

**POSSESSION NOTICE** (For Immovable Property)  
(As per Appendix IV read with Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002)

**Loan account Name: Rangbehari Purshottamas Das Bhoote**  
**Loan Account No. - ILAP31184, CRN - 46073040**

WHEREAS, The undersigned being the Authorised Officer of the **Kotak Mahindra Bank Ltd.**, a banking company within the meaning of the Banking Regulation Act, 1949 having its Registered Office at 27BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400 051 and branch office at 4th Floor, Admas Plaza, 166/16, CST Road, Kolverly Village Kurchi Kurve Nagar, Kalina Santacruz (E), Mumbai - 400 098 under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") and in exercise of the powers conferred under sections 13(2) and 13(12) read with Rule 8(1) of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated 24th of January 2017 which was issued to **1. Rangbehari Purshottamas Das Bhoote (Borrower/ Mortgagor/Guarantor)** having address at Flat No. 1306, 13th Floor, Challenger Tower - II, Challenger CHSL, Poisar, Thakur Village, Kandivali (E), Mumbai; **2. Nutan Rangbehari Bhoote (Co-Borrower/Guarantor)** having address at Flat No.1306, 13th Floor, Challenger Tower - II, Challenger CHSL, Poisar, Thakur Village, Kandivali (E), Mumbai; **3. Puneet Rangbehari Bhoote (Co-Borrower/Guarantor)** having address at Flat No.1306, 13th Floor, Challenger Tower - II, Challenger CHSL, Poisar, Thakur Village, Kandivali (E), Mumbai; **4. Abhishek Rangbehari Bhoote (Co-Borrower/Guarantor)** having address at Flat No. 1306, 13th Floor, Challenger Tower - II, Challenger CHSL, Poisar, Thakur Village, Kandivali (E), Mumbai; and **5. Riraf Industries (Co-Borrower/Guarantor)** having address at Flat No. 1306, 13th Floor, Challenger Tower - II, Challenger CHSL, Poisar, Thakur Village, Kandivali (E), Mumbai to repay the amount mentioned in the notice being **Rs. 1,17,42,872/- (Rupees One Crore Seventeen Lakhs Forty Two Thousand Eight Hundred Seventy Two Only)** (We retreat from 13(2) Demand Notice) within 60 days from the date of publication of the said Demand Notice. The aforementioned Borrower/Co Borrower/Guarantor having failed to repay the amount, notice is hereby given to the Borrower/Co Borrower/Guarantor and the public in general that the undersigned has taken **Physical Possession** of the property described herein below in exercise of powers conferred on him / her under Section 13(4) of the SARFAESI Act read with Rule 8 and in execution of order under Section 14 dated 16th day of April 2018 passed by the Addl. Chief Metropolitan Magistrate, 3rd Court, I/c Chief Metropolitan Magistrate, Esplanade Court, Mumbai of the above said Rules on this 19th March of the year 2024.

The Borrower/Co Borrower/Guarantor mentioned hereinabove 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 Kotak Mahindra Bank Limited, having branch address at 4th Floor, Admas Plaza, 166/16, CST Road, Kolverly Village, Kurchi Kurve Nagar, Kalina Santacruz (E), Mumbai-400 098 for an amount **Rs. 1,17,42,872/- (Rupees One Crore Seventeen Lakhs Forty Two Thousand Eight Hundred Seventy Two Only)** (We retreat from 13(2) Demand Notice). The Borrowers Attention is invited to the Provisions of Sub Section (8) of Sec 13 of the Act, in respect of time available, to redeem the secured asset.

**DESCRIPTION OF THE IMMOVABLE PROPERTY**  
**Mortgage over following properties:** All that piece and parcel of Flat No. 1306, 13th Floor, Challenger Tower-II, Challenger CHSL, Poisar, Thakur Village, Kandivali (East), Mumbai

Sd/-  
Authorized Officer  
Ms. Shweta Kamath - Associate Vice President Legal  
Kotak Mahindra Bank Ltd.  
Date: 19.03.2024

