इंडियन बैंक Indian Bank
इलाहाबाद ALLAHABAD

Stressed Asset Management Large Branch: Indian Bank, Mittal Chamber,73, 7th Floor, Near Bajaj Bhavan, Nariman Point, Mumbai- 400021 Mail Id: armbmumbai@indianbank.co.in

E-AUCTION ON 24.01.2024, FROM 11.00 A.M to 4.00 P.M Under Sarfaesi Act 2002 "AS IS WHERE IS BASIS, AS IS WHAT IS BASIS" through E-Auction platform provided at the website https://www.mstcecommerce.com

APPENDIX-IV-A" [SEE PROVISO TO RULE 8 (6)]
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Enforcement of Security Interest Act, 2002 read with proviso 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 property mortgaged charged to the Secured Creditor, the SYMBOLIC / PHYSICAL POSSESSION of which has been taken by the Authorized Officer of Indian Bank, Secured Creditor, will be sold on "AS IS WHERE IS", "AS IS WHAT IS" AND "WHATEVER THERE IS" on the date mention below for recovery as follows:-

Date & Time of Auction: 24.01.2024, 11 A.M. to 4.00 P.M

Sr No	Description of the Property with Property ID No. (Status of Possession)/ Encumbrances on Property Date & Time Of Inpection	Name of the Borrower/ Guarantor/ Mortgager with address	Amount of Secured Debt	A)Reserve Price B)Earnest Money & Deposit C) Bid Incremental Amt. (In Rs.)	Branch Name Authorised Office's name and Contact No.
1	**Property No. 1:-** Flat no.702, 7th floor, A-Wing, blding no. 1A, Zipriya Arcade, Kumbharkhan Pada, subhash Cross Road, Village Shivajinagar, Dombivali (West), Taluka Kalyan, Dist. Thane.Property owner is Mr. Kishor Bhooraram Choudhary. Built up area of the property admeasuring 652 sq. ft. On or towards East: By Mr. Laxman V. Bhoir, On or towards West: By Laxmi Lotus Society.,On or towards North: By Mr.Anant M. Bhoir., On or towards South: By Road. **Property ID No.IDIB30133773931B** **Encumbrances on Property: Not known to us** **Date & Time of Inspection: 17.01.2024 between 1.00 pm to 4.00 pm.**	**1) M/s Vivaan Corporation,** Unit No.505, 5th Floor,Acruti Star Opp.Acruti Centre Point, MIDC, Andheri (East), Mumbai -400093. And 545, Mhatre Compound, Val Village, Anjar Road, Bhivandi, Thane -421302 **3) Mr. Kishore Bhooraram Choudhary,** **4) Mrs. Kamla Kishore Choudhary** **Both Add Are Same:** Flat No. 501,E- wing, 5th Floor, Orchid Enclave, Nahar Shakti, Chandivali, Andheri East, Mumbai -400058	**Rs. 8,07,19,776.07** (Rupees Eight Crore Seven lakhs Nineteen Thousand Seven hundred Seventy Six and Paise Seven Only) (as on 02.01.2024)	A) Rs. 40.00 lakhs B) Rs. 4.00 lakhs C) Rs.100000/-	Smt. Kalpana R. Purohit, 9819807371
	Property No. 2:- -Shop no. 2,3,8 and 9, Ground floor, A-wing blding no. 1A, Zipriya Arcade, Kumbharkhan Pada, subhash Cross Road, Village Shivajinagar, Dombivali (West), Taluka Kalyan, Dist. Thane. Property owner is Mr. Kishor Bhooraram Choudhary. Carpet area of the property admeasuring 820 sq. ft. On or towards East: By Mr. Laxman V. Bhoir,On or towards West: By Laxmi Lotus Society.,On or towards North: By Mr.Anant M. Bhoir.,On or towards South: By Road **Property ID No. IDIB30133773931C** **Encumbrances on Property: Not known to us** **Date & Time of Inspection: 17.01.2024 between 1.00 pm to 4.00 pm.**			A) Rs. 110.00 lakhs B) Rs. 11.00 lakhs C) Rs.100000/-	
	Property No. 3:- Commercial office no. 312 on 3rd floor, "Manthan Plaza",situated on plot of land bearing C.T.S. No.962-D ADM.2753 sq. mtrs. Or there about at of Village Kole Kalyan,Nehru Road, Vakole, Municipal Market, Santa cruz (East) Mumbai in the name of M/s Vivaan Corporation On or towards East: By CTS No.994,981 & 974 On or towards West: By 18.30 mtrs wide D.P.Road. On or towards North: By CTS No.1008,1007 & 1001. On or towards South: By 36.60 mtrs wide D.P.Road. **Property ID No. IDIB30133773931A** **Encumbrances on Property: Not known to us** **Date & Time of Inspection: 17.01.2024 between 1.00 pm to 4.00 pm.**			A) Rs.350.00 Lakhs B) Rs.35.00 Lakhs C) Rs.100000/-	
