



**Annexure -13**  
**FORM NO. 22**  
**[See Regulation 37(1)]**  
**BY ALL PERMISSIBLE MODE**

**OFFICE OF THE RECOVERY OFFICER**

DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3)  
1st Floor, MTNL Telephone Exchange Building, Sector-30 A, Vashi, Navi Mumbai-400703

RP No. 100 OF 2021

Date of Auction Sale: 23/12/2024

**PROCLAMATION OF SALE : IMMOVABLE PROPERTY**

**PROCLAMATION OF SALE UNDER RULES 37, 38 AND 52 (1)(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS & BANKRUPTCY ACT, 1993**

**BANK BARODA**  
**VS**  
**SMT. SAKUBAI KISAN GHADWAJE & ANR**

To,  
**CD-1. SMT. SAKUBAI KISAN GHADWAJE.**  
**CD-2. MR. PAWAR VIMAL KONDAJI.**  
**CD-3. MR. DATTU EKNATH DHATRAK.**  
ALL ARE RESIDING AT -POST PIMPARKHED,  
TALUKA DINDORI, DISTRICT NASHIK,  
MAHARASHTRA-422 202.

Whereas Recovery Certificate No. RC NO. 100 OF 2021 in O.A. NO. 711 of 2018 was drawn up by the Hon'ble Presiding Officer, DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3) for the recovery of the sum of Rs 17,21,976.00 (Rupees Seventeen Lakh Twenty-One Thousand Nine Hundred Seventy Six Only) along with interest and the costs from the CD, and you, the CD, failed to repay the dues of the Certificate Holder Bank(s)/ Financial Institution(s). And whereas the undersigned has ordered the sale of the Mortgaged/Attached properties of the Certificate Debtor as mentioned in the Schedule hereunder towards satisfaction of the said Recovery Certificate

Notice is hereby given that in absence of any order of postponement, the said property(s) shall be sold on **23/12/2024 between 1:00 PM to 2:00 PM** by auction and bidding shall take place through Online through the website: <https://www.bankeauctions.com>. The details of authorised Contact person for auction service provider is Name: **MR. BHAVIK PANDYA C1 India Pvt Ltd, Mobile No.- 8866682937 Email- support@bankeauctions.com.**

The details of authorised bank officer for auction service provider is, Name: **MR. KIRAN MADHAV SANAP Mobile No. 7990955934 Email:-sarnas@bankofbaroda.com** The sale will be of the properties of defendants/ CDs above named, as mentioned in the schedule

below & the liabilities and claims attaching to the said properties, so far as they have been ascertained, are those specified in the schedule against each lot.

The property will be put up for sale in the lot specified in the schedule. If the amount to be realized is satisfied by the sale of portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale will also be stopped if, before any lot is knocked down the arrears mentioned in the said certificate+ interest+costs (including cost of sale) are tendered to the officer conducting the sale or proof is given to his satisfaction that the amount of such certificate, interest and costs has been paid to the undersigned. At the sale, the public generally are invited to bid either personally or by duly authorized agent.

officer or other person, having any duty to perform in connection with this sale shall, however, either directly or indirectly, bid for, acquire or attempt to acquire any interest in the properties sold. The sale shall be subject to conditions prescribed in the second schedule to the Income Tax Act, 1961 and the rules made thereunder and to the following further conditions

I. The particulars specified in the annexed schedule have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in the proclamation.

II. The Reserve Price below which the property shall not be sold is as mentioned in the schedule.

III. The amount by which the bidding is to be increased. In the event of any dispute arising as to the amount bid or as to the bidder the lot shall at once be again put up for auction or may be cancelled.

IV. The highest bidder shall be declared to be the purchaser of any lot provided always that he/she/they are legally qualified to bid and provided further the amount bid by him/her/they is not less than the reserve price. It shall be in the discretion of the undersigned to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so

V. Each intending bidders shall be required to pay Earnest Money Deposit (EMD) by way of DD/Pay order in favour of RECOVERY OFFICER, DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3) to be deposited with R.O./Court Auctioneer, DEBTS RECOVERY TRIBUNAL MUMBAI (DRT-III) or by Online through RTGS/NEFT/ directly into the Account No. 10430100022945 the name of **BANK OF BARODA** of having IFSC Code No. **BARB0VASHIX** and upload bid form details of the property along with copy of PAN card, address proof and identity proof, e-mail mobile No. and in case of the company or any other document confirming representation/attorney of the company and the receipt/counter foil of such deposit. EMD deposited thereafter shall not be considered eligible for participation in the auction.

