

E-AUCTION ON 20.03.2024 - 11.00 AM to 4.00 PM 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 PROVISO 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: 20.03.2024 - 11.00 AM to 4.00 PM

Sr No	Description of the Property with Property ID No. (Status of Possession)/ Encumbrances on Property/ Date & Time Of Inspection	Name of the Borrower/ Guarantor/ Mortgagor with address	Amount of Secured Debt	A) Reserve Price B) Earnest Money & Deposit C) Bid Incremental Amt. (In Rs.)	Authorised Officer's name and Contact No.
1	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 690 Sq. Ft. and Built up Area 720 Sq. Ft. under SARFAESI Act. On or towards East: Mithi River On or towards West: Y Wing On or towards North: Unit No.A/39 On or towards South: Unit No.A/37 Property ID No.: IDIB30168522853 (symbolic possession) Encumbrances on Property: Not known to us	1) M/s Sonachi Industries Ltd Gala/Unit no. 38-A, 2nd Floor, Raj Industrial Complex Premises CHS Ltd, Military Road, Marol, Maroshi, Andheri East, Mumbai-400059 AND ALSO AT: Gala/ Unit no. 38-A, 2nd Floor, Raj Industrial Complex Premises CHS Ltd, Military Road, Marol, Maroshi, Andheri East, Mumbai-400059. AND ALSO AT: F-801, Lotus Corporate Park, Jay couch, Goregaon East, Mumbai-400063 2) Mr. Jyoti Bhushan Tiwari (Director/ Guarantor/Mortgagor) 3) Mrs. Laxmi Jyotibhushan Tiwari (Director/Guarantor) 4) Mrs. Padmabhushan T Tiwari (Director/Guarantor), Both Add Are Same: 601 D Ashok Avenue CHS Military Road Marol, Andheri East, Mumbai-400069. 5) M/s Sonachi Biotech P Limited (Corporate Guarantor), Gala/Unit no. 38-A, 2nd Floor, Raj Industrial Complex Premises CHS Ltd, Military Road, Marol, Maroshi, Andheri East, Mumbai-400059	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 with further interest, costs, other charges and expenses thereon from 01.03.2018]	A) Rs. 90.00 Lakhs B) Rs. 0.10 lakhs C) Rs.50000/-	Smt. Kalpana R. Purohit, 9819807371
2	Property No .1:-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) Encumbrances on Property:- Not known to us Date & Time of Inspection: 13.03.2024 - 11.00 am to 01.00 pm	1.M/s. Balaji Traders Proprietary Concern Prop: Late Ravi Ramesh Kashwani Shop No.107, A Wing Kohinoor Industrial Estate Burner Galli, Station Road Ulhas Nagar - 421003. 2.Mrs. Sunita Kashwani Mother of Late Ravi R. Kashwani Flat No. 702, Venus Coop. Hsg. Soc. Ltd. O.T. Section Ulhas Nagar - 421002. 3.Mrs. Ritika Kashwani Wife of Late Ravi R. Kashwani Flat No. 702, Venus Coop. Hsg. Soc. Ltd. O.T. Section Ulhas Nagar - 421002. 4.Master. Prince Kashwani, Son of Late Ravi R. Kashwani Represented by Mother Mrs. Ritika Kashwani, Wife of Late Ravi R. Kashwani, 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	A) Rs. 9.33 lacs B) Rs.1.00 Lacs C) Rs.10,000/-	Smt. Kalpana R. Purohit, 9819807371
3	Property No .1 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 Bungal Galli, On or towards South: By Krishna Industrial Estate Property ID No.: IDIB30066834415A Property No .2:-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 Bungal Galli, On or towards South: By Krishna Industrial Estate Property ID No.: IDIB30066834415B Property No .3:-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 Bungal Galli, On or towards South: By Krishna Industrial Estate Property ID No.: IDIB30066834415C	1. M/s Rubber Kraft:- Plot No 41, Vasai Taluka Industrial Co-Op Estate, Sector-1, Near Valiv Police Station, Gaural Pada, Vasai East, Dist Palghar -401208 2. Mr. Prabhjit Singh Bhamra Flat No 54, Manali CHS Limited, Evershine Nagar, Malad West, Mumbai -400064. 3. Late Lal Singh Bhamara through his legal heir Mr. Prabhjit Singh Bhamra Flat No 54, Manali CHS Limited, Evershine Nagar, Malad West, Mumbai -400064 4. Mr. Amitkumar Omprakash Agrawal A-103, Shri Siddh CHS Ltd, Sarvodaya Complex, Golden Nest, Mira Road (East), Dist Thane, PIN-401107	Rs. 4,26,95,442.00 [Rupees Four Crores Twenty Six Lacs Ninety Five Thousand Four Hundred Forty Two Only] as on 28.01.2017 with further interest, costs, other charges and expenses thereon from 28.01.2017	A) Rs. 27.55 lakh B) Rs. 2.75 lakh C) Rs.1.00 Lakhs A) Rs. 27.00 lakh B) Rs. 2.70 lakh C) Rs.1.00 Lakhs A) Rs. 27.00 lakh B) Rs. 2.70 lakh C) Rs.1.00 Lakhs	Smt. Kalpana R. Purohit, 9819807371