2	**Property No.1 :-** Unit No. 1 (owned by Mr. Urvil Akshaya Jani) on 1st floor admeasuring area 373.94 Sq. mtr. in the Building known as "The Business Bay" situated at Kurla-Andheri Road, Near Safed Pul, Andheri [E], Mumbai bearing Survey No. 46, Hissa No. 2, portion of Survey No. 62, Hissa No.7, Survey No. 46, Hissa Np. 5E, Survey No. 45, Hissa No. 1[pt], CTS No. 638/3 of Village Mohili, Taluka Kurla and bounded as follows that is to say: On or towards East: By portion of Survey No. 62 Hissa No. 7, portion of Survey No. 45 Hissa No. 1 and Survey No. 45 (part) and C.T.S. No. 638/4 & C.T.X. No. 640; On or towards West: By portion of Survey No. 46 (part) and C.T.S. No. 638/2 and C.T.S. No. 636; On or towards North: By common passage; and On or towards South: By portion of Survey No. 46 Hissa No. 2 (part) and C.T.S No. 632 **Property ID No. IDIB3240240753A** **(physical possession)** **Encumbrances on Property: Not Known to Bank** **Date & Time of Inspection: 18.01.2024 From 11.00 AM to 01.00 PM**	**1) M/s. ONE WORLD SOURCING,** Todi Estate, 2ND Floor, A-Wing, Above Post Office, Sun-Mill Compound, Lower Parel (West), Mumbai-400013 **2) Mrs. Aashima Manoj Khushalani -** 602, 6th Floor Manik Appt. S.V. Road, Santacruz Mumbai 400054 **3) Mr. Rakesh Kumar Singh** -Room No. 4, Shirin Building, SBS Road, Near Colaba, Mumbai 400005 **4) Mr. Urvil Akshaya Jani-** 92/B, Advent Building, 12/A, G.I. Bhosle Marg, Sachivalaya, Mumbai 400021 **5) Mr. Manoj Uttam Khushalani-** 602, 6th Floor Manik Appt. S.V. Road, Santacruz, Mumbai 400054.	**Rs. 51, 99, 84,877.76/-** [Rupees Fifty-One Crore Ninty-Nine Lakh Eighty-Four Thousand Eight Hundred Seventy-Seven and Seventy-six paise only) as on 30.06.2018	A)Rs.4.50 Cr B)Rs. 50.00 lakhs C)Rs 100000/-	Smt. Kalpana R. Purohit, 9819807371
	Property No.2 :- Unit No. 2 (owned by M/s. ONE WORLD SOURCING) on 1st floor admeasuring area 5095 Sq. ft. [carpet] in the Building known as "The Business Bay" situated at Kurla-Andheri Road, Mumbai bearing survey No. 46, Hissa No. 2, portion of survey No. 62, Hissa No. 7, survey No. 46, Hissa No. 2, CTS No. 638/3 of village Mohili, Taluka Kurla and bounded as follows that is to say: On or towards East: By portion of Survey No. 62 Hissa No. 7, portion of Survey No. 45 Hissa No. 1 and Survey No. 45 (part) and C.T.S. No. 638/4 & C.T.X. No. 640; On or towards West: By portion of Survey No. 46 (part) and C.T.S. No. 638/2 and C.T.S. No.636; On or towards North: By common passage; and On or towards South: By portion of Survey No. 46 Hissa No. 2 (part) and C.T.S No. 632 **Property ID No. IDIB3240240753B** **(physical possession)** **Encumbrances on Property: Not Known to Bank** **Date & Time of Inspection: 18.01.2024 From 11.00 AM to 01.00 PM**			A)Rs.6.84 Cr B)Rs. 50.00 Lakhs C)Rs 100000/-	
3	All that part and parcel of the property consisting of approximately 17.439 cents of land in Survey No622/1, 623/5, 2225/1 together with building thereon situated in Chembukkavu village, Thrissur SRO, Thrissur Dist, Kerala state **Property ID No. IDIB3248397491 (Possession)** **Encumbrances on Property: Not Known to us** **Date & Time of Inspection: 12.01.2024 03:00 Pm To 04:00 Pm**	**1.M/s In & out Advertising Pvt Ltd (borrower),** Office/Factory Adress:601-603 Kshitij, Opposite Andheri Sports Complex, Veera Desai Road, Anheri West, Mumbai 400058 Regd.Office Address: 12, Jain Chambers,3rd Floor, 557,S V Road,bandra (West), Mumbai -400050 2.Mr. A V Gopalkrishnan Iyer (Guarantor and Mortgagor) **3.Mr.Prashant Gopalkrishnan Iyer (Gurantor)** **4.Mrs.Radha Gopalkrishnan Iyer (Guarantor and Mortgagor)** **Both Add Are Same:** Bunglow No 1,Sunny Side unit, 2nd class lane, Lokhandwala Complex, Anderi (west), Mumbai 400053	**Rs. 48266540.29** [Rupees Four Crores Eighty Two Lakh Sixty Six Thousand Five Hundred and Forty And Twenty Nine paisa Only] as on 30.09.2023	A)Rs. 210.00 lakhs B)Rs.21.00 lakhs C) Rs.1.00Lakhs	Smt. Kalpana R. Purohit, 9819807371
4	Flat bearing No.1004 admeasuring about 998 Sq. Ft. Carpet Area on the 10th Floor, of the Building No.B2, known as Sangeeta Enclave Constructed in the year 2001, consisting of stilt plus Floors situate on piece and parcel of Land, situate and lying at Opp. Jain Mandir, Sarodaya Nagar, Mulund (West), Mumbai -80, bearing C.T.S.No.643/1, 658/10, 659/s B[p]/660[p], 667[p], Village-Nahur, Taluka-Kurla, District-Mumbai Suburban Registration District and Sub District of Mumbai City and Mumbai Suburban District within the limits of T Ward **Property ID No.: IDIB3227973947 (physical Possession)** **Encumbrances on property if any : Not known to us** **Date & time of Inspection :17.01.2024 -- 11.00 AM to 01.00 PM-**	**1.M/s. Kjeet Steel Industries** Office no.1, Steel Yard house, ST Road,Masjid (E), Mumbai 400009. **2. M/s. Kjeet Steel Industries** Manminder Apartment, ghoteghar, Shahpur Thane – 421601 **3.Mr. Pritesh K Shah S/o. Mr. Kirtikumar Chimanlal Shah** **4.Mr. Tejas K Shah S/o. Mr. Kirtikumar Chimanlal shah** **Both Add. are Same:** Bunglow No. 28/7, Powai Chowk, Mulund Colony, Mulund West, Mumbai Maharashtra - 400080	**Rs. 4,21,91,303.19** [Rupees Four crore twenty-onelakh ninety-onethousand three hundred three and paise nineteen only) as on 30.09.2023	A) 175.00 Lakhs B)17.50 Lakhs C)0.50 Lakhs	Smt. Kalpana R. Purohit, 9819807371