**PUBLIC NOTICE**

NOTICE is hereby given to the public at large that my clients i.e. (1) SHRI PURSHOTTAM VISHRAM BHANUSHALI, (2) MR. RAJESH PURSHOTTAM BHANUSHALI, (3) MR. MUKESH PURSHOTTAM BHANUSHALI & (4) MRS. RASHMI ASHWIN GAURA, (Before Marriage - Rashmi Purshottam Bhanushali) are entitled in respect of the Residential Premises bearing Flat No. 301, located on the 3<sup>rd</sup> Floor in the Wing - A/3 of "Aasara Co-operative Housing Society Limited" (Registration No. BOM / WT / HSG / TC / 400 Year 1989 Dated 29/12/1989) (hereinafter referred to as "the said Society"), situated at Govardhan Nagar, L.B.S. Marg, Mulund (West), Mumbai - 400 080 (hereinafter referred to as "the said Premises") together with 5 fully paid up shares of Rs.50/- each of the said Society bearing Distinctive Nos. 156 to 160 (both inclusive) incorporated in the Share Certificate No. 32 (hereinafter referred to as "the said Shares"), (1) SHRI DAYALI RAMJI BHANUSHALI & (2) SHRI KISHORE DAYALI BHANUSHALI were seized and possessed of and/or otherwise well and sufficiently entitled in respect of the said Premises. The said SHRI DAYALI RAMJI BHANUSHALI expired on 16<sup>th</sup> December 1991, leaving behind him (1) SMT. RAMABEN DAYALI BHANUSHALI (widow), (2) SHRI KISHORE DAYALI BHANUSHALI (son), (3) SHRI ROHIT DAYALI BHANUSHALI (son), (4) MRS. JASODA RAMESHCHANDRA BHANUSHALI (married daughter), (5) MRS. SHANTA SHAMJI BHANUSHALI (married daughter) & (6) MRS. SAVITRI MADHAVJI BHANUSHALI (married daughter), as his only heirs and next of kin according to the provisions of the Hindu Succession Act, 1956 in which he was governed at the time of his death. SMT. MANBAI RAMJI BHANUSHALI mother of the said Late SHRI DAYALI RAMJI BHANUSHALI predeceased him. The available document in respect of the said Premises is Deed of Transfer dated 23<sup>rd</sup> February 1995 executed between (1) SMT. RAMABEN DAYALI BHANUSHALI, (2) SHRI KISHORE DAYALI BHANUSHALI, (3) SHRI ROHIT DAYALI BHANUSHALI, (4) MRS. JASODA RAMESHCHANDRA BHANUSHALI & (5) MRS. SHANTA SHAMJI BHANUSHALI & (6) MRS. SAVITRI MADHAVJI BHANUSHALI and SMT. RAMABEN PURSHOTTAM BHANUSHALI in respect of the said Premises. The said SMT. RAMABEN PURSHOTTAM BHANUSHALI died intestate on 26<sup>th</sup> May 2023, leaving behind her my clients as her only heirs and next of kin according to the provisions of the Hindu Succession Act, 1956 in which she was governed at the time of her death. All the Original Papers / Agreements / Deeds / Documents executed prior to the said Deed of Transfer dated 23<sup>rd</sup> February 1995 in respect of the said Premises are lost / misplaced and even after the diligent search the same are not traceable. My clients are also not having the photocopies of all and/or any of the Papers / Agreements / Deeds / Documents executed prior to the said Deed of Transfer dated 23<sup>rd</sup> February 1995, in their records. If any person/s / Bank / Financial Institutions is having custody of all and/or any of the Original Papers / Agreements / Deeds / Documents executed prior to the said Deed of Transfer dated 23<sup>rd</sup> February 1995 in respect of the said Premises and if any person or persons claiming any share and interest through Late SMT. RAMABEN PURSHOTTAM BHANUSHALI in respect of the said Premises or any right, title, interest, claim/s or demand upon, against or in respect of the said Premises or next of kin according to the provisions of the Hindu Succession Act, 1956 in which he was governed at the time of his death, let lease, sub-lease, leave and license, right of way, easement, tenancy, occupancy, assignment, mortgage, inheritance, predecessor-in-title, bequest, succession, gift, lien, charge, maintenance, trust, possession of original title deeds or encumbrance/s howsoever, family arrangement / settlement, decree or order of any Court of Law or any other authority, contracts, agreements, development rights or otherwise of whatsoever nature are required to make the same known to me in writing with documentary evidence at my address mentioned below within 14 (fourteen) days from the date of publication hereof, failing which it shall be considered that there exists no such claims or demands in respect of the said Premises and then the claims or demands if any, of such person/s shall be treated as waived and abandoned to all intents and purposes and the title of the said Premises shall be presumed as clear, marketable and free from encumbrances.

