

PUBLIC NOTICE

NOTICE is hereby given that, we are investigating the title of **THE MULUND TRUPTI CO-OPERATIVE HOUSING SOCIETY LIMITED**, a society registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 under Registration No. BOM/HSG/5241 of 1977 having its registered office at Mahatma Phule Road, G.V.S. Road No. 4, Mulund (East), Mumbai-400081 (hereinafter referred to as "the Society"), in respect of the Property more particularly described in the **First Schedule** hereunder written (hereinafter referred to as "the Property").

The Society has informed our client that the Society comprises of 65 members occupying on what is known as "ownership basis" their respective premises in the Society building known as The Mulund Trupti Co-operative Housing Society Limited (forming part of the Property) as more particularly set out in the **Second Schedule** hereunder written (the respective premises are hereinafter referred to as the "Premises").

All persons having any claim in respect of the Property (or any part thereof), including the Premises (or any of them), whether by way of allotment, sale, transfer, assignment, mortgage, charge, gift, trust, inheritance, possession, lease, sub-lease, lien, license, tenancy, maintenance, easement, exchange or otherwise howsoever are hereby required to make the same known in writing together with copies of supporting documents, to the undersigned at their office at 402, fourth floor, Commerce House, 140, Nagindas Master Road, Fort, Mumbai - 400 001, within 21 (twenty one) days from the date of publication hereof, failing which, such claims or objections, if any, will be considered to have been waived and/or abandoned, and the transaction will be completed without any reference thereto.

FIRST SCHEDULE
(Description of the Property)

All that piece or parcel of vacant land or ground situate, lying and being at Mulund, Mumbai Suburban District bearing S. No. 152 A, Hissa No. 12 and forming part of plot No. 17, 18, 19 and 21 being plot of no.18 corresponding CTS Nos. 506 & 507 (new CTS No. 507/12) admeasuring 2554.80 square meters as per records of property card (2736.98 square meters as per documents of title) together with benefit of setback area and together with the building **THE MULUND TRUPTI CO-OPERATIVE HOUSING SOCIETY LIMITED** standing thereon having ground and 4 floors and bounded as follows:

On or towards the East : By 44' Wide GV SCHEME ROAD NO 4
On or towards the West : By CTS NO 507/10
On or towards the North : By CTS NO 507/11
On or towards the South : By CTS NO 507/13/2

SECOND SCHEDULE
(Description of the Premises)

A-WING

FLOOR	FLAT NOS.	EXISTING NAME OF MEMBER	Existing Carpet Area (sq. Ft.)
Gr	A-1	Mr. Jayant Pandurang Mahabal	484
Gr	A-2	Mrs. Jyotsna Jayant Mahabal	313
Gr	A-3	Miss Tejal M. Mhatre	313
Gr	A-4	Mr. Jayant Ramakant Mungre	708
1st	A-5	Mr. Rajkumar Chudaman Borse	708
1st	A-6	Mr. Raghunath Anand Ratabole	713
1st	A-7	Mr. Ajit Hanibhau Kulkarni	713
1st	A-8	Mr. Narayanprasad M. Agarwal & M.M. Dhandharia	708
2nd	A-9	Mr. Vishnu Motiram Warke.	708
2nd	A-10	Smt. V.V. Kulkarni	713
2nd	A-11	Smt. Smita B. Tilve	713
2nd	A-12	Smt. Vasanthi L. Pichan &	708
3rd	A-13	Mr. Ajit Shashikant Gondhalekar	598
3rd	A-14	Mr. Rohit Pawar	619
3rd	A-15	Mr. Rahul Balkrishna Chavan	619
3rd	A-16	Mr. Balkrishna R. Chavan	598
4th	A-17	Mr. S. Varadarajan	485
4th	A-18	Mr. Sameer S. Lele & Smt. Smeeta Godbole	536
4th	A-19	Mr. Bhushan Shankar Jelang	536
4th	A-20	Mr. Subhash Ratilal Mehta	485

