

PUBLIC NOTICE

Notice is hereby given that under instructions of our client, we are investigating the title of ALPA C. SHAH ("Lessee"), having address at VTCHSL, Juhu Tara Road, Mumbai – 400049 to the under mentioned property.

Any person or persons having any claim, demand, share, right, title and/or interest of any nature whatsoever in the undermentioned property or any part thereof by way of any agreement, sale, transfer, mortgage, charge, lien, encumbrance, gift, bequest, release, exchange, easement, right, covenant and condition, tenancy, right of occupancy, assignment, lease, sub lease, leave and license, partnership deed, loans, use, possession, partition, trust, inheritance, outstanding taxes and/or levies, outgoings & maintenance, attachment, injunction, decree, order, award, lispendans and/or by virtue of the original documents of title being in their possession/custody or otherwise in any manner howsoever and whatsoever are required to make the same known in writing, alongwith certified true copies of documentary proof, to the undersigned, having their office at 2nd floor, Bhagyodaya Building, 79, Nagindas Master Road, Fort, Mumbai- 400023, within fourteen days from the date hereof, otherwise the investigation shall be completed without any reference to such claim/s, if any, and the same shall be considered as waived.

THE SCHEDULE ABOVE REFERRED TO:

8 fully paid-up shares of Rs.50/- (Rupees Fifty only) each, bearing distinctive numbers 126 to 133 (both inclusive) vide 8 distinct share certificates bearing numbers 126 to 133 respectively, all dated 15th July 1982, issued by The Vasanta Theosophical CHSL together with consequential rights to use, enjoy, occupy and possess leasehold khoti (alienated) bearing Plot No. 8-12, Municipal (New No.) B114, CTS NO. 930, 930/1 to 5, admeasuring 877 sq. yards or thereabouts equivalent to 733.28 sq. mtrs. and as per Property Register Card admeasuring 708.70 sq. mtrs., Village: Juhu Khoti, Taluka: South Salsette, in the Registration District and Sub-District of Mumbai City and Suburban, together with construction thereon, lying being situate at Vasanta Theosophical Co-operative Housing Society Limited, Vasantapuram, Juhu Tara Road, Vile Parle (West), Mumbai – 400049.

Dated this 3rd day of November 2022.

FOR M/S. MARKAND GANDHI & CO.
Advocates & Solicitors

Thane (Main) Branch:-Shivaji Path, Post Box No.43, Opp. M.H. High School, Thane (West) 400601.
Tel: 2533 7616 / 2533 1677 / 2541 8512 / 2533 1942
Fax: 2533 3408
e-mail: Thane.NaviMumbai@bankofindia.co.in

POSSESSION NOTICE (For Immovable property) APPENDIX-IV (See rule-8(1))

Whereas, The undersigned being the authorised officer of the Bank of India 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 06th August 2022 calling upon the borrower **Shri Pravin Narayan Pawar and Smt Kalpana Pravin Pawar** to repay the amount mentioned in the notice being **Rs.16,90,573.19 (Sixteen Lakh Ninety Thousand Five Hundred Seventy Three and Nineteen Paise Only)** (+) unchanged Interest from date of NPA-30.05.2022 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 the Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this **22nd day of November of the year 2022**.


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 Bank of India for an amount **Rs. 16,90,573.19** 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 premises bearing Flat No. 302, on 3rd Floor, admeasuring about 910 sq.ft. Built up area, of the building known as "Kallias Heights", standing on the plot of land bearing Survey No. 48, Hissa No.4, admeasuring 2230 sq mtrs situated at Village - Kalwa, Dattawadi, Tal. Thane, Dist Thane in the name of Mr. Pravin Narayan Pawar.**East:** Old Mumbai Pune Highway **West:** Internal Road **North:** Open Plot **South:** Internal Road

Sd/-
Vinod M Padhye
Authorised Officer
Bank of India, Thane Main Branch

Date: 02.11.2022
Place: Thane



पनवेल महानगरपालिका
शहर अभियंता विभाग
फेर ई-निविदा सूचना (2nd Call)

निविदा सूचना क्र. पम्पा/बांधकाम/२५२१/प्र.क्र. १८/२८३२/२०२२
दिनांक: ०२/११/२०२२

आयुक्त, पनवेल महानगरपालिका खालील नमूद कामाकरीता सार्वजनिक बांधकाम विभाग, केंद्रीय सार्वजनिक बांधकाम विभाग, महाराष्ट्र जीवन प्राधिकरण, सिडको इत्यादी शासकीय/निम शासकीय (Central Government/State Government/Government under taking) विभागात खालील कामासाठी पात्र अनुभवी देकेदारकडून Request for Proposal (RFP) मागविता आहेत.

