

DEUTSCHE BANK AG**PUBLIC NOTICE - AUCTION CUM SALE OF PROPERTY**

Sale of Immovable Assets under the Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002

The undersigned is the Authorized Officer of M/s. Deutsche Bank AG, having one of its places of business at Nirlon Knowledge Park, B1, 2nd Floor, Goregaon East, Mumbai- 400063 ('Deutsche Bank AG'), under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (The Act) and in exercise of powers conferred under section 13 (2) read with rule 9 of the Security Interest (Enforcement) Rules, 2002 (The Rules) issued demand notices dated 15th December, 2021 calling upon the Borrower(s)/ Co-borrower(s) G R Enterprises, Geeta Ramesh Ruparel and Kailash Ramesh Ruparel, residing at B-304, Kanti Apartment, Mount Mary Road, Near Bandra West, Mumbai- 400050, to repay the outstanding amount of Rs. 4,34,98,440.03 (Rupees Four Crore Thirty Four Lakhs Ninety Eight Thousand Four Hundred Forty and Three paisa only) as on 15th December, 2021, and interest thereon within 60 days from the date of receipt of the said demand 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 mortgaged with the Bank, to recover the said outstanding amount, in exercise of powers conferred on me under section 13(4) of the Act read with Rule 8 of the Rules.

| Sr. No. | Secured Property Address | Reserve Price | EMD | Auction Date |
|---------|---|------------------|-----------------|------------------|
| 1. | All that piece or parcels of Residential Property bearing Flat No. 04, 3rd floor, B Wing, Kanti Apartments Chsl, Mount Mary Road, CTS No. B/831 & B/831A, at Village Bandra, admeasuring 914 sq.ft built up area* | Rs.3,90,00,000/- | Rs. 39,00,000/- | 8th January 2024 |

Now, the public in general is hereby informed that the Property mentioned below would be sold by public auction on AS IS WHERE IS BASIS and AS IS WHAT IS BASIS on 8th January 2024 at 4 p.m., at Deutsche Bank AG, Nirlon Knowledge Park, B1, 2nd Floor, Goregaon East, Mumbai- 400063 by inviting bids in the sealed envelope as per the procedure and the terms and conditions stated below. The particulars in respect of the Property have been stated to the best of the information and knowledge of the Bank, who shall however not be responsible for any error, misstatement or omission in the said particulars. The Tenderer(s) / Offerer(s) / Prospective Bidder/Purchaser(s) are therefore requested, in their own interest, to satisfy himself/ themselves/ itself with regard to the Property before submitting the tenders. To the best of the Bank's knowledge, there are no encumbrances on the Property and Bank has the right of sale of Property in compliance with due process of law.

TERMS & CONDITIONS OF PUBLIC AUCTION:

