

PUBLIC NOTICE

PUBLIC AT LARGE IS HEREBY NOTIFIED that our client, Bombay Real Estate Development Company Pvt. Ltd. ("BREDCO") is the beneficial owner of and is in possession of the lands, locally known as "JANUPADA VAIBHAV NAGAR" and "PANDEY COMPOUND", bearing CTS No.874/D/2(part) corresponding Survey No.42A(part), CTS No. 809A/1/19A/1/11A/1 (1pt) and CTS No. 809A/1/19A/1/11B corresponding Survey No.41(part) situate lying and being Village Poisar, Taluka Borivali, Mumbai Suburban District, more particularly described in the Schedule hereunder written (hereinafter called "the said Lands") standing in the name of Nanabhy Jeejeebhoy Pvt. Ltd. ("NJPL").

PLEASE TAKE NOTICE that our client alone is entitled to the beneficial ownership of said Lands and to the development rights thereon. Our client has not entered into any agreement or understanding with any developer or other party or person for grant of development rights or any other arrangement in respect of the said Lands. The public at large and the occupants of the structures standing on the said Lands and societies of the occupants in particular are cautioned not to entertain or in any manner deal with any developer or other parties in respect of any development proposals in respect of the said Lands.

PLEASE TAKE FURTHER NOTICE that BREDCO alone is authorised by NJPL to deal with and develop the said Lands, and any attempts by any developer, party or persons to enter upon the said Lands and/or attempts to enter into any agreement with the occupants of the structures on the said Lands and/or the societies of said occupants shall be viewed as an attempt to trespass on the said Lands and our client will not hesitate to initiate appropriate civil and criminal proceedings against such party or persons.

SCHEDULE

ALL those pieces and parcels of lands, locally known as "JANUPADA VAIBHAV NAGAR" and "PANDEY COMPOUND", bearing CTS No.874/D/2(part) corresponding Survey No. 42A(part), CTS No. 809A/1/19A/1/11A/1(pt) and CTS No. 809A/1/19A/1/11B corresponding Survey No.41(part) situate lying and being Village Poisar, Taluka Borivali, Mumbai Suburban District.

Dated this 14th day of July, 2023

Mahernosh J. Humranwala
Partner

TATVALLEGAL
Advocates
1st Floor, Janmabhoomi Bhavan,
Janmabhoomi Marg, Fort, Mumbai 400 001

BANK OF INDIA
Head Office, Recovery Department

PUBLIC NOTIFICATION

Bank has initiated the process to identify the following directors / guarantors of the Borrower Company **M/s. Maxgrow Overseas Ltd.** as Willful Defaulters and issued 15 days' Show Cause Notice dated 26.06.2023 containing the reasons in terms of RBI guidelines so as to enable them to either reply the contractual dues or to make their submission against identification as Willful Defaulter. These Show Cause Notices were sent by Speed Post at available postal address. The said notices were returned as un-delivered. The details of the NPA borrowers and its Directors / Guarantors are as under:-

S. No.	Name of the Director / Guarantor of M/s. Maxgrow Overseas Ltd.	Address
1	Mrs. Roshni Rahul Saraf (Director / Guarantor)	503-A Wing, Jaldarshan CHS., Ruia Park, Gandhigram Road, Juhu, Mumbai, Maharashtra-400 049.
2	Mrs. Kirandevi Rajendra Saraf (Director / Guarantor)	503-A Wing, Jaldarshan CHS., G. B. Jukar Marg, Nr. Ruia Park, Juhu, Mumbai, Maharashtra-400 049.
3	Mr. Rahul Saraf (Promoter / Wholesale Director / Guarantor)	503-A Wing, Jaldarshan, Ruia Park, Gandhigram Road, Juhu, Mumbai, Maharashtra-400 049.
4	Manthan Tie-Up Pvt Ltd. (Corporate Guarantor)	106/A Wing, Upavan Building, D. N. Nagar, Plot No. 7, Behind Indian Oil Nagar, Andheri West, Mumbai, Maharashtra-400 058.

Now, by means of publication of this notice, we once again advise all the above mentioned persons to forthwith approach our **Bank of India, Asset Recovery Branch, Mumbai North Zone** to collect the notice and respond within 15 days of this publication. In case we don't receive any response within 15 days, it will be treated and deemed that notice has been duly served and they don't have anything to defend and Bank shall continue to proceed further in this matter.