अ. क्र.	निविदा क्र.	कामाचे नाव
१	PMC/CE/१००/२०२२-२३	पनवेल महानगरपालिका शहरातील वडादे तलाव एल.ई.डी. योजना व रोषणाई (Illumination) करून सौंदर्यकरण करणे. (2nd Call)

या कामाच्या ई-निविदेबाबतची माहिती शासनाच्या 'http://mahatenders.gov.in' या संकेतस्थळावर दि. ०३/११/२०२२ रोजी प्रसिद्ध करण्यात येईल. संबंधित निविदाधारकांनी याची नोंद घ्यावी.

सही/-
(प्रशांत साळ) अतिरिक्त आयुक्त-1
पनवेल महानगरपालिका

PUBLIC NOTICE

NOTICE is hereby given that **Jain International Trade Organisation** ("the Owner") have agreed to sell to our clients, their Premises more particularly described in the Schedule hereunder written, free from all encumbrances.

Any person having any claim in, to or over the Premises or any part thereof described in the Schedule hereunder written by way of sale, allotment, exchange, mortgage, charge, gift, trust, inheritance, possession, lease, sub-lease, assignment, transfer, tenancy, sub-tenancy, bequest, succession, license, maintenance, lis-pendens, loan, advances, lien, pledge, orders, judgments or decrees passed or issued by any Court, Tax or revenue or statutory authorities, attachment, settlement or otherwise howsoever is hereby required to make the same known in writing to the undersigned at 5th Floor, Durga Chambers, 40, Waterfield Road, Bandra (West), Mumbai – 400050 within 14 days from the date hereof, otherwise it will be presumed that there do not exist any claims and the same, if any, will be considered as waived or abandoned and our clients will proceed with the purchase of the Premises.

THE SCHEDULE ABOVE REFERRED TO:

Commercial Premises bearing No.101 admeasuring 3745 square feet carpet area on the first floor alongwith the exclusive right to use Four (04) Car Parking Spaces (i.e. Two (02) still car parking spaces bearing Nos.32 & 33 and Two (02) open car parking spaces) in the "B" Wing of the building and proportionate share in the common areas, amenities & facilities in the Building known as "**BUSINESS SQUARE**" on the plot of land bearing C.T.S. No.131-A (part) of Village Chakala, Taluka Andheri and situated at Andheri Kurla Road, Andheri (East), Mumbai – 400093 and all benefits under the Agreement dated 29th October, 2013 duly registered at the Office of the Sub-Registrar of Assurances at Andheri-1 under serial no. BDR1-1033-2014.

Mumbai Dated This 2nd Day Of November 2022.

Sd/-
Pranjal Dave
Grades Dale
Advocates & Solicitors

Govt. of Jharkhand Energy Department

Jharkhand Renewable Energy Development Agency (JREDA)
3rd Floor, S.L.D.C. Building, Kusai Colony, Doranda, Ranchi-834002.
Ph.: 0651-2491161, Fax: 0651-2491165,
E-mail: info@jreda.com; Website: www.jreda.com

e-Procurement Notice


Tender reference no.: 28/JREDA/CANALTOP/22-23
Dated: 02.11.2022

1	Name of the work	Design, Engineering, Procurement & Supply, Construction, Commissioning and Comprehensive Operation & Maintenance for Ten (10) Years of 2 MW Grid-Connected Canal-Top Solar Photovoltaic Power Plant at Sikidiri Kanchi, Village: Sikidiri, District: Ranchi, State: Jharkhand
2	Estimated Cost	Rs.19.46 Crores.
3	Time of completion	06 (Six) Months
4	Date of publication of NIT on website: http://jharkhandtenders.gov.in	03.11.2022 (Thursday)
5	Date & time of Pre-bid meeting	10.11.2022 (Thursday) at 1.00 P.M.
6	Last date & time for receipt of online bids	28.11.2022 (Monday) upto 05:00 PM
7	Submission of original copies of Bid fee & EMD (Offline)	28.11.2022 and 29.11.2022 up to 5.00 P.M.
8	Technical Bid Opening Date	30.11.2022 (Wednesday) at 3.00 P.M.
9	Name & address of office inviting tender	Director, Jharkhand Renewable Energy Development Agency(JREDA), 3 rd Floor, SLDC Building, Kusai, Doranda, Ranchi-834002 (Jharkhand)
10	Contact no. of procurement officer	0651-2491167/68/61/7004806449
11	Helpline no. of e-procurement	0651-2491167/68/61