5	EM of residential Combined Flat No.601,602,603 and 604 admeasuring 1840 sq.ft. carpet area on 6th floor of Dosti Elite Tower A, constructed on plot of land bearing Plot No. 104 of the Sion – Matunga East Estate and bearing Cadestal Survey No..404/6 & 404A/6 of Sion Division,lying and being situated on Road No. 28 of Scheme No.6, Sion (E), umbai in the city and sub registration district of Mumbai. under SARFAESI Act. 1) On or towards East: Railway Track 2)On or towards West: Sies College 3)On or towards North: Building 4)On or towards South: Telephone Exchange Building **Property ID No.: IDIB3043333891** **Encumbrances on Property:- Not known to us**	**1.M/s. ALR TRADING PVT LTD.** **2.Mr. Retnasamy Elango** **Both add. are same** 227 Champaklal Industrial Estate Near MTNL Exchange, Sion (East) Mumbai – 400022. **3.Mr. Retnasamy Elango** A/6 Ground Floor, Harmony Industrial Estate, Kalyan Bhivandi Road, Pimpalgaon-421302 Dist: Thane Maharashtra 4.Mr. Retnasamy Elango, Director/ Mortgagor **5.Mrs.Anitha Retnasamy Elango, Director/Mortgagor** **6.Mr. Allwin Elango** **All Add. Are:** Flat No.601,602, 603 and 604, 6th Floor, DOSTI ELITE, "A" Tower, near MTNL Exchange, Sion (East) Mumbai – 400022.	Rs. 5,51,35,447.01 (Rupees Five Crore Fifty One Lakh Thirty Five Thousand Four Hundred Forty Seven and One paisa Only) as on 01.01.2024 with further interest, costs, other charges and expenses thereon from 02.01.2024	A) Rs.750.00 Lakhs B)Rs.50.00 Lakhs C)Rs.1.00 Lakhs	Smt. Kalpana R. Purohit, 9819807371
6	Warehousing Godown No.1 adm.2200 sq.fts Carpet area, Godown No.2 adm.2200 sq.fts Carpet area both on Ground Floor,, Godown No.101 adm.2200 sq.fts Carpet area, Godown No.102 adm.2200 sq.fts Carpet area and Godown No.103 adm.1996 sq.fts Carpet area all three on 1st floor, total adm.10796 sq. fts. In the building no.C-2 of the project known as "KAVYA COMMERCIAL CENTER" Constructed on a Land bearing Survey Nos.29/6 Part, 29/9 Part, 29/8 Part, and 32/3 situate, lying and being at Village Arjunali, Taluka Bhiwandi, Dist. Thane, within the limits of Arjunali Grampanchyat, Talathi-Saja Arjunali, Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane. **Property ID No.: IDIB3245708194** **Encumbrances on Property:- Not known to us** **Date & Time of Inspection: 19.01.2024 – 11:00 AM to 01:00 Pm**	**1.M/s.Khetlya Mercantile pvt.ltd. Private ltd.company** **2.Mrs. Vaishali Bhavesh Shah(Directorand Guarantor)W/o Mr. Bhavesh Himatlal Shah** **3Mr. Bhavesh Himatlal Shah (Director and Guarantor)S/o Mr. Himatlal Shah** **Both Add are:** Flat No.4, HEM Building, North south Road No.5, Near Cooper Hospital, JVPD Scheme, Ville parle(West),Mumbai – 400056.	Rs. 5,23,30,172.55/- (Rupees five crore twenty three lakh thirty thousand one hundred seventy two and fifty five paisa only) as on 30.09.2023	A) Rs. 145.00 Lakhs. B)Rs.14.50 lakhs C)Rs. 50,000 /-	Smt. Kalpana R. Purohit, 9819807371
7	**Property No.1:-** Gut No 163,Hissa No B/2 Village Wangani Taluka Roha Dist.Raigad. Plot Area 9000 sq.mtr. As per agreement the property is owned by Mr. Pravin Champalal Parekh.under SARFAESI Act.On or towards East: By Mankeshwar Mandir Road/Sadanand Ashram Math ,On or towards West: By Railway Track/Mobile Tower, On or towards North: By Mankeshwar Mandir/Cemeterym, On or towards South: By Wangani Roha Road **Property ID No.: IDIB3227089287B** **Encumbrances on Property:- Not known to us**	**1.M/s Diamond Chain.** Unit no.58/A,sidhpura indl estate gaiwadi road,Goregaon (west), Mumbai-400104 **2.Mr. Pravin champalal Parekh** **3.Mrs Pista Devi Champalal Parekh** **Both Add Are same**: 21/23 Mumbadevi Mansion, 2nd floor, shop no 14 Dhanji Street, Mumbai-400003 **4.Mr.Pravin champalal parekh** 602 New Panchvati CHSL Tilak Vidyalay Road vile parle(East) Mumbai -400057	Rs. 2,23,90,856.28 (Rupees Two Crore Twenty Three lakhs Ninety Thousand Eight Hundred Fifty Six and Paise Twenty Eight Only) (as on 01.01.2024) with further interest at the agreed rate thereon from 02.01.2024	A) Rs.45.00 lacs B)Rs.4.50. Lacs C)Rs.1.00 Lakhs	Smt. Kalpana R. Purohit, 9819807371