**The Earnest Money Deposit (EMD), Reserve Price and Bid Increase, be fixed as follows:**

Sr. No.	Details of property	EMD Amount (In Rs.)	Reserve Price (In. Rs.)	Bid Increase in the multiple of (in Rs.)
1	<b>ALL THAT PIECE AND PARCEL OF AGRICULTURAL LAND BEARING GAT NO. 109, AREA ADMEASURING 02H 05R AT POST VILLAGE PIMPARKHED, TALUKA DINDORI, DISTRICT NASHIK</b>	<b>8,41,000/-</b>	<b>84,05,000/</b>	<b>25,000.00</b>

EMD received after due date & time shall be rejected & the amount paid towards the EMD shall be returned to them by way of option given by them in the E-Auction Form. It is the sole responsibility of the bidder to have an, active e-mail id and a computer terminal/system with internet connection to enable him/her to participate in the bidding. Any issue with regard to connectivity during the course of bidding online shall be the sole responsibility of the bidder and no claims in this regard shall be entertained.

If the bid is increased within the last 5 minutes of the given time of auction, the auction time is further extended by additional time of 5 minutes to enable the other bidders to increment their bids & the auction process comes to an end if no further increment(s) is/are made within the extended time of 5 minutes. In case of movable/immovable property the price of each lot shall be paid at the time of sale or as soon after as the officer holding the sale directs, and in default of payment, the property shall forthwith be again put up for auction for resale.

The successful bidder shall have to pay 25% of the sale proceeds after adjustment of EMD on being knocked down by next day in the said account/Demand draft/Banker Cheque/Pay order as per detail mentioned above. If the next day is Holiday or Sunday, then on next first office day. The purchaser shall deposit the balance 75% of the sale proceeds on or before 15th day from the date of sale of the property, exclusive of such day, or if the 15th day be Sunday or other Holiday, then on the first office day after the 15th day by prescribed mode as stated above. In addition to the above the purchaser shall also deposit Poundage fee with Recovery Officer, DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3) @2% upto Rs.1,000/- and @1% of the excess of the said amount of Rs.1,000/- through DD in favour of Registrar, DEBTS RECOVERY TRIBUNAL MUMBAI (DRT-III). In case of default of payment within the prescribed period, the deposit, after defraying the expenses of the sale, may, if the undersigned thinks fit, shall be forfeited to the Government and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may subsequently be sold. The property shall be resold, after the issue of fresh proclamation of sale.

Highest bidder shall not have any right/title over the property until the sale is confirmed by the Recovery Officer, DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3).

The amount of EMD deposited by the unsuccessful bidders shall be refunded through online mode in case of EMD deposited through online. In case EMD is deposited in the form of DD/BC/Pay order the same will be returned by hand. Original ID proof of the photocopy sent with The E-Auction EMD Form has to be brought. No interest shall be paid on EMD amount. No request for inclusion/substitution in the sale certificate of names of any person(s) other than those mentioned in the E-Auction EMD Form shall be entertained.

In case of more than one items of property brought for sale, the sale of such properties will be as per the convenience and it is not obligatory to go serially as mentioned in the sale notice. NRI Bidders must necessarily enclose a copy of photo page of their passport & route their bid duly endorsed by Indian Mission (Embassy). The movable/immovable property is being sold on "As is where and as is what basis" and is subject to Publication charges, revenue and other Encumbrances as per rules. The undersigned reserves the right to accept or reject any or all bids, if found unreasonable or may postpone the auction at any time without assigning any reason.

Details of this Proclamation of sale can be viewed at the [website www.drt.gov.in](http://www.drt.gov.in).