- The property can be inspected on 16th December 2023 between 11 am to 2 pm. The bids shall be submitted in a sealed envelope to the office of undersigned along with a Demand Draft / Pay Order of Rs.39,00,000/- (Rupees Thirty Nine Lakhs only) towards the Earnest Money Deposit ("EMD") favoring "M/s. Deutsche Bank AG" so as to reach the office of Deutsche Bank AG at, Nirlon Knowledge Park, B1, 2nd Floor, Goregaon East, Mumbai- 400063 on or before 8th January 2024 by 2 pm. The earnest money deposit shall not carry any interest.
- Offers that are not duly filled up or offers unaccompanied by the EMD or received after the date and time prescribed herein will not be considered / treated as valid offers, and accordingly shall be rejected. No interest shall be payable on the EMD.
- Along with bid form the proposed bidder shall also attach his/her identity proof, proof of residence (such as copy of the passport, election commission card, ration card driving license etc.) and a copy of the PAN card issued by the Income Tax department.
- On the date of sale, all the bids duly received would be opened and the bid of the highest bidder, provided it is above the reserve price, may be accepted by the Bank. However the bidders personally present at the auction site shall have the right to further enhance their bid price, subject to a minimum of Rs. 25,000/- (Rupees Twenty Five Thousand only) over the price offered by the highest bidder and the Bank shall have the right to accept such higher bid, upon confirmation of the sale by the Bank, the purchaser will be required to pay deposit of 25% (Twenty Five Percent) of the sale price, after adjusting the earnest money deposit immediately with the undersigned.
- The request for extension of time may be allowed by the Bank at its sole discretion subject to such terms and conditions as may be deemed fit and proper by him. The balance amount of the purchase price shall be paid by the purchaser to the Bank on or before the fifteenth day after confirmation of the sale of the Property or such extended period as may be agreed upon in writing by the parties. In default of payment of entire consideration within the stipulated time, the Bank shall be at liberty to forfeit the EMD and/or any other payment made by the purchaser and proceed with re-auction of the Property. The defaulting purchaser shall forfeit all claims to the Property or to any part of the sum for which it may be subsequently sold.
- All payments shall be made by the purchaser by means of the Demand Draft / Pay Order favoring "Deutsche Bank AG".
- On receipt of the sale price in full, the Bank shall issue a Sale Certificate in favour of the Purchaser/his nominee and would handover the possession of the Property to the purchaser.
- The said Immovable Property described in the Schedule herein above shall remain and be at the sole risk of the Purchaser in all respects including loss or damage by fire or theft or other accidents, and other risk from the date of the Confirmation of the sale by the undersigned Authorised Officer. The Purchaser shall not be entitled to annul the sale on any ground whatsoever.
- The Demand Draft / Pay Order deposited towards the EMD shall be returned to the unsuccessful bidders.
- For all purposes, sale of the said property is strictly on "as is where basis what is". To the best of the knowledge and information of the authorised officer of the Bank, no other encumbrances exist on the property.
- All expenses relating to Stamp Duty, Registration Charges, Transfer Charges and any other charges in respect of the Property shall be borne by the purchaser. All outgoings, i.e., Municipal Taxes, Maintenance / Society Charges, Electricity and water taxes, cess or any other dues including over dues in respect of the Property shall be paid by the successful purchaser.
- The Bank is not bound to accept the highest offer or any or all offers, and the Bank reserves its right to reject any or all bid(s) without assigning any reasons.
- No person other than the bidders themselves or their duly authorised representative shall be allowed to participate in the sale proceedings.
- In case all the dues together with all costs, charges and expenses incurred by the Bank are tendered by the above-named Borrower at any time before the date fixed for sale of the property under Sec 13(8) of the Act, then the Property will not be sold, and all the bids received from the prospective bidders shall be returned to them without any liability/claim against the Bank.

This Notice is also notice to the above said Borrower under Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Place: Mumbai Sd/- Diana Nadar, Authorized Officer- Deutsche Bank AG, Contact Numbers: 022 7180 3274/3167/3721/3071/3479, 09619887707/0981924626, 09820066613, 9821600029

Dated: 30th Nov, 2023

PUBLIC NOTICE

Notice is given to all concerned that my client MR. PETER LOBO is sole owner of Room No. A-8 in Kandivali Survey No. 157 Brahmigri CHS. Ltd., at Plot No. 3, Road No. RSC-2, Mun. "R" Ward, Ganesh Nagar, Kandivali (West), Mumbai - 400 067 and he desire to sell the said Room to the prospective purchaser/s.

Also note that the original Allotment Letter issued by the M.H. & A.D. Authority in the name of original allottee MR. RAMCHANDRA GANPAT LOKARAY pertaining to the said Room is lost/ misplaced from my said client.

Any person/bank/financial institution etc. having any right, title or interest by way of sale, mortgage, lease, lien, gift, tenancy, ownership etc. pertaining to the said Room shall make it known in writing to the undersigned with supporting documents within 14 (fourteen) days of the publication hereof, failing which any such claim shall be deemed to be non-existent or waived and the sale/purchase transaction shall be completed without reference to such claim.

