



### MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

(A Government of Maharashtra Undertaking)

#### Extension Notice

**E Tender Notice No. 12/2025-2026 (Mumbai)**

Vide above E Tender Notice, tender for following work were published in Daily Navakal, Mumbai, Daily Free Press Journal, Mumbai, Daily Sagar, Thane on 28/05/2025.

Sr. No.	Name of Work	Estimated Cost
1.	TTC Industrial Area... M & R MBP... Providing services of skilled liftmen for operating the lifts in MBP.	₹ 1,06,47,936.00

Now the Extension Notice is hereby issued for extending the date of availability of E Tender on website of https://mahatenders.gov.in for the above works.

The blank tender forms for above works will now be available upto 23/06/2025 on website of https://mahatenders.gov.in

Please note that the bidders who have already submitted / uploaded their offer will again have to reload or resubmit their offer with or without change, such bidders shall also note that if offers is not reloaded or resubmitted, their bid will be out of completion for the this tender in particular.

Other contents of the tender notice remain unchanged.

#### APPENDIX IV-A

##### Sale Notice for sale of Immovable Property

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) and Rule 9(1) 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 Property mortgaged to Sammaan Capital Limited (formerly known as Indiabulls Housing Finance Ltd.) [CIN : L65922DL2005PLC136029] ("Secured Creditor"), the physical possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "as is where is", "as is what is" and "whatever there is" basis on 30.06.2025 from 05.00 P.M. to 06.00 P.M., for recovery of Rs. 47,44,859/- (Rupees Forty Seven Lakh Forty Four Thousand Eight Hundred Fifty Nine only) pending towards Loan Account No. HHVSH00352072, by way of outstanding principal, arrears (including accrued late charges) and interest till 10.06.2025 with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. 11.06.2025 along with legal expenses and other charges due to the Secured Creditor from MOJAHID ANSARI, BIBIRAKIBA and MUNAZIR AHMED ANSARI.

The Reserve Price of the Immoveable Property will be Rs. 15,47,000/- (Rupees Fifteen Lakh Forty Seven Thousand only) and the Earnest Money Deposit ("EMD") will be Rs. 1,54,700/- (Rupees One Lakh Fifty Four Thousand Seven Hundred only) i.e. equivalent to 10% of the Reserve Price.

#### DESCRIPTION OF THE IMMOVABLE PROPERTY

FLAT NO. 401, 4TH FLOOR, BUILDING NO. B - 21, ARIHANT ARSHIYA, S. NO. 20/21, 2 + 3, S. NO. 21, H. NO. 1, 2B, S. NO. 22, H. NO. 1 TO 4, S. NO. 23, H. NO. 2, S. NO. 25, H. NO. 9, 11, VILAGE DAHVALI, TALUKA KHALAPUR, DIST. RAIGAD, MAHARASHTRA-410203.


For detailed terms and conditions of sale, please refer to the link provided on the website of the Secured Creditor i.e. www.sammaancapital.com; Contact No: 0124-6910910, +91 7065451024; E-mail id: auctionhelp@sammaanapital.com. For bidding, log on to www.auctionfocus.in.

Sd/-  
AUTHORIZED OFFICER  
SAMMAAN CAPITAL LIMITED  
(Formerly known as  
INDIABULLS HOUSING FINANCE LTD.)

Date : 10.06.2025  
Place : RAIGAD

Notice is hereby given that Haren Bhalaachandra Jekhakar Owner of Flat no. 31, The Garden View CHSL, 45, August Kranti Marg, Mumbai 400036, expired on 11th April, 2025. Mr. Raman Haren Jekhakar S/o. Late Haren Bhalaachandra Jekhakar has approached the society to transfer the share in his name. Mrs. Asha Haren Jekhakar W/o Late Haren Bhalaachandra Jekhakar, Mrs. Ami Bansal is the sister of Mr. Raman Haren Jekhakar given their NOC for the said transfer. The society hereby invites claims or Objection from other heir/s or claimant/s or objector/s for the transfer of the shares and interest of the deceased member in the said flat within a period of 14 days from the publication of this notice, with copies of proofs to support claim/objection. If no claim/ objection are received within the period prescribed above, the society shall be at the liberty to deal with the shares and interest of the deceased member in the manner they deem fit.

