



**Karur Vysya Bank**  
*Smart way to bank*

Asset Recovery Branch- Shop No 12 & 13,  
Diamond Mansion, Dr Vieges Street, Kalbadevi  
Main Road, Kalbadevi, Mumbai 400002.  
**Phone No. 7710001955**  
**Mail :** headarbmbmbai@kvbmail.com

**POSSESSION NOTICE (For Immovable Property) [See Rule 8(1)]**

Whereas, The undersigned being the Authorized officer of THE KARUR VYSYA BANK LIMITED under the Securitisation & Reconstruction of Financial Assets And Enforcement of Security Interest (Second) Act, 2002 (Act 54 of 2002) and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a **demand notice dated 28.10.2024** calling upon 1. **M/s Ayush Trading through its Proprietor Mr. Krishna Mohan Mahto**, having office at Shop No. 13, Radhameet Society, Plot No. 33, Sector 18, Opp. Awar Kholi Bhavan, Nerul West, Navi Mumbai 400705 and also address at Flat No. 103, First Floor, Mahalaksmi Complex, Plot No. 18, Sector 26A, Palm Beach Road, Koparipada, Vashi, Navi Mumbai, 2. **Mr. Raju Jayswal – Guarantor** residing at Room No. 5, NL – 6/10, Sundaram CHS, Sector 15, Nerul, Navi Mumbai 400705, 3. **Mrs Renu Mahta – Guarantor**, residing at Flat No. 101, Anmol Hira CHS., Plot No. 25, Sector 28, Nerul West, Navi Mumbai 400705, to repay the amount mentioned in the notice being **Rs. 3,09,33,701.93 (Rupees Three Crores Nine Lakhs Thirty Three Thousand Seven Hundred One and Paise Ninety Three Only)** within 60 days from the date of receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with Rule 8 of the Security Interest Enforcement) Rules, 2002 on this **07th day of January of the year 2025**

The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of THE KARUR VYSYA BANK LIMITED for an amount of **Rs 10,92,60,829.60** as on **31.12.2024 and interest thereon**.


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

**Description of the Immovable Property**

All that part and parcel of the property consisting of Residential Flat situated at Flat No. 103, First Floor, Mahalaksmi Complex, Plot No. 18, Sector 26 A, Palm Beach Road, Kopri Village, Vashi, Navi Mumbai

**Place:** Mumbai  
**Date :** 07.01.2025

**Authorized Officer**  
**THE KARUR VYSYA BANK LTD**



**बैंक ऑफ बड़ोदा**  
**Bank of Baroda**

HORNIMAN CIRCLE BRANCH, 17B NEAR  
Mumbai Samachar, Ground Floor, Bank of  
Baroda building fort Mumbai 400001. Ph:  
43409201 to 14 Web: www.bankofbaroda.com /  
Mail: PBBMUM@bankofbaroda.com

**POSSESSION NOTICE APPENDIX-IV.**

Where as, The undersigned being the authorized officer of **Bank of Baroda**, Horniman Circle Branch under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of Powers conferred under section 13 (12) read with rule 3 of the security interest (Enforcement) rules, 2002 issued a demand notice dated **18.10.2024** calling upon the borrower **Mr. Prashant Panditrao Zope & Mrs. Varsha Prashant Zope** to repay the amount mentioned in the notice aggregating to **Rs. 5335402.46 (Fifty three Lakhs thirty five Thousand Four Hundred two & Paise Forty six Only) as on 18-10-2024** plus accrued interest / unrealized interest at the contractual rate (s) together with incidental expenses, costs, charges, etc. till the date of payment within 60 days from the date of the notice.

The Borrower and Gaurantors have failed to repay the amount, notice is hereby given to the Borrower/Guarantor and the public in general that the undersigned being the Authorized officer of Bank of Baroda has taken Possession of the Property as described herein below in exercise of powers conferred upon him under Sub-section (4) of Section 13 of the Act, read with rule 8 of the Security Interest (Enforcement) rules, 2002 on this **2nd January 2025**.

The Borrower and Guarantors in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Bank of Baroda, Horniman Circle Branch for an amount of **Rs. 5335402.46 (Fifty three Lakhs thirty five Thousand Four Hundred two rupees & Paise Forty six Only) as on 18-10-2024** plus interest thereon.