Sd/-
Assistant General Manager,
Recovery Department, H. O., BANK OF INDIA

Date : 14.07.2023
Place: Mumbai

SB State Bank of India
Retail Assets Centralised Processing Centre, Sion
B 603 & 604, Kohnoor City, Commercial-1.6th Floor, Kiroli Road, Off.L.B.S. Marg, Kurla (West), Mumbai-400070.
Phone: +91 22 4191 6203 / +91 22 4191 6291 Email: racpc.sion@sbi.co.in

DEMAND NOTICE

The Authorised Officer of the Bank has issued Demand Notice dated 05.07.2023 in compliance of section 13(2) of SARFAESI Act, 2002 to the below mentioned borrower/guarantors demanding outstanding amount within 60 days from the issue of the said notice, mentioned as per details. Some notices are returned undelivered / refused. Hence this publication of the notice is made for notice to the following Borrower/Guarantors

Name of the Borrowers	Demand Notice Outstanding Amount	Description of the Property Mortgaged
Miss.Dipali Vijay Goregonkar Mr.Amit Shrinivas Bhole	Rs.6,89,243.00 (Rs.Six Lakhs Sixty Nine Thousand Two Hundred And Forty Three Only)	Flat No-303, 3rd floor , Wing-B, Mahadev Building, Plot No-146 , Sector-19, Kharghar , Navi Mumbai.

Borrower/Guarantors are hereby informed that Authorised Officer of the Bank shall under provision of SARFAESI Act, take possession and subsequently auction the Mortgaged Property/Secured Assets as mentioned above if the Borrower/Guarantors do not pay the amount as mentioned above within 60 days from the date of publication of this notice. The Borrower/Guarantors are also prohibited under section 13(1) of SARFAESI Act to transfer by sale, lease or otherwise the said secured assets stated above without obtaining written consent of the bank. This public notice is to be treated as notice u/s. 13(2) of the SARFAESI Act, 2002.

Borrower/Guarantors are advised to collect Original Notice issued u/s. 13(2) from the undersigned on any working day in case notice sent by Regd. Post not received by them.

Date: 14.07.2023
Place: RACPC Sion,Mumbai

Authorised Officer
State Bank of India

PUBLIC NOTICE

TAKE NOTICE that the Joint Venture Agreement dated 10th July, 2014 ("JVA") executed between M/s Ambaji Construction and M/s Heritage Housing Corporation ("M/s Heritage"), along with the Power of Attorney dated 10th July, 2014 ("POA") issued by M/s Ambaji Construction, have been validly terminated by M/s Ambaji Construction. Consequently, neither M/s Heritage nor any persons claiming through M/s Heritage, have any right, title or interest in any immovable property forming part of the redevelopment of Plots bearing CTS Nos. 1774, 1775, 1776B & 1777 totally admeasuring 7348.2 sq. mtrs. situated at Jay Bhavani Compound, LBS Marg, Village Kiroli, Taluka Kurla, Ghatkopar (West), District Mumbai - 400 086 under the concerned Slum Rehabilitation Scheme ("the Project").

M/s Heritage challenged the validity of the termination of the JVA and POA, and filed an interim application before the Sole Arbitrator, Mr. Snehal Shah, Senior Advocate, which was dismissed by an Order dated June 2nd, 2021. Against the said Order M/s Heritage filed Arbitration Petition No. 437 of 2021 before the Hon. Bombay H.C. The said Arbitration Petition was dismissed by the Hon'ble Bombay High Court by its Order dated June 5th, 2023, holding that M/s Heritage had not established a prima facie case and upholding the correctness of the Order dated June 2nd, 2021, by which the Learned Sole Arbitrator had rejected M/s Heritage's application for grant of interim reliefs.

It has come to the notice of M/s Ambaji Construction, that M/s Heritage has purported to enter into various collusive, illegal and/or unauthorised agreements, both registered and unregistered, in relation sale of flats in the Project. Members of the public are hereby put to notice that M/s Ambaji Construction does not recognize or admit the existence or validity of any agreement, document or writing executed by the said Heritage which purports to relate to the sale of any flats forming part of the Project, nor does M/s Ambaji Construction recognize or admit any purported rights or interests sought to be created thereby.