For and on Behalf of  
The Garden View CHSL  
Sd/-  
Secretary



### Indian Overseas Bank

MUMBAI - ANDHERI (W) Branch  
(Address : MUMBAI - ANDHERI (W), C 201 CD Barfiwala Lane Andheri West, Mumbai, MUMBAI, MAHARASHTRA-400058, Phone No. : & Email id : iob0209@iob.in)

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

To,	Borrower
1	SIDDESH SUSHIL BOHARA Permanent Address : FLAT NO. 3, PLOT NO. 10, NEELKAMAL, BIBVEWADI SR.NO. 694/2E PARASNIS COLONY, PUNE CITY, PUNE-411037 Communication Address : FLAT NO. 3, PLOT NO. 10, NEELKAMAL, BIBVEWADI SR.NO. 694/2E PARASNIS COLONY, PUNE CITY, PUNE-411037 Office Address : FLAT NO. 3, PLOT NO. 10, NEELKAMAL, BIBVEWADI SR.NO. 694/2E PARASNIS COLONY, PUNE CITY, PUNE-411037
2	SANGITA SUSHIL BOHARA Permanent Address : W/O SUSHIL BOHARA, MEN ROAD, GHARNO 678, GANDHI CHOWK, JAMNER, JAIGAON, MAHARASHTRA-424206 Communication Address : W/O SUSHIL BOHARA, MEN ROAD, GHARNO 678, GANDHI CHOWK, JAMNER, JAIGAON, MAHARASHTRA-424206

Dear Sirs  
Re.: Your Credit facilities with Indian Overseas Bank, MUMBAI - ANDHERI (W) Branch

1. You, the above named borrowers of our bank have availed the following credit facilities from our MUMBAI-ANDHERI (W) Branch :

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

Sl. No.	Nature of Facility	Limit	Rates of Interest (including overdue interest) & rests interest & rests)	Last Interest Debit Date (Mandatory)	Total dues* as on 08/04/2025 (in Rs.)
1	SBPUB	NIL	NIL		81432.0
2	RSUBH	12700000.00	11.40		11199554.14
	Total	12700000.00			11280986.14

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

The Above named guarantors referred under SI.Nos. have executed guarantee and thereby guaranteed payment on demand of all moneys and discharge all obligations and liabilities then or at any time thereafter owing or incurred to Indian Overseas Bank by the borrowers for the aggregate credit limits of Rs 12700000.00 together with agreed interest, charges etc.

The credit facilities were secured by the assets mentioned below by way of mortgage/hypothecation/hire purchase/lease (as applicable) standing in the name of the borrower Nos. 1. They were also secured by mortgage of properties in the name of borrower/mortgagor mentioned in SI.No. 1. They were also secured by mortgage of properties in the name of mortgagor/guarantor Nos. herein above.

The guarantors mentioned under SI.Nos. of you have given personal guarantee for the credit facilities as given above.

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

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

Nature of security	Particulars of securities
1. Mortgage	BDR/15/2654/2022-FLAT NO. M4, FIRST FLOOR D N NAGAR NIWARA CHSL, BUILDING NO. 10, OFF. JAY/PRAKASH ROAD, ANDHERI WEST, MUMBAI-400053

\*\* The Bank reserves its right to proceed against the agricultural land security Nos. 6 above through other available legal course of action.

3. Consequent upon defaults committed by the above named borrowers in payment of the principal debt/interest as per agreed terms, loan account mentioned above have been classified as Non-Performing Asset on 28/03/2025 (date of classification as NPA) as per Reserve Bank of India guidelines and directives. Despite our reminders for regularization of your account, you have not repaid the overdue loans including interest thereon.

4. Since you the above named borrowers referred under SI.Nos. 1, have failed to meet the liabilities in respect of the credit facilities duly secured by various securities mentioned above and upon classification of your account as a Non-Performing Asset, we hereby recall our advances to SI. Nos. 1, of you and give you notice under sub-section (2) of section 13 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and call upon you to pay in full and discharge your liabilities to the bank aggregating to Rs. 11280986.14, as detailed in para 1 above, with further interest @ ..... % compounded with monthly/half yearly as agreed, from the date mentioned above, within 60 days from the date of receipt of this notice.