Krisna Industrial Estate Property ID No.: IDIB30066834415C		Encumbrances on Property:- Not known to us		Date & Time of Inspection: 13.03.2024	
4	Property No. 1:- Flat no.702, 7th floor, A-Wing, blding no. 1A, Zipriya Arcade, Kumbharkhan Pada, subhash Cross Road, Village Shivajinagar, Dombivali (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. Property ID No. IDIB30133773931B Property No. 2:- Shop no. 2,3,8 and 9, Ground floor, A-wing blding no. 1A, Zipriya Arcade, Kumbharkhan Pada, subhash Cross Road, Village Shivajinagar, Dombivali (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 Property ID No. IDIB30133773931C Property No. 3:- 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 Kole Kalyan, Nehru Road, Vakole, Municipal Market, Santa cruz (East) Mumbai in the name of M/s Vivaan Corporation On or towards East: By CTS No.994,981 & 974 On or towards West: By 18.30 mtrs wide D.Road. On or towards North: By CTS No.1008,1007 & 1001. On or towards South: By 36.60 mtrs wide D.Road. Property ID No. IDIB30133773931A	1) M/s Vivaan Corporation, Unit No.505, 5th Floor, Acruiti Star Opp. Acruiti Centre Point, MIDC, Andheri (East), Mumbai -400093. And 545, Mhatre Compound, Val Village, Anjar Road, Bhivandi, Thane -421302 3) Mr. Kishore Bhooraram Choudhary, 4) Mrs. Kamla Kishore Choudhary Both Add Are Same: 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) with further interest at the agreed rate thereon from 03.01.2024	A) Rs. 40.00 lakhs B) Rs. 4.00 lakhs C) Rs.100000/- A) Rs. 110.00 lakhs B) Rs. 11.00 lakhs C) Rs.100000/- A) Rs.331.00 Lakhs B) Rs.33.10 Lakhs C) Rs.100000/-	Smt. Kalpana R. Purohit, 9819807371
Encumbrances on Property:- Not known to us		Date & Time of Inspection: 12.03.2024 between 01.00 pm to 4.00 pm.			
5	Property No. 1:- 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/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.1) On or towards East: By L & T Bungalow 2) On or towards West: By Open Plot 3) On or towards North: By Open Plot 4) On or towards South: By Internal Road Property ID No. IDIB3226518118 Encumbrances on property : Not known to us	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) 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) 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) with further interest at the agreed rate thereon from 03.01.2024	A) Rs. 120.00 lakhs B) Rs. 12.00 lakhs C) Rs.1,00,000/-	Smt. Kalpana R. Purohit, 9819807371
6	Industrial Gala No. 23, Gut no. 273/A & 273/B of Village Mauje, Opposite Madam Agro Company, Uchat Road, Grampanchayat Mangathane, Kudus, Taluka Wada, District Palghar -421303 in the name of Mrs. Radhika Sandip Tailor Having built up area 3456 Sq. Ft. under SARFAESI Act. Boundaries:- North : Gala No E-22 South:- Gala No E-24 East:- Open Space West:- Internal Road Property ID:-IDIBH301707507371 Encumbrances on Property:- Not known to us	M/s Vardhaman Services (Proprietor -Mr. Sandip Vinod Tailor) C/312 Crystal Plaza, Opposite Infinity Mall, Andheri West, Mumbai 400053 Mr. Sandip Vinod Tailor Mrs. Radhika Sandip Tailor W/o Mr. Sandip Vinod Tailor BOTH ADD ARE SAME; B-6, 402, Sudha Shantinagar CHSL, Above Telang Nursing Home, Sector No. 4, Mira Road East, Thane-401107 M/s Vardhaman Services (Proprietor -Mr. Sandip Vinod Tailor) Industrial Gala No. 23, Gut no. 273/A & 273/B of Village Mauje, Opposite Madam Agro Company, Uchat Road, Grampanchayat Mangathane, Kudus, Taluka Wada, District Palghar -421303	Rs. 4,44,12,844.36 (Rupees Four Crores Forty Four Lakhs Twelve Thousand Eight Hundred Forty Four and Thirty six paise only) as on 20.03.24	Rs.25.51 Lakhs. Rs.2.55 Lakhs Rs. 50,000/-	Smt. Kalpana R. Purohit, 9819807371