The Borrowers attention is invited to provisions of Sub-section 8 of section 13 of the Act, in respect of time available, to redeem the Secured Assets.

**DESCRIPTION OF THE IMMOVABLE PROPERTY.**

Equitable Mortgage of Immovable Residential property bearing address flat no 303, 304 3rd floor, B Wing, Building name " Rahul Excellence " Gut no 11, Plot no 9, 10, CTS 9288, Village Morivali, Taluka-Ambemath East, Dist- Thane, in the name of Mr. Prashant panditrao zope, Mrs. Varsha Prashant zope, **BOUNDARIES OF BUILDING : EAST :** Plot no 7 & 8 of gut no 11, **SOUTH :** 25 feet internal road and Gut no 11, **WEST :** 60 feet D P Road, **NORTH :** Gut no 10, CTS No 9285

**Date: 02.01.2025**  
**Place: Mumbai**

**Sd/-, Authorized Officer**  
**Bank Of Baroda,Horniman Circle**



**सेण्ट्रल बैंक ऑफ़ इंडिया**  
**Central Bank of India**

**1911 से आपसे सिए "केब्रित" "CENTRAL" TO YOU SINCE 1911**

**Regional Office : Aurangabad, 1St Floor, Oberoi Malpani Tower, Opp. Govt. Milk Dairy, Jalna Road, Chh. Sambhajinagar**

**SALE CUM E-AUCTION NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision of 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 below described immovable properties mortgaged / charges to the Secured Creditor, the Physical / Symbolic Possession of which has been taken by the **Authorized Officer of Central Bank of India.** ( Secured Creditor ), Will be sold on "**As is where is**", "**As is what is**" and **whatever there is basis on 24/01/2025** through online webportal <https://ebikray.in> (PSB Alliance Pvt. Ltd.) for recovery of below mentioned amount due to the Central Bank of India, Secured Creditor from the below mentioned Borrower(s) and Guarantor / Mortgagor . The Reserve Price & EMD and other details as below table. For Detailed terms and conditions of the Sale, please refer to the link provided in secured creditor's web site : [www.centralbankofindia.co.in](http://www.centralbankofindia.co.in)