B-WING

FLOOR	FLAT NOS.	EXISTING NAME OF MEMBER	Existing Carpet Area (sq. Ft.)
Gr	B-1	Mr. Vishal Narayan Chavan	418
Gr	B-2	Mr. Yashwant Sitaram Salvi	562
Gr	B-3	Mr. Ravish Bhao Chavan	562
Gr	B-4	Smt. Asha Laxman Sawant	418
1st	B-5	Smt. Pushpa Vasant Wadgaonkar	560
1st	B-6	Mr. N. Jayaram Nayak	562
1st	B-7	Mr. Suhas V. Karnik	562
1st	B-8	Smt. Meena Chandrakant Desai	560
2nd	B-9	Smt. Amrita Adinath Kapse	560
2nd	B-10	Mrs. Manasi V. Sukhdare	562
2nd	B-11	Smt. Rohini Narayan Chavan	562
2nd	B-12	Mr. Hemant Y. Shirke	560
3rd	B-13	Smt. Sheela Golekar	560
3rd	B-14	Mr. Ramgopal H Khandelwal	562
3rd	B-15	Smt. Malvi. M. Sakpal	562
3rd	B-16	Mr. Chandrakant Ganpat Parab	560
4th	B-17	Mr. Bharat Hiralal Shah	560
4th	B-18	Smt. Vasundhara Raghunath Sawant	562
4th	B-19	Mrs. Sneha S. Parab	562
4th	B-20	Mr. Sanjay Chandrakant Parab	560

C-WING

FLOOR	FLAT NOS.	EXISTING NAME OF MEMBER	Existing Carpet Area (sq. Ft.)
Gr	C-1	Smt. Sarla Arvind Somaia	390
Gr	C-2	Smt. Anjali Arvind Bakane	399
Gr	C-3	Mr. Arvind Keshavrao Bakane	399
Gr	C-4	Smt. Minaxi R Desai	390
1st	C-5	Smt. Sarojini S Mahadik	390
1st	C-6	Mr. Kiran Mangesh Varde	399
1st	C-7	Smt. Usha M Varde	399
1st	C-8	Mr. Suresh. V. Randive	390
2nd	C-9	Mr. Sandeep Chandrakant Parab	390
2nd	C-10	Mr. D. P. Athavale	399
2nd	C-11	Mr. Rajesh N. Raghwan	399
2nd	C-12	Mr. Sahalesh Sudhakar Mahadik	390
3rd	C-13	Mr. Atmaram Ramchandra Mane	399
3rd	C-14	Smt. Namada N Raghwan	399
3rd	C-15	Smt. Sumitra M. Rao	390
3rd	C-16	Mrs. Vibhavan/Vishwanath Desai	390
4th	C-17	Smt. Suchitra Tanaji Sawant.	390
4th	C-18	Mr. D. H. Gawde	399
4th	C-19	Mr. Ulfas Shankar Bhoale	399
4th	C-20	Mr. N D Chandwadkar	390

SHOPS

FLOOR	FLAT NOS.	EXISTING NAME OF MEMBER	Existing Carpet Area (sq. Ft.)
Gr Floor in A Wing	1	MR. JIGNESH VORANI	171
Gr Floor in A Wing	2	MR. RAMCHAND M YADAV & 3 OTHER	234
Gr Floor in A Wing	3	MR. P. N NAMBIAR	126
Gr Floor in A Wing	4	DR. R. G. TORSEKAR	126
Gr Floor in A Wing	5	MR. KISHOR H. PARMAR	234

Dated this 7th day of December 2023

Pradhan & Rao
Advocates and Solicitors
Sd/-
Amit S. Pradhan
(Partner)

FORM G
INVITATION FOR EXPRESSION OF INTEREST FOR AADITRI CONSTRUCTIONS PRIVATE LIMITED OPERATING IN REAL ESTATE SECTOR AT MUMBAI (Under Regulation 36A (1) of the Insolvency and Bankruptcy (Insolvency Resolution Process for Corporate Persons) Regulations, 2016)