5. The above named mortgagor/guarantor Nos have given undertaking for repayment/guarantee for the credit facilities taken by the borrowers and have also mortgaged the properties herein mentioned to secure the above said credit facilities. Since the borrowers have committed defaults in repayment, the mortgagors/guarantors have become liable to pay to us in terms of the guarantee, the amounts due to the Bank as per the loan/credit facilities aggregating to Rs. 11280986.14, together with further interest @ ....% compounded with monthly/half yearly as agreed and we hereby invoke the guarantee against the mortgagors/guarantors who have given non-agri securities enforceable under the SARFAESI Act namely of you and call upon you to pay the said amount within sixty days from the date of receipt of this notice. Please be advised that the Guarantors liability is co-extensive with the liability of the borrowers.

6. We further give notice to the borrowers namely 1, and mortgagors / guarantors who have given non-agri securities enforceable under the SARFAESI Act namely that failing payment of the above amount in full with interest and charges etc till the date of payment, we shall be exercising all or any of the rights vested on us, under sub-section (4) of section 13 of the said Act.

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

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

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

10. The guarantors referred under SI.Nos. have given personal guarantee to secure the loans of the said borrowers and as such we advise you to prevail upon the borrowers to repay the dues as per our demand since we have the right to initiate action against you simultaneously in accordance with law, for recovery of our dues based on your personal guarantee.


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

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

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

Yours faithfully  
Sd/-  
Authorized Officer

Place : C 201 CD Barfiwala Lane Andheri West, Mumbai -400058  
Date : 08/04/2025



## GIC HOUSING FINANCE LTD.

CORPORATE OFFICE / HEAD OFFICE : GICHFL, National Insurance Building 8<sup>th</sup> Floor, 14, Jamshedji Tata Road, Churchgate, Mumbai – 400020. Tel No- 022-43041900. Email: investors@gichf.com, corporate@gichf.com Website : www.gichfindia.com

• GICHFL BORIVALI BRANCH, 401, 4th Floor, Soni Shopping Center, Above Om Jewellers, L.T.Road, Borivali(W), Mumbai-400092. BRANCH MAIL: borivali@gichfindia.com

Contact: SANTOSH KHAVARE OFFICE TEL : 9819906655

## E-AUCTION SALE NOTICE

### E-AUCTION DATE : 16-07-2025 / Last Date for Bid Submission : 15-07-2025

WHEREAS the undersigned being the Authorized Officer of GIC Housing Finance Ltd. (GICHFL), under Securitization & Reconstructions of Financial Assets and Enforcement of Security Interest Act, 2002 & in exercise of powers conferred under section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 had issued Demand Notice to following Borrowers/Mortgagors calling upon them to repay the outstanding due amount mentioned in the said notices. However, The Borrower/Mortgagor having failed to repay the said due amount, the undersigned has taken PHYSICAL POSSESSION of the following property in exercise of powers conferred U/s 13(4) and U/s 14 of the said Act read with the Rule 8 of the said Rules.

Sr. No.	Name of the Borrower/ Co Borrower/ Guarantor Name / Loan File No/ Branch Name	Property Address/ Property Area (built up in Sq Ft)	Demand Notice Issued Date	Date of Physical Possession	Total Outstanding as on 30.06.2025 (Incl.POS, interest and other charges) (In Rupees)	Reserve Price (In Rupees)
1	MH0580600001618 JYOTI PREM DATTA / BORIVALI BRANCH	Gut No: S.No. 169,Building Name: Golden Isle Chsl,House No: A/404, Floor No: 4Th,Plot No: Cts No. 1627, Street Name: Bldg No. D,Land Mark: Royal Palm Estate,Village: Maikhop,Location: Goregaon (Mumbai), Taluka: Borivali,State: Maharashtra,Pin Code: 400104,Police Station: Goregaon East,North By: Road,South By: Open Space,East By: Island -2-3-Bldg,West By: B Wing, Built-up Area 240 (Sq Ft)	03.06.2019	11.02.2025	5504638/-	2546550/-
2	MH0580600000387 VILAS GAJANAN PATIL / BORIVALI BRANCH	Gut No: Gaotian,Building Name: Sai Ganga,House No: 1221,Floor No: Gr,Plot No: Gaotian,Street Name: Maikhop, Land Mark: Nr. Sai Baba Temple,Village: Maikhop,Location: Kelwa Road,Taluka: Palghar,State: Maharashtra,Pin Code: 401401, Police Station: Palghar,North By: House Of Kamalakar Patil,South By: Grampanchayat Garden,East By: House Of Anant Patil / Road,West By: House Of Narottam Patil, Built-up Area 1619 (Sq Ft)	01.06.2016	10.09.2024	4761650/-	4241115/-

DATE OF E-AUCTION & TIME : 16-07-2025 at the Web-Portal (https://www.bankauctions.in) from 3.00 PM TO 04:00 PM. with unlimited extensions of 5 minutes each. Last date of submission of Tender/Sealed Bid in the prescribed tender form along with EMD & KYC either through online mode or at the above mentioned GICHF Office at 15-07-2025 before 5.00 PM.