DESCRIPTION OF THE IMMOVABLE PROPERTIES						
SR NO	Name of the Branch & Borrower/ Guarantors & Type of Possession	Amount Due	Description of the Properties	Reserve Price	Earnest Money Deposit	Min. Bid Increment By which the Bid is tobe increased
1	<b>Borrower : Mrs. Kajal Sunil Bhale W/o Mr. Sunil Bhale</b> RHO-6, Jaydant Residency PISA DEVI NERU JAYHIND NAGAR, DIST. CHH. SAMBHAJINAGAR- 431 008 <b>Guarantor:</b> 1. Mr. Subhash Deepak Shinde H. No. 123-20, VIP Road, KK Pan Centre, Kille Aark, Dist. Chh. Sambhajinagar - 431 001 2. <b>Mrs. Babinanda Madan Shingare W/o Mr. Madan Shingare</b> SL No. 113/P, Plot No. 3/P, Kadriya Colony, Aisarnwadi, Dist. Chh. Sambhajinagar-431 001 <b>Aurangabad -Branch</b> <b>Contact - 9198882798</b> (Physical Possession)	<b>Rs. 20,58,753/- (Rs. Twenty Lakh Fifty Eight Thousand Seven Hundred Fifty Three Only)</b> Plus further interest cost & expenses	All piece and parcel of Residential Property Owned by Mrs. Kajal Sunil Bhale, Flat No. BS-15, Third Floor in Mauli Apartment, having carpet area admeasuring 42.02 Sq. Mtrs. Built up area 45.15 Sq. Mtrs., Gut No. 109/Part No. 1,2,3,37,38,39,40 at Village Shendrabani, Tq. Dist. Aurangabad Registration District- Aurangabad and <b>bounded as under : East :</b> Open Duct & Flat No. AS-15, <b>West :</b> Flat BS-11 and Passage, <b>South :</b> Balcony & then Road, <b>North :</b> Flat No. BS-14	<b>Rs. 12,87,000/-</b> (Rupees Twelve Lakh Eighty Seven Thousand Only)	<b>Rs. 1,28,700/-</b>	<b>Rs. 10,000.00</b> (Rupees Ten Thousand )
2	<b>Borrower :</b> 1. <b>M/s. Sajani Foods Prop. Dashrath Pundlik Sonawane</b> , Plot No. 346, Second Floor, CIDCO, Waluji Mahanagar -1, Tisgaon, Tq. and Dist. Aurangabad - 431 136 2. <b>Mr. Dashrath Pundlik Sonawane</b> Prop. of Sajani Foods, Plot No. 346, Second Floor, CIDCO, Waluji Mahanagar -1, Tisgaon, Tq. and Dist. Aurangabad - 431 136 <b>Guarantor :</b> 1. Mrs. Chaya Dilip Kakde H. No. D 7/2, MIG, CIDCO, Waluji, Tq. and Dist. Aurangabad - 431 136 2. <b>Mr. Menobendra P. Chakraborty S/o. Puranchandra p. Chakraborty</b> , RH-55, Plot No. 37, CIDCO, Waluji, Tq. and Dist. Aurangabad - 431 136 <b>Bajaj Res. Area -Branch</b> <b>Contact - 8778372802</b> (Symbolic Possession)	<b>Rs. 1,03,56,116/-</b> (Rupees One Crore Three Lakh Fifty Six Thousand One Hundred Sixteen Only ) Plus further interest cost & expenses	All Piece and parcel of Industrial Property Owned by Mrs. Chaya Dilip Kakade, Gut No. 54, Plot No. 9, Near Waluji MIDC, Sahajapur Shivar, Aurangabad, Admeasuring 378.20 Sq. Mtrs., Built Up Area 247.24 Sq. Mtrs. At Village Sahajapur Shivar, Tq. Dist. Aurangabad. Registration District Aurangabad and <b>Bounde as under : East :</b> Other's Land, <b>North :</b> Other's Land, <b>West:</b> Road, <b>South :</b> Plot No.10	<b>Rs. 65,00,000/-</b> (Rupees Sixty Five Lakh Only)	<b>Rs. 6,50,000.00</b>	<b>Rs. 10,000.00</b> (Rupees Ten Thousand only)
3	<b>Borrower :</b> 1. <b>M/s. Sajani Foods Prop. Dashrath Pundlik Sonawane</b> , Plot No. 346, Second Floor, CIDCO, Waluji Mahanagar -1, Tisgaon, Tq. and Dist. Aurangabad - 431 136 <b>Borrower &amp; Mortgagor :</b> 1. <b>Mr. Dashrath Pundlik Sonawane</b> Prop. of Sajani Foods, Plot No. 346, Second Floor, CIDCO, Waluji Mahanagar -1, Tisgaon, Tq. and Dist. Aurangabad - 431 136 <b>Guarantor :</b> 1. Mrs. Chaya Dilip Kakde H. No. D 7/2, MIG, CIDCO, Waluji, Tq. and Dist. Aurangabad - 431 136 2. <b>Mr. Menobendra P. Chakraborty S/o. Puranchandra p. Chakraborty</b> , RH-55, Plot No. 37, CIDCO, Waluji, Tq. and