

**ANNEXURE-A APPENDIX-IV-A" [See proviso to rule 8 (6)]**

**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 8 (6) of the Security Interest (Enforcement) Rules, 2002 .**

**SR. 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 possession** of which has been taken by the Authorised Officer of Indian Bank, SAM Mumbai Branch, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 25/04/2025 for recovery of Rs. 2,02,86,643.45/- (Rupees Two Crore Ninety Two Lakhs Eighty Six Thousand Six Hundred Forty Three & Forty Five Paise Only) (as on 31/03/2025) due to the Indian Bank, SAM Branch, Secured Creditor, from

1. **M/S Hi -Tech Weaving LLP (Borrower)**, Factory Address : D-3 Gala 1-5 2nd Floor Kalhar Village, Shree Arihant Godown Complex Bhiwandi Thane-421302
2. **Mr Sharad Chamariya (Guarantor & Mortgagor)** Residential Address: 71/11 AADRA Tarangan Complex, Samta Nagar Thane West 421302
3. **Mr. Sharad Chamria Legal Heirs of Mrs.Poonam Chamria** Address: 71/11 AADRA Tarangan Complex, Samta Nagar Thane West 421302.
4. **Mr. Anup S Chamria Legal Heirs of Mrs.Poonam Chamria** Address: 71/11 AADRA Tarangan Complex, Samta Nagar Thane West 421302.
5. **Mr. Anush S Chamria Legal Heirs of Mrs.Poonam Chamria** Address: 71/11 AADRA Tarangan Complex, Samta Nagar Thane West 421302.

**Detailed description of the Property**

Godown -1,2,3,4 & 5 : Area 11,948.24 Sq ft (Built-up Area)  
2nd Floor Building No D/3 Shree Arihant Godown Complex Kalherpada Road Village Kalher Bhiwandi, District Thane-421302.

**Encumbrances on property -Not known to Us**

Reserve Price	EMD Amount	Bid incremental amount	Property ID No.
Rs.99,50,000/-	Rs. 9,95000/-	Rs.100000.00	IDIB30155205850AZ

Date and time of e-auction	Date & Time of Inspection
25/04/2025 11:00 AM to 04:00 PM	16/04/2025 11AM to 02:00 PM

1. (Name : Santosh K. Shrivastava & Mobile No. of Authorised Officer : 9869224125)
2. (Name: Manish Chandra & Mobile No. of Dealing Officer : 8291133710)

**SR. 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 **Symbolic possession** of which has been taken by the Authorised 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 25.04.2025 for recovery of Rs.1,88,74,882.80 (Rupees One Crore Eighty Eight Lakhs Seventy four Thousand eight Hundred eighty two & eighty Paise only) (as on 31.03.2025) due to the Indian Bank, SAM Branch, Secured Creditor, from

1. **Seema Jaiprakash Bhayani (Borrower)** Address: Combined Flat No 101& 102 1st floor Trihans CHSLChikwadi Village Shimpoli/Eksar , Borivali West Mumbai-400092
2. **Jaiprakash J Bhayani (Borrower)** Address: Combined Flat No 101& 102 1st floor Trihans CHSLChikwadi Village Shimpoli/Eksar , Borivali West Mumbai-400092
3. **Amit J Bhayani (Borrower)** Address: Combined Flat No 101& 102 1st floor Trihans CHSLChikwadi Village Shimpoli/Eksar , Borivali West Mumbai-400092

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

**Detailed description of the Property Built Up area is 1470 Sq Ft (136.57 Sq.Mt.) (4 BHK+ Dressing Room)**

Residential Combined Flat No 101& 102 1st floor Trihans CHSL Chikwadi Village Shimpoli/Eksar , Borivali West Mumbai-400092 Towards North = ROAD, Towards South =Aditya Apartment, Towards East =Siddhivinayak Plaza Building, Towards West =A1 Aditya Building