Sd/- RAJENDRA B. GAIKWAD Advocate, High Court, Room No. D-46, Millap CHSL., Plot No. 183, Sector-1, Charkop, Kandivali (W), Mumbai - 400067. Place: MUMBAI Date: 30/11/2023

PUBLIC NOTICE

This is to inform the public at large that Mr. Shafiquddin Hakimuddin Shaik and Mr. Mohammad Salim Mohammad Yusuf Ansari are intending to sell an area admeasuring 1057 sq. meters out of total area admeasuring 12470 sq. meters of land bearing Survey No. 84, Hissa No. NIL, situate, lying and being at Village Ghodbunder, Taluka and District Thane, in the Registration District and Sub-District Thane, now within the limits of Mira Bhayandar Municipal Corporation. Any persons having any claims against or to the said property or any part thereof by way of sale, lease, lien, charge, mortgage, gift, tenancy, easement, inheritance or any other interest of whatsoever nature are requested to make the same known in writing together with documentary evidence to the undersigned within a period of 14 days from the date of publication of this notice, failing which any such claims shall not be considered and shall be deemed to have been waived.

Date: 29th November, 2023

Mr. Shankar Jha Building No. 1, White Lotus, Commercial Building, Near Orange Hospital, Indralok, Mira Road (East), Thane-401107

PUBLIC NOTICE

Notice is hereby given to General Public that a loan was advanced by Kanvy Financial Services Limited to MR. MAHESH JANARDAN GOLE, MR. JANARDAN NARAYAN GOLE (Since deceased) AND MR. ABHAY JANARDAN GOLE against mortgage of immovable property being "All That Piece and Parcel Of Immovable Residential Flat No. 304, Admeasuring 575 Sq. Ft. Carpet Area On 3rd Floor In B Wing In Blue Bird Co-op. Hsg. Soc. Ltd., Standing On The Plot Of Land Bearing City Survey No. 162, 164 And 133/1pt. Tika No.8, Village Panchpakhandi, Lying, Being And Situated At Kolbad Road, Panchpakhandi, Thane (W), -400601" Owned by Mrs. Ujjwala Janardan Gole (Since Deceased), Thereafter, KFSL transferred its entire business in favor of Small Business Fincredit India Pvt. Ltd. (SBFC) vide Business Transfer Agreement dated 01.08.2017. Thereafter SBFC has assigned the said loan account to Kotak Mahindra Bank Limited along with the security interest in respect of the said property vide Deed of Assignment dated 14.03.2019. Post the death of MR. JANARDAN NARAYAN GOLE, his sons MR. MAHESH JANARDAN GOLE and MR. ABHAY JANARDAN GOLE have settled the loan account and approached and represented that they are the only legal heirs of the deceased MR. JANARDAN NARAYAN GOLE and accordingly have requested for handing over the title documents of the above said property to them.

In case anybody has any claim or ownership interest, are requested to get in touch with the undersigned with proof of the same within Seven days from receipt of this public notice failing which we would be handing over the documents to them.

In case of any representation/grievance/objection, please contact Mr. Rupesh Pawar, Kotak Mahindra Bank Ltd., 5th Floor, Adamas Plaza, 166/16, CST Road, Kalina, Santacruz (E) Mumbai - 400098. Mobile: +91-8097895337.

Kalapur The Kalapur Com. Co-op Bank Ltd. Multi State Scheduled Bank

H.O. "Kalapur Bank Bhavan," "Nr. Income Tax Circle, Ashram Road, Ahmedabad - 380014 Ph.: 27582020 to 26 Email: info@kalapurbank.com www.kalapurbank.com

PUBLIC NOTICE

The following locker holders have defaulted in Payment of the Locker rent, despite reminders, and are not complying with the terms and conditions of the locker agreement executed by them with the bank. We give notice to them for termination of the said agreement and call upon them to pay the overdue locker rent, and/or surrender and vacant the locker allotted to them and handover the key within a period of 3 (three) months from the date of this notice, failing which we shall terminate the said agreement and the licence of the locker granted to them and after expiry of the 3 (three) months notice period and proceed further against them, including breaking open of locker, tentatively on 03.03.2024 or thereafter, and the contents will be disposed off in accordance with the safe deposit locker agreement. You shall remain liable to pay the entire cost of breakopen and disposal process to the bank, along with arrears locker rent and penal rent.

