor, together with undivided proportionate share in underneath land admeasuring 40.14 sq.mtrs. each of A type building Namely Angarak at Rajhans Swapna constructed on the land bearing plot of of land bearing Block No.149 Part 1 and Block No.149 Par 4 of Village Sarthana Taluka Surat City, District Surat - 395006, Gujrat. Property ID : IDIB3215559204 (Possession)	1. M/s. Proera Bizcon Pvt. Ltd. 2. Mr. Rakeshbhai Ranchhodhbhai Viradia, 3. Mr. Ajay Kumar Ramniklal Satasia, 4. Mr. Laxman Rajaram Dabade, 5. Mr. Dharmesh Senjaliya, B/407, 4th Floor, Diamond World, B' Tower, Mini Bazar, Varachha Road, Surat - 395 006, (Gujarat). also at : 107, Sapna Society, L. H. Road, Varachha Chowk, Sathana Jakatnaka, Surat - 395 006, (Gujrat). 6. Mr. Rakeshbhai Ranchhodhbhai Viradia, 7. M/s. Proera Bizcon Pvt. Ltd. B-501, Manya Residency, Near Vraj Chowk, Sathana Jakatnaka, Surat - 395006, (Gujrat). 8. Mr. Ajay Kumar Ramniklal Satasia, 107, Sapna Society, L. H. Road, Varachha Chowk, Sathana Jakatnaka, Surat - 395 006, (Gujarat). 9. Mr. Sumit Kumar Rameshbhai Bodra, 701, 702, 7th Floor, Angarak Building, Rajhans Swapna, Opp. D Mart, Sarthana Jakatnaka, Varachha Road, Saniya Hemad, Surat - 395 006, (Gujarat) 10. Mr. Laxman Rajaram Dabade, 11. Mr. Dharmesh Senjaliya, Dindoshi Mahanagar Palika Vasahat, R No 30, Santoshi Nagar, Goregaon E) Mumbai 400 065. 12. Mr. Sumit Kumar Rameshbhai Bodra, Shop No. 4, Block No. 7, Ruby Trade Center, 8th. Gitanjali Cinema, Mini Bazar, Varachha Road, Surat - 395 006, (Gujarat).	Rs. 5,62,14,870.39 Rupees Five Crore Sixty Two Lakhs Fourteen Thousand Eight Hundred Seventy & Paise Thirty Nine Only) as on 28.12.2023	Rs. 63.00 Lakh Rs. 6.30 Lakh Rs. 50,000	Mrs. Kalpana Rajendra Purohit, 9819807371

16.	Flat No. 702, 7th Floor, A-Wing, Biding. No. 1A, Zipriya Arcade, Kumbharkhan Pada, Subhash Cross Road, Village Shivajinagar, Dombivli (West), Taluka Kalyan, Dist. Thane. Property owner is Mr. Kishor Bhooraram Choudhary. Built up area of the Property admeasuring 652 sq. ft. On or towards East : By Mr. Laxman V. Bhoir, On or towards West : By Laxmi Lotus Society., On or towards North : By Mr. Anant M. Bhoir., On or towards South : By Road. Possession) Property ID : IDIB30133773931B Shop No. 2, 3, 8 and 9, Ground Floor, A- Wing Building, No. 1A, Zipriya Arcade, Kumbharkhan Pada, subhash Cross Road, Village Shivajinagar, Dombivli (West), Taluka Kalyan, Dist. Thane. Property owner is Mr. Kishor Bhooraram Choudhary. Carpet area of the property admeasuring 820 sq. ft. On or towards East : By Mr. Laxman V. Bhoir, On or towards West : By