Schedule of Property:				
Lot No	Description of the property to be sold	Revenue assessed upon the property or part thereof	Details of any encumbrances to which the property is liable.	Claims, if any, which have been put forward to the property and any other known bearing on its nature and value
1.	<b>ALL THAT PIECE AND PARCEL OF AGRICULTURAL LAND BEARING GAT NO. 109, AREA ADMEASURING 02H 05R AT POST VILLAGE PIMPARKHED, TALUKA DINDORI, DISTRICT NASHIK.</b>	<b>NOT KNOWN</b>	<b>NOT KNOWN</b>	<b>NOT KNOWN</b>

Note: As on Auction Date i.e. 23/12/2024, The total amount of Rs. 36,74,992/- is outstanding against the CDs. Date of inspection of the properties as mentioned above has been fixed as 17/12/2024 between 11AM to 4PM. Last date of uploading of EMD and bid documents been fixed as 19/12/2024 up to 4:30pm.  
Given under my hand and seal of this date 05/11/2024



(DEEPA SUBRAMANIAN)  
**RECOVERY OFFICER-I, DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3)**

**POSSESSION NOTICE - (for immovable property) Rule 8(1)**  
Whereas, the undersigned being the Authorized Officer of IFL Home Finance Limited (Formerly known as India Infoline Housing Finance Ltd.) (IFL HFL) 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, a Demand Notice was issued by the Authorized Officer of the company to the borrowers / co-borrowers mentioned herein below to repay the amount mentioned in the notice 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 Section 13(4) of the said Act read with Rule 8 of the said rules. The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of IFL HFL for an amount as mentioned herein under with interest thereon. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act. If the borrower clears the dues of the "IFL HFL" together with all costs, charges and expenses incurred, at any time before the date fixed for sale or transfer, the secured assets shall not be sold or transferred by "IFL HFL" and no further step shall be taken by "IFL HFL" for transfer or sale of the secured assets.

Name of the Borrower(s)/ Co-Borrower(s)	Description of secured asset (immovable property)	Total Outstanding Dues (Rs.)	Date of Demand Notice	Date of Possession
Mr. Sachin Shivaji Karande Miss. Nimisha Shivaji Karande Mrs. Shivaji Vishwanath Karande Karande Milk (Prospect No. IL0513787)	All that piece and parcel of H.No.258, situated at Morawadi Gram Panchayat, Taluka Baramati, Pune, Maharashtra, 412304 Area Admeasuring (IN SQ. FT.): Property Type: Land Area, Carpet Area, Built Up Area Property Area: 670.00, 580.00, 652.90	Rs. 616623.00/- Rupees Six Lakh Sixteen Thousand Six Hundred and Twenty Three Only	23-July 2024	18-Nov-2024

For further details please contact to Authorised Officer at Branch Office:CTS No 4278/1 to-7 Tanaji Nagar Near Kalika Mata 2nd Floor Chichwad Pune -411033/or Corporate Office: Plot No.96, Phase-IV, Udyog Vihar, Gurgaon, Haryana. Place: Pune Date: 21/11/2024 Sd/- Authorised Officer, For IFL Home Finance Limited

**निःस्पृह आणि निर्भिड दैनिक**  
**नवशक्ति**  
**www.navshakti.co.in**

**SHIVALIK SMALL FINANCE BANK LTD.**  
Registered Office : 501, Salcon Aurum, Jasola District Centre, New Delhi - 110025  
CIN : U65900DL2020PLC366027

**AUCTION NOTICE**

The following borrowers of Shivalik Small Finance Bank Ltd. are hereby informed that Gold Loans availed by them from the Bank have not been adjusted by them despite various demands and notices including individual notices issued by the Bank. All borrowers are hereby informed that it has been decided to auction the Gold ornaments kept as security with the Bank and accordingly **29.11.2024** has been fixed as the date of auction at **03:00 pm** in the branch premises from where the loan was availed. All, including the borrowers, account holders and public at large can participate in this auction as per the terms and conditions of auction.