| Sr. No. | Branch | Type of Locker | Name | Pending Locker Rent | Address |
|---------|---------|----------------|---|---------------------|--|
| 1. | Andheri | L/261 | Pradeep Banarshidas Gupta & Aman Pradip Gupta | 60269/- | Utopia B 701 Casa Bella Gold, Kalyan Shil Road, Dist Thane Mumbai-421204 |
| 2. | Andheri | F/190 | Sanjaykumar Radheshyam Vishwakarma | 21289/- | Isma Chawl A No 7A, Chhatra Road, Andheri East Mumbai -400059 |

Sd/- Chief Manager (Recovery Department) The Kalapur Com. Co-op. Bank Ltd. Ahmedabad

Date : 30.11.2023 Place : Ahmedabad

adani

Housing Finance

Adani Housing Finance Private Limited

Registered Office : Shikhar, Nr. Mithakhali Circle, Navrangpura, Ahmedabad-380009, Gujarat, India
Corporate Office : One BKC, C-Wing, 1004/5, 10th Floor, Bandra Kurla Complex, Bandra (East), Mumbai 400 051, Maharashtra, India. CIN: U65999GJ2017PTCO98960, Website : www.adanihousing.in

PUBLIC NOTICE FOR E-AUCTION CUM SALE

Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of Adani Housing Finance Private Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 for the realization of loan dues from borrower/s, in the following loan accounts right to sale on 'AS IS WHERE IS BASIS', 'AS IS WHAT IS BASIS' and 'Whatever Is There Is Basis'. The sale will be done by the undersigned through e-auction platform provided at the website: <https://adanihousing.procure247.com/> Particulars of which are given Under:

| Sr. No. | Borrower(s) / Co-Borrower (s) / Guarantor(s) / Loan Agreement No | Description of Immovable property | Demand Notice Date | Reserve Price (RP) |
|---------|--|--|---|--|
| | | | Outstanding Amount (Secured debt) | EMD Bid Increase Amount |
| 1. | Ravikumar Rajabhau Tukade / Nitin Rajabhau Tukade / Vijaya Rajabhau Tukade 8010HL001029988 | All That Piece and Parcel Of Flat No 302. Admeasuring 690 Sq. Ft. Built Up Area (Including Common Areas), I.E. 64.12 Sq. Meters, On The 3rd Floor. In The E Wing Of The Building Known As "Radha Krishna Apartment". Constructed On Land Bearing Survey No. 64. Hissa No. 10. Area Admeasuring 700 Sq. Meters. Situated At Village Done. Vangani (West). Taluka Ambernath & District Thane. Which is Bounded As Under :- East: Open Plot, West: Internal Road, North: Open plot, South: Open Plot | 23-Nov-21 Rs.12,57,753/- As on Date 23-Nov-21 | Rs.1000000/- Rs.100000/- Rs.1000/- |
| 2. | Sharda Arun Shelar / Arun Babaji Shelar 8010HL001028716 | All that peace and Parcel of Property Flat No. 539/002, on Ground Floor in the Project Sai Sankalp Dreams Building no. 06, B Wing, situated at Gut No. 03. N. A. Plot No. 11, area admeasuring 262.65 Sq. meters, Gut No. 03. N. A. Plot No. 12, area admeasuring 262.65 Sq. meters, Gut No. 03. N. A. Plot No. 13, area admeasuring 249 Sq. meters at Village Chinchghar, Taluka - Wada, District - Palghar. Which is Bounded As Under :- East: Open Plot, West: A - Wing, North: Internal Road, South: Open Plot | 24-May-22 Rs.14,03,981/- As on Date 23-May-22 | Rs.750000/- Rs.75000/- Rs.1000/- |
| 3. | Sharda Arun Shelar / Arun Babaji Shelar 8010HL001028713 | All that peace and Parcel of Property Flat No. 539/001, on Ground Floor in the Project Sai Sankalp Dreams Building no. 06, B Wing, situated at Gut No. 03. N. A. Plot No. 11, area admeasuring 262.65 Sq. meters, Gut No. 03. N. A. Plot No. 12, area admeasuring 262.65 Sq. meters, Gut No. 03. N. A. Plot No. 13, area admeasuring 249 Sq. meters at Village Chinchghar, Taluka - Wada, District - Palghar. Which is Bounded As Under :- East: Open Plot, West: A - Wing, North: Internal Road, South: Open Plot | 24-May-22 Rs.14,03,983/- As on Date 23-May-22 | Rs.750000/- Rs.75000/- Rs.1000/- |
| 4. | Ajit Dyaneshwar Mavale / Hemlata Ajit Mavle 8010HL001018227 | Flat No 302 Area admeasuring 425 sq ft Carpet area on the 3rd Floor in the Building known as "Shree Ganesh Apartment" constructed on land bearing survey no 41 hissa no 3+ 4A i.e CTS no 1079, Plot no 7 admeasuring about of 287.80sq.mtrs situated at village chinchivali taluka khalapur & district Raigad. Which is Bounded As Under :- East: Road, West: Open Plot, North: H Wing, South: Open Plot & Entrance | 24-May-22 Rs.18,18,640/- As on Date 23-May-22 | Rs.1150000/- Rs.115000/- Rs.1000/- |