Dist. Aurangabad - 431 136 <b>Bajaj Res. Area -Branch</b> <b>Contact - 8778372802</b> (Symbolic Possession)	<b>Rs. 1,03,56,116/-</b> (Rupees One Crore Three Lakh Fifty Six Thousand One Hundred Sixteen Only ) Plus further interest cost & expenses	All Piece and parcel of Residential / Commercial Property Owned by Dashrath Pundlik Sonawane, Survey No. 170/P, Plot No. 554, Office No. BC, First Floor, Sector- Growth Center, CIDCO, Waluji, Mahanagar- 1, Tisgaon, Aurangabad, Admeasuring 270.92 Sq. Mtrs. Built up Area 270.92 Sq. Mtrs., at Village Tisgaon, Tq. Dist. Aurangabad. Registration District Aurangabad and <b>Bounde as under: East :</b> Parking Space, <b>North :</b> Building No. C, <b>West:</b> Terrace, <b>South :</b> Terrace.	<b>Rs. 87,00,000/-</b> (Rupees Eighty Seven Lakh Only)	<b>Rs. 8,70,000.00</b>	<b>Rs. 10,000.00</b> (Rupees Ten Thousand only)
4	<b>Borrower :</b> 1. <b>Mrs. Shital Laxman Dake D/o Laxman Dake</b> Flat No. 12, Sai Samarth Tower, Ridhi Sidhi Nagar, Kopergaon, Dist. Ahmednagar- 423601 <b>Co- Borrower :</b> 1. <b>Mr. Rajendra Laxman Dake S/o. Laxman Dake</b> Flat No. 12, Sai Samarth Tower, Ridhi Sidhi Nagar, Kopergaon, Dist. Ahmednagar - 423 601 <b>Guarantor :</b> <b>Mr. Vijay Laxman Dake S/o Laxman Dake</b> Flat No. 12, Sai Samarth Tower, Ridhi Sidhi Nagar, Kopergaon, Dist. Ahmednagar - 423 601 <b>Kopergaon -Branch</b> <b>Contact - 8408882687</b> (Physical Possession)	<b>Rs. 25,37,670/-</b> (Rupees Twenty Five Lakh Thirty Seven Thousand Six Hundred Seventy Only ) Plus further interest cost & expenses	All the part and parcel of Residential flat Property owned by Ms. Shital Laxman Dake and Rajendra Laxman Dake, Flat No. 12, Second Floor ( Second Floor Above Upper Ground Floor ) Plot No. 73, Survey No. 205/3/2/73, Sai Samarth Towers Ridhi Sidhi Nagar, Carpet Area 78.50 Square meter within Municipal Limits of Kopergaon, Registration Tq. Kopergaon & District Ahmednagar - 423 601 and Bounded as under: <b>Boundary of Residential Flat No. 12 East :</b> 2.75 Mtr. Open Space, <b>West :</b> Staircase and Passage Flat No. 11, <b>South :</b> Flat No. 09 and Terrace, <b>North :</b> 2.25 Mtr. Open Space.	<b>Rs. 18,00,000.00</b> (Rupees Eighteen Lakh Only)	<b>Rs.1,80,000.00</b>	<b>Rs. 10,000.00</b> (Rupees Ten Thousand only)
5	<b>Borrower:</b> 1. <b>Mr. Shivappa Mahaduppa Pangudwale</b> Survey No. 111/116, CTS No. 343/441, Plot No. 441, Priyadarshani Colony, Near OM Shanti Bhavan, Sambhi Nagar, Jalna, Tq. & Dist. Jalna - 431 203 <b>Co-Borrower :</b> <b>Mrs. Sangita Shivappa Pangudwale</b> Survey No. 111/116, CTS No. 343/441, Plot No. 441, Priyadarshani Colony, Near OM Shanti Bhavan, Sambhi Nagar, Jalna, Tq. & Dist. Jalna - 431 203 <b>Industrial Area Jalna -Branch</b> <b>Contact - 9308073250</b> (Physical Possession)	<b>Rs.19,69,120/-</b> (Rupees Nineteen Lakh Sixty Nine Thousand One Hundred Twenty Only) Plus further interest cost & expenses	All piece and parcel of Residential Property owned by Mr. Shivappa Mahaduppa Pangudwale bearing Survey No. 111/116 CTS No. 343/441, Plot No. 441, situated at Priyadarshani Colony, Near OM Shanti Bhavan, Sambhaji Nagar, Jalna - 431 203, Tq. & Dist. Jalna Admeasuring Area 54 Sq. Mtrs. City / Town and Registration District Jalna and <b>Bounde as under : East :</b> Road, <b>West :</b> Plot No. 428, <b>North :</b> Road, <b>South :</b> Plot No. 442	<b>Rs. 16,35,000/-</b> (Rupees Sixteen Lakh Thirty Five Thousand Only)	<b>Rs. 1,63,500/-</b>	<b>Rs. 10,000.00</b> (Rupees Ten Thousand only)