Branch	Account No.	Acct Holder name	Father's/ Spouse Name	Address	Ac opening Date	Payoff
MAJIWADA THANE	103742510668	AJAY R PANDEY	S/O RAMYAGYA PANDEY	JAY DEVI DURGA MATA CHAWL COMMITTEE VIJAY SATVIR YADAV CHAWL APPA PADA NEAR HANUMAN SHIV MANDIR KURAR VILLAGE MALAD (EAST) ,MUMBAI SUBURBAN, MAHARASHTRA, 400097	19-03-2024	81,94,94.83
PUNE TILAK ROAD	104242510424	RAMESH K IRILA	-	427 INDIRANAGAR GULTEKADI, NEAR PAWAR HAUSE LANE PUNE CITY, GULTEKADI ,PUNE, MAHARASHTRA, 411037	22-03-2024	1,89,423.81
PUNE TILAK ROAD	104242510681	JALINAND D MALI	S/O DHONDIRAM	216, MALI MALA, BURUNGWADI,TALUKA PALUS NEAR CHITALE DAIRY BHIWADI, BURUNGWADI SANGLI, SANGLI, MAHARASHTRA, 416303	17-05-2024	1,26,283.16
PUNE TILAK ROAD	104242510693	NARAYANAMMA V VAILASETTY	S/O NARAYANA	NEAR OLD CANOL,NEAR OLD CANOL PUNE CITY,B T KAWADE RD DALVI NAGAR GHORPADI ,PUNE,MAHARASHTRA,411001	18-05-2024	2,03,219.51
MAJIWADA THANE	103742511395	SAGAR C ERKAL	S/O CHANDRAKANT ERKAL	F-302, GRISHMA ENCLAVE CHS LTD,MIRA BHAYANDER ROAD NEAR GAURAV REGENCY MIRA, BHAYANDER MIRA ROAD EAST ,THANE,MAHARASHTRA,401107	18-06-2024	85,454.06
PUNE TILAK ROAD	104242510961	PRAMOD S PATIL	S/O SHIVAJI MARUTI PATIL	101 DUTTA KAMAL SOCIETY,NEAR S A V T R I B A I P H U L E U D H Y A N CHINCHWADGAON TA, AJI NAGAR TANAJINAGR CHICHWAD ,PUNE, MAHARASHTRA, 411033	18-07-2024	17,04,758.61
MAJIWADA THANE	103742511607	SAGAR S DHANAWADE	S/O SAMPAT	D-1/3/324 MAULI KRUPA SOCIETY, SIMPLEX GHANSOL NAVI MUMBAI, SECTOR NO-7 ,THANE, MAHARASHTRA, 400701	18-07-2024	1,05,589.86
MAJIWADA THANE	103042513791	RAHUL D KAP	S/O DATTARAM	ROOM NO 5 CHAWL NO 3 NANDANVAN SOCIETY, VIJAY NAGAR NEAR SAI BABA MANDIR NALLASOPARA, EAST THANE, PALGHAR, MAHARASHTRA,401209	19-10-2023	70,905.50
MAJIWADA THANE	103742510670	RAHUL D KAP	S/O DATTARAM	ROOM NO 5 CHAWL NO 3 NANDANVAN SOCIETY, VIJAY NAGAR NEAR SAI BABA MANDIR NALLASOPARA, EAST THANE, PALGHAR, MAHARASHTRA,401209	19-03-2024	46,952.29
MAJIWADA THANE	103742510196	SAIRAJ S PATIL	S O SURESH RAGHUNATH PATIL	ROOM NO 215 2 FLOOR R PATIL HOUSE KOLSHE ROAD KOLSHE T,ARICHA PADA ,THANE, MAHARASHTRA,400607	18-01-2024	15,858.32
MAJIWADA THANE	103742510212	SAIRAJ S PATIL	S O SURESH RAGHUNATH PATIL	ROOM NO 215 2 FLOOR R PATIL HOUSE KOLSHE ROAD KOLSHE T,ARICHA PADA ,THANE, MAHARASHTRA,400607	20-01-2024	37,847.09

Auction date is 29.11.2024 @ 03:00 pm.  
The Bank reserves the right to delete any account from the auction or cancel the auction without any prior notice.  
Authorised Officer, Shivalik Small Finance Bank Ltd.