Any corrigendum/addendum can be seen on website: <http://jharkhandtenders.gov.in> & www.jreda.com. Further details can be seen on website: <http://jharkhandtenders.gov.in> & www.jreda.com

Sd/-
Director, JREDA, Ranchi

PR 281262 Energy(22-23)#D



INDIAN OVERSEAS BANK

Govt. of India Undertaking
Opera House Branch [0140]
GF, Star CJ House, D. B. B. Road, Grant Road-East, MUMBAI-400 007

E-AUCTION SALE NOTICE

SALE OF IMMOVABLE PROPERTY MORTGAGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

Whereas M/s. Leo Star Impex Private Limited and M/s.Chamunda Creation has borrowed monies from Indian Overseas Bank against the mortgage of the immovable properties more fully described in the schedule hereunder and on upon classification of the account as NPA, the Bank has issued a demand notice under Section 13(2) of the SARFAESI Act, 2002 (Act) on 08.04.2019 calling upon the borrowers M/s. Leo Star Impex Private Limited and M/s.Chamunda Creation to pay the amount due to the Bank, being **Rs. 1,89,97,901.96** (Rupees One Crore Eighty-Nine Lakhs Ninety-Seven Thousands Nine Hundred one and paise Ninety-Six only) in the account **M/s. Leo Star Impex Private Limited and Rs. 94,41,848.15** (Rupees Ninety-Four Lakhs Forty-One Thousands Eight Hundred Forty-Eight and Fifteen paise only) in the account **M/s. Chamunda Creation** as on 08.04.2019 payable together with further interest at contractual rates and rests along with costs, charges etc. till date of repayment within 60 days from the date of receipt of the said notice.

Whereas the borrowers & guarantors having failed to pay the amount dues in full to the Bank as called for in the said demand notice, the Bank has taken possession of the secured assets more fully described in the schedule hereunder on 27.06.2019 under Section 13 (4) of the Act with the right to sell the same in "As is where is" and "As is what is" basis under Section13(4) of the Act read with Rules 8 & 9 of the Security interest (Enforcement) Rules, 2002 for realization of Bank's dues. The dues to the bank as on the date of taking possession was intimated as Rs. 2,00,87,433.76 (Rupees Two Crore Eighty-Seven Thousands Four Hundred Thirty-Three and Seventy-Six Paise only) in the account M/s. Leo Star Impex Private Limited and Rs. 90,99,887.61 (Rupees Ninety Lakhs Ninety-Nine Thousands Eight Hundred Eight Seven and Sixty-One Paise Only) in the account M/s. Chamunda Creations as on 27.06.2019 payable together with further interest at contractual rates and rests along with costs, charges etc. till date of repayment, after reckoning repayments, if any, since the date mentioned in the demand notice.

The dues of the borrower - M/s. Leo Star Impex Private Limited as on 31.10.2022 works out to Rs. 3,49,90,050.93/- (Rupees Three Crores Forty-Nine Lakhs Ninety Thousands Fifty and Ninety-Three Paise only) and The dues of the Borrower - M/s. Chamunda Creations as on 31.10.2022 works out to Rs. 1,55,34,121.04/- (Rupees One Crore Fifty-Five Lakhs Thirty-Four Thousands and One Hundred Twenty-One and Four paise only) totaling Rs. 5,05,24,171.97/- to after reckoning repayments.

The undersigned in exercise of the powers conferred under Sec 13(4) of the said Act proposes to realize the Bank's dues by sale of the under mentioned properties.