8	**Property No .1:-** Gala No. 2, Ground Floor,738 sq.ft built up area Building Shakti Raj Industry Compound, Near Kohinoor Industry & Kapil gold Industry, opp. Municipal School, Station Road, Ulhasnagar – 3. **Property ID No.: IDIB31106446541** **(Physical Possession)** **Encumbrances on Property:- Not known to us** **Date & Time of Inspection: 19.01.2024 & 11:00 A.M. TO 01:00 P.M**	**1.M/s. Balaji Traders Proprietary Concern Prop: Late Ravi Rameshlal Kashwani** Shop No.107, A Wing Kohinoor Industrial Estate Burner Galli, Station RoadUlhas Nagar – 421003. **2.Mrs. Sunita Kashwani Mother of Late Ravi R. Kashwani** Flat No. 702,Venus Coop. Hsg. Soc. Ltd.O.T. Section Ulhas Nagar – 421002. **3.Mrs. Ritika Kashwani Wife of Late Ravi R. Kashwani** Flat No. 702,Venus Coop. Hsg. Soc. Ltd.O.T. Section Ulhas Nagar – 421002. **4.Master. Prince Kashwani, Son of Late Ravi R. Kashwani** Represented by Mother Mrs. Ritika Kashwani,Wife of Late Ravi R. Kashwani, Flat No. 702,Venus Coop. Hsg. Soc. Ltd. O.T. SectionUlhas Nagar – 421002.	Rs. 3,23,54,795.00 (Rupees Three crore twenty three lakh fifty four thousand seven hundred ninety five only) as on 30.09.2023	A) Rs. 8.86 lacs B) Rs.0.90Lacs C) Rs.10,000/-	Smt. Kalpana R. Purohit, 9819807371
	Property No .2:- Gala No.5, Ground Floor, 800 sq.ft. Super built up area Building "Shakti Raj Industry Compound",C.T.S. No.16352, Sheet No.14, U.No.26 (PT), Near BRK No.957, opp. Municipal School, Station Road, Ulhas Nagar-3, **Property ID No.: IDIB31106446542** **(Physical Possession)** **Encumbrances on Property:- Not known to us** **Date & Time of Inspection: 19.01.2024 & 11:00 A.M. TO 01:00 P.M**			A) Rs.9.60 lacs B)Rs.1.00 Lacs C) Rs.10,000/-	
	Property No .3:- Shop No.7, Basement floor,360 sq.ft. Carpet area Jeans World, Plot bearing CTS no.24805, Vibagh 1/8, U.No.3, sheet no.69, Near shani Mandir, Ulhasnagar-421005. **Property ID No.: IDIB31106446543** **(Physical Possession)** **Encumbrances on Property:- Not known to us** **Date & Time of Inspection: 19.01.2024 & 11:00 A.M. TO 01:00 P.M**			A) Rs. 9. 33 lacs B)Rs.1.00 Lacs C) Rs.10,000/-	
9	Exclusive charge by way of Equitable Mortgage of Gala/Unit No.38-A, CTS No.312,2ndFloor, 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 ID No.: IDIB30168522853** **(symbolic possession)** **Encumbrances on Property:** Not known to us	**1) M/s Sonachi Industries Ltd** Gala/Unit no. 38-A, 2nd Floor, Raj Industrial Complex Premises CHS Ltd,Military Road, Marol, Maroshi, Andheri East, Mumbai-400059 **AND ALSO AT:** Gala/ Unit no. 38-A, 2nd Floor, Raj Industrial Complex Premises CHS Ltd, Military Road, Marol, Maroshi, Andheri East, Mumbai-400059. **AND ALSO AT:** F-801, Lotus Corporate Park, Jay couch, Goregaon East, Mumbai-400063 **2) Mr. Jyoti Bhusan Tiwari (Director/Guarantor/Mortgagor)** **3) Mrs. Laxmi Jyotibhushan Tiwari (Director/Guarantor)** **4) Mrs. Padmabhushan T Tiwari (Director/Guarantor),** **Both Add Are Same:** 601 D Ashok Avenue CHS Military Road Marol, Andheri East, Mumbai-400069. **5) M/s Sonachi Biotech P Limited (Corporate Guarantor),** Gala/Unit no. 38-A, 2nd Floor, Raj Industrial Complex Premises CHS Ltd, Military Road, Marol, Maroshi, Andheri East, Mumbai-400059	**Rs. 15,48,42346.30** [Rupees Fifteen Crores Forty Eight Lakhs Forty Two Thousand Three Hundred Forty Six and Paise Thirty only as on 28.02.2018	A)Rs. 90.00 Lakhs B)Rs. 0.10 lakhs C) Rs.50000/-	Smt. Kalpana R. Purohit, 9819807371
10	**Property No .1** Gala No. 1 Ground Floor, B Wing. Kohinoor Industrial Estate, Opp. CHM College, Near Ulhasnagar Railway Station. Ulhasnagar. Thane 4 Built Up Area 1275 SQ FT Boundaries: On or towards East:By Sukdeo Compound, On or towards West:By Veejay Lodge, On or towards North:By Burnal Galli, On or towards South: By Krishna Industrial Estate **Property ID No.: IDIB30066834415A** **Encumbrances on Property:- Not known to us** **Date & Time of Inspection: 19.01.2024**	**1. M/s Rubber Kraft;-** Plot No 41,Vasai Taluka Industrial Co-Op Estate, Sector-1,Near Valiv Police Station,Gaurai Pada, Vasai East,Dist Palghar -401208 **2.Mr. Prabhjit Singh Bhamra** Flat No 54,Manali CHS Limited, Evershine Nagar, Malad West, Mumbai -400064. **3.Late Lal Singh Bhamara through his legal heir Mr. Prabhjit Singh Bhamra** Flat No 54,Manali CHS Limited,Evershine Nagar,Malad West,Mumbai-400064 **4. Mr. Amitkumar Omprakash Agrawal** A-103, Shri Sidhh CHS Ltd, Sarvodaya Complex,Golden Nest, Mira Road(East), Dist Thane, PIN-401107	Rs. 4,26,95,442.00 [Rupees Four Crore Twenty Six Lacs Ninty Five Thousand Four Hundred Forty Two Only] as on 28.01.2017 with further interest, costs, other charges and expenses thereon from 28.01.2017	A) Rs. 27.55 lakh B)Rs. 2.75 lakh C)Rs.1.00 Lakhs	Smt. Kalpana R. Purohit, 9819807371