**Stressed Asset Management Branch Mumbai,**  
Office No -73, 7th Floor Mittal Chambers, Nariman Point, Mumbai-400021  
Email:sarmbmb@indianbank.co.in

**Sale notice for sale of immovable properties APPENDIX-IV-A (See proviso to rule 8 (6))**

**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**

**Property No -1**

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/constructive/Symbolic possession of which has been taken by the Authorized Officer of Indian Bank, SAM Branch, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 11/12/2024 for recovery of Rs.9,25,27,749.01 (Rupees Nine Crore Twenty Five Lakhs Twenty Seven Thousand Seven Hundred Forty Nine and Paise One Only) as on 30.09.2024, further interest and cost from 01.10.2024 due to the Indian Bank, SAM Large Branch, Secured Creditor, from (M/s Vivaan Corporation )

1) M/s Vivaan Corporation Unit No.505, 5th Floor, Acruiti Star Opp Acruiti Centre Point, MIDC, Andheri (East), Mumbai-400093. Also At 545, Mhatre Compound, Val Village, Anjar Road, Bhiwandi, Thane-421302.

3) Mr. Kishore Bhooram Choudhary 4) Mrs. Kamla Kishore Choudhary Both Add. are Same-Flat No.501,E- wing, 5th Floor, Orchid Enclave, Nahar Shakli, Chandivali, Andheri East, Mumbai-400058.

The specific details of the property intended to be brought to sale through e-auction mode are enumerated below:

Reserve Price:Rs.32.34 Lakhs	EMD(Rs.) in lakhs:- Rs. 3.24 lakhs
<b>Property ID:IDIB301337739312</b>	<b>Bid incremental amount:-Rs.50000/-</b>

Detailed description of the Property:-Flat no.702, 7th floor, A-Wing, bidding no. 1A, Zippiya Arcade, Kumbharkhan Pada, subhash Cross Road, Village Shivajinagar, Dombivli (West), Taluka Kalyan, Dist. Thane Property owner is Mr. Kishor Bhooram Choudhary. Built up area of the property admeasuring 652 sq. ft. 1)On or towards East: By Mr. Laxman V. Bhoir 2) On or towards West: By Laxmi Lotus Society, 3) On or towards North: By Mr.Anant M. Bhoir. 4) On or towards South: By Road4) On or towards South: By Road

Reserve Price:Rs.94.47 Lakhs	EMD : Rs. 9.45 lakhs	Bid Amount -Rs.100000/-
<b>Property ID:IDIB301337739313</b>	<b>Inspection date 03.12.2024</b>	
<b>Date and time of e-auction-11.12.2024 - 11.00 AM to 4.00 PM</b>		

Interested bidder may apply bid for whole lot or any property individually as per Reserve Price fixed above.

Bidders are advised to visit the website (<https://www.ebkraj.in>) of our e auction service provider PSB Alliance Pvt. Ltd. to participate in online bid. For Technical Assistance Please call 8291220220. For Registration status and for EMD status please email to [support.ebkraj@psballiance.com](mailto:support.ebkraj@psballiance.com).

For property details and photograph of the property and auction terms and conditions please visit: <https://www.ebkraj.in> and for clarifications related to this portal, please contact PSB Alliance Pvt. Ltd, Contact No. 8291220220. Bidders are advised to use Property ID Number mentioned above while searching for the property in the website with <https://www.ebkraj.in>

Date : 18.11.2024  
Place:Mumbai (Santosh Kumar Shrivastava) Contact No. 7076297530  
Authorized Officer

**Property No -4**

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/constructive/Symbolic possession of which has been taken by the Authorized Officer of Indian Bank, SAM Branch, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 11.12.2024 for recovery of Rs.51,58,543.14 (Rupees five crore fifty one lakhs fifty eight thousand five hundred forty three and paise four only) as on 30.09.2024 further interest and cost from 01.10.2024 due to the Indian Bank, SAM Large Branch, Secured Creditor, from (M/s Proera Bizcon Private Limited).