Further to this PUBLIC NOTICE for E-Auction Sale of the above said Assets / properties (in terms and conditions of the SARFAESI, Act 2002 and rules thereunder) GICHFL invites OFFERS EITHER in sealed cover/s or in Online mode to purchase the said properties on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS".

#### TERMS & CONDITIONS OF THE AUCTION SALE ARE AS FOLLOWS:-


- E-Auction is being held on 'As is where is Basis', 'As is what is Basis', 'Whatever there is' And 'Without Any Recourse Basis', and will be conducted "Online". The E-Auction will be conducted through GICHF approved Euction service provider "M/s.4 closure"
- The intending bidders should register their names at portal https://bankauctions.in/ and get their user-id and password free of cost. Prospective bidders may avail online training on E-Auction from the service provider M/s. closure, # 605 A, 6<sup>th</sup> Floor Maitrivanam, Ameerpet, Hyderabad – 500038, Telangana. Office Land Line No: 040-23736405; Backend team : 814200062 / 66, Mr.Prakash-814200064/8142000725,prakash@bankauctions.in, Mr.Nitesh Pawar, Manager, Mumbai, No:8142000725, mailid: Nitesh@bankauctions.in,Propertyenquiries, CONTACTDETAILS: SANTOSH KHAVARE - 9819906655
- The E-auction Sale is subject to the conditions prescribed in the SARFAESI Act/Rules 2002 and the terms and conditions mentioned hereunder/website also subject to conditions in the offer/bid documents to be submitted by the intending/participating bidders.
- Every bidder is required to have his/her own email address in order to participate in the online E-auction.
- Once Intending Bidder formally registers as a qualified lender before authorized officer of GICHFL, will have to express his/her interest to participate through the E-auction bidding platform, by submitting document. It shall be the tenderer's/online bidder's sole responsibility to procure his/her login ID and password from the E-auction service provider.
- The aforesaid properties shall not be sold below the reserve price mentioned above.
- Intending bidders are required to deposit Earnest Money Deposit/s (EMD) @ 10% of the above/said respective reserve prices, by way of DD/RTGS/NEFT favouring GIC Housing Finance Ltd. Bank details are as follows: Bank Name: UNION BANK OF INDIA, A/c No: 005111010000039 - A/c Name: GIC HOUSING FINANCE LTD AUCTION AC, Branch Name : LCB, FORT Address : UBI, 239 BACKBAY RECLAMATIO NARIMAN POINT MUMBAI MAHARASHTRA PINCODE 400021. IFSC Code - UBIN0800511.
- The said Deposit/s shall be adjusted in the case of successful bidder/s, otherwise refunded. The said earnest money deposit/s will not carry any interest.
- The offer/s along with the aforesaid Earnest Money Deposit (EMD) can be submitted either "online" through the portal https://bankauctions.in/ along with the EMD and scanned copy of KYC documents including PAN Card & address proof, to the service provider or through submitting sealed cover comprising bid form, EMD and KYC documents and it should reach the respective branch offices of GIC Housing Finance Ltd., mentioned above on or before EMD Submission due date.
- That, after opening the tenders, the intending bidders who have submitted their bids for lot less than the reserve price will be given an opportunity at the sole discretion of the Authorized Officer to increase the bidding amount.
- The successful bidder/s shall deposit 25% of the amount of sale price, adjusting the EMD paid already, immediately on acceptance of offer by the Authorized officer in respect of the sale, failing which the earnest money deposited shall be forfeited. The balance 75% of the sale price is payable within 15 days from the date of confirmation of the sale solely at the discretion of the Authorized Officer. In case of failure to deposit the balance amount within the prescribed period, the amount deposited shall be forfeited. The Authorized Officer shall not be required to give any further notice of forfeiture to the successful bidder.
- Bidders are bound by the principle of "caveat emptor" (Buyer Beware) and advised to conduct their own due diligence to find any encumbrances, statutory liabilities, arrears of property tax, Income Tax, Excise Duty, Labour Dues, electricity and maintenance dues etc., of the firm or Secured Asset. The Successful bidders shall have to bear all outgoing i.e., municipal taxes, maintenance/society charges, electricity charges, water charges, stamp duty, registration charges, (if applicable), if any and all other incidentals charges, cost including all outgoing relating to the respective properties other than the sale price...
- The successful bidder should bear the charges/fees payable on sale certificate, such as registration fees, stamp duty, taxes, or any other duties payable for getting the secured asset transferred in his/ her name.
- The Sale Certificate will be issued only in the name of the successful bidder and only after receipt of the entire /sale price.
- The notice is hereby given to the Borrower/s, Mortgagor/s and Guarantor/s that they can bring the intending buyer/purchaser for purchasing the properties mentioned above, as per the terms and Conditions of the EAuction Sale.
- Inspection of the above said properties can be given on request and as per convenience of Authorized Officer.
- The Authorized Officer is not bound to accept the highest offer or any or all offers and reserves the right to accept or reject any or all the tenders without assigning any reason thereof.
- GICHFL is not responsible for any liability whatsoever pending upon the properties as mentioned above. The property shall be auctioned on "As is where is", "As is what is", "Whatever there is" and without any recourse basis.
- In case the borrowers/mortgagor approaches GICHFL before confirmation of sale, offering contractual dues + expenses + interest @ 15 % from date of proclamation of sale + 5% of the purchase money (in case after sale which is to be paid to successful bidder) and requests for cancellation of the sale, GICHFL shall accept the amount and hand over the possession to mortgagor
- The highest bidder has to pay 25% (inclusive of earnest money deposited) of the bid amount in terms of the sale notice immediately and the balance 75% of the bid amount is payable in 15 days or such other extended period as agreed upon between the parties (AO and the successful bidder). However, Authorized Office is to be confirmed sale certificate after expiry of 30 days from the date of sale and in no case the sale is to be confirmed before expiry of 30 days from the date of sale. Only after receipt of full payment, sale to be confirmed and the sale certificate to be issued.
- Minimum Bid increment value is Rs.10,000/-