Laxmi Lotus Society., On or towards North : By Mr. Anant M. Bhoir., On or towards South : By Road. Possession) Property ID : IDIB30133773931C Commercial Office No. 312 on 3rd Floor, "Manthan Plaza", situated on Plot of land bearing C. T. S. No. 962-D ADM. 2753 sq. mtrs. Or there about at of Village Kule Kalyan, Nehru Road, Vakole, Municipal Market, Santa cruz (East) Mumbai in the name of M/s. Vivaan Corporation. Carpet area 1304 sq.ft. On or towards East : By CTS No. 994, 981 & 974. On or towards West : By 18.30 mtrs. wide D. P. Road., On or towards North : By CTS No. 1008, 1007 & 1001. On or towards South : By 36.60 mtrs. Wide D. P. Road. Possession) Property ID No. IDIB30133773931A Date & time of Inspection: 13.02.2024 between 01.00 pm to 4.00 pm.	1. M/s. Vivaan Corporation Add : Unit No. 505, 5th Floor, Acrti Star Opp. Acrti Centre Point, MIDC, Andheri (East), Mumbai-400093. Also at : 545, Mhatre Compound, Val Village, Anjar Road, Bhivandi, Thane-421302. 2. Mr. Kishore Bhooraram Choudhary 3. Mrs. Kamla Kishore Choudhary Add : Sr. No. 2, 3) Flat No.501, E-wing, 5th Floor, Orchid Enclave, Nahar Shakti, Chandivali, Andheri East, Mumbai - 400058.	Rs. 8,07,19,776.07 Rupees Eight Crore Seven lakhs Nineteen Thousand Seven hundred Seventy Six and Paise Seven Only) as on 02.01.2024)	Rs. 40.00 Lakh Rs. 4.00 Lakh Rs.1,00,000/-	Mrs. Kalpana Purohit, 9819807371
17.	Exclusive charge by way of Equitable Mortgage of Gala/Unit No. 38-A, CTS No. 312, 2nd Floor, Raj Industrial Complex premises CHS Ltd., Military Road, Marol, Andheri (East), Mumbai - 400059, in the name of Jyotibhushan T. Tiwari. Having Carpet Area of 650 Sq. Ft. and Built up Area 720 Sq. Ft. under SARFAESI Act. On or towards East: Mitli River, On or towards West: Y Wing, On or towards North: Unit No. A/39, On or towards South: Unit No. A/37, Symbolic Possession) Property ID No. : IDIB30168522853	1. M/s. Sonachi Industries Ltd 2. M/s. Sonachi Biotech P Limited add : Sr. No. 2) Gala/Unit no. 38-A, 2nd Floor, Raj Industrial Complex Premises CHS Ltd, Military Road, Marol, Maroshi, Andheri East, Mumbai-400059. 3. Mr. Jyoti Bhusan Tiwari Add : F-801, Lotus Corporate Park, Jay couch, Goregaon East, Mumbai - 400063. 4. Mrs. Laxmi Jyotibhushan Tiwari 5. Mrs. Padmabhushan T Tiwari add : Sr. No. 3, 4, 5) 601 D Ashok Avenue CHS Military Road Marol, Andheri East, Mumbai-40006.	Rs. 15,48,42,346.30 Rupees Fifteen Crores Forty Eight Lakhs Forty Two Thousand Three Hundred Forty Six and Paise Thirty only) as on 28.02.2018	Rs. 90.00 Lakhs Rs. 10.00 lakhs Rs. 50,000/-	Mrs. Kalpana Purohit 9819807371.