M/s. Ambaji Construction,
Sd/-
Kersi Randeria
Proprietor

Place : Mumbai

Date : 14/07/2023

BRIHANMUMBAI MAHANAGARPALIKA

HEALTH DEPARTMENT

K. B. Bhabha Hospital, R. K. Patkar Marg, Bandra (W), Mumbai-400050.

No. HO/3483/KBB dt. 13.07.2023.

e - Quotation / e-Tender Notice

Sr. No.	Parameters	Details
1.	e - Quotation / Bid No.	7200056249
2.	Department	Peripheral Hospitals.
3.	Subject of e-Quotation	Repairing, Servicing of RO Water Purifiers with filter change in various wards / OPD at K.B. Bhabha Hospital, Bandra (W).
4.	Contact Details	Medical Superintendent Tel : 022 26422775 Ext. 4505 Email :- bhabha.bandra@yahoo.com
5.	Important Dates	Particulars Start Date to Download online e-Quotation/e-Tender 14.07.2023 @ 11.00 hrs Last Date of submission of 18.07.2023 @ 18.30 hrs online e-Quotation/e-Tender.

The e-Quotation can be downloaded from the MCGM portal mcgm.gov.in or call us on 022 26422775 Extn. 4600/4712.

Date : 13.07.2023

Place : Mumbai

Sd/-
Dy. Medical Superintendent
K. B. Bhabha Hospital, Bandra (W.)
PRO/1006/ADV/2023-24
Let's together and make Mumbai Malaria free

झारखण्ड सरकार
ग्रामीण कार्य विभाग, मुख्य अभियंता का कार्यालय
102, द्वितीय तल्ला, अभियंत्रण भवन, कचहरी रोड, राँची

ई-अल्पकालीन पुनर्निविदा आमंत्रण सूचना

ई-अल्पकालीन पुनर्निविदा संख्या:- 298/R11/2023-24/RWD/KODERMA दिनांक :- 12.07.2023

मुख्य अभियंता, ग्रामीण कार्य विभाग, झारखण्ड, राँची द्वारा निम्न विवरण के अनुसार e-procurement पद्धति से पैकेज के रूप में निविदा आमंत्रित की जाती है।

क्र. सं.	आइडेंटिफिकेशन संख्या/पैकेज संख्या	कार्य का नाम	प्राक्कलित राशि (रुपये में)	अंक में	अक्षर में	कार्य समाप्ति की अवधि	टेण्डर कॉल नं.
1.	RWD/ KODERMA/ 11/SRPKC-02/2022-23	(i) पुल से पूर्णतया बाया पूर्णतया तक एक का विशेष मरम्मत कार्य (लं- 5.000 कि.मी.) (ii) पनोपण से हरीणो भाया मरम्मत तक एक का विशेष मरम्मत कार्य (लं- 1.000 कि.मी.) (iii) काराखुट से गड्डिया होते हुए पौडाकरण आरडईओ तक एक का विशेष मरम्मत कार्य (लं- 8.000 कि.मी.) (iv) गहराई से इन्टरव्या तक एक का विशेष मरम्मत कार्य (लं- 5.650 कि.मी.) (v) पौडाकरण तक एक से करेदा तक एक का विशेष मरम्मत कार्य (लं- 3.500 कि.मी.)	12,15,78,564.00		बारह करोड़ पन्द्रह लाख अठारह हजार पाँच सौ चौंसठ रु० मात्र	09 माह	तृतीय