7	EM of Plot of Land and Farm House (Bungalow) No. 277, Survey No.68, Hissa No.4, Near Premier Company, Village Mandgaon, KalyanShil Road, Dombivali (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. Encumbrances on Property-Not known to us Property ID No. IDIB3006388078	1) M/s Kadakane Textile Industries Pvt Ltd. 2) Mr. Dhondiba Maruti Kadakane (Director) 11, Shankhala Industrial Estate, Gogatewadi, Off Aarey Road, Goregaon East, Mumbai- 400063 3) Mr. Dhondiba Maruti Kadakane (Director) Flat No. 2701, Gokul Concord, A-Wing, Western Express Highway, Kandivali East, Mumbai - 400101 4) Mr. Jotiba Laxman Padwale (Director) 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) with further interest at the agreed rate thereon from 03.01.2024	Rs. 155.00 lakhs Rs. 15.50 lakhs Rs.1.00Lakhs	Mr Santosh Kumar Srivastav, Contact No. 7076297530

8 Property No .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.IDIB 30091856552A Property No 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 Property No .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	M/s Mishra and Tiwari Paints Pvt. Ltd Mr. Ajay Ramsevak Mishra (Director) Mr. Brahmdev Jai Prakash Tiwari (Director) BOTH ADD ARE SAME;Shop No D5,33 Akurli Shristhi CHS Ltd. Akurli Road, Lokhandwala Township, Kandivali East, Mumbai-400101 Mr. Amit Gupta (Director) 434, Shiv Shakti Chawl,Rai Dongri Kulpwad, Bansi Nagar CHS Borivali (East), Mumbai -400066 Manju B Bhandari (Guarantor) Mr. Ajay Ramsevak Mishra (Director) BOTH ADD ARE SAME; Room No.101, Ram Prasad Chawl SRA, Kurar Village, Malad East Mumbai-400097	Rs. 4,23,41,237.25 (Rupees Four Crore Twenty Three Lakhs 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/-	Smt. Kalpana R. Purohit, 9819807371
9 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 Property ID No. IDIB30067420979 Encumbrances on Property:- Not known to us	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 BOTH ADD ARE SAME; 401, Almenda, Nahar Amrut Shakti, Chandivali Farm Road, Andheri (East), Mumbai-400072 6) M/s Impressive Multiform Pvt. Ltd. 914, Pranik Chambers, Wing-A, Saki 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) with further interest at the agreed rate thereon from 05.01.2024	Rs. 17.10 lakhs Rs. 1.71 lakhs Rs.0.10 Lakhs	Smt. Kalpana R. Purohit, 9819807371
10 Property No .1:- Exclusive charge of Equitable Mortgage of Flat No.209, Second Floor, Mormaii 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 Property No .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 Brahmdeo Tiwari. Boundaries of the property :East- Building West- Building North- Internal Road South- Open Plot Property ID No. IDIB300721753833	1) M/s Vijay Shri Cargo Movers (Prop. Mr.Dinesh Brahmdev Tiwari) B/12, Rajdarshan Appartment, Dada Patilwadi, Thane West - 400607 2) M/s Vijay Shri Cargo Movers Plot No.C1/11, Port Lic Sector, Nr. Nirmal ICC Co. GIDC Vapi, Gujarat-396191 3) Mr. Dinesh Brahmdev Tiwari (Proprietor) 4) Mrs. Aarti Dinesh Tiwari (Guarantor) Flat No. 704, Building No.5, New Rachna Park CHS, near Dhakoli Village Naka, Chitalsar, Manpada, Thane (West) - 400607 5) Mr. Rajesh Brahmdev Tiwari (Guarantor) Flat No. 209, Mormaii Sadan, Survey No. 178/1+part/3, Village Chanod, Taluka Pardi Vap District Valsad Gujarat -391105 6) Mr. Dinesh Brahmdev 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 lakhs 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 Rs. 10.58 lakhs Rs. 1.06 lakhs Rs.0.50 Lakhs	Smt. Kalpana R. Purohit, 9819807371

Encumbrances on Property:- Not known to us					