18.	Industrial Gala Mortgage of Industrial Unit No. 114, 1st floor, city business point City industrial estate, Plot of land bearing Survey No.38, Hissa No.Part. Survey No.147, Hissa No.Part of village Pelhar, Vasai Phata, Mumbai Ahmedabad National Highway, Vasai East, Tal. Vasai. Dist. Palghar-401208, in the name of Mr. Sachidanand H.Upadhyay. Having built up area of 712 sq. ft 1) On or towards East: By Lotus Complex, 2) On or towards West: By Western Express Highway, 3) On or towards North: By Commercial shop, 4) On or towards South: By Commercial Shop / Sai Vihar Hotel. Possession) Property ID No. : -IDIB30067420979	1) M/s. Miraya Prints A.A1, A3 R S Land, Opp Cosmos Hills, Pokhran Road No. 1, Upavan, Thane (West), Maharashtra-400606. 2) M/s. Miraya Prints Building No.140, Gala No.09, Indian Corporation, Mankoli Naka, Dapode Road, Opp. Gazanand Petrol Pump, Bhivandi, Dist. Thane-401208. 3) M/s. Miraya Prints, 4) Mrs. Anushree R. Behany, W/o Mr. Rahul Behany 5) Mr. Rahul Behany 401, Almenda, Nahar Amrut Shakti, Chandivali Farm Road, Andheri (East), Mumbai-400072 6) M/s. Impressive Multiform Pvt. Ltd. 914, Pranik Chambers, Wing- A, Sakli Vihar Road, Sakinaka, Andheri (East), Mumbai-400072. 7) Mr. Sachidanand Upadhyay, B-101, Riddhi Siddhi Complex, M.G. Road, Borivali (East), Mumbai-400066. 8) Mr. Rahul S. Behany 1604, Arun, Nahar Amrut Shakti Chandivali Road, Pawai, Andheri (East), Mumbai - 400072	Rs. 10,03,31,477.48 Rupees Ten Crore Three Lakhs Thirty One Thousand Four hundred Seventy Seven and Paise Forty Eight Only) as on 04.01.2024)	Rs. 19.00 lakhs Rs. 1.90 lakhs Rs.0.10 Lakhs	Mrs. Kalpana Purohit 9819807371.

Gala No.206, admeasuring 600 sq.ft Built-up Area on the 2nd Floor of the building known as STAR Industrial Estate Co-op Soc. Ltd., constructed on all that piece or parcel of land lying and being at Village Mohili, Off Kurla Andheri Road, Taluka Kurla in the Registration District and Sub-District of Mumbai City and Mumbai Suburban containing by admeasurement 2919.08 sq. mtrs or thereabouts and known as Plot No.5A of the Private Scheme bearing Survey No.8, Hissa No.5 part) and 7 part), 8 part) and 10 part) bearing City Survey No.771,796,797,799 and 800, in the name of Balkishin K Joukani. PIN:400070. Plot Boundaries:- On or Towards East: By Nand Jyot Industrial Estate, On or Towards West: By Road & Millenium Plaza, On or Towards North : By Road, On or Towards South: Kanchan Industrial Estate Property ID No. :- IDIB320335262D Possession)	1. M/s. Lanvin Infrastructure Pvt Ltd. Factory Address:- Sr. No. 01, Vasuri Khurd, Khanivali Road, Kudus Village Wada, Thane - 421312. Office Address:- 206-209, Bhullar Star Industrial Estate, Near Sakinaka Telephone Exchange, Off Andheri Kurla Road, Andheri East, Mumbai-400072 2. Mr. Bharat Prakash Joukani S/o Mr. Prakash K. Joukani. Mortgagor/Guarantor) 3. Mrs. Bhavna Prakash Joukani, W/o Mr. Prakash K Joukani Mortgagor/Guarantor) 4. Mr. Ram Prakash Joukani s/o Mr. Prakash K Joukani Mortgagor/Guarantor) 5. Mr. Prakash K Joukani Mortgagor/Guarantor) 6. Mr. Balkishin K Joukani Mortgagor/Guarantor) 7. Mrs. Mona Balkishin Joukani Mortgagor/Guarantor) Address:- 281, Khushal Bhavan, 36th Road, Bandra West, Mumbai-400050.	Rs. 102.60 Lakhs. Rs. 11.00 Lakhs. Rs.1.00 Lakhs	
Gala No.207, admeasuring 715 sq.ft Built-up Area on the 2nd Floor of the building known as STAR Industrial Estate Co-op Soc. Ltd, constructed on all that piece or parcel of land lying and being at Village Mohili, Off Kurla Andheri Road, Taluka Kurla in the Registration District and Sub-District of Mumbai City and Mumbai Suburban containing by admeasurement 2919.08 sq. mtrs or thereabouts and known as Plot No. 5A of the Private Scheme bearing Survey No.8, Hissa No.5 part) and 7 part), 8 part) and 10 part) bearing City Survey No.771,796,797,799 and 800, in the name of Prakash K Joukani. PIN: 400070. Plot Boundaries:- On or Towards East: By Nand Jyot Industrial Estate, On or Towards West: By Road & Millenium Plaza, On or Towards North: By Road, On or Towards South: Kanchan Industrial Estate. Property ID No. :- IDIB320335262C Possession)	Address:- 281, Khushal Bhavan, 36th Road, Bandra West, Mumbai-400050.	Rs. 122.27 Lakhs. Rs. 13.00 Lakhs Rs.1.00 Lakhs	Mrs. Kalpana Purohit- 9819807371.