- वेबसाइट में निविदा प्रकाशन की तिथि- 18.07.2023
- ई-निविदा प्रारंभ की अंतिम तिथि एवं समय- 28.07.2023 अपराह्न 5.00 बजे तक।
- (क) मुख्य अभियंता कार्यालय, ग्रामीण कार्य विभाग, झारखण्ड, राँची द्वारा निम्न विवरण के अनुसार (ख) जिला निरंत्रण कक्ष, राँची अथवा (ग) जिला निरंत्रण कक्ष, कोडरमा में से किसी भी कार्यालय में निविदा शुल्क एवं अग्रपंजी की राशि जमा करने की अंतिम तिथि एवं समय- 31.07.2023 अपराह्न 3.30 बजे तक।
- निविदा शुल्क एवं अग्रपंजी की राशि स्वीड पोस्ट के माध्यम से भी मुख्य अभियंता, ग्रामीण कार्य विभाग, 102, द्वितीय तल्ला, अभियंत्रण भवन, कचहरी रोड, राँची, झारखण्ड, पिन- 834001 को भेजा जा सकता है। यह निविदाकार की जिम्मेदारी होगी कि स्वीड पोस्ट के माध्यम से भेजा जाने वाला निविदा शुल्क एवं अग्रपंजी की राशि निर्धारित तिथि एवं समय (31.07.2023 अपराह्न 3.30 बजे तक) से पूर्व प्राप्त हो जाए। अंतिम तिथि एवं समय से पूर्व प्राप्त निविदा शुल्क एवं अग्रपंजी की राशि पर ही विचार किया जायेगा।
- निविदा खोलने की तिथि एवं समय- 01.08.2023 अपराह्न 3.30 बजे।
- निविदा आमंत्रित करने वाले पदाधिकारी का नाम एवं पता:- मुख्य अभियंता, ग्रामीण कार्य विभाग, 102, द्वितीय तल्ला, अभियंत्रण भवन, कचहरी रोड, राँची, झारखण्ड, पिन- 834001
- ई-निविदा प्रक्रिया का दूरभाष सं- 0651-2207818
- निविदा शुल्क झारखण्ड राज्य में अवरिचत भारतीय स्टेट बैंक / राष्ट्रीय कैंबैंक / अनुसूचित बैंक द्वारा निर्गत बैंक ड्राफ्ट के रूप में जो कार्यालय अभियंता, ग्रामीण कार्य विभाग, कार्य प्रणाल्य, कोडरमा के पक्ष में एवं कोडरमा में भूगर्भ जमा करना होगा जो लौटाया नहीं जायेगा। विस्तृत जानकारी के लिए वेबसाइट jharkhandtenders.gov.in में देखा जा सकता है।

नोटल पदाधिकारी
ई-प्रोक्युमेंट सेल
PR 302276 (Rural Work Department) 23-24 (D)

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

RELEVANT PARTICULARS	
1. Name of the corporate debtor along with PAN/ CIN No.	Enviart Developers Private Limited CIN: U45200PN2018PTC179459
2. Address of the registered office	C/o Mont Vert Associates, Sr. No. 239, Behind Datta Mandir, Wakad, Pune - 411057
3. URL of website	https://www.incorpstructuring.com/assignments.html
4. Details of place where majority of fixed assets are located	Wakad, Pune
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, relevant dates for subsequent events of the process are available at:	The details can be sought by emailing at cirp.enviart@gmail.com and/or Virtual Data Room in accordance with the provisions of the Code and Regulations made thereunder
9. Eligibility for resolution applicants under section 25(2)(h) of the Code is available at:	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 cirp.enviart@gmail.com and is available at https://www.incorpstructuring.com/assignments.html
10. Last date for receipt of expression of interest	13 August, 2023 The detailed invitation for expression of interest can be sought by emailing at cirp.dashhandevlopers@gmail.com and is available at https://incorpstructuring.com/Darshan
11. Date of issue of provisional list of prospective resolution applicants	23 August, 2023
12. Last date for submission of objections to provisional list	28 August, 2023
13. Process email ID to submit EOI	cirp.enviart@gmail.com

Sd/-
CA Jayesh Natvarial Sanghrajka
Resolution Professional of Enviart Developers Private Limited
(Undergoing Consolidated CIRP vide order dated 19 May 2023)
Registration Number: IBB/PA-001/IP-P00216/2017-2018/10416
AFA: A1/10416/02/091023/104574 valid till 09.10.2023
E-mail ID: registeredwith: jayesh@nsdco.in

Process specific address for correspondence:
Incorp Restructuring Services LLP,
Registration Number: IBB/PE/0129
405-407, Hind Rajasthan Building, D. S. Phalke Road,
Dadar East, Mumbai 400014

Process specific email id for correspondence: cirp.enviart@gmail.com
Process Website: <https://www.incorpstructuring.com/assignments.html>
Date : July 14, 2023
Place: Mumbai

advanced enzymes
Where ENZYME is Life!