SCHEDULE OF PROPERTY(IES)

(Complete description of the security along with boundaries to be given)

All that part and parcel of Flat No. D/404, Fourth Floor, D Wing, Amrat Co-operatives Housing Society Limited, C.T.S No. 926, 926/1 to 14, Near Rustumjee Business School, Rustom, Irani Marg, Off. Jaywant Sawant Road, Dahisar (West), Village Dahisar, Taluka Borivali, District Mumbai, Maharashtra-400068 admeasuring built up area 510 Sq.Ft.	
Boundaries of the e Property :	
East	By Building & Jaywant Sawant Road
West	By Rustumjee Residency
South	By Sai Amrut Building
North	By Rustom Irani Marg

The said property is common security to secure the dues of M/s. Leo Star Impex Private Limited & M/s. Chamunda Creations.

Details of Auction :

Date and time of e-auction	30.11.2022 Between 11.00 AM to 04.00 PM with auto extension of 10 minutes each till Sale is completed.
Reserve Price	Rs. 92,98,485/- (Including 1% TDS) [Rupees Ninety Two Lakhs Ninety Eight Thousands Four Hundred Eighty Five Only]
Earnest Money Deposit	Rs. 9,30,000/-
EMD Remittance	Deposit Through EFT/NEFT/RTGS Transfer in favour of IOB E-auction EMD Account (A/c. No. 160602000055555 with Indian Overseas Bank, Fort Branch, Mumbai. Branch Code : 0014 IFSC : IOBA0000014
Bid Multiplier	Rs. 50,000/-
Inspection of property	On 28.11.2022 Between 11.00 AM to 5.00 PM
Submission of online application for bid with EMD	01.11.2022 Onwards
Last date for submission of online application for BID with EMD	29.11.2022
Known Encumbrance if any	Not Known to Bank
*Outstanding dues of Local Self Government (Property Tax, Water sewerage, Electricity Bills etc.)	Bank has not received any Claim as on date.

*Bank's dues have priority over the statutory dues.

Terms and Conditions

- The properties will be sold by e-auction through the Bank's approved service www.mstcecommerce.com/ www.ibapi.in/web portal under the supervision of the Authorized Officer of the Bank.
- E-auction bid document containing online e-auction bid form, declaration, general terms and conditions of online auction sale are available in website www.mstcecommerce.com/ www.ibapi.in/web portal.
- Intending bidders shall hold a valid digital signature certificate and email address and should register their name / account by login to the website of the aforesaid service provider. They will be provided with user id and password by the aforesaid service provider which should be used in the e-auction proceedings. For details with regard to digital signature, please contact the service provider at the below mentioned address/phone no/e-mail.
- Bids in the prescribed formats shall be submitted "online" through the portal www.mstcecommerce.com along with the EMD & scanned copy of KYC documents including photo, PAN Card & address proof to the service provider and the Authorized Officer before 5:00 PM on 29.11.2022
- The EMD and other deposits shall be remitted through EFT / NEFT / RTGS to the Bank account as specified above and the amount of EMD paid by the interested bidder shall carry no interest. The amount of EMD paid by the successful bidder shall be adjusted towards the sale price.
- Bids without EMD shall be rejected summarily.
- Online auction sale will start automatically on and at the time as mentioned above. Auction / bidding will initially be for a period of 120 Minutes with auto extension time of 10 Minutes each till the sale is concluded.
- The property shall be sold to the successful bidder. The successful bidder (purchaser) as declared by the Authorized Officer shall deposit 25% of the sale price (inclusive of the EMD) immediately on the same day and not later than the next working day. The balance amount of sale price shall be paid within 15 days from the date of confirmation of auction sale. Failure to remit the entire amount of sale price within the stipulated period will result in forfeiture of deposit of 25% of the bid price to the secured creditor and forfeiture of all claims over the property by the purchaser and the property will be resold.
- The sale certificate will be issued in the name of the purchaser only, after payment of the entire sale price amount and other taxes/charges, if any. The purchaser shall bear the charges/ fee payable for conveyance such as registration fee, stamp duty, etc., as applicable as per law.
- The purchaser shall bear the charges/ fee payable for conveyance such as registration fee, stamp duty, etc., as applicable as per law.
- The Authorized Officer has the absolute right to accept or reject any bid or postpone or cancel the sale, as the case may be without assigning any reason whatsoever.
- The property is being sold on "As is where is", "As is what is" and "whatever there is" basis. The Bank has disclosed only the known encumbrances, statutory liabilities, if any, as above and it is for the purchaser to make their own independent enquiries at their own costs before participating in the auction.
- As regards the statutory dues stated above, Bank dues will have priority over statutory dues. Without prejudice to the above, statutory liability, if any, shall be borne by the purchaser and the Bank assumes no responsibility in this regard.
- Sale is subject to confirmation by the secured creditor.
- EMD of unsuccessful bidders will be returned through EFT / NEFT / RTGS to the bank account details provided by them in the bid form and intimated via their e-mail id.
- The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation by the bank. The Authorized Officer/Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.
- In compliance with Section 194 IA of the Income Tax Act, 1961 Income Tax @ 1% on the Reserve Price shall be deducted and paid under the PAN Number of the Purchaser. Since the Tax has been calculated only on the Reserve Price, the bidder shall bear the 1% income tax on the bid multiplier amount and the Bank shall not take any responsibility for the same.