Sd/-  
Mumbai Dated this 21<sup>st</sup> day of March 2024.

VIKAS THAKKAR  
Advocate High Court  
401/402, Sainath House, B.P.S Cross Road No. 1,  
Near Sharon School, Mulund (West), Mumbai - 400 080.

**PUBLIC NOTICE**  
**E-AUCTION OF IMMOVABLE PROPERTIES AT SHIVAJI NAGAR, PUNE, MAHARASHTRA, INDIA**

**AJAJ KA ANAND PAPERS LIMITED**  
(In Liquidation under the provisions of the Insolvency & Bankruptcy Code, 2016)

The following assets will be sold under instructions from the undersigned Liquidator of Aaj Ka Anand Papers Limited - In Liquidation appointed by National Company Law Tribunal, Mumbai under the provisions of the Insolvency and Bankruptcy Code, 2016 on "AS IS WHERE IS" basis:

Asset	Reserve Price*	Earnest Money Deposit
<b>Block A</b> - Commercial space on ground floor (back side area and not shops in front side) of Aaj Ka Anand Building, Plot No. 713 + 714/6, CTS No. 364 + 365/6, Shivaji Nagar, Pune 411005, Maharashtra, India - Tentative Carpet Area is 1,718 square feet	3,10,06,800	31,00,680
<b>Block B</b> - Commercial space (unit nos. 211 to 213) on second floor of Aaj Ka Anand Building, Plot No. 713 + 714/6, CTS No. 364 + 365/6, Shivaji Nagar, Pune 411005, Maharashtra, India - Tentative Carpet Area is 918 square feet	1,49,29,920	14,92,992
<b>Block C</b> - Residential flat on second floor of Aaj Ka Anand Building, Plot No. 713 + 714/6, CTS No. 364 + 365/6, Shivaji Nagar, Pune 411005, Maharashtra, India - Tentative Carpet Area is 1,757 square feet	2,54,14,803	25,41,480
<b>Citoted Property</b> - All piece and parcel of the commercial premises known as The Citoted at Plot No. 713 + 714/14 at CTS No. 364 + 365/14 Shivajinagar, Pune - 411005 comprising of basement / lower ground parking floor, upper ground floor, first floor, second floor, third floor, fourth floor and fifth floor constructed thereon along with existing infrastructure. Plot area is 521 square meters and built-up area is 688.49 square meters.	14,59,18,800	1,45,91,880

\*Excluding taxes, levies, charges, duties, transfer fees, stamp duty, registration fees, premiums etc. No representation as to warranties and indemnities shall be made.

**Schedule of Important Dates for E-Auction**

Last Date to Submit Eligibility Documents	5 April 2024
Last date to Declare Eligible Bidders	12 April 2024
Due Diligence & Inspection Dates	13 April 2024 to 20 April 2024
Last Date to pay Earnest Money Deposit	22 April 2024
Date of E-auction	24 April 2024

The payment of sale consideration is to be made within 90 (ninety) days after e-auction confirmation letter. However, any payment after 30 (thirty) days but before 90 (ninety) days shall attract interest at the rate of 12% (twelve percent) per annum. E-auction confirmation letter shall automatically be cancelled if the full sale consideration is not received within 90 (ninety) days. Please visit <https://nclt.co.in/auction-notices-under-ibc/> for detailed terms and conditions of E-auction. For any query, please send email to the undersigned at [akapl.iq@gmail.com](mailto:akapl.iq@gmail.com)

Sd/-  
Jitender Kumar Jain  
Liquidator of Aaj Ka Anand Papers Limited  
Regn. No. - IBBI/PA-002/JP-N00033/2016-17/10070  
(FA No: AA2/10070/02/181024/202916 - Validity Date: 18/10/2024)  
Address: Level 11, Platina, C-59, G Block, BKC, Bandra (East), Mumbai 400 051, India  
E/ jit1.jain@gmail.com