#### STATUTORY 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

For detailed terms and Conditions of the sale and full description of the properties please refer to the website of approved e-auction service provider M/s.4 closure and website https://bankauctions.in.

Date : 14.06.2025  
Place : Borivali

For GIC Housing Finance Ltd.  
Sd/-  
Authorized Officer



## STATE BANK OF INDIA, Stressed Assets Management Branch-II,

11th Floor, Jawahar Vyapar Bhawan, 1 - Tolstoy Marg, New Delhi -110001, E mail id : sbi.50950@sbi.co.in, Ph. : 011-43179557, 7087261921

### E-Auction Sale Notice

#### "APPENDIX- II-A" [See proviso to rule 6(2)] Sale notice for sale of movable Property

##### E-Auction Sale Notice for Sale of movable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6(2) 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 movable properties mortgaged/charged to the Secured Creditor, the Possession of which has been taken by the Authorized Officer of State Bank of India, Secured Creditor, will be sold on "As is where is", "As is what is" and "Whatever there is" basis on below mentioned dates, for recovery of amount as mentioned below, due to the Secured Creditor from Borrowers, Guarantors and Mortgagors mentioned below. The reserve price and the earnest money to be deposited is mentioned below.

Name of Borrower / Guarantor/s with address/es	Address of Security charged covered under Auction	Reserve Price(RP) EMD Amount 10% of The Reserve Price Bid Increment Amount	The secured debt for recovery of which the property is to be sold	Date / Time of on-site Inspection of Property with name of Authorized Officer	Date and Time For Submission of Bid Application Form, KYC Documents, PAN Card, Proof of EMD etc. and EMD through BAANKNET	Date & Time of E-Auction with auto extensions of 10 minutes each
M/s Chhindwara Infrastructure Pvt. Ltd. Village - Rajana, Khasra No. 38/1, Village-Hiwarasenadwar, Bhopal - Nagpur Highway (NH-69), Tehsil & District - Pandhurna-480334, Corporate Office- M/s Chhindwara Infrastructure Pvt. Ltd., A-60, Okhla Industrial Area, Phase-II, New Delhi - 110020. Regd Office-M/s Chhindwara Infrastructure Pvt. Ltd., 25/694, Shankar Nagar, Bhopal Nagpur Highway, PO. Pandhurna, District- Pandhurna, Madhya Pradesh -480334.	Plant & Machinery (Old & Scrap) Installed and situated at Village - Rajana, Khasra No. 38/1, Village-Hiwarasenadwar, Bhopal - Nagpur Highway (NH-69), Tehsil- Pandhurna, District-Pandhurna (MP) (Physical Possession)	Rs.5,72,00,000/- Rs.57,20,000/- Rs.1,00,000/-	Rs.15,90,66,781.00 (Rupees Fifteen crores Ninety lakhs Sixty-six thousand Seven hundred and Eighty-One Only plus further interest, cost thereon as per demand notice dated 13.07.2016	27-06-2025 11:00 AM to 01.00 PM	Refer to https://BAANKNET.com	02-07-2025 From 12.00 Noon to 04.00 PM with unlimited extensions of 10 Minutes each.
Shri Kapil Chaudhary, 6, Firm Lane, Inside DLF Firms, Chhattarpur Village, New Delhi-110074. Shri Mukund Chaudhary, 7, Padmini Enclave, Hauz Khas, New Delhi-110016. M/s Chhindwara Infrastructure Pvt. Ltd., PHD House, 4/2, Siri Industrial Area, August Kranti Marg, New Delhi, Delhi- 110016	Sr. No. Components for sale at site					