All the movable assets, Plant & machineries lying on the Plant at Village Vasuri Khurd, Wada, Thane in the name of Ms Lanvin Infrastructure Pvt. Ltd. Property ID No. :- IDIB320335262E Possession) All the Piece & Parcels of the Land & Buildings in the name of Ms Lanvin Infrastructure Pvt. Ltd. at Palsalpatha-Khanivali Road, Village Vasuri Khurd, Wada, Thane, PIN:421303. Plot & Survey Nos. Survey No.1/2 area 25.2 are, Survey No.38/ area 25 are, Survey No.1/4 area 14.4 are, Survey No.1/6 area 7.8 are, Survey No.1/7 Part area 7 are, Survey No.1/10 area 5.6 are, Survey No. 10 Part area 10 are, Survey No.1/3 area 11.4 are, Survey No.1/1 area 24.8 are, Survey No.1/8 area 6.3 are, Survey No.7/3 area 16.9 are, Survey No.1/5 area 8.3 are, Survey No.54/7 area 23 are, Total Area 185.70 Gunthas or 18,787.27 Sq.Mtrs. Property ID No. :- IDIB320335262A Possession)		Rs.438.00 Lakhs Rs.44.00 Lakhs. Rs.1.00 Lakhs	
Equitable mortgage of land property of 6200 sq. mtr. having Survey No. 103 hissa No. 17a (1/1) at Dhamandiv village, Khed, Taluka, Ratnagiri dist. Maharashtra. On or towards East: By open land, On or towards West: By open land, On or towards North: By Service Road, On or towards South: By open land Property ID No. :- IDIB3272722515CK Possession)	1. M/s. Hotel Satkar Prop. Mrs Sumita Pradip Dixit) Add : Opposite Madhusagar, Mumbai Mahabaleswar Road, Mahabaleswar, Dist Satara, Maharashtra - 412806. also at : C/o. Hotel Shantidoot, Dr. B.A.Road, Dadar (East), Mumbai-400014. 2. Mrs Sumita Dixit Prop.) 3. Mr. Rishikesh Dixit (Guarantor) 4. Mr. Pradeep Kumar Dixit (Guarantor) Add : Flat No.B/1101, 11th Floor, Rajgir Court Building, Above Federal Bank, Kohinoor Road, Dadar (East), Mumbai - 400014.	Rs. 7,37,06,714.92 Rupees Seven Crore Thirty Seven lakhs Six Thousand Seven hundred Fourteen and Paise Ninety Two Only) as on 31.12.2023) Rs. 85.50 Lakhs Rs. 8.55 Lakhs Rs. 1.00 Lakh	Mrs. Kalpana Purohit- 9819807371.

contined on next page...

Sr. No.	Description of the Property with Property ID No. Status of Possession/ Date & Time of Inspection	Name of the Borrower / Guarantor / Mortgagor with address	Amount of Secured Debt	Reserve Price (n Rs.) Earnest Money Deposit (n Rs.) Bid Incremental Aml. (n Rs.)	Branch Name & Authorised Office's name and Contact No.