| EMD Submission Account details (10% of RP) NEFT / RTGS | | A/c No.: ADANI110EMDAHF001, Bank Name: ICICI BANK |
|--|--|--|
| Date/ Time of e-Auction | | Name of Beneficiary: ADANI HOUSING FINANCE PVT LTD, IFSC Code: ICIC0000106 |
| 16-Dec-23, 11.00 AM TO 4.00 PM | | |

TERM TERMS & CONDITIONS:
The e-Auction is being held on "AS IS WHERE IS" and "AS IS WHAT IS BASIS".
1. Inspection at Site on 11-Dec-23 & 14-Dec-23 at 11:00 am to 4:30 pm
2. Online BID (EMD) / Offer start on 30-Nov-23 and end on 15-Dec-23 before 5:30 Pm
3. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies & to inspect and satisfy themselves.
4. The intended bidders who have deposited the EMD and required assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact M/s Sourcing Technologies Pvt. Ltd. 603, 6th Floor Shikhar Complex, Navrangpura, Ahmedabad 380 009, Gujarat, India
E-mail ID: Karan@procure247.com, Rajesh@procure247.com, Tapan@procure247.com, Support Helpline Numbers: Rajesh Chauhan - 6354910183 Karan Modi - 7016716557. Enquiries: Helpdesk@procure247.com, and for any property related query may contact Authorised Officer: Mr. Gauresh Manjrekar - 9870586490, e-mail ID: Gauresh.Manjrekar@adani.com during the working hours from Monday to Saturday.
(FOR DETAILED TERM AND CONDITIONS PLEASE VISIT WEBSITE <https://adanihousing.procure247.com/>)
Note: THIS NOTICE IS STATUTORY 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

Place : Maharashtra Sd/- Authorised Officer Adani Housing Finance Pvt. Ltd.

Date : 30.11.2023

Saraswat Bank
Saraswat Co-operative Bank Ltd. (Scheduled Bank)

SARASWAT CO-OP. BANK LIMITED
74/C, Samadhan Building, Senapati Bapat Marg, Dadar (W), Mumbai 400 028
Tel. No. : (022) 2422 1202 / 1204 / 1206 / 1211

POSSESSION NOTICE

COMMON POSSESSION NOTICE FOR IMMOVABLE PROPERTIES IN CASE OF MORE THAN ONE BORROWER BY THE RESPECTIVE AUTHORISED OFFICERS (FOR IMMOVABLE PROPERTY) WHEREAS, Saraswat Co-operative Bank Ltd., the Authorised Officer/s of the Saraswat Co-operative Bank Ltd., under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13 read with the Security Interest (Enforcement) Rules, 2002, issued demand notice/s on the dates mentioned against each account calling upon the respective borrower/s, guarantor/s and mortgagor/s to repay the amount as mentioned against each account within 60 days from the date of the notice(s) date of receipt of the said notice/s.