	Property No .2:- Gala No. 2 Ground Floor, B Wing. Kohinoor Industrial Estate, Opp. CHM College, Near Ulhasnagar Railway Station. Ulhasnagar. Thane 4Built Up Area- 1250 SQ Ft Boundaries:On or towards East:By Sukdeo Compound On or towards West:By Veejay Lodge,On or towards North:By Burnal Galli,On or towards South: By Krishna Industrial Estate **Property ID No.: IDIB30066834415B** **Encumbrances on Property:- Not known to us** **Date & Time of Inspection: 19.01.2024**			A) Rs. 27.00 lakh B)Rs. 2.70 lakh C)Rs.1.00 Lakhs	
	Property No .3:- Gala No. 3 Ground Floor, B Wing. Kohinoor Industrial Estate, Opp. CHM College, Near Ulhasnagar Railway Station. Ulhasnagar. Thane 4Built Up Area -1250 Sq FtBoundaries: On or towards East:By Sukdeo Compound,On or towards West:By Veejay Lodge,On or towards North:By Burnal Galli, On or towards South: By Krishna Industrial Estate **Property ID No.: IDIB30066834415C** **Encumbrances on Property:- Not known to us** **Date & Time of Inspection: 19.01.2024**			A) Rs. 27.00 lakh B)Rs. 2.70 lakh C)Rs.1.00 Lakhs	
11	**Property No .1:-** EM of Row House bearing No.B1 situated on the plot area of 1310 sq.ft. having carpet area of Ground Floor admeasuring 584 sq. ft. and first floor 601 sq.ft. (i.e. total built up area admeasuring Ground Floor and first floor is 1850 sq.ft.), and Garden area is 450 sq. ft. in the building known as "N. G. Valley" constructed on Survey No.125/1B/1B/1A (part), City Survey No.219 (part) situated at Revenue Village Tungarli,Tal. Maval,Dist. Pune and within the local limits of the Lonavala Municipal Council in the name of Mr. Manish Kamruddin Velani.1)On or towards East: By L & T Bungalow 2) On or towards West: By Open Plot 3) On or towards North: By Open Plot 4) On or towards South: By Internal Road **Property ID No. IDIB3226518118** **Encumbrances on property : Not known to us**	**1) M/s Maharashtra Oil Depot** Shop No. B/1, Masquitta Nagar, C.S.Road, Dahisar (East) , Mumbai-400068 **2) Mr. Manish Kamruddin Velani(Proprietor/Borrower & Mortgagor)** Mahavir Milan C H S Ltd, Flat No.B-601, Plot No. 1, Sector-28,Vashi, Navi Mumbai-400703 **3) Mr. Manish Kamruddin Velani(Proprietor/Borrower & Mortgagor)** Row House No.B-1, N. G. Valley, Village Tungarli, Taluka Maval, Dist Pune, Lonawala Municipal Council-410401	**Rs. 4,25,59,180.67** (Rupees Four Crore Twenty Five Lakhs Fifty Nine Thousand One Hundred Eighty and paise Sixty Seven Only) (as on 02.01.2024) with further interest at the agreed rate thereon from 03.01.2024	A) Rs. 120.00 lakhs B) Rs. 12.00 lakhs C) Rs.1,00,000/-	Smt. Kalpana R. Purohit, 9819807371
12	**Property No. 1 :** Flat Nos.701 & 702 admeasuring 1200 sq.fts of Super BUA on 7th floor, together with undivided proportionate share in underneath land admeasuring 40.14 sq.mtrs each of A type building Namely Angarak, at "Rajhans Swapna"constructed on the land bearing plot of of land bearing Block No.149 Part 1 and Block No.149 Par4 of Village: Sarthana: Taluka: Surat City; District: Surat 395006 Gujrat. Encumbrances on property if any : Not known to us Property ID No.: IDIB3215559204 (possession)	**1.M/s. Proera Bizcon Pvt. Ltd. ,** **2.Mr.Rakeshbhai Ranchhodbhai Viradia** **3. Mr. Ajay Kumar Ramniklal Satasia** **4. Mr. Laxman Rajaram Dabade** **5. Mr. Dharmesh Senjaliya** **All Add. are:** B/407, 4th Floor, Diamond World, 'B' Tower, Mini Bazar, Varachha Road, Surat - 395 006, (Gujarat). 6.M/s. Proera Bizcon Pvt. Ltd. 7.Mr.Rakeshbhai Ranchhodbhai Viradia both add. are ;B-501, Manya Residency, Near Vraj Chowk, Sathana Jakatnaka, Surat - 395 006, (Gujrat). **8.M/s. Proera Bizcon Pvt. Ltd.** **9.Mr. Ajay Kumar Ramniklal Satasia** **Both add are:** 107, Sapna Society, L. H. Road, Varachha Chowk, Sathana Jakatnaka, Surat - 395 006, (Gujrat) **10. Mr. Laxman Rajaram Dabade** **11. Mr. Dharmesh Senjaliya** **Both Add. are same:** Dindoshi Mahanagar Palika Vasahat, R No 30, Santoshi Nagar, Goregaon (E) Mumbai 400 065 **12.Mr. Sumit Kumar Rameshbhai Bodra** Shop No. 4, Block No. 7, Ruby Trade Center, B/h. Gitanjali Cinema, Mini Bazar, Varachha Road, Surat - 395 006, (Gujarat). And Also At 701, 702, 7th Floor, Angarak Building, Rajhans Swapna, Opp. D Mart, Sarthana Jakatnaka, Varachha Road, Saniya Hemad, Surat - 395 006, (Gujrat)	Rs. 5,62,14,870.39 [Rupees Five Crore Sixty Two Lakhs Fourteen Thousand Eight Hundred Seventy & Paise Thirty Nine Only) as on 28.12.2023 with further interest from 29.12.2023	A) 63.00 Lakhs B) 6.30 Lakhs C) Rs.50,000/-	Smt. Kalpana R. Purohit, 9819807371