**Encumbrances on property -Not Known to us**

Reserve Price:	EMD Amount	Bid incremental amount	Property ID No.
Rs.2,97,67,000/-	Rs.29,76,700/-	Rs.1,00,000.00	IDIB399177177

Date and time of e-auction	Document verification on
25.04.2025 11:00AM to 05:00 PM	15.04.2025

**CMM Order Received Deepak Kumar Vaishnav- Contact No. 9950075555**

**SR. No .3**

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 possession** of which has been taken by the Authorised 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 25.04.2025, for recovery of Rs. 4,02,60,937.00 (Rupees Four Crore Two Lakhs Sixty Thousand Nine Hundred Thirty seven Only) as on 28.02.2025 with further interest at the agreed rate thereon from 01.03.2025 and expenses due to the Indian Bank, SAM branch and other lenders, from

- 1) **M/s Vijay Shri Cargo Movers (Prop. Mr.Dinesh Brahmdev Tiwari)** B/12, Rajdarshan Apartment, Dada Patilwadi, Thane West - 400607
- 2) **M/s Vijay Shri Cargo Movers** Plot No.C1/11, Port Lic Sector, Nr. Nimal ICC Co. GIDC Vapi, Gujarat-396191
- 3) **Mr. Dinesh Brahmdev Tiwari (Proprietor)** Flat No. 704, Building No.5, New Rachna Park CHS, Near Dhakoli Village Naka, Chitalsar, Manpada, Thane (West) - 400607
- 4) **Mr. Rajesh Brahmdev Tiwari (Guarantor)** Flat No. 209, Momai Sadan, Survey No. 178/1+part/3, Village Chanod, Taluka Pardi Vapi, District Valsad Gujarat -391105
- 5) **Mrs. Aarti Dinesh Tiwari (Guarantor)** Flat No. 704, Building No.5, New Rachna Park CHS, Near Dhakoli Village Naka, Chitalsar, Manpada, Thane (West) - 400607
- 6) **Mr. Dinesh Brahmdev Tiwari (Proprietor)** Flat No. 303, Valramdham Residency-A, Survey No. 219/2/2P1 Villagae Durgra Taluka Vapi, Distt Valsad, Gujarat-396193

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



**SR. No. 3**

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 possession of which has been taken by the Authorised 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 25.04.2025, for recovery of Rs. 4,02,60,937.00 (Rupees Four Crore Two Lakhs Sixty Thousand Nine Hundred Thirty seven Only) as on 28.02.2025 with further interest at the agreed rate thereon from 01.03.2025 and expenses due to the Indian Bank, SAM branch and other lenders, from

- 1) M/s Vijay Shri Cargo Movers (Prop. Mr.Dinesh Brahmdev Tiwari) B/12, Rajdarshan Apartment, Dada Patilwadi, Thane West - 400607
- 2) M/s Vijay Shri Cargo Movers Plot No.C1/11, Port Lic Sector, Nr. Nirmal ICC Co. GIDC Vapi, Gujarat-396191
- 3) Mr. Dinesh Brahmdev Tiwari (Proprietor) Flat No. 704, Building No.5, New Rachna Park CHS, Near Dhakoli Village Naka, Chitalsar, Manpada, Thane (West) - 400607
- 4) Mr. Rajesh Brahmdev Tiwari (Guarantor) Flat No. 209, Momai Sadan, Survey No. 178/1+part/3, Village Chanod, Taluka Pardi Vapi, District Valsad Gujarat -391105
- 5) Mrs. Aarti Dinesh Tiwari (Guarantor) Flat No. 704, Building No.5, New Rachna Park CHS, Near Dhakoli Village Naka, Chitalsar, Manpada, Thane (West) - 400607
- 6) Mr. Dinesh Brahmdev Tiwari (Proprietor) Flat No. 303, Valramdham Residency-A, Survey No. 219/2/2P1 Villagae Dungra, Taluka Vapi, Distt. Valsad, Gujarat-396193