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 the Possession of the property described herein below in exercise of power conferred on him under sub-section (4) of Section 13 of Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on 28th November, 2023.

The borrower/s, mortgagor/s, guarantor/s in particular and the PUBLIC IN GENERAL is hereby cautioned not to deal with the property/ies and any dealing with the said property/ies will be subject to the charge of Saraswat Co-operative Bank Ltd. for the amounts outstanding alongwith the interest and charges.

| Sr. No. | Name of the Branch | Name of the account | Name of the Borrower / Mortgagor / Guarantor | Description of the property Mortgaged (Secured asset) | Date of Demand Notice | Date of Symbolic possession | Amt. O/s as per demand notice (alongwith future interest & charges) |
|---------|--------------------|--|---|--|-----------------------|-----------------------------|--|
| 1. | Veena Nagar Mulund | M/s. Chhagan Jewellers Prop. Anita Uttam Prajapati | Guarantor & Mortgagor: Mr. Uttamkumar Chhagal Prajapati & Tejpal Chhagal Prajapati and Guarantor: Mrs. Monalisa Tejpal Prajapati | All that Premises lying being and situated at Flat No. 501, admeasuring about 1074 Sq. Ft. Built up on 5 th Floor in A Wing in the building known as Trinetra in the Society known as Trinetra in Shivdham Complex, Situated at Plot No. 2, City Survey No. 4839/2, Plot No. 13, C. T. S. No. 4839/6, Plot No. 10, CTS No. 4839/3, Shiv Mandir Road, Village Ambernath now in Revenue Village Kohj, Khantavali, Ambernath East, District-421 501 owned by Mr. Uttamkumar Chhagal Prajapati and Mr. Tejpal Chhagal Prajapati. | 06.02.2023 | 28.11.2023 | ₹ 19,13,922/- (Rs. Nineteen Lakhs Thirteen Thousand Nine Hundred Twenty-Two Only) as on 31.01.2023 |
| 2. | Veena Nagar Mulund | Mr. Uttamkumar Chhagal Prajapati | Borrower & Mortgagor: Mr. Uttamkumar Chhagal Prajapati, Co-Borrower & Mortgagor: Tejpal Chhagal Prajapati & Guarantor: Mrs. Anita Uttamkumar Prajapati & Mrs. Monalisa Tejpal Prajapati | All that premises lying being and situated at Flat No. 501, admeasuring about 1074 Sq. Ft. Built up on 5 th Floor in A Wing in the building known as Trinetra in the Society known as Trinetra in Shivdham Complex, Situated at Plot No. 2, City Survey No. 4839/2, Plot No. 13, C. T. S. No. 4839/6, Plot No. 10, CTS No. 4839/3, Shiv Mandir Road, Village Ambernath now in Revenue Village Kohj, Khantavali, Ambernath East, District- 421 501 owned by Mr. Uttamkumar Chhagal Prajapati and Mr. Tejpal Chhagal Prajapati. | 06.02.2023 | 28.11.2023 | ₹ 17,53,445/- (Rs. Seventeen Lakhs Fifty-Three Thousand Four Hundred Forty-Five Only) as on 05.02.2023 |
| 3. | Ambernath (E) | Mrs. Tarabai Jagannathsinh Rajput | Borrower & Mortgagor: Mrs. Tarabai Jagannathsinh Rajput & Mr. Anil Jagannathsinh Rajput | All that Premises Lying Being and Situated at Flat No. 401, Admeasuring About 474 Sq. Ft. Carpet on 4 th Floor, in the Building known as Kanak CHSL, Situated at C. T. S. No. 8997 on Survey No. 33, Hissa No. 6 (Part), Village Vadivali, Ambernath East. | 12.06.2023 | 28.11.2023 | ₹ 13,63,385/- (Rs. Thirteen Lacs Sixty-Three Thousand Three Hundred Eighty-Five Only) as on 11.06.2023 |
| 4. | Kopari | Mrs. Shobha Venkatappa Dantawada | Borrower & Mortgagor: Mrs. Shobha Venkatappa Dantawada and Co-Borrower & Mortgagor: Mr. Venkatappa Devappa Dantawada | All that premises lying being and situate at Flat No. 103 on 1 st Floor, Admeasuring 324 sq. ft. Ft. I. E. 3010 Sq. Mtrs. Carpet + 5.41 Sq. Mtrs. Balcony + 2.14 Sq. Mtrs. AP, in Wing E in the Building Known as Shanti Garden, Mouje Kohj, Khuntavali, Taluka Ambernath, District Thane owned by Mrs. Shobha Venkatappa Dantawada and Mr. Venkatappa Devappa Dantawada | 15.07.2023 | 28.11.2023 | ₹ 16,71,107/- (Rs. Sixteen Lakhs Seventy-One Thousand One Hundred Seven Only) as on 14.07.2023 |