RELEVANT PARTICULARS	
1. Name of the corporate debtor along with PAN/CIN/LLP No.	Aaditri Constructions Private Limited CIN: U45400MH2015PTC261625
2. Address of the registered office	ONE BWC, A Wing 140/1, Plot No. C - 66, G Block, Bandra Kurla Complex, Bandra East, Mumbai - 400051.
3. URL of website	https://www.incorpconstructing.com/aaditri_constructions_pvt_ltd.html
4. Details of place where majority of fixed assets are located	The details can be sought from the RP by emailing at corp.aaditri@gmail.com
5. Installed capacity of main products/ services	Not Applicable
6. Quantity and value of main products/ services sold in last financial year	Not Applicable
7. Number of employees/ workmen	NIL
8. Further details including last available financial statements (with schedules) of two years, lists of creditors, are available at URL :	The details can be sought by emailing at corp.aaditri@gmail.com and is available at https://www.incorpconstructing.com/aaditri_constructions_pvt_ltd.html
9. Eligibility for resolution applicants under section 25(2)(h) of the Code is available at URL :	The detailed invitation for expression of interest which shall include eligibility for resolution applicants u/s 25 (2)(h) of the Code can be sought by emailing at corp.aaditri@gmail.com and is available at https://www.incorpconstructing.com/aaditri_constructions_pvt_ltd.html
10. Last date for receipt of expression of interest	December 22, 2023
11. Date of issue of provisional list of prospective resolution applicants	January 06, 2024
12. Last date for submission of objections to provisional list	January 16, 2024
13. Last date of issue of final list of prospective resolution applicants	January 21, 2024
14. Date of issue of information memorandum, evaluation matrix and request for resolution plans to prospective resolution applicants	February 20, 2024
15. Last date for submission of resolution plans	February 20, 2024
16. Process email id to submit EOI	corp.aaditri@gmail.com

Note:

1. Aaditri Constructions Private Limited is a majority partner with a share of 98.98% in Radius & Deserve Builders LLP which is also undergoing Corporate Insolvency Resolution Process and the SIRA Project located at Chembur is with Radius & Deserve Builders LLP.

2. The Hon'ble NCLT, Mumbai Bench has extended the Corporate Insolvency Resolution Process by a further period of 90 days i.e. until 23 December 2023. The Resolution Professional shall application for exclusion of the timelines in the interest of the CIRP Process.

Date : December 07, 2023
Place : Mumbai

Jayesh Natvarlal Sanghrajka
Resolution Professional of Aaditri Constructions Private Limited
(Undergoing CIRP vide order dated March 28, 2023)
Registration Number: IBB/I/PA-001/IP-P00216/2017-2018/10416
AFR No. A4/L10416/02/250924/109031 valid till September 25, 2024
E-mail id registered with IBB: jayesh.sanghrajka@incorpconstructing.in
Address registered with IBB and Process specific address for correspondence:
405, Hind Rajasthan Building, D. S. Phalke Road, Gautam Nagar, Dadar East, Mumbai - 400014.
Process specific email id for correspondence: corp.aaditri@gmail.com

केनरा बँक Canara Bank
सहायक बँक
A Bank of India Undertaking

सिंडिकेट Syndicate

ARM-II BRANCH, MUMBAI
3rd Floor, Canara Bank Building, Adl Marzan Street, Ballard Estate, Mumbai - 400 001. **Tel.:** 022-22651128 / 29. **Email :** cb6289@canarabank.com

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision 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 properties mortgaged/charged to the Secured Creditor, the Possession of which has been taken by the Authorized Officer of Canara Bank, will be sold on "As is where is", "As is what is" basis on **26.12.2023** for recovery of **Rs. 8,70,41,802.31** (as on **10.07.2023** plus further interest and charges there on) due to the ARM II Branch of Canara Bank from **M/s. Innova Fabtex**, at Gala No. B3 and B4 House No. 1159, Khambha Road, Mithpada, Kedia Compound Shelar Bhiwandi, Mumbai- 421302, represented by its Directors/Guarantors **(1) Mr. Sunil Kukreja (2) Mrs. Lisa Kukreja (3) Mr. Nimesh Navnitari Shah (4) Mrs. Kiran Nimesh Shah (5) Mr. Anil Radhakrishna Kukreja**