13	**PropertyNo.1:-** Office Premises No. D 105, 1st Floor, at CIDOC, Jui Nagar Commercial Complex, Juinagar, Navi Mumbai **Property ID No:IDIB30009056553A** **Encumbrances on Property:** Not known to us **Date & Time of Inspection: 19.01.2024 & 11:00 A.M. TO 01:00 P.M**	**1.M/s Topsgrup Services & Solutions Limited** (Erstwhile Tops Security Ltd). Represented by Liquidator **Mr. Anshul Gupta** **Registered Office:** 5 Royal Palms Estate, Aarey Milk Colony, Goregaon (East), Mumbai 400065. **2.Dr. Diwan Rahul Nandra (Director /Guarantor)** 14-B, Magnum Towers, 2nd Cross Lane, Lokhandwala Complex, Andheri West, Mumbai 400053. **3.Retd. Major R.C. Nanda (Director/GuarantorMortgagor)** 14-B, Magnum Towers, 2nd Cross Lane, Lokhandwala Complex, Andheri West, Mumbai 400053.	**Rs. 36,66,28,350.00** [Rupees Thirty Six Crore Sixty Six Lacs Twenty Eight Thousand Three Hundred Fifty only] as on 30.01.2021	A) Rs. 152.02 lacs B)Rs. 15.20 Lacs C) Rs.1,00,000/-	Smt. Kalpana R. Purohit, 9819807371
	Property No.2:- Commercial Building situated on Plot no. 05.Royal Palms Estate, Aarey Milk colony Road, Village Maroshi, Goregaon (East) Mumbai-400065 **Property ID No:IDIB30009056553B** **Encumbrances on Property:** Not known to us **Date & Time of Inspection: 19.01.2024 & 11:00 A.M. TO 01:00 P.M**			A) Rs. 1912.00 lacs B)Rs. 50.00 Lacs C) Rs.1,00,000/-	
	Property No.3:- Office premises at Gala No. 27,Wing B Ground Floor, Building No. 5,Sanjay Building, Akshay Mittal Industrial CHS, Andheri, Kurla Road, Mumbai, Survey No. 84,85, 86P, CTS no. 1637,village Marol Andheri (East),Mumbai 400059 **Property ID No:IDIB30009056553C** **Encumbrances on Property:** Not known to us **Date & Time of Inspection: 19.01.2024 & 11:00 A.M. TO 01:00 P.M**			A) Rs. 219.00 lacs B)Rs.21.90 Lacs C) Rs.1,00,000/-	
14	Residential Flats No's - 1301 & 1302, 13th floor, A Wing, Lady Ratan Towers Coop. HSG. Soc. Ltd. on land bearing Cadastral Survey Nos. 109 (pt), 110 (pt), 1/110 (pt), 2/137(pt), 138 (pt), of Lower Parel Division, Dainik Shivner Marg, Dr. E Moses Road, Worli, Mumbai -400018 Property in the name of Mr. Deepak Kumar Prajapati. Flat No. 1301(A-Wing)-760 Sq. Ft.Flat No 1302 (A-Wing)- 1550 Sq.Ft. Built up including balconies area along with one open car parking space & one parking in stilt of the building respectively. Plot Bounded by;On the North by Gandhi Nagar. On the South by Open Plot/Four Seasons Hotel. On the East by Dainik Shivner Marg.On the West by Gandhi Nagar. **Encumbrances on Property:- Not known to us** **Date & Time of Inspection: 19.01.2024**	**Mr. Deepak Kumar Prajapati (Borrower, Mortgagor & Guarantor).** **Mrs. Poonam Deepak Prajapati (Borrower & Guarantor).** **BOTH ADD ARE SAME;** Flat Nos.705/706, 7th floor, Indra Darshan –II, Bldg. No.14, Oshiwara, Andheri (W), Mumbai – 400 053. **M/s. Biotech Initiatives Pvt. Ltd. (Borrower)** Office No.708 & 709, 7th floor, Peninsula Plaza, 16/A, Veera Industrial Estate, Fun Republic Lane, Andheri (W), Mumbai – 400 053.	6,75,46,037.00/- (Rupees Six Crores Seventy Five Lakhs Forty Six Thousand Thirty Seven Only) as on 17.08.2023 with further interest, costs, other charges and expenses thereon from 17.08.2023;	724.00 Lakhs 50.00 Lakhs Rs.1,00,000/-	Smt. Kalpana R. Purohit, 9819807371
15	**Property No .1:-** Shop No B1 in the building known as Jeans World, Situated on Plot no 3, Sheet No 69 Ulhasnagar. under SARFAESI Act. Carpet area 267 sq. ft. The owner of the property is M/s Mishra and Tiwari Paints Pvt.Ltd On or towards East: By Tabela On or towards West: By BK no 1897, On or towards North: By BK no 1918/ Road On or towards South: BY chawl **Property ID No.IDIB 30091856552A** **Encumbrances on Property:- Not known to us** **Inspection Date : 19.01.2024 from 01:00 pm to 04:00 pm.**	**M/s Mishra and Tiwari Paints Pvt.Ltd** **Mr. Ajay Ramsevak Mishra (Director)** **Mr. Brahmdev Jai Prakash Tiwari (Director)** **BOTH ADD ARE SAME;** Shop No D5,33 Akurli Shristhi CHS Ltd. Akruli Road, Lokhandwala Township, Kandivali East, Mumbai-400101 **Mr. Amit Gupta (Director)** 434, Shiv Shakti Chawl,Rai Dongri Kulupwadi,Bansi Nagar CHS Borivali (East),Mumbai -400066 **Manju B Bhandari (Guarantor)** **Mr. Ajay Ramsevak Mishra (Director)** **BOTH ADD ARE SAME;** Room No.101,Ram Prasad Chawl SRA, Kurar Village,Malad East Mumbai-400097	**Rs. 4,23,41,237.25** [Rupees Four Crore Twenty Three Lakhs Forty One Thousand Two hundred Thirty Seven and paise Twenty Five only] as on 05.01.2024 with further interest at the agreed rate thereon from 06.01.2024	Rs.6.91 Lakhs Rs. 0.69 lakhs Rs 10000/-	Smt. Kalpana R. Purohit, 9819807371