The borrower/s, guarantor/s, mortgagor/s attention is invited to the provisions of sub-section (8) of Section 13 of the Act, in respect of time available to redeem the mortgaged property/ies i.e., secured asset/s.

Date : 29.11.2023 Place : Mumbai

Authorised Officer Saraswat Co-op. Bank Limited

Rameshwar Media

यूनियन बैंक ऑफ इंडिया Union Bank of India

भारत सरकार का उपक्रम A Government of India Undertaking

ASSET RECOVERY BRANCH. P.B.No.8, 235, Oppanakara Street, Coimbatore-641 001.

Mobile : 8369578740. Mail ID: ubin0578746@unionbankofindia.bank

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES Appendix - IX

E-AUCTION SALE NOTICE OF 15 DAYS FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISIO 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 hypothecated / mortgaged/charged to the Secured Creditor, the possession (as mentioned hereunder) of which has been taken by the Authorized Officer of Union Bank of India (Secured Creditor), will be sold on "As is where is", "As is what is" and "Whatever there is" on dates mentioned below, for recovery of dues as mentioned hereunder to Union Bank of India from the below mentioned Borrower(s) & Guarantor(s). The Reserve Price and the Earnest Money Deposit are also mentioned hereunder:

- 17. Branch : ASSET RECOVERY BRANCH, COIMBATORE. Borrower : M/s. Aekays, (Represented by Proprietrix : Mrs. Saraswathi Nair), Feltham Estate, 3rd Floor, J N Heredia Marg, Ballard Estate, Mumbai - 400 001. Borrower : M/s. Aekays, (Represented by Proprietrix : Mrs. Saraswathi Nair), No. 2, M G R Nagar, 3rd Street, PN Road, Tiruppur - 641 602. Borrower : M/s. Excel Deals, (Represented by Partners : Mrs. Saraswathi Nair, Mrs. Lalitha Krishnan, Mrs. Lathika Ramachandran, Mr. V Ravindranath, Mr. V Rajendran), Feltham Estate, 3rd Floor, J N Heredia Marg, Ballard Estate, Mumbai - 400 001. Borrower : M/s. Excel Deals, (Represented by Partners : Mrs. Saraswathi Nair, Mrs. Lalitha Krishnan, Mrs. Lathika Ramachandran, Mr. V Ravindranath, Mr. V Rajendran), No. 2, M G R Nagar, 3rd Street, PN Road, Tiruppur - 642 602. Guarantors / Mortgagors : Mrs. Saraswathi Nair, W/o. Late. Mr. A K Nair, Waman Tukaram Patil Marg, Bun No. 37, Green Garden Apartments, Opp. Amar Cinema, T F Deonar So, Mumbai 400 088. Mrs. Saraswathi Nair, W/o. Late Mr. A K Nair, New No. 93, Soona Malachite Shobha, Ultima Camp, Jakkur Bangalore, Bangalore North Attur BD, Bangalore, Karnataka - 560 064. Mrs. Saraswathi Nair, W/o. Late. Mr. A K Nair, 1st Stage 4th Block, 510, Hennur Bellary Road, Bangalore, Karnataka - 560 043. Mr. V Rajendran, S/o. Late Mr. A K Nair, No. 93 B, Shobha Malachite, Shobha Ultima Campus, Near Jakkur Flying Club, Jakkur, Off Bellary Road, Bangalore - 560 064. Mr. Ravindranath Vallath, S/o. Late. Mr. A K Nair, Waman Tukaram Patil Marg, Bun No. 37, Green Garden