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

**Detailed description of the Property**

Exclusive charge of Equitable Mortgage of Flat No.303,3rd Floor, A Wing,Valramdham Residency-A,Plot No. 19,D Type, S.No.219/2/2P/1 of Village Dungra,Near Shashwat Harmony & Shri L.G. Haria Multipurpose School, Taluka Pardi & District Valsad-396193. Flat area 810 sq ft super built up. Owner of property Mr Dinesh Brahmdev Tiwari. Boundaries of the property : East- Building West- Building North-Internal Road South-Open Plot

Encumbrances on property-Not Known to us

Reserve Price:	EMD Amount:	Bid Incremental amount	Property ID No.
Rs. 14.64 lakhs	Rs. 1.50 lakhs	Rs.0.50 Lakhs	IDIB300721753833

Date and time of e-auction at the platform of e-auction Service Provider  
<https://www.baanknet.com>-25.04.2025 and From 11:00 AM to 04:00 PM

Authorized Officer: Deepak Kumar Valshnav Contact No: 9950075555

**SR. 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 properties mortgaged/charged to the Secured Creditor, the Physical possession for properties of which has been taken by the Authorised Officer of Indian Bank, SAM Branch Mumbai, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 25.04.2025 for recovery of total amount of dues to the Bank is aggregating to Rs.22,75,41,988.54/- (Rupees Twenty Two Crores Seventy Five Lakhs Forty One Thousand Nine Hundred Eighty Eight & Fifty Four only) as on 01.04.2025 with further interest, costs, other charges and expenses thereon from 02.04.2025; (Name and address of the borrower/guarantor as follows).

1. M/s. Lanvin Infrastructure Pvt Ltd. Factory Address:-Sr. No. 01,Vasuri Khurd, Khanivali Road, Kudos Village Wada,Thane,421312 Office Address:-206-209, Bhullar Star Industrial Estate, Near Sakinaka Telephone Exchange, Off Andheri Kurla Road, Andheri East, Mumbai-400072

3.Mr. Bharat Prakash Joukani s/o Mr. Prakash K Joukani. (Mortgagor/Guarantor) Address:-281, Khushal Bhavan, 36th Road, Bandra West, Mumbai-400050.

4.Mrs. Bhavna Prakash Joukani w/o Mr. Prakash K Joukani (Mortgagor/Guarantor) Address:-281, Khushal Bhavan, 36th Road, Bandra West, Mumbai-400050.

5.Mr. Ram Prakash Joukani s/o Mr. Prakash K Joukani (Mortgagor/Guarantor) Address:-281, Khushal Bhavan, 36th Road, Bandra West, Mumbai-400050.

6. Mr. Prakash K Joukani (Mortgagor/Guarantor) Address:-281, Khushal Bhavan, 36th Road, Bandra West, Mumbai-400050.

7.Mr. Balkishin K Joukani (Mortgagor/Guarantor) Address:-281, Khushal Bhavan, 36th Road, Bandra West, Mumbai-400050.

8.Mrs. Mona Balkishin Joukani (Mortgagor/Guarantor)Address:-281, Khushal Bhavan, 36th Road, Bandra West, Mumbai-400050.

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

**Property No-1 Detailed Description of the Mortgaged Assets.**

All the Piece & Parcels of the Land & Building in the name of Ms Lanvin Infrastructure Pvt. Ltd. At Palsaiaphata-Khaniwali Road, Village Vasuri Khurd, Wada, Palghar, PIN: 421303. Plot & Survey Nos. Survey No.1/2 area 25.2 are, Survey No.38/ area 25 are, Survey No.1/4 area 14.4 are, Survey No.1/6 area 7.8 are, Survey No.1/7 Part area 7 are,Survey No.1/10 area 5.6 are, Survey No. 10 Part area 10 are,Survey No.1/3 area 11.4 are, Survey No.1/1 area 24.8 are, Survey No.1/8 area 6.3 are, Survey No.7/3 area 16.9 are, Survey No.1/5 area 8.3 are, Survey No.54/7 area 23 are, Total Area 185.70 Gunthas or 18,787.27 Sq.Mtrs.