**Reliance Industries Limited**  
Growth is Life

Regd. office: 3rd Floor, Maker Chambers IV, 222, Nariman Point, Mumbai - 400 021.  
Phone: 022-3555 5000. Email: investor.relations@ril.com  
CIN: L1101MH1973PLC019786

**NOTICE**

NOTICE is hereby given that the following equity share certificates which were issued by the Company are stated to have been lost or misplaced. Adhering to the provisions of Section 124(6) of the Companies Act, 2013 read with the Investor Education and Protection Fund Authority (Accounting, Audit, Transfer and Refund) Rules, 2016, as amended, the Company has already transferred to the Investor Education and Protection Fund (IEPF) Authority the equity shares comprised in these share certificates automatically stand cancelled and are non-negotiable.

Sr. No.	Folio No.	Name / Joint Names	No. of Shares	Certificate Nos. From - To	Distinctive Nos. From - To
1	3407683	Chinubhai Amin	113	53870161-163	1264244078-190
2	22561430	Citi Bank N A Chandravan H Choksy	226	62745575-755	2226910303-528
3	3457214	Dev Prasanna Basu	4340	13229146-232	290785533-872
			10	620601-601	17224917-926
			14	1013862-862	2532823-836
			21	2186759-759	4324605-075
			5	3127711-711	49693653-657
			20	5032066-066	82953125-144
			18	6402465-465	135362906-923
			88	5373751-573	1259043663-750
			176	62581442-442	2216743590-765
			40	3867969-970	6056879-718
			18	7152770-770	144358196-213
			121	1009234-535	1809234-535
			70	53624900-901	1255616808-877
			36	58332743-743	1619597689-724
			176	6222357-357	2186443637-812
		<b>Total</b>	<b>5383</b>		

In accordance with Regulation 40 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, transfer of equity shares in physical form is not permitted. In view of the above, the public is cautioned from purchasing or dealing with these equity share certificates/equity shares in any manner whatsoever. Any person(s) who has/have any claim in respect of the aforesaid equity shares/share certificates, should lodge such claim with the Company's Registrar and Transfer Agents viz. "KFin Technologies Limited", Selenium Tower B, Plot No. 31-32, Gachibowli, Financial District, Nanakramguda, Hyderabad - 500 032, within Seven (7) days from the date of publication of this notice, failing which the Company will proceed to approve any claim for return of the above given equity shares from the IEPF Authority, as and when received from the registered holders/rightful claimants.

For Reliance Industries Limited  
Sd/-  
Savitri Parekh  
Company Secretary and Compliance Officer  
Place : Mumbai  
Date : March 20, 2024  
[www.ril.com](http://www.ril.com)

**INVITATION FOR EXPRESSION OF INTEREST FOR SALE / ASSIGNMENT OF NOT READILY REALISABLE ASSETS OF SAB GLOBAL ENTERTAINMENT MEDIA PRIVATE LIMITED (IN LIQUIDATION) PURSUANT TO REGULATION 37A OF IBBI LIQUIDATION PROCESS REGULATION 2016**  
**SAB GLOBAL ENTERTAINMENT MEDIA PRIVATE LIMITED (IN LIQUIDATION)**  
(CIN: U22219MH2013PTC241926)

Regd Office: 187, 1ST Floor, City Mall, New Link Road, Andheri West, Mumbai  
Office of the Liquidator: B 1506, Sunteck City Avenue 2, Goregaon West, Mumbai-400104 | Email: sgemplip.mv@gmail.com | Phone: 9820789105

Expression of interest (EOI) are invited from eligible persons/entities for the sale / assignment of following Not Readily Realisable Assets (NRR Assets) of M/s SAB Global Entertainment Media Private Limited - under Liquidation pursuant Regulation 37A of the IBBI Liquidation Process Regulation 2016:

Sr.	Description of NRR Assets	Purchase/ Claim Value (Rs/Crore)
A	Relief / recovery in Applications filed pursuant to Section 43 & 66 of IBC 2016 (Applications pending for adjudication) - PUFE Transactions	134.00
B	Rights for Program Content of varied nature expiring around March 2025	108.46