ADVANCED ENZYME TECHNOLOGIES LIMITED

CIN: L24200MH1989PLC051018
Regd. Office: A Wing, 5th Floor, Sun Magnetica, LIC Service Area, Louiswadi, Thane (W) - 400604, Maharashtra, India
Email id: investor.grievances@advancedenzymes.com Website: www.advancedenzymes.com
Tel. No. +91-22-41703200, Fax No. +91-22-25835159

NOTICE

NOTICE OF 34th ANNUAL GENERAL MEETING AND REMOTE E-VOTING INFORMATION

Notice is hereby given that the 34th Annual General Meeting ("AGM") of Members of Advanced Enzyme Technologies Limited ("Company") will be held on, **August 12, 2023 at 3:00 p.m. (IST)** through Video Conferencing ("VC")/Other Audio Visual Means ("OAVM"), to transact the businesses as set out in the Notice of 34th AGM.

In accordance with the General Circular No. 14/2020, 17/2020, 20/2020 and 02/2021 dated April 08, 2020, April 13, 2020, May 05, 2020, January 13, 2021 and May 05, 2022 respectively read with the General Circular No. 10/2022 dated December 28, 2022 issued by the Ministry of Corporate Affairs, Government of India (collectively "MCA Circulars") and Circular No. SEBI/HO/CFD/PD-2/PICIR/2023 dated January 05, 2023 of the Securities and Exchange Board of India ("SEBI") and in compliance with the applicable provisions of the Companies Act, 2013 and the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("SEBI Listing Regulations"), the 34th AGM shall be held through VC/OAVM facility and physical presence of the Members at the common venue is dispensed with. In terms of the aforesaid MCA Circulars, the Notice of 34th AGM ("AGM Notice") including procedure for remote e-voting, and Annual Report for the financial year 2022-23 has been sent only via electronic mode on July 13, 2023 to the Members whose email ID's are registered with the Company/Depository Participants. Members are requested to refer the AGM Notice for the process of registration of email addresses of the Members whose email address is not registered and the read the instructions for accessing and participating at the 34th AGM through VC/OAVM.

The said AGM Notice and Annual Report for the year 2022-23 are also available on the website of the Company at www.advancedenzymes.com and can be accessed on the website of the Stock Exchanges i.e. BSE Limited (www.bseindia.com) and National Stock Exchange of India Ltd. (www.nseindia.com).

Pursuant to the provisions of Section 108 of the Companies Act, 2013 read with the Companies (Management and Administration) Rules, 2014 (as may be amended from time to time) and SEBI Listing Regulations, Members are provided with the facility to cast their votes on the resolutions set forth in the AGM Notice using electronic voting system (remote e-voting). The Company has engaged the services of National Securities Depository Limited ("NSDL") to provide remote e-voting facility and VC/OAVM facility system for 34th AGM.

All the Members are hereby informed that:

- Remote e-voting shall commence on **August 08, 2023 (Tuesday) at 9:00 AM (IST)** and ends on **August 11, 2023 (Friday) at 5:00 PM (IST)**. The remote e-voting module shall be disabled by NSDL for e-voting thereafter.
- Remote e-voting shall not be allowed beyond the aforementioned date and time. Once the vote on the resolution is cast electronically by the Member, the Member shall not be able to change it subsequently.
- The Members holding shares of the Company either in physical or in dematerialized form as on **Cut-off date i.e. August 05, 2023 ("Cut-Off Date")** shall be entitled to avail the facility of remote e-voting.
- Any person holding shares in physical form and non-individual Members, who acquires shares of the Company and becomes Member of the Company after the Notice is sent through e-mail and holding shares as of the cut-off date i.e. Saturday, August 05, 2023 may obtain the login ID and password by sending a request at evoting@nsdl.co.in or IssuerRTA. However, if you are already registered with NSDL for remote e-voting, then you can use your existing user ID and password for casting your vote. If you forget your password, you can reset your password by using "Forgot User Details/Password" or "Physical User Reset Password" option available on www.evoting.nsdl.com or call on +91-22-4886 7000 and +91-22- 2499 7000. In case of Individual Members holding securities in Demat mode who acquires shares of the Company and become a Member of the Company after sending Notice of AGM and holding shares on the cut-off date i.e. Saturday, August 05, 2023 may follow steps mentioned in the Notice of the AGM under "Access to NSDL e-Voting system".
- The procedure for e-voting during the AGM is same as the instructions mentioned for Remote e-voting during e-voting period before the AGM date. Only those Members as on August 05, 2023 (Cut-off Date) and who are present in the AGM through VC/OAVM facility and have not cast their vote on the Resolutions through remote e-voting earlier and are otherwise not barred from doing so, shall be eligible to vote through e-voting system available during the AGM (www.evoting.nsdl.com). If any votes are cast by the Members through the e-voting available during the AGM and if the same Members have not participated in the meeting through VC/OAVM facility, then the votes cast by such Members shall be considered invalid as the facility of e-voting during the AGM is available only to the Members attending the AGM through VC/OAVM. The Members who have voted through Remote e-voting will be eligible to attend the AGM. However, they will not be eligible to vote during the AGM.
- All the resolutions (i.e. Ordinary and Special Business) as set out in the Notice shall be transacted through electronic voting means only. AGM Notice shall also be available on the e-voting platform of NSDL i.e. www.evoting.nsdl.com
- The Company has appointed Mr. Shiv Hari Jalan, Proprietor of Shiv Hari Jalan & Co., Company Secretaries (C.P. No. 4226) as the Scrutinizer to Scrutinize the e-voting process (including the remote e-voting at the Annual General Meeting) in a fair and transparent manner.