Reserve Price:	EMD Amount:	Bid Incremental amount	Property ID No.
475.00 Lakhs	47.50 Lakhs	Rs.1,00,000/-	IDIB320335262J

**Property No-2 Detailed Description of the Mortgaged Assets.**

Flat No.14, 4th floor, Building No.A-1 in 'COMFORT ZONE', Near Seamedu School of Pro-Expressionism, Baner -Balewadi Road, Aundh(West) Pune along with one covered Car Parking space, admeasuring 1043.00 Sq. Feet i.e. 96.93 sq. Mtrs (Carpet area1305 Sq.Feet i.e. 121.24 Sq. Mtrs saleable built-up area),being at Plot Nos.1 and 2, Survey No.14, Hisaa Nos.1,1A,3,4,5A,5B,6,7,8,10,11 & 12 of Village Mouje Balewadi, Taluka Haveli, Dist. Pune in the Name of Mrs. Bhavna Prakash Joukani and Mr. Prakash Kalyandas Joukani.

Reserve Price:	EMD Amount:	Bid Incremental amount	Property ID No.
90.00 Lakhs	9.00 Lakhs	Rs.1,00,000/-	IDIB320335262B

**Property No-3 Detailed Description of the Mortgaged Assets.**

All the old Paver Bricks & Blocks lying at the plant in the name of Ms Lanvin Infrastructure Pvt. Ltd. at Palsaiaphata-Khaniwali Road, Village Vasuri Khurd, Wada, Palghar.

Reserve Price:	EMD Amount:	Bid Incremental amount	Property ID No.
3.91 Lakhs	0.391 Lakhs	Rs.10,000/-	IDIB320335262P

Encumbrances on property-Not Known to us

Date and time of e-auction-25.04.2025 - 11.00 AM to 4.00 PM

Possession Type- Physical Inspection Date-15.04.2025

Authorized Officer: -Mr. Deepak Kumar Valshnav-99500-75555.



**SR. No.5**

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 possession of which has been taken by the Authorized Officer of Indian Bank, Ajmer branch, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 25.04.2025 for recovery of Rs.23707141.00/- (Rupees Two crore thirty seven lakh seven thousand one hundred forty-one only) as on 01.04.2025 and further interest and cost from 02.04.2025 due to the Indian Bank, SAM Large Branch, Secured Creditor, from (M/s PAN Media Solutions.)

- 1.M/s PAN Media Solutions 202, Mahesh Industrial Estate Opp to Silver Park Next to Vijay Sales Mira Bhayandar Road Mira road Dist.Thane-401107
- 2.Mrs.Prabha Bhargava HNO.AMC149/202(Old) &New No217/ Adjoining Sangam Vihar Colony, Rabariay Mohalla Mayo Link Road Ajmer Rajasthan-30050
- 3.Mr. Sanjay Bhargava HNO.AMC149/202(Old)&New No217/Adjoining Sangam Vihar Colony,Rabariay Mohalla Mayo Link Road Ajmer Rajasthan-30050
- 4.Mr. Sanjay Bhargava Pacific A Flat No.102 Lodha Aqua, Mahajan Wadi Western Express Highway OppThakur mall Mira Bhayander Mira Road Thane Maharashtra-401107
- 5.Mrs.Prabha Bhargava Pacific A Flat No.102 Lodha Aqua, Mahajan Wadi Western Express Highway OppThakur mall Mira Bhayander Mira Road Thane Maharashtra-401107

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

Detailed description of the Property			
Residential Building at Plot no AMC 149/20(OLD) & 217/30(NEW) Adjoining Sangam Vihar Colony Rabariay Mohalla ,Mayo Link Road Ajmer Rajasthan in the name of Shri Sanjay Bhargava &Smt Prabha Bhargava admeasuring 388.31 sq. Yards			
Reserve Price	EMD Amount	Bid Incremental amount	Property ID No.
78.06 Lakh (Seventy eight lakh six thousand only)	7.80 lakh (Seven Lakh eighty thousand only)	50,000/- (Fifty thousand only)	IDB384085385
Encumbrances on property if any-Not known to the bank			
Date of Inspection-15.04.2025 From 01.00PM TO 04.00PM			
Date and time of e-auction at the platform of e-auction Service Provider <a href="https://www.baanknet.com">https://www.baanknet.com</a> -25.04.2025 and From 11:00 AM to 04:00 PM			
Authorized Officer: -Mr. Deepak Kumar Vaishnav-99500-75555.			