Sr. No.	Description of the Property	Reserve Price	Earnest Money Deposit
1	Factory Land and Building bearing Sy. No. 23/5,26/2,28/3/2 alongwith Ground Floor Gala No. B1 & B2, H. No. 1159, situated at Kamtha Road, Mithpada, Kedia Compound, Village - Shelar, Tal - Bhiwandi, Dist. Thane, Mumbai - 421302. adm. Plot area of 400 sq. yard or 344.44 sq. mtr. in the name of Mr. Anil Radhakrishna Kukreja Physical Possession	Rs. 51,03,000/-	Rs. 5,10,300/-
2	Hypothecated Plant and Machinery available at Sy. No. 23/5,26/2,28/3/2 alongwith Ground Floor Gala No. B1 & B2, H. No. 1159, situated at Kamtha Road, Mithpada, Kedia Compound, Village - Shelar, Tal. Bhiwandi, Dist. Thane, Mumbai - 421302. adm. Plot area of 400 sq. yard or 344.44 sq. mtr. in the name of Mr. Anil Radhakrishna Kukreja Physical Possession	Rs. 82,62,000/-	Rs. 8,26,200/-

The Earnest Money Deposit shall be deposited on or before **22.12.2023 up to 5.00 p.m.**

Details of EMD and other documents to be submitted to service provider on or before **22.12.2023 up to 5.00 p.m.**

Date up to which documents can be deposited with Bank is **22.12.2023 up to 5.00 p.m.**

For detailed terms and conditions of the sale, please refer the link "E-Auction" provided in **Canara Bank's website (www.canarabank.com)** or may contact Mr. Paritosh Kumar, Chief Manager, Canara Bank, ARM II Branch, Mumbai (Mob. No. 8828328297) or Mr. Sumit Kumar, Manager, (Mob.No. : 9345332233) E-mail id : cb6289@canarabank.com during office hours on any working day or the service provider M/s. C1 India Pvt. Ltd., Udyog Vihar, Phase - 2, Gulf Petrochem Building, Bulwer Road No. 301, Gurgaon, Haryana. Pin - 122015 (Contact No. +911244302020/21/22/23/24, support@bankauctions.com; maharashtra@c1india.com).

Date : 06.12.2023
Place : Mumbai

Sd/-
Authorized Officer
Canara Bank, ARM-II Branch

FEDERAL BANK
YOUR PERFECT BANKING PARTNER

Loan Collection & Recovery Department - Mumbai Division

The Federal Bank Ltd. Loan Collection & Recovery Department - Mumbai Division, 134, 13th Floor, Jyoti Chamber II, Nariman Point, Mumbai-400 021

E-mail : mumlcrd@federalbank.co.in,
Phone : 022 - 22022548 / 22028427

CIN : L65191KL1931PLC000368, Website : www.federalbank.co.in

POSSESSION NOTICE

Whereas the undersigned being the authorised officer of the Federal Bank Limited under the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act,2002 (hereinafter referred to as Act) and in exercise of powers conferred under section 13(12) of the said Act read with rule 3(1) of the Security Interest (Enforcement) Rules, 2002 (hereinafter referred to as Rules) **Issued a demand notice dated 10/07/2023** calling upon the borrowers **(1) Mr. Yogesh Hiralal Bhutada, Son of Mr. Hiralal Premji Bhutada and 2) Mrs. Harshaben Hiralal Shah, Wife of Mr. Hiralal Premji Bhutada** both 1 and 2) at Flat No : 201, Building No : 4, Wing No : 6, Radhey Residence-2, Gut No. 16, Vichumbe, Panvel, Maharashtra-410206, **to repay the amount mentioned in the notice being Rs. 29,40,385.00 (Rupees Twenty Nine Lakhs Forty Thousand Three Hundred and Eighty Five Only) together with interest and costs within 60 days from the date of receipt of the said notice.**

The borrowers 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 section 13(4) of the said Act read with rule 8 of the said Rules on this **05th day of December 2023.**

The borrower in particular and 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 Federal Bank Ltd. for an amount of **Rs. 30,91,720/- (Rupees Thirty Lakhs Ninety One Thousand Seven Hundred and Twenty Only)** as on **05/12/2023** together with further interest and cost/other charges thereon.