**DATE & TIMES OF INSPECTION : 22.01.2025 BETWEEN 12.00 NOON TO 3.00 PM**  
**DATE & TIME OF E-AUCTION : 24.01.2025 TIME : 12.00 NOON TO 4.00 PM**  
**(WITH AUTO EXTENSION CLAUSE IN CASE OF BID IN LAST OF 10 MINUTES BEFORE CLOSING )**

- Details of Encumbrances over the property as Known the bank : Not Known
- For participating in the e-auction sale, the intending bidders should register their details with the service provider <https://ebikray.in> (PSB Alliance Pvt. Ltd.) well in advance and shall get user ID and password. Intending bidder advised to change only the password. Bidder may visit <https://ebikray.in> (PSB Alliance Pvt. Ltd.) for bidder are available with educational videos. For detailed terms & conditions of sale, please refer to the link provide bank's website : [www.centralbankofindia.co.in](http://www.centralbankofindia.co.in).
- For the further details contact Central Bank of India, **Regional Office,Aurangabad, Mr. Balaji N. Valse ( Sr. Manager )**, **M: 91-9822719111**
- The Terms and Conditions shall be strictly as per the provision of the security interest Rules ( Enforcement) Rules, 2002.

**STATUTORY 15 DAYS SALE NOTICE UNDER 8(6) OF THE SERFAESI ACT, 2002**

Borrowers/ Guarantors / Mortgaggers are hereby notified for sale of immovable secured towards realization of outstanding dues of secured creditors .

**Date : 09.01.2025**  
**Place : Aurangabad**

**Sd/-**  
**Authorised Officer,**  
**Central Bank of India**



**The Mogaveera Co-operative Bank Ltd.**

**Regd. & Administrative Office :**  
**5th Floor, Mogaveera Bhavan, M.V.M. Educational Campus Marg, Off. Veera Desai Road, Andheri (West), Mumbai-400058**

**PUBLICATION OF NOTICE**  
**Regarding Physical Possession Of Property U/s 13(4) Of SARFAESI Act, 2002**

Notice is hereby given under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, a demand notice under section 13(2) of the said Act was issued, calling upon Borrowers/Mortgagors/Sureties to repay the amount within 60 days from the date of receipt of said notice.

The borrowers having failed to repay the amount, notice is hereby given to the Borrowers/Mortgagors/ Sureties and the public in general that the undersigned has taken **physical possession** of the property described herein below in exercise of power conferred on him/her under section 13(4) of the said Act read with Rule 8 of the Security Interest Enforcement Rules, 2002 on the dates mentioned herein below.

The Borrowers in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the **Mogaveera Co-operative Bank Ltd.** for an amount mentioned herein alongwith interest thereon.

Sr. no.	Name of Borrowers/ Sureties	Date of 13 (2) Notice	Mortgagor & Description of the property mortgaged/ charged	Date of taking Physical Possession	Amount outstanding as on date of demand notice
1.	Mr. Rajan Vijaykant Pandey	03/02/2020	Flat No. 202, 2nd Floor, M/s. Poonam Sargam CHS Ltd., Bldg. No. 16, Opp. Shanti Vidyanagar, Hatkesh, Ghodunder Village, Mira Road (East), Dist. Thane-401107 owned by Mr. Rajan Vijaykant Pandey and Mrs. Punita Rajan Pandey,	07/01/2025	Rs. 33,72,350/- (Rupees Thirty Three Lakhs Seventy Two Thousand Three Hundred Fifty Only) as on 31/12/2019 with further interest from 01/12/2019

**Dated : 07.01.2025**  
**Place : Mumbai**

**Sd/-**  
**Authorised Officer**

**Public Notice For E-Auction For Sale of Immovable Properties**

Sale of Immovable property mortgaged to IIFL Home Finance Limited (Formerly known as India Infoline Housing Finance Ltd.) (IIFL-HFL) Corporate Office at Plot No. 38, Udyog Vihar, Phase-IV, Gurgaon-122015 (Haryana) and Branch Office at TIARA, 6th and 7th Floor, Maharashtra lane, off L.T.Road, Borivali (W), Mumbai - 400 092 under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002/hereinafter "Act". Whereas the Authorized Officer ("AO") of IIFL-HFL had taken the possession of the following properties pursuant to the notice issued U/S 13(2) of the Act in the following accounts/prospect nos. with a right to sell the same on "AS IS WHERE IS, AS IS WHAT IS BASIS and WITHOUT RECOURSE BASIS" for realization of IIFL-HFL's dues. The Sale will be done by the undersigned through e-auction platform provided at the website: [www.iiflhome.com](http://www.iiflhome.com)