	1 Boiler & Auxiliaries SISTON INDIA PVT LTD make, 60 TPH, WATER TUBE, Atmospheric Fluidized Bed Boiler. Working Pressure - 80kg/cm2 ID Fan, PA Fan, SA Fan. Without Motors					
	2 Turbine-Generator & Auxiliaries SISTON INDIA PVT LTD make, -60 TPH, WATER TUBE, Atmospheric Fluidized Bed Boiler. Working Pressure - 80kg/cm2 ID Fan, PA Fan, SA Fan.					
	3 Condenser Water Cooled Condenser, (incomplete), GE Godavari Engineering Ltd. CW piping associated without Condenser					
	4 Cooling Tower + CW System RCC Cooling Tower with 3 Cells. CW Pumps-3nos - without motors, ACW Pumps-2nos - motors missing, CW Piping - Partially Underground					
	5 Electrostatic Precipitator Make not known, 3 field., ID Fans, Approx 50m chimney					
	6 Fuel Handling Plant Belt conveyors structures, crusher available partially erected. However its capacity and equipment make not found.					
	7 DM Plant RO plant - Therman make. RO Modules-2, Process Tank-0.8m dia x 2.5m height-6mm thk, Degasser Tank-1.2m dia x 2.5m length x 6mm thk, Water storage tank - 4m dia x 5.5m height x 10mm thk.					
	8 Electrical MCC Panels on TG Building 1st Floor - Boiler MCC, Turbine MCC, PCC Panels, CW MCC, ESP MCC for different units, 1 nos of 12.5MVA, 1x2.5MVA Transformers (damaged).					
	9 C&I Control System, Control Panels in Control Room					
	10 Misc. Steam & Water Piping, Blowers-2nos					

EMD to be transferred / deposited by bidders in his / her / their own wallet provided by M/S PSB ALLIANCE (BAANKNET) on its E-Auction site https://BAANKNET.com

#### TERMS AND CONDITIONS :

E-auction is being held on "AS IS WHERE IS", AS IS WHAT IS" AND WHATEVER THERE IS" basis and will be conducted "On Line".

The E-auction will be conducted through link https://BAANKNET.com. Other than this, the terms of service of E-auction Service Provider M/S PSB ALLIANCE (BAANKNET) will have to be complied with by the Bidders

Interested bidder may deposit Pre-Bid EMD with M/S PSB ALLIANCE (BAANKNET) before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in M/S PSB ALLIANCE (BAANKNET) Bank account and updation of such information in the e-auction website. This may take some time as per banking process and hence bidders, in their own interest, are advised to submit the pre-bid EMD amount well in advance to avoid any last minute problem.

To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the properties/ies. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims / rights / dues / affecting the properties/ies, prior to submitting their bid. In this regard, the e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank.


The EMD of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The EMD shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, after adjusting the EMD already paid, immediately i.e. on the same day or not later than next working days on acceptance of bid price by the Authorised Officer and the balance of the sale price on or before 15th day of sale. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim / right in respect of property amount.