**SR. No.6**

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 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 25.04.2025 for recovery of Rs.5,40,34,135.00 (Rupees Five Crore Forty Lakhs Thirty Four Thousand One Hundred Thirty Five only) as on 31.03.2025 further interest and cost from 01.04.2025 due to the Indian Bank, SAM Large Branch, Secured Creditor, from (M/s Seema Enterprises Prop. Mrs. Seema Jaiprakash Bhayani, M/s Sagar Clothing Proprietor- Mr. Jaiprakash J. Bhayani, M/s Reneate Garment Proprietor- Mr. Amit Jaiprakash Bhayani and M/s Veeraj Creations Proprietor- Mr. Jaiprakash J. Bhayani).

- 1.Mrs.Seema Jaiprakash Bhayani Flat No.101 & 102, 1st Floor,Trihans CHSL, Chikuwadi,Village Shimpoli/Eksar, Borivali West, Mumbai-400092
- 2.Mr.Jaiprakash J. Bhayani Flat No.101 & 102, 1st Floor,Trihans CHSL, Chikuwadi,Village Shimpoli/Eksar, Borivali West, Mumbai-400092
3. Mr. Amit Jaiprakash Bhayani Flat No.101 & 102, 1st Floor,Trihans CHSL, Chikuwadi,Village Shimpoli/Eksar, Borivali West,Mumbai-400092
- 4.M/s Seema EnterprisesProprietor- Mrs. Seema Jaiprakash Bhayani, 1st Status House, Behind Lathia Rubber Industries,Andheri Kurla Road,Saki Naka, Andheri East,Mumbai-400072.
- 5.M/s Sagar Clothing Proprietor- Mr. Jaiprakash J. Bhayani, Flat No.101 & 102, 1st Floor,Trihans CHSL, Chikuwadi,Village Shimpoli/Eksar, Borivali West, Mumbai-400092.
- 6.M/s Reneate Garment Proprietor- Mr. Amit Jaiprakash Bhayani,1st Status House, Behind Lathia Rubber Industries, Andheri Kurla Road,Saki Naka, Andheri East, Mumbai-400072.
- 7.M/s Veeraj Creations Proprietor- Mr. Jaiprakash J. Bhayani, Flat No.101 & 102,1st Floor,Trihans CHSL, Chikuwadi,Village Shimpoli/Eksar, Borivali West, Mumbai-400092.

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

Detailed description of the Property			
Shop No. 9, Ground Floor,Inder Tower CHSL, 579 K S Gadgil Marg,Gokhale Road,CS No.1/1554 of Lower Parel Division,Dadar West, Mumbai-400025. The owner of the property Mr. Jayprakash J. Bhayani. Super Built up area 605 sq ft. On or towards East:By Congress Bhavan On or towards West: By Gokhale Road On or towards North: By Nandanvan Building On or towards South: By Building			
Encumbrances on property-Not Known to us			
Reserve Price	EMD Amount	Bid Incremental amount	Property ID No.
Rs.2,75,12,000/-	Rs.27,51,200/-	Rs.1,00,000.00	IDB399177665
Date and time of e-auction-25.04.2025 11:00AM to 05:00 PM			
CMM Order Received Deepak Kumar Vaishnav- Contact No. 9950075555			

**SR. No.7**

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, Symbolic possession of which has been taken by the Authorized Officer of Indian Bank, SAMV branch, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 25.04.2025 for recovery of Rs.18,32,46,540/- (Rupees eighteen crore thirty two lac forty six thousand five hundred forty only) as on 31.12.2024 and further interest and cost from 01.01.2025 due to the Indian Bank, SAM Large Branch, Secured Creditor, from M/s Health Secure India Private Limited.