Description of the Security Property

All that piece and parcel of the Residential Flat No : 201, admeasuring 479.13 Sq.Fts. Carpet area, on the 2nd Floor, Wing 6, in Building No. 4, of the Building Known as "Radhey Residency-2, constructed on all that piece and parcel of land admeasuring about 35.2 hectares, bearing Survey No. 16, lying being and situated at Village Vichumbe, Taluka Panvel, District Raigad, State Maharashtra, District and Registration District and Sub-Registration District of Raigad and Sub-Registration District of Panvel and bounded on the East by land bearing Survey No. 18, on the South by land bearing Survey No. 15, on the West by land bearing Survey No. 15 and 17 and on the North by land bearing Survey No. 17.

For, The Federal Bank Ltd.
Mr. Lecin C
Deputy Vice President – I & Division Head
(Authorised Officer under SARFAESI Act)

Date : 05/12/2023
Place : Panvel

Indian Overseas Bank
Thane Branch
Arjun Tower, 1st Floor, Gokhale Road, Naupada, Thane, PIN – 400 602
Tel No: 022-25408989; Fax: 25376676

Ref: DN/July-1/2022-23
Date: 02/08/2023

Demand notice to Borrowers / Mortgagors/Guarantors Under Sub-section (2) of Section 13 of the SARFAESI Act, 2002

To,

Sr. No.	Borrower [Name & full address] (Indicate in bracket if borrower is also mortgagor)	Sr. No.	Borrower [Name & full address] (Indicate in bracket if borrower is also mortgagor)
1	Mrs. Preeti Akash Soni(Mortgagor) Flat no 104, C Wing Nageshwar Park,Near Nakoda Hospital,Bhayendar West,Thane-401101 Also at: Flat no 304,3rd Floor, C Wing Type B1,Building No 21,Shree Om Sai Apartmen t,Betegaon,Palghar-401501 Room no 703/A,Vinay Tower, Pleasant Park,Near. Kashimira, Mira Road East,Thane-401107	2	Mr.Aakash Mahendra Soni Flat no.104, C Wing Nageshwar Park, Near Nakoda Hospital, Bhayendar West,Thane-401101 Also at: Flat no 304,3rd Floor, C Wing Type B1,Building No 21,Shree Om Sai Apartmen t,Betegaon,Palghar-401501 Roomno 703/A,Vinay Tower,Pleasant Park,Near. Kashimira, Mira Road East,Thane-401107

Dear Sirs/
Re.: Your Credit facilities with Indian Overseas Bank, Thane Branch

1. You, the above named borrowers of our bank have availed the following credit facilities from our Thane Branch:

The details of credit facilities with outstanding dues are as under:

Sl. No.	Nature of facility	Limit	Rates of Interest (including overdue interest) & rests	Total dues* as on (In Rs.)
1	Housing Loan-Subhagraha 008903517000499	Rs. 22,00,000/-	RLLR(9.35%)+0.10% pa = 9.45% p.a. + 2% overdue interest till regularized	Rs. 22,48,649/-
	Total	Rs. 22,00,000/-		Rs.22,48,689/-

* With further interest at contractual rates/rests will become payable from the date mentioned above till date of payment.

The credit facilities were secured by the assets mentioned below by way of mortgage standing in the name of the borrower Nos 1 & 2. They were also secured by mortgage of property in the name of mortgagor mentioned in Sl. No.1 & 2 hereinabove.

You have acknowledged from time to time the liabilities mentioned herein above through various documents executed by you.