**Time Schedule**

i	Last date of submitting EOI along with refundable deposit	05-04-2024 (Friday)
ii	Provisional list of qualified prospective acquirer(s)	10-04-2024 (Wednesday)
iii	Last date of submitting objection for the inclusion / exclusion of name(s) from provisional list of qualified prospective acquirer(s)	15-04-2024 (Monday)
iv	Final list of qualified prospective acquirer(s)	16-04-2024 (Tuesday)
v	Availability of detailed documents relating to NRR Assets	16-04-2024 (Tuesday)
vi	Last date of submitting financial bid / offer	01-05-2024 (Wednesday)

Detailed process information document containing terms & conditions and procedure for sale / assignment / transfer of NRR Assets can be obtained by sending an email to the liquidator at [sgemplip.mv@gmail.com](mailto:sgemplip.mv@gmail.com).

Sd/-  
Mukesh Verma  
Liquidator of M/s SAB Global Entertainment Media Private Limited  
IBBI Regn. No.: IBBI/PA-001/JP-P01665/2019-2020/12522  
IBBI Regd. Email: ip.mukeshverma@gmail.com  
Mobile No: 9820789105  
AFA Validity upto: 17th December 2024  
Reg. Address: B-1506, Sunteck City Avenue 2, Goregaon West, Mumbai-400104  
Date : 21.03.2024  
Place: Mumbai

**PUBLIC NOTICE**

Notice is Hereby Given That I am investigating the leasehold and ownership right, title and interest in the land and building respectively of (1) Damini Pratap Patel, (2) Mona Anil Patel and (3) Harshali Pratap Patel, in respect of all that piece and parcel of land and building standing thereon, (hereinafter collectively referred to as the "said Property") as more particularly described in the Schedule hereunder written, free from all encumbrances, claims and doubts.

All entities / persons including any bank or financial institution having any right, title, benefit, interest, claim or demand in respect of the said Property or any part/s thereof, by way of sale, exchange, lease, sub-lease, assignment, mortgage, charge, lien, inheritance, bequest, succession, gift, maintenance, easement, trust, tenancy, sub-tenancy, license, occupation, possession, family arrangement/settlement, decree or order of any court of Law, contract / agreement, development rights, partnership, any writing and/or arrangement or otherwise howsoever, are hereby required to make the same known in writing, along with supporting documentary evidence, to the undersigned at the address and email id mentioned below, within **14 (fourteen) days** from the date hereof, failing which such right, title, benefit, interest, claim and/or demand, if any, shall be deemed to have been waived and/or abandoned and my clients shall proceed to enter into the transaction.

**The Schedule of the Property:**

All that piece and parcel of leasehold land bearing Plot No. 15(part), area admeasuring 619.30 sq. yards equivalent to 517.18 sq. meters or thereabouts situate, lying and being at Jogeshwari Co-operative Housing Society Limited, Station Road, Jogeshwari (East), Mumbai - 400 060 bearing CTS No. 171, 171/1 to 4 of Village Ismalia, Taluka Andheri in the Mumbai Suburban District together with ownership rights in respect of the building known as Patel Building standing on the western side of the land.

Dated this 21<sup>st</sup> day of March, 2024

Krishna Tanna Associates  
Proprietor  
Advocates and Solicitors  
(England and Wales)  
Ground floor, Haresh Icha, Plot No. 10, Navguy Society, N. S. Road No. 4, Juhu Scheme, Vile Parle (West), Mumbai 400 056.  
[krishnatanna@tannaassociates.in](mailto:krishnatanna@tannaassociates.in), [tannakrishna@gmail.com](mailto:tannakrishna@gmail.com)

**जिल्हा अधीक्षक भूमी अभिलेख, मुंबई उपनगर जिल्हा यांचे न्यायालयात**

प्रशासकीय इमारत, १० वा मजला, चेन्ना कॉलेज समोर मुंबई - ४०००५९  
दूरध्वनी क्र. /फॅक्स : २६४२९८७४ ई-मेल आयडी : dslrmsd@yahoo.com  
जारी नोटीस  
क्रमांक न मू सं ५ /अपील एस आर ४००/२०२३ /१६७  
वांटे (पु), दिनांक :- १९/०३/२०२४

(महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम २४७ अन्वये )  
नोटीस  
प्रति,  
१) खार सुहाग को. ऑ. हो. सोसायटी लिमिटेड.  
रा - १८ वा रस्ता खार मुंबई - ४०० ०५२.  
अपीलदार  
विच्छेद  
१) नगर भूमापन अधिकारी, वांटे  
२) चंद्रलाल नटवस्ताल मेहत  
रा - फ्लॉट नं. ५८५, १८ वा रस्ता खार (प) मुंबई - ४०० ०५२.  
३) मनीनेन गोरनभार्गई पटेल  
४) कालीलाल डाढाभाई पटेल  
रा - रुन्वडी १४ वा रोड, खार पश्चिम मुंबई - ४०० ०५२.