Borrower(s) / Co-Borrower(s) / Guarantor(s)	Demand Notice Date and Amount	Description of the Immovable property/ Secured Asset	Date of Symbolic Possession	Reserve Price
1. Mr. Zahid Ahmed Shaikh 2. Hello Mumbai 3. Mrs. Nandibano Zahid Shaikh (Prospect No. 949840, 951526)	18-Oct-2023 Rs. 85,51,473 /- (Rupees Eighty Five Lakh Fifty One Thousand Four Hundred and Seventy Three Only)  Bid Increase Amount Rs.1,00,000/- (Rupees One Lakh Only)	All that part and parcel of the property bearing Flat No. 1304, Floor No. 13, Wing E, The Canvas Residences, Sewri Cross Rd, Gandhi Nagar, Sewri, Mumbai, Maharashtra 400015, Area Admeasuring (In Sq. Ft.), Property Type: Saleable Area Carpet Area Property Area: 901.00, 604.00, (Area admeasuring 984 sq. ft.)	04-Jan-2024  <b>Total Outstanding as On Date 07-Jan-2025</b> <b>Rs. 96,77,377 /- (Rupees Ninety Eight Lakh Seventy Seven Thousand Three Hundred and Seventy Seven Only)</b>	Rs.1,71,77,000/- (Rupees One Crore Seventy One Lakh Seventy Seven Thousand  <b>Earnest Money Deposit (EMD)</b> <b>Rs. 17,17,700/- (Rupees Seventeen Lakh Seventeen Thousand Seven Hundred and Seventy Seven Only)</b>
Date of Inspection of property 14-Feb-2025 1100 hrs -1400 hrs.		EMD Last Date 17-Feb-2025 till 5 pm.	Date/ Time of E-Auction 20-Feb-2025 1100 hrs-1300 hrs.	

**Mode of Payment :** EMD payments are to be made vide online mode only. To make payments you have to visit <https://www.iiflhome.com> and pay through link available for the property/ Secured Asset only. **Note:** Payment link for each property/ Secured Asset is different. Ensure you are using link of the property/ Secured Asset you intend to buy vide public auction. For Balance Payment - Login <https://www.iiflhome.com> >My Bid >Pay Balance Amount.

**Important Information:-**  
This auction is published basis possession vide Sec 13 (4) of SARFAESI Act. We have received Sec-14 Order and physical possession will be offered as per process laid down under SARFAESI Act, as and when physical possession will be taken. Bidder shall do necessary due-diligence in respect of documents and legality before participating in auction proceedings.

**TERMS AND CONDITIONS-**

- For participating in e-auction, Intending bidders required to register their details with the Service Provider <https://www.iiflhome.com> well in advance and has to create the login account, login ID and password. Intending bidders have to submit / send their "Tender FORM" along with the payment details towards EMD, copy of the KYC and PAN card at the above mentioned Branch Office.
- The bidders shall improve their offer in multiple of amount mentioned under the column "Bid Increase Amount". In case bid is placed in the last 5 minutes of the closing time of the auction, the closing time will automatically get extended for 5 minutes.
- The successful bidder should deposit 25% of the bid amount (after adjusting EMD) within 24 hours of the acceptance of bid price by the AO and the balance 75% of the bid amount within 15 days from the date of confirmation of sale by the secured creditor. All deposit and payment shall be in the prescribed mode of payment.
- The purchaser has to bear the cess, applicable stamp duty, fees, and any other statutory dues or other dues like municipal tax, electricity charges, land and all other incidental costs, charges including all taxes and rates outgoings relating to the property.
- The purchaser has to pay TDS application to the transaction/payment of sale amount and submit the TDS certificate with IIFL HFL.
- Bidders are advised to go through the website <https://www.iiflhome.com> and <https://www.iiflhome.com/loans/properties-for-auction> for detailed terms and conditions of auction sale & auction application form before submitting their Bids for taking part in the e-auction sale proceedings.
- For details, help procedure and online training on e-auction prospective bidders may contact the service provider E mail ID: [care@iiflhome.com](mailto:care@iiflhome.com), Support Helpline Numbers: +91 800 2672 499.
- For any query related to Property details, Inspection of Property and Online bid etc. call IIFL HFL toll free no. 1800 2672 499 from 09:30 hrs to 18:00 hrs between Monday to Friday or write to email: [care@iiflhome.com](mailto:care@iiflhome.com).
- Notice is hereby given to above said borrowers to collect the household articles, which were lying in the secured asset at the time of taking physical possession within 7 days, otherwise IIFL-HFL shall not be responsible for any loss of property under the circumstances.
- Further the notice is hereby given to the Borrowers, that in case they fail to collect the above said articles same shall be sold in accordance with Law. In case of default in payment at any stage by the successful bidder / auction purchaser within the above stipulated time, the sale will be cancelled and the amount already paid will be forfeited (including EMD) and the property will be again put to sale.
- 12.AO reserves the rights to postpone/cancel or vary the terms and condition of tender/auction without assigning any reason thereof. In case of any dispute in tender/auction, the decision of AO of IIFL-HFL will be final.

**STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8 (6) OF THE SARFAESI ACT, 2002**

The Borrower are hereby notified to pay the sum as mentioned above along with upto dated interest and ancillary expenses before the date of Tender/Auction, failing which the property will be auctioned/sold and balance dues if any will be recovered with interest and cost.

**Place:- Mumbai , Date:-09-Jan-2025**  
**Sd/- Authorised Officer, IIFL Home Finance Limited.**

**MUMBAI BUILDING REPAIRS & RECONSTRUCTION BOARD**  
**A REGIONAL UNIT OF**  
**(MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY)**



**Tel No. - 24705582, E-mail : [reeee1mhada@gmail.com](mailto:reeee1mhada@gmail.com)**  
**e-Tender Notice No. EE/E-1/Open-21/2024-25**  
**e-TENDER NOTICE (3rd call)**


Digitally Signed & unconditional online Tender in form "B-1" (Percentage Rate) are invited by the Executive Engineer E-1 Div. M.B.R. & R. Board, at Bldg. No. 34, Abhudaya Nagar, Kalachowki, Mumbai-400 033 from the contractors registered with PWD/MHADA/CPWD/CIDCO/MES/MJP/MIDC/Indian Railway/BPT/MCGM in the corresponding appropriate class of contractor.

Sr. No.	Name of Works	Estimated cost	E.M.D.	Security Deposit 2% of Estimated cost in Rs.	Registratio n (Class) of Contract or	Tender Price including GST in Rs.	Time limit for completio n of work
1	Repairs to Bldg. No.8 Victoria 3rd Cross Road, Mazgoan, Mumbai. (Board Fund Work) (3rd call)	2911578/-	29116.00/-	59000.00 ( 50% initially & 50% through Bill)	Class VI & above	590.00	18 Months (including monsoon)

Sr. No.	Stage Description	Date & Time
1	Publishing Date	10/01/2025, 10:00
2	Document Sale Start	10/01/2025, 10:05
3	Document Sale End	17/01/2025 17:30
4	Bid Submission Start	10/01/2025 10:00
5	Bid Submission End	17/01/2025, 17.35
6	Technical Bid Opening	20/01/2025, 11.00 a.m. onwards
7	Price Bid Opening	20/01/2025, 11.00 a.m. onwards