2. The details of securities in favour of the Bank for the aforesaid credit facilities are:

Nature of security (Hypothecation / Mortgage etc.,)	Particulars of securities [Full description with location, four boundaries, measurement on four sides total extent and name of owner to be given]
Mortgage	1. Equitable mortgage by way of deposit of original title deed followed by notice of intimation of property Flat No. 304, on the 3rd Floor, Wing C, adm. 368 sq. ft. (Carpet Area) & 575 sq. ft. (Super Built up Area), Building No. 21, as per Layout Building No. 1, Type B1, in the building known as "SHREE OM SAI APARTMENT", constructed on all that piece and parcel of land bearing Gut No. 108, lying, being and situated Village: Betegaon, Taluka and District Palghar in the registration district and Sub Registrar Palghar. .

3. Consequent upon defaults committed by the above named borrowers in payment of the principal debt / interest as per agreed terms, loan account mentioned above have been classified as Non-Performing Asset on **01.08.2023** (date of classification as NPA) as per Reserve Bank of India guidelines and directives. Despite our reminders for regularization of your account, you have not repaid the overdue loans including interest thereon.

4. Since you the above named borrowers referred under Sl. Nos 1 & 2 have failed to meet the liabilities in respect of the credit facilities duly secured by various securities mentioned above and upon classification of your account as a Non-Performing Asset, we hereby recall our advances to Sl. Nos 1& 2 of you and give you notice under sub-section (2) of section 13 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and call upon you to pay in full and discharge your liabilities to the bank aggregating to **Rs. 22,48,689.00 (Rupees Twenty Tow Lakhs Forty-Eight Thousand Six Hundred and Eighty-Nine Only)** as detailed in para 1 above, with further interest @ **RLLR (9.35%) +0.10% = 9.45% p.a +2% p.a (penal interest)** compounded with monthly rests as agreed, from the date mentioned above, within 60 days from the date of receipt of this notice.

5. The above named mortgagor Nos 1&2 have given undertaking for repayment / guarantee for the credit facilities taken by the borrowers and have also mortgaged the properties herein mentioned to secure the above said credit facilities. Since the borrowers have committed defaults in repayment, the mortgagors/ guarantors have become liable to pay to us in terms of the guarantee, the amounts due to the Bank as per the loan / credit facilities aggregating to **Rs. 22,48,689.00 (Rupees Twenty Tow Lakhs Forty-Eight Thousand Six Hundred and Eighty-Nine Only)** as detailed in para 1 above, with further interest @ **RLLR (9.35%) +0.10% = 9.45% p.a +2% p.a (penal interest)** compounded with monthly rests as agreed and we hereby invoke the guarantee against the mortgagors / guarantors who have given non-agri securities enforceable under the SARFAESI Act namely **Mrs. Preeti Akash Soni and Mr.Aakash Mahendra Soni** of you and call upon you to pay the said amount within sixty days from the date of receipt of this notice. Please be advised that the guarantors liability is coextensive with the liability of the borrowers.

6. We further give notice to the borrowers namely **Mrs. Preeti Akash Soni and Mr.Aakash Mahendra Soni** and mortgagors who have given non-agri securities enforceable under the SARFAESI Act namely **Mrs. Preeti Akash Soni and Mr.Aakash Mahendra Soni** that failing payment of the above amount in full with interest and charges etc till the date of payment, we shall be exercising all or any of the rights vested on us, under sub-section (4) of section 13 of the said Act.

7. Please note that in law the borrowers and guarantors are jointly and severally liable to repay the dues with further interest and charges etc.

8. Please note that interest will continue to accrue at the rates and rests as agreed for each credit facility until full repayment.

9. Your attention is also invited to sub-section (13) of section 13 of the said Act in terms of which you are restrained from transferring/alienating/shifting any of the secured assets referred to above by way of sale, lease or otherwise, without obtaining our prior written consent. Please also note that non-compliance / contravention of the provisions contained in the said Act or Rules made thereunder, is an offence which is punishable with imprisonment and/or fine as provided under section 29 of the Act.

10. We also put all of you on notice that if the account is not regularized/ repaid within the stipulated time and in case of the Bank classifying you as a willful defaulter as per RBI Guidelines, the Bank reserves its rights to publish your photograph in newspaper(s) with your name, address, details of default, dues etc., in accordance with RBI Guidelines besides initiating all recourses available to the Bank for recovery.