In case of any sale/transfer of immovable property of Rupees Fifty lacs and above, the transferee has to pay an amount equal to 1% of the consideration as Income Tax.

For further details regarding inspection of property/e-auction, the intending bidders may contact The Branch Manager, Indian Overseas Bank, Opera House Branch Tel. : 022-4600 147/146001472/46001473.

This publication is also a 30 days' notice to the borrower/mortgagor & Guarantor of the above loans under Rule 9(1) of Security Interest (enforcement) rules 2002, under SARFAESI Act 2002 about holding of the e-auction sale by inviting tenders from the PUBLIC General for sale of secured assets.

Place : Mumbai
Date : 01.11.2022

Authorized Officer




BRIHANMUMBAI MAHANAGARPALIKA

Education Department

Department	: Hydraulic Engineer / Dy. Hydraulic Engineer (Maint.)
Section	: A.E(Maint.) W.W.E.S.-1
Bid No	: 7200039037
Subject	: Hiring of JCB with all accessories for carrying out repairs & maintenance of water mains & control valves in E.S. for A.E.W.W.(M)E.S. division for the period of One year.
Bid Start Date & Time	: 03.11.2022 from 11:00 AM
Bid End Date & Time	: 15.11.2022 till 16:00 PM
Website	: http://portal.mcgm.gov.in
Contact Person :-	
a Name	: Shri T. R. Humbe, A.E(M)W.W.E.S
b Telephone	: 022-25153249/50
c Mobile No	: 9930260410
d E-mail Id	: aewwmwes.he@mcgm.gov.in

Sd/-
Executive Engineer
(Head Works) Water Works

Fever? Act now, see your doctor for correct & complete treatment



ICICI Home Finance

Branch Office: Office no. 105 to 107, 1st floor, Plot No. 29, Ayre, AAI CHS Ltd., Kelkar Road, Ramnagar, Dombivali (E)- 421201
Branch Office: 1st floor, Gokul Roshan, Plot No 25 & 26, Zenda Chowk, Dharampeth, Nagpur -440001

[See proviso to rule 8(6)]
Notice for sale of immovable assets

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 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 **Physical Possession** of which has been taken by the Authorized Officer of ICICI Home Finance Company Ltd., will be sold on "As is where is", "As is what is", and "Whatever there is", as per the brief particulars given hereunder.

Sr. No.	Name of Borrower(s) / Co-Borrowers/ Guarantors/ Legal Heirs. Loan Account No.	Details of the Secured assets/ With known encumbrances, if any	Amount Outstanding	Reserve Price / Earnest Money Deposit	Date and Time of Property Inspection	Date & Time of Auction
(A)	(B)	(C)	(D)	(E)	(F)	(G)
1.	Mukesh Chanderlal Purswani (Borrower) Loan Account No. NHMUM00000814985 NHMUM00000806548 NHMUM00000819242	Flat No 1306, 13th Floor, Bldg No.2, Camellia, Vasant Valley, Plot No 123, Godrej Hill, Khadakpada, Kalyan West, Thane 421301	Rs. 1,02,70,314/- 1st Nov, 2022	Rs. 86,52,000/- Rs. 8,65,200/-	23rd Nov, 2022 11:00 AM- 03:00 PM	2nd Dec, 2022 11:00 AM- 12:00 PM
2.	Santosh Sukhadeorao Raibole (Borrower) Loan Account No. LHNAAG00001317701	Plot Nos.6, Kh.No.75, Situated At Village- Amgaon, Nr. Dadasaheb Khadse High School & Junior College, Tah. Hingna, Dist. Nagpur, Maharashtra-441110	Rs. 14,38,698/- 1st Nov, 2022	Rs. 7,95,375/- Rs. 79,538/-	23rd Nov, 2022 11:00 AM- 03:00 PM	2nd Dec, 2022 11:00 AM- 12:00 PM