1.M/s. Proera Bizcon Pvt. Ltd. B/407, 4th Floor, Diamond World, 'B' Tower, Mini Bazar, Varachha Road, Surat - 395 006, (Gujarat). Also At B-501, Manya Residency, Near Vraj Chowk, Sathana Jankatnaka, Surat - 395 006, (Gujarat). Also At 107, Sagna Society, L. H. Road, Varachha Chowk, Sathana Jankatnaka, Surat - 395 006, (Gujarat)

2.Mr. Rakeshbhai Ranchhodhrai Vidhala B/407, 4th Floor, Diamond World, 'B' Tower, Mini Bazar, Varachha Road, Surat - 395 006, (Gujarat). Also At B-501, Manya Residency, Near Vraj Chowk, Sathana Jankatnaka, Surat - 395 006, (Gujarat).

3.Mr. Ajay Kumar Rammikhat Sathana B/407, 4th Floor, Diamond World, 'B' Tower, Mini Bazar, Varachha Road, Surat - 395 006, (Gujarat). Also At 107, Sagna Society, L. H. Road, Varachha Chowk, Sathana Jankatnaka, Surat - 395 006, (Gujarat).

4.Mr. Sumit Kumar Rameshbhai Bodra Shop No. 4, Block No. 7, Ruby Trade Center, Bth, Gitanjali Cinema, Mini Bazar, Varachha Road, Surat - 395 006, (Gujarat).

5.Mr. Laxman Rajaram Gadabadi B/407, 4th Floor, Diamond World, 'B' Tower, Mini Bazar, Varachha Road, Surat - 395 006, (Gujarat). Also At Dindoshi Mahanagar Palika Vasahat, R No 30, Santoshi Nagar, Goregaon (E) Mumbai 400065.

6.Mr. Dharmesh Sanjaylala B/407, 4th Floor, Diamond World, 'B' Tower, Mini Bazar, Varachha Road, Surat - 395 006, (Gujarat). Also At Dindoshi Mahanagar Palika Vasahat, R No 30, Santoshi Nagar, Goregaon (E) Mumbai 400065.

The specific details of the property intended to be brought to sale through e-auction mode are enumerated below:

Sr. No	Detailed Description Mortgaged Assets item wise	Property ID	A/Reserve Price B/EMD C/Bid Incremental Amt. (Rs.) in lakhs
(A)	<b>Savan Green City, Block/S No 85, Sub Plot No 3, Village Karavel, The Ankleshwar Dist Bharuch, Gujarat.</b>		
1	House/Plot Nos. A-158 earlier Plot No. 3, Area 61.89 sq.mt.	Property ID-IDIB32155592041	A/Rs. 6.00 B/Rs.0.60 C/Rs. 10,000/-
2	House/Plot Nos. A-159 earlier Plot No. 3, Area 61.89 sq.mt.	Property ID-IDIB32155592042	A/Rs. 6.00 B/Rs.0.60 C/Rs. 10,000/-
3	House/Plot Nos. A-177 earlier Plot No. 3, Area 61.89 sq.mt.	Property ID-IDIB32155592043	A/Rs. 6.00 B/Rs.0.60 C/Rs. 10,000/-
4	House/Plot Nos. A-176 earlier Plot No.3 each admeasuring 61.89 sq. mtrs	Property ID-IDIB32155592044	A/Rs. 6.00 B/Rs.0.60 C/Rs. 10,000/-
5	House/Plot Nos. B-218 earlier Plot No.3 admeasuring 42.42 sq.mtrs	Property ID-IDIB32155592045	A/Rs. 4.11 B/Rs.0.41 C/Rs. 10,000/-
(B)	<b>Bhumi Residential R.S. No. 656 + 657 Palki Plot No A/20, A/21, B/1, Near Kosamba Rly. Fatak &amp; Piramal Sagar, Mose Tarsadi, The Mangrol, Dist Surat, Gujarat.</b>		
6	Flat No A/2 Area 433.50 sq.ft.(B/A)	Property ID-IDIB32155592046	A/Rs. 3.33 B/Rs.0.33 C/Rs. 10,000/-
7	Flat No A/3 Area 433.50 sq.ft.(B/A)	Property ID-IDIB32155592047	A/Rs. 3.33 B/Rs.0.33 C/Rs. 10,000/-
8	Flat No A/9 Area 439.50 sq.ft.(B/A)	Property ID-IDIB32155592048	A/Rs. 3.38 B/Rs.0.34 C/Rs. 10,000/-
9	Flat No A/10 Area 433.50 sq.ft.(B/A)	Property ID-IDIB32155592049	A/Rs. 3.33 B/Rs.0.33 C/Rs. 10,000/-
10	Flat No A/11 Area 433.50 sq.ft.(B/A)	Property ID-IDIB32155592048	A/Rs. 3.33 B/Rs.0.33 C/Rs. 10,000/-
11	Flat No A/12 Area 439.50 sq.ft.(B/A)	Property ID-IDIB32155592049	A/Rs. 3.38 B/Rs.0.34 C/Rs. 10,000/-
12	Flat No B/3 Area 433.50 sq.ft.(B/A)	Property ID-IDIB321555920420	A/Rs. 3.33 B/Rs.0.33 C/Rs. 10,000/-
13	Flat No B/7 Area 433.50 sq.ft.(B/A)	Property ID-IDIB321555920421	A/Rs. 3.33 B/Rs.0.33 C/Rs. 10,000/-
14	Flat No B/8 Area 439.50 sq.ft.(B/A)	Property ID-IDIB321555920422	A/Rs. 3.38 B/Rs.0.34 C/Rs. 10,000/-
15	Flat No B/12 Area 439.50 sq.ft.(B/A)	Property ID-IDIB321555920423	A/Rs. 3.38 B/Rs.0.34 C/Rs. 10,000/-
16	Flat No B/15 Area 433.50 sq.ft.(B/A)	Property ID-IDIB321555920424	A/Rs. 3.33 B/Rs.0.33 C/Rs. 10,000/-
17	Flat No B/16 Area 439.50 sq.ft.(B/A)	Property ID-IDIB321555920425	A/Rs. 3.38 B/Rs.0.34 C/Rs. 10,000/-