11. We also advise you that this demand notice is without prejudice to and shall not be construed as waiver of any other rights or remedies which we have for recovery of the above said dues as well as our right to make further demands in respect of sums due and payable by you.

12. Further, your attention is invited to provisions of Sub-section (8) of the Section 13 of the Act, in respect of time available to you, to redeem the secured assets.

Date: 02/08/2023
Place: Thane West

Yours faithfully,
Authorized Officer

DEBTS RECOVERY TRIBUNAL – 1, MUMBAI
(Government of India, Ministry of Finance)
2nd Floor Telephone Bhavan, Colaba Market, Colaba, Mumbai - 400005
(5th Floor, Scindia House, Ballard Estate, Mumbai - 400 001)
O. A. NO. 592 OF 2022

Exh. 14
.... Applicant

SUMMONS
.... Defendants

Kotak Mahindra Bank Limited
V/s
Toto Pre Stressing System Pvt. Ltd. & Ors.

1. WHEREAS, OA/592/2022 was listed before Hon'ble Presiding Officer/Registrar on 01/11/2023.

2. WHEREAS The Hon'ble Tribunal is pleased to issue summons/notice on the said Application under section 19(4) of the Act, (OA) filed against you for recovery of debts of Rs.1,59,33,326.09

3. WHEREAS the service of summons/Notice could not be effected in the ordinary manner and whereas the Application for substitute service has been allowed by this Tribunal.

4. In accordance with sub-Section (4) of section 19 of the Act, you, the defendants are directed as under:-

i) To show cause within thirty days of the service of summons as to why relief prayed for should not be granted;

(ii) To disclose particulars of properties or assets other than properties and assets specified by the applicant under serial number 3A of the original application;

(iii) You are restrained from dealing with or disposing of secured assets or such other assets and properties disclosed under serial number 3A of the original application, pending hearing and disposal of the application for attachment of properties;

(iv) You shall not transfer by way of sale, lease or otherwise, except in the ordinary course of his business any of the assets over which security interest is created and/or other assets and properties specified or disclosed under serial number 3A of the original application without the prior approval of the Tribunal;

(v) You shall be liable to account for the sale proceeds realised by sale of secured assets or other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with the bank or financial institutions holding security interest over such assets.

5. You are also directed to file the written statement with a copy thereof furnished to the applicant and to appear before Registrar on **18/01/2024 at 12:00 Noon**. Failing which the application shall be heard and decided in your absence.

Given under my hand and the seal of this Tribunal on this **16th day of November, 2023**

Sd/-
Registrar,
Debts Recovery Tribunal-1, Mumbai

SEAL

To
Defendant No. 1
Toto Pre Stressing System Pvt. Ltd.
The Borivali Neelkamal CHS, B1 3A Daulat Nagar Rd No. 10, Premji Nagar, Borivali West, Mumbai – 400066, Maharashtra – India
Defendant No. 2
Shyam Kumar Rai
Ratan Kunj CHS, Building No. 4 E 101, Four Bungalows, Ganesh Mandir Lane, Andheri West, Mumbai – 400053, Maharashtra – India
Defendant No. 3
Ram Dulchand Rai
Ratan Kunj CHS, Building No. – 4E – 101, Four Bungalows, Andheri (West), Ganesh Mandir L, Mumbai – 400053, Maharashtra - India
Defendant No. 4
Sandhya Ramesh Shah
602 Wing Shree Mangrish Chsl, Shimpoli Rd, Telephone Exchange, Borivali W, Mumbai – 400092, Maharashtra - India

ICICI Home Finance | **Corporate Office:** ICICI Home Finance Company Limited ICICI HFC Tower, Andheri - Kurla Road, Andheri (East), Mumbai- 400059, India
Branch Office: 2nd Floor, Office 204, Junction 406, Plot No.406/1B, Takka Road, Panvel West- 410206

Notice for sale of immovable assets through Private Treaty

Sale Notice for Sale of Immovable Assets through Private Treaty under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(8)/r/w Rule 9 (1) of the Security Interest (Enforcement) Rules, 2002