Apartments, Opp Amar Cinema, T F Deonar SO, Mumbai - 400 088. Mr. Ravindranath Vallath, S/o. Late. Mr. A K Nair, No. 2/2028, Narayaneeyam, Kottapuram Road, Poothole PO, Thrissur, Kerala - 680 002. Mr. Ravindranath Vallath, S/o. Late. Mr. A K Nair, No. 7/2003, Nazeem Commercial Complex PAN Baza, Tirur District, Kerala - 676 101. Mr. Ravindranath Vallath, S/o. Late. Mr. A K Nair, No. 93B, Shobha Malachite, Sobha Ultima Campus, Near Jakkur Flying Club, Jakkur, Off Bellary Road, Bangalore, Karnataka - 560 064. Mrs. Lalitha Krishnan, W/o. Mr. K. Krishnan, No. 269/1, Ward No. 24, Kottapuram Road, Punnkunnam, Thrissur, Kerala - 680 002. Mrs. Lalitha Krishnan, W/o. Mr. K. Krishnan, No. 93B, Shobha Malachite, Sobha Ultima Campus, Near Jakkur Flying Club, Jakkur, Off Bellary Road, Bangalore, Karnataka - 560 064. Mrs. Lathika Ramachandran, D/o. Athiyarath Krishnan Kutty Nair, No. 14/4B, Poojitharam, Priyadarshini Nagar, Ayyanthole PO, Ayyanthole North, Thrissur, Kerala - 680 003. Mrs. Lathika Ramachandran, D/o. Athiyarath Krishnan Kutty Nair, No. 93B, Shobha Malachite, Sobha Ultima Campus, Near Jakkur Flying Club, Jakkur, Off Bellary Road, Bangalore, Karnataka - 560 064. Mrs. Lathika Ramachandran, D/o. Athiyarath Krishnan Kutty Nair, Waman Tukaram Patil Marg, Bun No. 37, Green Garden Apartments, Opp Amar Cinema, T F Deonar SO, Mumbai - 400 088. Amount due a. Aekays : Rs. 6,20,04,623.22 (Rupees Six Crore Twenty Lakhs Four Thousand Six Hundred and Twenty Three and Paise Twenty Two Only) as on 31.10.2023 together with further interest at Contractual rate and expenses thereon. b. Excel Deals : Rs. 6,02,86,101.08 (Rupees Six Crore Two Lakhs Eighty Six Thousand One Hundred and One and Paise Eight Only) as on 31.10.2023 together with further interest at Contractual rate and expenses thereon.**

Description of Immovable Property : Property No. 1 : 10.02 Cents of property with all improvements thereon in Sy. No. 500/8, part Elankulam Village, Kanayannur Taluk, Ernakulam District and the rights to use the pathway of 15 links width **Bounded on the :** East : John's property, North : Sy. No. 500/8, West : Sy. No. 500/8, South : 15 links width pathway.

Reserve Price : Rs. 81, 00, 000/- EMD : Rs. 8, 10, 000/- Bid Multiplier : Rs. 81, 000/-

Property No. 2 : 5.830 cents of paramba with all improvements and the rights of using the 15 links width pathway on the southern side upto road in Sy. No. 500/8 in Elankulam Village, Kanayannur Taluk **Bounded on the :** East : Sy. No. 500/8 properties, North : Sy. No. 500/8 properties, West : Lalitha's Property, South : 15 links with pathway. 5.010 cents of Paramba with all improvements thereon comprised in Sy. No. 500/8, Elankulam Village, Kanayannur Taluk and the rights to use the pathway of 15 links width through Southern side to western side road **B**