21.	Office No. 101, 1 st Floor, Aawej Heights in the building known as Aawez CHS HSG LTD, S. V. Road, Amboli Naka Andheri W, Mumbai - 400058. Possession) Property ID No. :- IDIB30048426214A. Flat No. 203, 2 nd Floor, Aawej Heights in the building known as Aawez CHS. HSG. LTD., S. V. Road, Amboli Naka Andheri W, Mumbai 400058. Possession) Property ID No. :- IDIB30048426214B. Flat No. 207, 2 nd Floor, Aawej Heights in the building known as Aawez CHS. HSG. LTD., S. V. Road, Amboli Naka Andheri W, Mumbai - 400058. Possession) Property ID No. :- IDIB30048426214C. Flat No. 206, 2 nd Floor, Aawej Heights in the building known as Aawez CHS. HSG. LTD., S. V. Road, Amboli Naka Andheri W, Mumbai - 400058. Possession) Property ID No. :- IDIB30048426214D. Flat No. 1, 1 st Floor, Sainath Apartments, Vandrapada Chowk, Fatima School Road Village, Kohoj, khuntawali, Ambernath W, Dist. Thane, Pin Code - 421005. Possession) Property ID No. :- IDIB30048426214E. Flat No. 4, 2 nd Floor, Sainath Apartments, Vandrapada Chowk, Fatima School Road Village Kohoj, khuntawali, Ambernath W, Dist. Thane, Pin Code - 421005. Possession) Property ID No. :- IDIB30048426214F.	1. Mr. Kashinath Jadhav. 2. Late Mrs. Rajni K. Jadhav, Represented by Legal Heir/s. Both are Resident of : 9, Laxmidas Wadi, Sane Guruji Marg, Jacob Circle, Mumbai - 400011. 3. Mr. Shanavaz Khan Add : Resident of Sarafat Khan House, Near B.N.C. School, Marol Maroshi Road, Andheri (East) Mumbai 400059. 4. Mr. Vikas Kisan Gaikwad, Add : 6/D, 315 Matoshree Nagar, Near Wimco Naka, Ambernath W) Thane - 421501.	Rs. 18,31,78,381.89 Rupees Eighteen Crore Thirty One Lakh Seventy Eight Thousand Three Hundred Eighty One And Paise Eighty Nine Only] as per notice issued u/s 13 (2) of SARFAESI Act on 11/04/2015 plus interest from 12/04/2015	Rs. 10.94 Crore. Rs. 1.10 Crore. Rs. 1,00,000/- Rs. 1.06 Crore. Rs. 0.10 Crore. Rs. 1,00,000/- Rs. 1.16 Crore. Rs. 0.11 Crore. Rs. 1,00,000/- Rs. 0.82 Crore. Rs. 0.08 Crore. Rs. 1,00,000/- Rs. 0.20 Crore. Rs. 0.02 Crore. Rs. 1,00,000/- Rs. 0.20 Crore. Rs. 0.02 Crore. Rs. 1,00,000/-	Mr. Deepak Kumar Vaishnav 9950075555
22.	Factory Land 3.52 Hectares) and building situated at Survey No.115, Mouza-Patansaongi, P.H no.51 with Class I Bhumiswami rights, situated at Pansaonghi, Tahsil-Saoner & District-Nagpur AND Plot at Survey No.145, Mouza-Bhendala, P.H No.51, with Class I Bhumiswami rights, Situated at Tahsil & District- Nagpur 3.39 Hectares) Physical Possession) Property ID No. :- IDIB30013384746. Date & time of Inspection: 28.02.2024 between 10.00 am to 1.00 pm.	1. M/s SBM Paper Mills Private Limited Formerly known as Seth Bankatlai Malu Industries Private Limited) Through Managing Director 2. Ramesh S. Malu Both are Resident of : 1186, Radha Niwas, Bhavsar Chowk, Gandhibag, Nagpur - 440002 - Maharashtra 3. Satyanarayan B. Malu, Add : Plot No.1418 D, Near Haldiram Banglow Deshpande Layout, Warananagar, Nagpur, Maharashtra, 440008, India,	Rs. 35,67,48,276.03 Plus Expense plus interest w.e.f. 01/01/2016	Rs. 859.00 Lakhs Rs. 50.00 lakhs. Rs. 1,00,000/-	Ms. Kalpana Purohit 819807371