1. M/s Health Secure India Private Limited Regd. Office: 1 Land Landscape D Souza Colony Gangapur Road Nashik Maharashtra India - 422005
2. Mr. Anirudha T Wankhede (Director) Flat No: 5-A-2, 5th Floor Vasundhara Co-Op. Housing Society Ltd, Plot No: 13 & 14 Kharghar Station Road Opposite 3 Star Hotel Sector 8 Kharghar Navi Mumbai Maharashtra - 410210
3. Mr. Abhijit T Wankhede (Director) Flat No: 6-B-2, 8th Floor Vasundhara Co-Op. Housing Society Ltd, Plot No: 13 & 14 Kharghar Station Road Opposite 3 Star Hotel Sector 8 Kharghar Navi Mumbai Maharashtra - 410210
4. Mr. Arvind T Wankhede (Director) Flat No: 13-A-2, 13th Floor Vasundhara Co-Op. Housing Society Ltd, Plot No: 13 & 14 Kharghar Station Road Opposite 3 Star Hotel Sector 8 Kharghar Navi Mumbai Maharashtra - 410210
5. Mrs. Sarla T Wankhede (Director) Flat No: 5-A-2, 5th Floor Vasundhara Co-Op. Housing Society Ltd, Plot No: 13 & 14 Kharghar Station Road Opposite 3 Star Hotel Sector 8 Kharghar Navi Mumbai Maharashtra - 410210
6. Mr. Tulshiram C Wankhede (Director) Flat No: 5-A-2, 5th Floor Vasundhara Co-Op. Housing Society Ltd, Plot No: 13 & 14 Kharghar Station Road Opposite 3 Star Hotel Sector 8 Kharghar Navi Mumbai Maharashtra - 410210
7. M/s Health Secure India Private Limited C-10 MIDC Talaja Village Pendher District - Raigad Navi Mumbai Maharashtra - 410208

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

Detailed description of the Property			
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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, Symbolic possession of which has been taken by the Authorized Officer of Indian Bank, SAMV branch, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 25.04.2025 for recovery of Rs.18,32,46,540/- (Rupees eighteen crore thirty two lac forty six thousand five hundred forty only) as on 31.12.2024 and further interest and cost from 01.01.2025 due to the Indian Bank, SAMLarge Branch, Secured Creditor, from M/s Health Secure India Private Limited.

1. M/s Health Secure India Private Limited Regd. Office: 1 Land Scape D Souza Colony Gangapur Road Nashik Maharashtra India - 422005

2. Mr. Anrudha T Wankhede (Director) Flat No: 5-A-2, 5th Floor Vasundhara Co-Op. Housing Society Ltd, Plot No: 13 & 14 Kharghar Station Road Opposite 3 Star Hotel Sector 8 Kharghar Navi Mumbai Maharashtra - 410210

3. Mr. Abhijit T Wankhede (Director) Flat No: 8-B-2, 8th Floor Vasundhara Co-Op. Housing Society Ltd, Plot No: 13 & 14 Kharghar Station Road Opposite 3 Star Hotel Sector 8 Kharghar Navi Mumbai Maharashtra - 410210

4. Mr. Arvind T Wankhede (Director) Flat No: 13-A-2, 13th Floor Vasundhara Co-Op. Housing Society Ltd, Plot No: 13 & 14 Kharghar Station Road Opposite 3 Star Hotel Sector 8 Kharghar Navi Mumbai Maharashtra - 410210

5. Mrs. Sarla T Wankhede (Director) Flat No: 5-A-2, 5th Floor Vasundhara Co-Op. Housing Society Ltd, Plot No: 13 & 14 Kharghar Station Road Opposite 3 Star Hotel Sector 8 Kharghar Navi Mumbai Maharashtra - 410210