- The Complete bidding process will be online (e-Tendering) in two bid system. All the notifications and detailed terms and conditions regarding this tender notice hereafter will be published online on website <https://mahatenders.gov.in>, MHADA Website - <https://mhada.gov.in>
- Bidding documents can be loaded on the website <https://mahatenders.gov.in>, from Date **10/01/2025 at 10.05** to Date **17/01/2025 upto 17.30**.
- The payment for Tender Form Fee and Earnest Money Deposit (EMD) must be made online.
- Technical Bids will be Opened on **20/01/2025 at 11.00 AM** & Price bid will be opened on **20/01/2025, 11:00 a.m.** onwards at office of Executive Engineer E-1 Div. M.B.R. & R. Board, at Bldg. No.34, Abhudaya Nagar, Kalachowki, Mumbai- 400 033, on web site <https://mahatenders.gov.in>.
- e-Tenderer should submit original documents (those were uploaded during bid preparation) for verification at the time of Technical Bid opening.
- In case of the rates quoted below the estimated Tender cost, the L1 ("1" lowest) bidder should have to submit Additional Performance Security Deposit within 8 days after date of opening tender. If he failed to submit the Additional Performance Security Deposit then L2 (2nd Lowest) bidder will be asked and if he L2 is agree to carry out the work below % than L1 quoted Rate; than his offer will be accepted. For more information please refer Detail Tender notice.
- Tenderer should submit information and scanned copies in PDF format in Technical Envelope as mentioned in Technical Offer.
- Tenderer should have valid class III/III Digital Signature certificate (DSC) obtained from any certifying authority.
- The Executive Engineer E-1 Div. M.B.R. & R. Board, at Bldg. No.34, Abhudaya Nagar, Kalachowki, Mumbai- 400 033, reserves the right to accept or reject any or all tenders without assigning any reason.
- Registration certificate under GST is compulsory
- Tender called is based on RFRS rate year 2020-21 & DSR ratio year 2022-23 without GST, GST will be paid on accepted contract value.
- Guidelines to download the tender documents and online submission of bids can be downloaded from website <https://mahatenders.gov.in>.  
**Help support: 1800-233-7315 E-Mail-[eproc.support@mahatenders.gov.in](mailto:eproc.support@mahatenders.gov.in)**

**Sd/-**  
**MHADA - Leading Housing Authority in the Nation**  
**CPRO/A/18**

**Follow us:**   
**Executive Engineer E-1 Divn,**  
**M. B R & R Board**

**PUBLIC NOTICE**

NOTICE is hereby given that **FALAK HOMES DEVELOPERS PRIVATE LIMITED**, having their registered address at 401, B Wing, Aqsa Palace Co-op. SRA Hsg. Soc. Ltd. CTS 521/1 to 3, Gaathian Lane-04, J.P. Road, Andheri (West), Mumbai 400 058(the "Owners") have agreed to grant to our clients the development rights in respect of the property more particularly described in the **Schedule** below (the "Property").

Any person having any claim in or to the Property or any part thereof of the building/ structures standing thereon or any premises therein by way of sale, assignment, exchange, gift, development rights, mortgage, charge, lien, trust, inheritance, sub-lease, tenancy, sub-tenancy, possession, occupation, contractual rights, maintenance, right of way, easement, bequest, encumbrance or otherwise howsoever are hereby required to make the same known in writing along with copies of supporting documents to the undersigned at their office at 502-503, B-Wing, '36 Turner Road', above Fab India, Bandra (West), Mumbai 400 050, and also email the same to [staff@preceptlegal.in](mailto:staff@preceptlegal.in) and [anlian@preceptlegal.in](mailto:anlian@preceptlegal.in) within fourteen days from the date of publication hereof, failing which claims, if any, shall be disregarded and the same shall deemed to have been waived and/or abandoned.

**THE SCHEDULE**

Freehold land bearing C.T.S. Nos. F/1281A, F/1282 and F/1283 of Village Bandra, N.A. Nos. 521/A and 521/B, admeasuring 1672.25 square metres or thereabouts, with the building named "Saga" standing thereon, located at S.V. Road, Bandra (West), Mumbai 400 050, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban, and bounded as follows:-

ON or towards the North : by property bearing C.T.S. No. 1287;  
ON or towards the South : by property bearing C.T.S. No. 1277;  
ON or towards the East : by property bearing C.T.S. No. 1286;  
ON or towards the West : by SV Road. Mumbai, dated this 9th day of January, 2025.

**For M/s. Precept Legal, Advocates**  
Flanjan G. D'Souza, Partner

**IN THE SMALL, CAUSES COURT AT MUMBAI**  
Exh. 92  
in&

RAE SUIT No. 692/1866 of 1991

1) Subhadrae Rasiklal Shah

1(a) Mrs. Panna Mahendrakumar Vora

D/o Subhadraen R shah

1(b) Mrs. Jayashree Jaswantlal Shah

D/o Subhadraen R shah

1(c) Mrs Nipa Jayeshkumar Shah

D/o Subhadraen R shah

1(d) Miss. Alka Rasiklal Shah

D/o Subhadraen R shah

1(e) Mrs. Dara Dharmendrakumar Desai

D/o Subhadraen R shah

1(f) Miss Rita Rasiklal Shah

D/o Subhadraen R shah

All having their address at 7