**विषय :** नगर भूमापन (वांटे) बाई वार्ड, तालुका अंधेरी, जिल्हा मुंबई उपनगर येथील न.मू.क्र. ई - २६ वा मिळकती बाबत महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम २४७ अन्वये दाखल केलेले अपील

**संदर्भ :-** आपला दिनांक ०९/०५/२०२३ रोजीचा अपील अर्ज महोदय/महोदया, प्रस्तुत विषयांतील चे मिळकती बाबत खार सुहाग को.ऑ.हो.सोसायटी लिमि. यांनी वा न्यायालयात अपील दाखल केलेले आहे. सदर प्रकरणी सुनावणी सुरू असून यापूर्वी झालेल्या सुनावणीस आपणांस नोटीस काढून देविलेले आपण गैरहजर आहात, तरी आता नगर भूमापन वांटे ई वॉर्ड, तालुका अंधेरी, जिल्हा मुंबई उपनगर येथील न.मू.क्र. ई-२६ वा मिळकती बाबतचे अपील प्रकरणी सुनावणी दिनांक १५/०४/२०२४ रोजी दुपारी ३.०० वाजता मेमोराने आलेली आहे. सदरचे तारखे दिवशी आपण सुनावणी वेळी हजर राहणे, सुनावणीचे वेळी गैरहजर राहिल्यास आपले काहीही म्हणणे नाही, असे समजून आपले गैरहजरीत सुनावणी करून निगण येतला जाईल याची नोंद घ्यावी.

सदर/-  
(सुवागत करणे)  
जिल्हा अधीक्षक भूमी अभिलेख  
मुंबई उपनगर जिल्हा

**POSSESSION NOTICE**

**EDELWEISS ASSET RECONSTRUCTION COMPANY LTD.**  
CIN: U67100MH2007PLC174759  
Retail Cellar & Regd. Office: Edelweiss House, Off CST Road, Kalina, Mumbai 400098

**APPENDIX IV [rule-8(1)]**  
**POSSESSION NOTICE (For Immovable property)**  
Whereas, the Authorized Officer of Edelweiss Assets Reconstruction Private Limited (EARC) (Acting in its Capacity as Trustee of EARC SC20 Trust) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest [Act], 2002 and in exercise of powers conferred under Section 13(2) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 30/09/2021 calling upon the borrower i.e. M/s. Amit Tutorials Through its proprietor Mr. Amit Kumar Doshi 2, Mr. Amit Ashwinkumar Doshi 3) Mrs chetna amit Doshi bearing Loan Account No. MIU00009N, MNW00040N, MNW00041N & MNW00045N to repay the amount mentioned in the notice being Rs. 59,43,903.16/- (Rupees Fifty-Nine Lakhs Forty-three thousand nine hundred three and Sixteen paise) as on 18/06/2021 within 60 days from the date of receipt of the said notice.

The borrower(s) having failed to repay the amount, notice is hereby given to the borrower(s) and the public in general that the undersigned being the Authorised Officer of Edelweiss Asset Reconstruction Company Limited 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 18th day of March of the year 2024.

The borrower in particular and the public in general is hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of EARC for an amount of Rs. 59,43,903.16/- ( Rupees Fifty-nine Lakhs Forty-three thousand nine hundred three and Sixteen paise) as on 18/06/2021 together with further interest plus costs, charges and expenses etc. 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 SECURED ASSET**  
**IMMOVABLE PROPERTY MORTGAGED PROPERTY:**  
All that piece and parcel of Property bearing Flat No 302, 3rd Floor, admeasuring area 608 Sq Ft. Building Known as " Star Manor CHSL " Cabin Road Bhayander(East), Thane - 401105, CTS No Survey No. 3. Bhayander.