ICICI Home Finance Company Limited (ICICI HFC) conducted several Auctions for the sale of the mortgaged property mentioned below, however, all such e-Auctions failed. Now, an interested buyer has approached ICICI HFC with an offer to purchase at Reserve Price (Please refer below table) 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 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", "Whatever there is", by way of Private Treaty 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 asset(s) 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.	Anand Prakash Sharma (Borrower) Urmila Sharma (Co-Borrower) M/s Aegis Infrasolutions Private Limited (Co-Borrower) Loan Account No. NHTNE00001293773	Plot No. 40 with Bunglow in the Scheme known as Magic Hill Phase-1, Constructed On The Land Bearing Old S. No. 13 - H No. 1+6+7A, 2, S No. 14 - H No. 4, 5, 6, 8, S. No. 15 - H No. 1 to 10, S No. 16 - H No. 1, 5, S. No. 17, H No. 3, 11 to 14, 16 to 19, 21, 22, 24+26+36, 27, 28, 33A, 33B & 37, New S. No. 40 situated at Village Ambivali (Ambivali Tarphe Vankhal), Tal. Khalapur, Dist. Raigad.	Rs. 1,34,40, 493/- December 04, 2023	Rs. 40,00, 000/- Rs. 4,00,000/-	December 11, 2023 11:00 AM 03:00 PM	December 22, 2023 02:00 PM 03:00 PM
2.	Anand Prakash Sharma (Borrower) Urmila Sharma (Co-Borrower) M/s Aegis Infrasolutions Private Limited (Co-Borrower) Loan Account No. NHTNE00001293782	Plot No. 153-154 with Bunglow in the Scheme know as Magic Hill Phase-1, constructed on the land bearing Old S. No. 13 - H No. 1+6+7A, 2, S No. 14 - H No. 4, 5, 6, 8, S. No. 15 - H No. 1 to 10, S No. 16 - H No. 1, 5, S. No. 17, H No. 3, 11 to 14, 16 to 19, 21, 22, 24+26+36, 27, 28, 33A, 33B & 37, New S. No. 40 situated at Village Ambivali (Ambivali Tarphe Vankhal), Tal. Khalapur, Dist. Raigad- 410202	Rs. 13,435, 655/- December 04, 2023	Rs. 40,00, 000/- Rs. 4,00,000/-	December 11, 2023 11:00 AM 03:00 PM	December 22, 2023 02:00 PM 03:00 PM
3.	Pradeep Prahalad Rai Dadich (Borrower) Bhavana Dadich (Co- Borrower) M/s Neel Exim (Co-Borrower) Loan Account No. NHTNE00001282596	Bunglow Bearing Survey No. 40, Plot No. 274, Old Survey No. 13-17 Situated at Village Ambivali Tarphe Vankhal, Taluka and District Raigad	Rs. 1,09,35, 252/- December 04, 2023	Rs. 38,00, 000/- Rs. 3,80,000/-	December 11, 2023 11:00 AM 03:00 PM	December 22, 2023 02:00 PM 03:00 PM
4.	Manisha Vijay Gupta (Borrower) Vijaykumar C Gupta (Co-Borrower) Loan Account No. NHMMUM00001274331	Plot No. 76 with Bunglow in the Scheme know as Magic Hill Phase-1, constructed on the land bearing New S. No. 40, OLD S. No. 13 - H No. 1+6+7A, 2, S No. 14 - H No. 4, 5, 6, 8, S. No. 15 - H No. 1 to 10, S No. 16 - H No. 1, 5, S. No. 17, H No. 3, 11 to 14, 16 to 19, 21, 22, 24+26+36, 27, 28, 33A, 33B & 37 situated at Village Ambivali (Ambivali Tarphe Vankhal), Tal. Khalapur, Dist. Raigad- 410202	Rs. 1,15,93, 669/- December 04, 2023	Rs. 40,00, 000/- Rs. 4,00,000/-	December 11, 2023 11:00 AM 03:00 PM	December 22, 2023 02:00 PM 03:00 PM