The online auction will be conducted on website [\(URL Link-https://sarfaesi.auctiontiger.net/EPROC/\)](https://sarfaesi.auctiontiger.net/EPROC/) of our auction agency Auction Tiger. The Mortgagors/ notice are given a last chance to pay the total dues with further interest till **1st Dec, 2022 before 05.00 PM** else these secured assets will be sold as per above schedule.

The Prospective Bidder(s) must submit the Earnest Money Deposit (EMD) RTGS/ Demand Draft (DD) (Refer Column E) at **ICICI Home Finance Company Limited, Office No. 105 to 107, 1st floor, Plot no. 29, Ayre, AAI CHS Ltd., Kelkar Road , Ramnagar , Dombivali (E) - 421201** on or before **1st Dec, 2022 before 04:00 PM**. Kindly note, in case prospective bidder(s) are unable to submit their offer as per above mentioned time then signed copy of tender documents may be submitted at **ICICI Home Finance Company Limited, Office No. 105 to 107, 1st floor, Plot no. 29, Ayre, AAI CHS Ltd., Kelkar Road , Ramnagar , Dombivali (E) - 421201** on or before **1st Dec, 2022 before 05.00 PM**. Earnest Money Deposit Demand Draft (DD) should be from a Nationalized/Scheduled Bank in favor of "**ICICI Home Finance Company Ltd.- Auction**" payable at **Mumbai, Nagpur**

For any further clarifications with regards to inspection, terms and conditions of the auction or submission of tenders, kindly contact **ICICI Home Finance Company Limited on 7021072869**. The Authorized Officer reserves the right to reject any or all the bids without furnishing any further reasons. For detailed terms and conditions of the sale, please visit <https://www.icicihfc.com/>

Date : November 03, 2022
Place : Mumbai, Nagpur

Authorised Officer
ICICI Home Finance Company Limited



YES BANK Limited

Regd. & Corporate Office: YES BANK House, Off Western Express Highway, Santacruz East, Mumbai – 400055, India Website: www.yesbank.in CIN – L65190MH2003PLC143249

SALE 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 under rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to borrower(s) and Guarantor(s) that the below described immovable property mortgaged / charged to the Yes Bank Ltd. (the "Secured Creditor"), the Possession as per Rule 8(1) of Security Interest (Enforcement) Rules, 2002, whereof has been taken by the Authorized officer of the secured creditor on February 24, 2022, will be sold by way of e-auction on "As is where is", "As is what is", and "Whatever there is" and "No recourse" basis on Wednesday, November 23, 2022 for recovery of the Rs.3,65,26,321/- (Rupees Three Crore Sixty Five Lakhs Twenty Six Thousand Three Hundred Twenty One Only) as on November 1, 2022 together with further interest, costs, charges and expenses thereon with effect from November 01, 2022 due to the secured creditor from Avior Marketing LLP and its Director, Mortgagor, Borrower & Co-Borrower. The detail regarding the description of properties, reserve price (below which the properties will not be sold) and the earnest money deposit are more particularly stated in the table below.

Name of Borrower/ Guarantor(s)/service provider/s	Description of Property	Reserve Price (INR)	Earnest Money Deposit (INR)
Avior Marketing LLP and its Director, Mortgagor Borrower and Co-Borrower	Residential Flat no 404, area i.e.55.74sq.mt. usable carpet area at 4th floor, in the building named "Bayview" and additional 76 sq.mt terrace area open to sky, at Vaidiyawadi, Thakurdwar Road, Mumbai- 400002	INR 1,80,00,000/- (Rupees One Crore Eighty Lakhs Only)	INR 18,00,000/- (Rupees Eighteen Lakh Only)