	Property No 2:- Shop No B2 in the building known as Jeans World, Situated on Plot no 3, Sheet No 69 Ulhasnagar.under SARFAESI Act. Carpet area 333 sq. ft. The owner of the property is M/s Mishra and Tiwari Paints Pvt.Ltd On or towards East: By Tabela On or towards West: By BK no 1897 On or towards North: By BK no 1918/Road On or towards South: BY chawl **Property ID No.IDIB30091856552B** **Encumbrances on Property:- Not known to us** **Inspection Date : 19.01.2024 from 01:00 pm to 04:00 pm.**			Rs. 8.64 Lakhs Rs. 0.86 lakhs Rs 10000/-	
	Property No .3:- Shop No B5 in the building known as Jeans World, Situated on Plot no 3, Sheet No 69 Ulhasnagar. under SARFAESI Act. Carpet area 307 sq. ft. The owner of the property is M/s Mishra and Tiwari Paints Pvt.Ltd. On or towards East: By TabelaOn or towards West: By BK no 1897On or towards North: By BK no 1918/ Road On or towards South: BY chawl **Property ID No.IDIB30091856552C** **Encumbrances on Property:- Not known to us** **Inspection Date : 19.01.2024 from 01:00 pm to 04:00 pm.**			Rs. 7.95 Lakhs Rs. 0.80 lakhs Rs 10000/-	
16	Mortgage of Industrial Unit No. 114, 1st floor, city business point City industrial estate,Plot of land bearing Survey No.38,Hissa No.Part, Survey No.147,Hissa No.Part of village Pelhar, Vasai Phata, Mumbai Ahmedabad National Highway, Vasai East, Tal. Vasai. Dist. Palghar-401208, in the name of Mr. Sachidanand H.Upadhay. Having built up area of 712 sq. ft 1)On or towards East: By Lotus Complex 2) On or towards West: By Western Express Highway 3) On or towards North: By Commercial shop 4) On or towards South: By Commercial shop / Sai Vihar Hotel **Property ID No. IDIB30067420979** **Encumbrances on Property:- Not known to us**	**1) M/s Miraya Prints** A,A1,A3 R S Land, Opp Cosmos Hills, Pokhran Road No, 1, Upavan, Thane (West), Maharashtra-400606. **2) M/s Miraya Prints** Building No.140, Gala No.09, Indian Corporation, Mankoli Naka,Dapode Road, Opp. Gazanand Petrol Pump, Bhivandi, Dist. Thane-401208. **3) M/s Miraya Prints** **4) Mrs. Anushree R. Behany W/o Mr. Rahul Behany** **5) Mr. Rahul Behany** **BOTH ADD ARE SAME;** 401, Almenda, Nahar Amrut Shakti, Chandivali Farm Road, Andheri (East), Mumbai-400072 **6) M/s Impressive Multiform Pvt. Ltd.** 914, Pranik Chambers, Wing- A,Saki Vihar Road, Sakinaka,Andheri (East), Mumbai-400072. **7) Mr. Sachidanand Upadhyay** B-101, Riddhi Siddhi Complex, M.G. Road, Borivali (East), Mumbai-400066. **8) Mr. Rahul S. Behany** 1604, Arun, Nahar Amrut Shakti Chandivali Road,Pawai,Andheri (East), Mumbai-400072.	Rs. 10,03,31,477.48 (Rupees Ten Crore Three Lakhs Thirty One Thousand Four hundred Seventy Seven and Paise Forty Eight Only) (as on 04.01.2024) with further interest at the agreed rate thereon from 05.01.2024	Rs. 19.00 lakhs Rs. 1.90 lakhs Rs.0.10 Lakhs	Smt. Kalpana R. Purohit, 9819807371
17	Industrial Gala No. 23, Gut no. 273/A & 273/B of Village Mauje, Opposite Madam Agro Company, Uchat Road, Grampanchayat Mangathane, Kudus, Taluka Wada, District Palghar -421303 in the name of Mrs. Radhika Sandip Tailor Having built up area 3456 Sq. Ft. under SARFAESI Act. Boundaries:- North : Gala No E-22 South:- Gala No E-24 East:- Open SpaceWest:- Internal Road **Property ID:-IDIBH301707507371** **Encumbrances on Property:- Not known to us**	**M/s Vardhaman Services (Proprietor –Mr. Sandip Vinod Tailor)** C/312 Crystal Plaza, Opposite Infinity Mall, Andheri West, Mumbai 400053 **Mr. Sandip Vinod Tailor** **Mrs. Radhika Sandip Tailor W/o Mr. Sandip Vinod Tailor** **BOTH ADD ARE SAME;** B-6, 402, Sudha Shantinagar CHSL, Above Telang Nursing Home, Sector No. 4, Mira Road East, Thane-401107 **M/s Vardhaman Services (Proprietor –Mr. Sandip Vinod Tailor)** Industrial Gala No. 23, Gut no. 273/A & 273/B of Village Mauje, Opposite Madam Agro Company, Uchat Road, Grampanchayat Mangathane, Kudus, Taluka Wada, District Palghar -421303	Rs. 4,44,12,844.36 (Rupees Four Crores Forty Four Lakhs Twelve Thousand EightHundred Forty Four and Thirty six paisa only)as on 22.12.2023	Rs.28.35 Lakhs Rs.2.84 Lakhs Rs. 50,000/-	Smt. Kalpana R. Purohit, 9819807371