Date: 18/03/2024  
Sd/- Authorised Officer  
Parle: Bhayander(East) Edelweiss Asset Reconstruction Company Limited  
(Trustee of EARC TRUST SC 420)

**Edelweiss**  
Asset Reconstruction

**Regional Stressed Asset Recovery Branch, MMWR, 6th floor, Baroda House, Behind Dewan Shopping Centre, SV Road, Jogeshwari(W) Mumbai-400102, Email: sarmmw@bankofbaroda.co.in**

**E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6 (2) & 8 (6) of the Security Interest (Enforcement) Rules, 2002**

Notice is hereby given to the public in general and in particular to the Borrower, Mortgagor (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", and "Whatever there is" basis for recovery of dues in below mentioned accounts. The details of Borrower(s) / Mortgagor (s) / Guarantor (s) / Secured Assets/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below

Sr/ Lot No. Auction	Name & Address of Borrowers/ Guarantor/ Mortgagors	Give short description of the immovable property with known encumbrances, if any	Total Dues	Date & Time of E-auction	(1) Reserve Price & (2) EMD (3) Bid Increase Amount (Rs. In lakhs)	Status of possession (Constructive / Physical)	Property Inspection date & Time and contact details
1	M/s. Kanak Kreations Rep by its Proprietor Hiral Kapadia Bombay Plastic Corporation, 342 Dheeraji Heritage, 3rd Floor, SV Road, Santacruz West, Mumbai-400054 Mr. Hiral Kapadia (Proprietor) 101 1st Floor, Gurunish Building, Plot No 29, 7th Road, NSJVPD, Juhu, Vile Parle, East Mumbai-400049 Also At 71-A, Jay Bharath CHSL, 3rd Road, Khar West, Mumbai-400052 Mr. Amitabh Kapadia (Guarantor) 101, 1st Floor, Gurunish Building, Plot No 29, 7th Road, NSJVPD, Juhu, Vile Parle, East Mumbai-400049 Also At 71-A, Jay Bharath CHSL, 3rd Road, Khar West, Mumbai-400052	Office No. 342, 3rd Floor, Admeasuring 30.44 Sq.mts, Dheeraji Heritage Building, Near Milan Subway, C.T.S.No. 1609 A and 1609 B of F.P. No. 20 of TPS VI of Village Santacruz, S V Road, Santacruz (W) Mumbai-400054 Encumbrance Known to Bank Nil (Mortgaged by Mr. Hiral Kapadia)	Rs. 157.15 Lakhs as on 30-06-2017 + unapplied interest and other charges from thereon	24.04.2024 14:00Hrs to 18:00Hrs	(1) Rs 100.50 (2) Rs 11.00 (3) Rs 0.25	Physical Possession	15-04-2024 2:00PM to 4:00PM
2	M/s. Moksha Construction Rep by its Proprietor Mahipal Jain Flat No 337A, Earth Residence, D N Dubey Road, Dahisar East, Mumbai-400068 1. Mahipal B Jain (Proprietor) Flat No. A-45, Ashiyana Towers, Sodawalane, Borivali West, Mumbai-400092 2. Anita M Jain (Guarantor) Flat No. A-45, Ashiyana Towers, Sodawalane, Borivali West, Mumbai-400092 3. Babulal M Jain (Guarantor) Flat No. A-45, Ashiyana Towers, Sodawalane, Borivali West, Mumbai-400092	Flat no. 133, 1st floor, I-wing, "Earth Residence", Admeasuring 225 Sq.Ft. D. N. Dubey Road, Dahisar East, Mumbai-400 068 Encumbrance Known to Bank Nil (Mortgaged by Mrs. Anita M Jain)	Rs. 311.96 Lakhs as on 06-12-2022 + unapplied interest and other charges from thereon	24.04.2024 14:00Hrs to 18:00Hrs	(1) Rs 44.24 (2) Rs 4.50 (3) Rs 0.25	Physical Possession	16-04-2024 2:00PM to 4:00PM
3	M/s. Vbera Technologies Rep by its Directors 1.Mr. Sumit Surendra Acharya 2.Mr. Prasad Ashok Gujarje A Wing, Eureka Tower						