23.	1) Unit No. 1 owned by Mr. Urvil Akshaya Jani on 1 st Floor admeasuring area 373.94 Sq. Mtr. in the Building known as "The Business Bay" situated at Kurla-Andheri Road, Near Safed Pul, Andheri E, Mumbai bearing Survey No. 46, Hissa No. 2, portion of Survey No. 62, Hissa No. 7, Survey No. 46, Hissa No. 5E, Survey No. 45, Hissa No. 1 pt), CTS No. 638/3 of Village Mohili, Taluka Kurla and bounded as follows that is to say : On or towards East : By portion of Survey No. 62 Hissa No. 7, portion of Survey No. 45 Hissa No. 1 and Survey No. 45 part) and C.T.S. No. 638/4 & C.T.X. No. 640; On or towards West : By portion of Survey No. 46 part) and C.T.S. No. 638/2 and C.T.S. No. 636; On or towards North : By common passage; and On or towards South : By portion of Survey No. 46 Hissa No. 2 part) and C.T.S. No. 632, with entitlement for use of 7 parking). 2) Unit No. 2 owned by M/s. One World Sourcing) on 1 st Floor admeasuring area 5095 Sq. Ft. carpet) in the Building known as "The Business Bay" situated at Kurla-Andheri Road, Mumbai bearing survey No. 46, Hissa No. 2, portion of survey No. 62, Hissa No. 7, survey No. 46, Hissa No. 2, CTS No. 638/3 of Village Mohili, Taluka Kurla and bounded as follows that is to say : On or towards East : By portion of Survey No. 62 Hissa No. 7, Portion of Survey No. 45 Hissa No. 1 and Survey No. 45 part) and C.T.S. No. 638/4 & C.T.X. No. 640; On or towards West : By portion of Survey No. 46 part) and C.T.S. No. 638/2 and C.T.S. No. 636; On or towards North : By common passage; and On or towards South : By portion of Survey No. 46 Hissa No. 2 part) and C.T.S. No. 632, with entitlement for use of 11 parking). Physical Possession) Property ID No. : Unit No.1 - IDIB3240240753A Unit No. 2 - IDIB3240240753B Date & Time of Inspection : 15.02.2024 From 11.00 AM to 01.00 PM	1) M/s. One World Sourcing, Add : Todi Estate, 2 nd Floor, A-Wing, Above Post Office, Sun-Mill, Compound, Lower Parel West), Mumbai - 400013. 2) Mr. Rakesh Kumar Singh Add : Room No. 4, Shirin Building, SBS Road, Near Colaba, Mumbai - 400005. 3) Mrs. Aashima Manoj Khushalani 4) Mr. Manoj Uttam Khushalani Add : 602, 6 th Floor, Manik Appt., S. V. Road, Santacruz, Mumbai - 400054. 5) Mr. Urvil Akshaya Jani Add : 92/B, Advent Building, 12/A, G. I. Bhosle Marg, Sachivalaya, Mumbai - 400021.	Rs. 51,99,84,877.76 Rupees Fifty One Crore Ninety Nine Lakh Eighty Four Thousand Eight Hundred Seventy Seven and Seventy Six Paise only) as on 30.06.2018	Unit No.1 - Rs.4.28 Cr. & Unit No. 2 - Rs.6.50 Cr. Rs. 50.00 Lakh for each unit. Rs. 1,00,000/-	Mrs. Kalpana Rajendra Purohit: 9819807371

Encumbrances on Property : Not known to us

Bidders are advised to visit the website www.mstcecommerce.com of our e-auction service provider MSTC Ltd. to participate in online bid. For Technical Assistance please call MSTC HELPDESK No. 033-22901004 and other helpline No. s). available in service providers help desk. For registration status with MSTC Ltd., Please contact ibapiop@mstcecommerce.com and for EMD status please contact ibapifin@mstcecommerce.com. For Property details and photograph of the property and auction terms and conditions please visit <https://ibapi.in> and for clarifications related to this portal, Please contact Help Line No. 18001025026 and 011-41106131. Bidders are advised to use Property ID number mentioned above while searching for the property in the website with <https://ibapi.in> and www.mstcecommerce.com

Place : Mumbai
Date : 04.02.2024

Sd/-
Authorised Officer
Indian Bank