11	Property No. 1:- 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-IDIB3245445780 Encumbrances on Property:- Not known to us Date & Time of Inspection: 15.03.2024 between 1.00 pm to 4.00 pm	Mr. Deepak Kumar Prajapati (Borrower, Mortgagor & Guarantor). Mrs. Poonam Deepak Prajapati (Borrower & Guarantor). BOTH ADD ARE SAME:Flat Nos.705/706, 7th floor, Indra Darshan -II, Bldg. No.14, Oshiwara, Andheri (W), Mumbai - 400 053. M/s. Biotech Initiatives Pvt. Ltd. (Borrower) 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 with further interest, costs, other charges and expenses thereon from 17.08.2023;	A) 724.00 Lakhs B) 50.00 Lakhs C) Rs. 1,00,000/-	Smt. Kalpana R. Purohit, 9819807371
12	Property No. 1:- Warehousing Godown No.1 adm.2200 sq.ft.s Carpet area, Godown No.2 adm.2200 sq.ft.s Carpet area both on Ground Floor,, Godown No.101 adm.2200 sq.ft.s Carpet area, Godown No.102 adm.2200 sq.ft.s Carpet area and Godown No.103 adm.1996 sq.ft.s Carpet area all three on 1st floor, total adm.10796 sq. ft.s. In the building no.C-2 of the project known as "KAVYA COMMERCIAL CENTER" Constructed on a Land bearing Survey Nos.29/6 Part, 29/9 Part, 29/8 Part, and 32/3 situate, lying and being at Village Arjunali, Taluka Bhiwandi, Dist. Thane, within the limits of Arjunali Grampanchayat, Talathi-Saja Arjunali, Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane . Property ID No.: IDIB3245708194 Encumbrances on Property:- Not known to us Date & Time of Inspection: 15.03.2024 - 11:00 AM to 01:00 PM	1.M/s.Khetliya Mercantile pvt.ltd.Private Ltd. company 2.Mrs. Vaishali Bhavesh Shah(Director and Guarantor)W/o Mr. Bhavesh Himatlal Shah 3.Mr. Bhavesh Himatlal Shah (Director and Guarantor)S/o Mr. Himatlal Shah Both Add are: Flat No.4, HEM Building, North south Road No.5, Near Cooper Hospital, JVPD Scheme, Ville parte(West),Mumbai - 400056.	Rs. 5,23,30,172.55/- (Rupees five crore twenty three lakh thirty thousand one hundred seventy two and fifty five paise only) as on 30.09.2023	A) Rs. 145.00 Lakhs. B) Rs.14.50 lakhs C)Rs. 50,000 /-	Smt. Kalpana R. Purohit, 9819807371
13	Property No. 1:- 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 Kuria Andheri Road, Taluka Kuria 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 Property No. 2:- 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 Kuria Andheri Road, Taluka Kuria 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 Property No. 3:- 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 Property No. 4:- All the Piece & Parcels of the Land & Buildings in the name of Ms Lanvin Infrastructure Pvt. Ltd. A 1 Palsapata-Khushal 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.1/11 area 14.3 are, Survey No.1/8 area 6.3 are, Survey No.7/3 area 16.9 are,Survey No.1/5 area 8.2 are, Survey No.54/7 area 23 are, Total Area 185.70 Guntas or 18,787.27 Sq.Mtrs. Property ID No. IDIB320335262K	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 Kuria Road,Andheri East, Mumbai-400072. 3.Mr. Bharat Prakash Joukani s/o Mr. Prakash K Joukani.(Mortgagor/Guarantor) 4.Mrs. Bhavna Prakash Joukani w/o Mr. Prakash K Joukani (Mortgagor/Guarantor) 5.Mr. Ram Prakash Joukani s/o Mr. Prakash K Joukani (Mortgagor/Guarantor) 6.Mr. Prakash K Joukani (Mortgagor/Guarantor) 7. Mr. Balkishin K Joukani (Mortgagor/Guarantor) 8.Mrs. Mona Balkishin Joukani (Mortgagor/Guarantor) Address:-281, Khushal Bhavan,36th Road, Bandra West,Mumbai-400050.	Rs. 18,42,12,338.00/- (Rupees Eighteen Crores Forty Two Lakhs Twelve Thousand Three Hundred Thirty Eight only) as on 14.04.2021 with further interest, costs, other charges and expenses thereon from 15.04.2021	A) Rs. 102.60 Lakhs. B) Rs. 11.00 Lakhs C) Rs. 1,00,000/-	Smt. Kalpana R. Purohit, 9819807371
			Rs. 122.27 Lakhs. Rs. 13.00 lakhs Rs.1,00,000/-		
			Rs.438.00 Lakhs Rs. Rs.44.00 akhs. Rs.1,00,000/- Rs.683.00 Lakhs Rs.50.00 Lakhs. Rs.1,00,000/-		