In case any Member(s) has any queries or issues regarding e-voting, the Member(s), may refer the Frequently Asked Questions (FAQs) for Shareholders and e-voting user manual for Shareholders available at the download section of www.evoting.nsdl.com or call on : +91-22-4886 7000 and +91-22- 2499 7000 or send a request to Mr. Anubhav Saxena at anubhav@nsdl.co.in. In addition, any query/grievance with respect to the voting by electronic means may please be addressed to Link Intime India Private Limited, Registrar and Transfer Agents of the Company at rt.helpline@linkintime.co.in or Tel. No. : +91-22-4918 6000 or to the Company at cs@advancedenzymes.com / investor.grievances@advancedenzymes.com

Helpdesk for Individual Members holding securities in demat mode for any technical issues related to login through Depository i.e. NSDL and CDSL

Login type	Helpdesk details
Individual Members holding securities in Demat mode with NSDL	Members facing any technical issue in login can contact NSDL helpdesk by sending a request at evoting@nsdl.co.in or call at +91-22-4886 7000 and +91-22-2499 7000
Individual Members holding securities in Demat mode with CDSL	Members facing any technical issue in login can contact CDSL helpdesk by sending a request at helpdesk.evoting@cdslindia.com or contact at toll free no. 1800 225533

Record Date:
Pursuant to the provision of SEBI Listing Regulations, it is hereby informed that the 'Record Date' has been fixed as Saturday, August 05, 2023 for the purpose of determining entitlement of the Members to the final Dividend for the Financial year 2022-23, if declared at the AGM.

For Advanced Enzyme Technologies Limited

Sd/-
Sanjay Basantani
Company Secretary & Head - Legal
Place: Thane
Date: July 13, 2023
(Membership No.: A19637)

OFFICE OF THE RECOVERY OFFICER
THE KUNBI SAHAKARI BANK LTD; MUMBAI.
(127, Kunbi Dnyati Griha, St. Xavier Street, Parel, Mumbai-400 012. Ph-24148875)
E-Mail 'id' - recoverycell.kunbibank@gmail.com

AUCTION CUM SALE NOTICE

(In Recovery Certificate No. 1249/2020 dated 03.11.2021)

Notice is hereby given to the public in general and particular to Borrower, its Directors & Sureties by the Recovery Officer Mr. Vishnu Baburao Nimbre of The Kunbi Sahakari Bank Ltd; Mumbai a co-operative bank registered under the M.C.S. Act, 1960 and having its Registered office at above address and having their branch office amongst other place at Parel, Mumbai - 400 012 that physical possession of the below described immovable property mortgaged to The Kunbi Sahakari Bank Ltd., Mumbai has been taken over on 10.06.2022 by the Recovery Officer of The Kunbi Sahakari Bank Ltd., Mumbai and property will be sold by Public Auction under the provisions of M.C.S. Act, 1960 and Rules 1961 and subject to terms and condition towards recovery of bank dues and further interest, charges and cost of process etc. in the borrower account of M/s. TSCI Exim India Pvt. Ltd., the property is being sold on. "AS IS WHERE IS AND WHAT IS IS BASIS AND WITHOUT RECURSE BASIS" as such sale is without any kind of warranties and indemnities. Recovery Officer, invites offer in sealed covers from interested parties in respect of the property described hereunder.