Interested bidder may apply bid for whole lot or any property individually as per Reserve Price fixed above.

Bidders are advised to visit the website (<https://www.ebkraj.in>) of our e auction service provider PSB Alliance Pvt. Ltd. to participate in online bid. For Technical Assistance Please call 8291220220. For Registration status and for EMD status please email to [support.ebkraj@psballiance.com](mailto:support.ebkraj@psballiance.com).

For property details and photograph of the property and auction terms and conditions please visit: <https://www.ebkraj.in> and for clarifications related to this portal, please contact PSB Alliance Pvt. Ltd, Contact No. 8291220220. Bidders are advised to use Property ID Number mentioned above while searching for the property in the website with <https://www.ebkraj.in>

Date: 19.11.2024  
Place:Mumbai (Santosh Kumar Shrivastava) (Contact No.7076297530)  
Authorized Officer

**Property No -2**

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 Constructive/Symbolic (whichever is applicable) possession of which has been taken by the Authorized Officer of Indian Bank, SAM Branch, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 11/12/2024 for recovery of Rs.1,82,83,654.50 (One Crore Eighty Two Lakhs Eighty Three Thousand Six Hundred Fifty Four and Fifty Paise only) as on 11/11/2024 due to the Indian Bank, SAM Branch, Secured Creditor, from

1.S/MSect Technologies Pvt.Ltd. (Borrower) All Add Same Building Near Cittalipal(OR) RBL Bank, Link Road Andheri West Mumbai -400053

2. Mr.Feroz Shaikh (Director & Guarantor) 3. Mrs Sofiya Shekh (Director & Guarantor) Both Add Are Same Flat no 607 on B Wing, Building -RNA Royale Park , Building No 1 CTS at Kandivali Tel Borivali Mumbai Sub Urban -400067

The specific details of the property intended to be brought to sale through e-auction mode are enumerated below:

Reserve Price: Rs.217.00 Lakhs.	EMD:Rs. 21.70 Lakhs
<b>Property ID:No.IDIB30241155990</b>	<b>Encumbrances on Property-Not known to us</b>
<b>Bid incremental amount-Rs.1,00,000/-</b>	
<b>Date and time of e</b>	