The Authorised Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues. The sale shall be subject to rules/ conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Income Tax/GST regulations, wherever applicable., The other terms and conditions of the e-auction are published in the following website: https://BAANKNET.com, https://bank.sbi

#### STATUTORY SALE NOTICE UNDER THE SARFAESI ACT, 2002

Date : 13-06-2025, Place : New Delhi / Pandhurna (MP)

Sd/- Authorised Officer, State Bank of India



## UV Asset Reconstruction Company Limited

"Restoring NPAs Back to health"

Communication Address / Corp. Office: 1304/1304A, 13th Floor, Chiranjiv Tower, 43, Nehru Place, New Delhi - 110 019 Tel.: +91-11-41055576, 41038818, Fax : 011-40501824 | Email : uvarecl@gmail.com | Website: www.uvarecl.com

### POSSESSION NOTICE

[Under Rule 8(1) of Security Interest (Enforcement) Rules, 2002] (For Immovable Property)

Whereas, That the authorized officer of the ICICI Bank Limited (Originator Bank) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 07.06.2023 calling upon the borrower M/s International and its Guarantors i.e. Shri Narendra Panachand Shah, Dipti Bhavik Shah, Bhavik Narendra Shah, to repay the outstanding amount of Rs. 4,20,81,798/- (Rupees Four Crores Twenty Lakhs Eighty-One Thousand Seven Hundred Ninety-Eight only) as on 02.06.2023 together with further interest accruing thereon with effect from 02.06.2023 at the contractual rate, along with all costs, charges, other monies until full payment or realization thereof.

Whereas, the borrower/guarantor failed to make the payment of the outstanding amount within the stipulated time. Therefore, in exercise of the powers conferred under Sub-Section (4) of Section 13 of the SARFAESI Act, read with Rule 8 of the Security Interest (Enforcement) Rules, 2002, the Authorized Officer of ICICI Bank Limited, has taken symbolic possession of the secured asset, (as mentioned in Schedule I) on the 18th day of October, 2023, by affixing a possession notice on the said property and by publication in accordance with law.

The Originator Bank, vide an Assignment Agreement dated 29.01.2025, has assigned all its Debts along with all underlying securities, and all its rights, title and interest in the Financial Documents security documents, and all agreements, deeds and documents related to the Credit/ Loan Facilities availed by the borrower from the said Originator Bank, in favour of M/s UV Asset Reconstruction Company Limited ("UVARCL"), thereby making UVARCL an absolute lender.

NOW THEREFORE, notice is hereby given to the borrower(s), guarantor(s), and the public at large that the undersigned, being the duly Authorized Officer of UV Asset Reconstruction Co. Ltd., has taken physical possession of the said secured asset on this 12th day of June, 2025, in exercise of powers conferred under Sub-Section (4) of Section 13 of the SARFAESI Act, 2002, read with Rule 8 of the Security Interest (Enforcement) Rules, 2002. The borrower / guarantor 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 UV Asset Reconstruction Company Ltd registered office at 704, Deepali Building, 92, Nehru Place, New Delhi-110019 for an amount of Rs. 4,20,81,798/- (Rupees Four Crores Twenty Lakhs Eighty-One Thousand Seven Hundred Ninety-Eight only) as on 07.06.2023 together with further interest thereon with effect from 07.06.2023 at contractual rate, together with costs, charges, other monies until payment or realization as mentioned above.

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.

#### SCHEDULE I

##### (Description of Mortgaged Property)

- Shop No. 03, 04, 05, 06, 07, 08, 09, 10, Ground Floor, D wing, Shivshahi Complex, constructed upon all that piece and parcel of land bearing Survey No. 234/4(1) (part), 237 (part), Village Narayangaon, Ahmednagar-Kalyan Road, Tal. Murbad, Dist. Thane, 421401
- Store No. 03, 04, 05, 06, 07, 08, Ground Floor, D wing, Shivshahi Complex, constructed upon all that piece and parcel of land bearing Survey No. 234/4(1) (part), 237 (part), Village Narayangaon, Ahmednagar-Kalyan Road, Tal. Murbad, Dist. Thane, 421401

Date: 12.06.2025  
Place: Murbad

Authorized Officer  
(UV Asset Reconstruction Company Ltd.)