6. Mr. Tulshiram C Wankhede (Director) Flat No: 5-A-2, 5th Floor Vasundhara Co-Op. Housing Society Ltd, Plot No: 13 & 14 Kharghar Station Road Opposite 3 Star Hotel Sector 8 Kharghar Navi Mumbai Maharashtra - 410210

7. M/s Health Secure India Private Limited C-10 MIDC Taloja Village Pendher District - Raigad Navi Mumbai Maharashtra - 410208

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

Detailed description of the Property			
1. Equitable mortgage of a residential flat no.502 at Vasundhara Coop. Housing Society 13 & 14 Sector-8 Kharghar District-Raigad 410210 (Area 2103 Sqft)			
2. Equitable mortgage of a residential row house no: BRH-D Ground+01st Floor Vasundhara Cooperative Housing Society (running a pre-school inn/o Foundtree) at 13 & 14 Sector-8 Kharghar District-Raigad 410210 (Area 2358 Sqft)			
Encumbrances on property if any-NA			
Reserve Price:	EMD Amount	Bid Incremental amount	Property ID No.
1. Rs.1.98 Cr i.e. (Rs 1,98,00,000.00) (Rupees One Crore Ninety Eight Lakh only)	1.Rs.0.198Cr i.e. (Rs 19,80,000.00) (Rupees Nineteen Lac Eighty Thousand only)	1,00,000/- (Rupees One Lac only)	1.IDIB136142974B
2. Rs.2.13 Cr i.e. (Rs 2,13,00,000.00) (Rupees Two Crore Thirteen Lakh only)	2.Rs.0.213Cr i.e. (Rs 21,30,000.00) (Rupees Twenty One Lac Thirty Thousand only)		2.IDIB136142974C
Date and time of e-auction at the platform of e-auction Service Provider <a href="https://www.baanknet.com">https://www.baanknet.com</a> - 25.04.2025 and From 11:00 AM to 04:00 PM			
Authorized Officer: Deepak Kumar Valshnav Contact No: 9950075555			

### SR. No. 8

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 possession of which has been taken by the Authorised Officer of Indian Bank, Ajmer Branch, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 25.04.2025 for recovery of Rs. 17,75,58,302.41 [Rupees Seventeen crore Seventy five lakh fifty eight thousand three hundred two & paise forty one only] as on 01.04.2025 due to the Indian Bank, SAM branch, Secured Creditor, from M/s Sonachi Industries Limited.

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

Detailed description of the Property			
Exclusive charge by way of Equitable Mortgage of Gala/Unit No.38-A, CTS No.312,2nd Floor, Raj Industrial Complex premises CHS Ltd., Military Road, Marol, Andheri (East), Mumbai-400059 in the name of Jyotibhushan T. Tiwari. Having Carpet Area of 690 Sq. Ft. and Built up Area 720 Sq. Ft. under SARFAESI Act. On or towards East: Mithi River On or towards West: Y Wing On or towards North: Unit No.A/39 On or towards South: Unit No. A/37			
Property under Physical possession			
Encumbrances on property if any- Not known to the bank			
Reserve Price:	EMD Amount	Bid Incremental amount	Property ID No.
Rs.75.00 Lac	Rs.7.50 Lac	Rs.50, 000/-	IDIB30168522853
Date of Inspection-15.04.2025 - 03.00 PM TO 04.00 PM			
Date and time of e-auction at the platform of e-auction Service Provider <a href="https://www.baanknet.com">https://www.baanknet.com</a> - 25.04.2025 - 11.00 AM to 4.00 PM			
Authorized Officer: Deepak Kumar Valshnav Contact No: 9950075555			

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.baanknet.com>) 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.baanknet@psballiance.com

For property details and photograph of the property and auction terms and conditions please visit: <https://www.baanknet.com> 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.baanknet.com>

Date:06.04.2025

Authorised Officer

Place:Mumbai