TERMS AND CONDITION OF THE SALE OF IMMOVABLE PROPERTIES BY WAY OF E-AUCTION:-

- Inspection of the properties: Interested parties may inspect the properties on November 11, 2022, between 11:30 AM to 4:00 PM. Last date and Time Submitting EMD: Monday, November 21, 2022 upto 5:00 PM.
- The Auction Sale will be "Online E-Auction / Bidding" through "VBL's approved service provider, M/S E-Procurement Technologies Limited having its Office at: A-261, Wall Street-11, Opp. Orient Club, Mr. Gujarati College, Ellis bridge, Ahmedabad – 380006, State Gujarat, India help line nos. 9978591888, 9855562821 - 079 61200594/598/568/587/538 Mr. Ram Sharma, and also help line mail id: support@auctiontiger.net, rampasad@auctiontiger.net, and at the web portal <https://sarfaesi.auctiontiger.net/> /also on Auction tiger Mobile App.
- The auction sale will be held on Wednesday, November 23, 2022 between 2:00 PM to 5:00 PM with auto-extensions for 5 (five) minutes in case bid is placed in the last five minutes before the appointed closing time.
- The Bid price to be submitted to secure the reserve price fixed by the Authorized Officer ("AO") and bidder shall further improve their offer in multiple of INR 1,00,000/- (Rupees One Lakh Only)
- The properties will not be sold below the reserve price set by the AO. The Bid quoted below the reserve price shall be rejected and the EMD deposited shall be forfeited.
- The successful bidder shall have to pay 25% of the purchase amount (including Earnest Money already paid) within 24 hours of the closure of the e-auction sale proceedings. The balance 75% of the purchase price shall have to be paid within 15 (fifteen) days of the confirmation of the sale by the Bank or such extended period as agreed upon in writing by and solely at the discretion of the AO, failing which the bank shall forfeit amounts already paid/deposited by the purchaser.
- Bids shall be submitted online only in the prescribed format(s) with relevant details duly filled in. Bids submitted in any other format/incomplete bids are liable to be rejected.
- All Bid forms shall be accompanied by copies of following KYC documents viz (i) PAN card (ii) Aadhar card/passport (iii) Current Address proof (iv) valid e-mail id (v) Contact number/s (mobile/fanline), etc. Scanned copies of said documents shall be submitted to the email ID stated above. Earnest money Deposit (EMD) as mentioned against each property described in the accompanying Sale Notice shall be deposited through RTGS/NEFT/FUND TRANSFER to the credit of the following account before submitting the bids online:-

Particulars	Details
Name of Bank & Branch	Yes, Bank Limited & Nehru Centre, Mumbai.
Name of Beneficiary	BB CAD MUMBAI- INTERNAL ACCOUNT
Account No.	000189900001840
IFSC Code	YESB00000001

- The intending bidder should submit a proof of deposit of EMD to the bank in a format as may be acceptable to the Bank.
- The Bidders should hold the valid e-mail id as all the relevant information from secured creditor/the service provider may be conveyed through email only.
- Prospective intending bidders may contact the service provider on the detail mentioned above to avail online/in-person training on participating in the e-auction.
- However, neither the Authorized Officer nor the secured creditor or service provider shall be responsible for any technical lapses/power failure, etc.
- The EMD of unsuccessful bidders will be returned within 7 working days from the date of closure of e-auction proceedings.
- The sale is subject to confirmation by the Bank. If the borrower/guarantor(s) pay the entire amount due to the secured creditor before the appointed date and time of e-auction, no sale will be conducted.
- To the best of knowledge and information of AO, no other encumbrances exist on the aforesaid properties, however prospective tenders are advised to do their own due diligence and conduct independent enquiries in regard to the title/encumbrances, etc. The AO shall not be held responsible for any change, lien, encumbrance, property tax or any other dues to the Government and anybody in respect to the aforesaid mortgage property. The properties are being sold with all the existing and future encumbrances whether known or unknown to the secured creditor.
- The AO has the right to reject any tender/tenders (for the property) or even may cancel the e-auction without assigning any reason therefor.
- The AO shall not be held responsible for any change, lien, encumbrance, property tax or any other dues to the Government and anybody in respect to the aforesaid mortgage property.
- The sale is subject to the conditions prescribed in the SARFAESI Act/Rules 2002 and the condition mentioned above.
- For further information on the auction, including inspection of the properties, the intended tenders may contact Mr. Prosenjit Mahato on No. 9167208012 or Mr. Vijay Shetty No. 982035172 between 10:30 AM to 5:30 PM on all working days.

SALE NOTICE TO BORROWER/GUARANTORS