Name of owner of property / Borrower :- Mr. Mahesh Jagdish Rathod.
Name of the Borrower :- M/s. TSCI Exim India Pvt. Ltd.
Description of property for sale :- Row House No. 1, S. No. 114, H. No. 23/2, (adm. about 1754.62 sq. ft.), (KGN Bunglow), Village Kopari, (Old Village Chandansar), Chandansar Road, Opp. Tandul Bazar, Virar (E), Tal. Savi, Dist. Palghar, Pincode - 401305, Upset Price is fixed at **Rs. 1,05,27,720/-** (Rs. One Crore Five Lakh Twenty Seven Thousand Seven Hundred Twenty only)
Bid increment amount **Rs. 1,00,000/-** (Rs. One lakh in multiple)
Date, time & place of auction is **01/08/2023 at 03.00 pm.** at above address for sale of property.

- The aforesaid property shall not be sold below Upset Price amount fixed by the District Deputy Registrar, Co-op. Societies, Palghar.
- Interested parties can inspect the property on the **19th day of July, 2023 between 12.00 pm. to 05.00 pm.**
- The prescribed Tender Form and terms & conditions of sale will be available with the Office of the Recovery Officer of the Bank at above address between 11.00 am. to 5.00 pm. on any working day.
- The last date for receiving sealed tenders with interest free earnest money deposit (EMD 10% of Upset Price) i.e. Rs. 10,52,720/- (Rs. Ten Lakh Fifty Two Thousand Seven Hundred Seventy Two only) by Pay Order / Demand Draft / Bankers Cheque payable at Mumbai favoring of "The Kunbi Sahakari Bank Ltd; Mumbai" at above address is **28/07/2023 up to 04.00 pm.**
- The successful / highest bidder shall deposit 15% amount of the price of the final bid amount immediately at the time of purchase and in default of such deposit, property shall be re-sold and the defaulting purchaser shall not have any claim whatsoever.
- The remainder of the 85% purchase money and the amount required for the stamp duty on the sale certificate and registration charges and incidental charges thereon including GST & TDS as applicable if any shall be paid within 30 (thirty) days from the date of sale of the property.
- In case of default of payment within the prescribed period mentioned in hereinabove the deposit paid by the purchaser may after defraying the expenses of the sale, may, if undersigned think fit be forfeited to the State Govt. and the defaulting purchaser shall forfeit all claims to the property or amount deposited. The property shall be resold after the issue of fresh proclamation of sale. Further the purchaser shall also be liable to make good of any shortfall or difference between his final bid amount and the price for which it is subsequently sold.
- Sale subject to the prior encumbrances on the property and bidders are advised to get proper details in this regard at their end.
- The sale shall be subject to the final approval / confirmation of the Registrar co-op. societies or Commissioner for co-operation, Pune. If sale is not confirmed by the authority then the amount paid / deposited by the successful bidder / purchaser will be refunded to the successful bidder / purchaser without interest.
- The bidder who submit highest bid (not less than Upset Price) on closure of auction shall be declared as successful bidder / purchaser subject to approval by Registrar. Successful bidder shall bound with the terms & conditions of the Sale.
- Recovery Officer or Bank will not be responsible for any charge, lien, encumbrances on the property & taxes and any other dues to Government or any other body or Authority / Society in respect of the property under sale, however the intending Bidder should make their own independent inquiries regarding the encumbrances, title of the property put on auction and claim, rights, due, affecting the property prior to submitting their bid.
- This is also a mandatory notice of 15 days as per the provision of M.C.S. Act-1960 and Rules, 1961 to the Borrowers its Directors and sureties, mortgagee of above account informing them about the holding of sale / auction on aforesaid dates, if so desired by them, by paying the fully dues payable by them along with cost, charges, further interest and cost of process before the scheduled auction of the bank.

For The Kunbi Sahakari Bank Ltd; Mumbai

Sd/-
(V. B. Nimbre)
Recovery Officer
(under MCS Act-1960 & Rule 107 of MCS Rule 1961)
Mobile No. 9867316766

Date : - 13/07/2023

Place : - Mumbai

MOTILAL OSWAL HOME LOANS
Corporate Office : Motilal Oswal Tower, Rahitullah Sayani Road, Opposite ST Depot, Prabhadevi, Mumbai-400025. Email : hqenquiry@motilalosalwal.com
Branch Office :- Shreeji Tangle Arcade, 3rd Floor, Shivadi Chowk, Above Waman Hari Pethe Jewellers