18	**Property No .1:-** Exclusive charge of Equitable Mortgage of Flat No.209, Second Floor,Momai Sadan Building,Near Winners English High School and Vrindavan Park,Chanod Colony, Amar Nagar Village Chanod, Taluka Pardi,District Valsad,State Gujarat-396191. Flat area 865 sq ft built up. Title holder Mr. Rajesh Tiwari. Boundaries of the property :East- Mahadeo Complex West- Winner School Ground North-Chanod Village Road South-Open Plot/Ground **Property ID No. IDIB300721753832** **Encumbrances on Property:- Not known to us**	**1) M/s Vijay Shri Cargo Movers (Prop. Mr.Dinesh Brahmdev Tiwari)** B/12, Rajdarshan Appartment, 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, Gujrat-396191 **3) Mr. Dinesh Brahmdev Tiwari (Proprietor)** **4) Mrs. Aarti Dinesh Tiwari (Guarantor)** Flat No. 704, Building No.5, New Rachna Park CHS, near Dhakoli Village Naka, Chitalsar,Manpada, Thane (West) – 400607 **5) Mr. Rajesh Brahmdev Tiwari (Guarantor)** Flat No. 209, Momai Sadan, Survey No. 178/1+part/3, Village Chanod, Taluka Pardi Vap District Valsad Gujarat -391105 **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	Rs. 3,25,28,453.25 (Rupees Three Crore Twenty Five lakhs Twenty Eight thousand Four Hundred Fifty Three and Paise Twenty Five Only) (as on 03.01.2024) with further interest at the agreed rate thereon from 04.01.2024	Rs. 9.96 lakhs Rs. 1.00 lakhs Rs.0.50 Lakhs	Smt. Kalpana R. Purohit, 9819807371
	Property No .2:- Exclusive charge of Equitable Mortgage of Flat No.303,3rd Floor, A Wing,Valramdham Residency-A,Plot No. 19,D Type, S.No.219/2/2/P/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 Brahmadeo Tiwari. Boundaries of the property :East- BuildingWest-Building North-Internal Road South-Open Plot **Property ID No. IDIB300721753833** **Encumbrances on Property:- Not known to us**			Rs. 10.58 lakhs Rs. 1.06 lakhs Rs.0.50 Lakhs	
19	**Property No .1:-** Gala No.206, admeasuring 600 sq.ft Built-up Area on the 2nd Floor of the building known as STAR Industrial Estate Co-op Soc. Ltd., constructed on all that piece or parcel of land lying and being at Village Mohili, Off Kurla Andheri Road, Taluka Kurla in the Registration District and Sub-District of Mumbai City and Mumbai Suburban containing by admeasurement 2919.08 sq. mtrs or thereabouts and known as Plot No.5A of the Private Scheme bearing Survey No.8, Hissa No.5(part) and 7(part), 8(part) and 10(part) bearing City Survey No.771,796,797,799 and 800, in the name of Balkishin K Joukani. PIN:400070 Plot Boundaries:- On or Towards East:By Nand Jyot Industrial Estate On or Towards West:By Road & Millenium Plaza. On or Towards North:By Road. On or Towards South: Kanchan Industrial Estate. **Property ID No.IDIB320335262D** **Encumbrances on Property:- Not known to us** **Date & Time of Inspection: 19.01.2024**	**1 M/s. Lanvin Infrastructure Pvt Ltd.** Factory Address:-Sr. No. 01,Vasuri Khurd,Khanivali Road,Kudus 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)** **4.Mrs. Bhavna Prakash Joukani w/o Mr. Prakash K Joukani (Mortgagor/ Guarantor)** **5.Mr. Ram Prakash Joukani s/o Mr. Prakash K Joukani (Mortgagor/Guarantor)** **6.Mr. Prakash K Joukani (Mortgagor/Guarantor)** **7. Mr. Balkishin K Joukani (Mortgagor/Guarantor)** **8.Mrs. Mona Balkishin Joukani (Mortgagor/Guarantor)** Address:-281, Khushal Bhavan,36th Road. Bandra West,Mumbai-400050.	Rs. 18,42,12,338.00/- [Rupees Eighteen Crores Forty Two Lakhs Twelve Thousand Three Hundred Thirty Eight only) as on 14.04.2021 with further interest, costs, other charges and expenses thereon from 15.04.2021	Rs. 102.60 Lakhs. Rs. 11.00 Lakhs Rs.1,00,000/-	Smt. Kalpana R. Purohit, 9819807371
	Property No .2:- Gala No.207, admeasuring 715 sq.ft Built-up Area on the 2nd Floor of the building known as STAR Industrial Estate Co-op Soc. Ltd, constructed on all that piece or parcel of land lying and being at Village Mohili, Off Kurla Andheri Road, Taluka Kurla in the Registration District and Sub-District of Mumbai City and Mumbai Suburban containing by admeasurement 2919.08 sq. mtrs or thereabouts and known as Plot No.5A of the Private Scheme bearing Survey No.8, Hissa No.5(part) and 7(part), 8(part) and 10(part) bearing City Survey No.771,796,797,799 and 800,in the name of Prakash K Joukani.PIN:400070. Plot Boundaries:- On or Towards East:By Nand Jyot Industrial Estate. On or Towards West:By Road & Millenium Plaza. On or Towards North:By Road. On or Towards South:Kanchan Industrial Estate. **Property ID No. : IDIB320335262C** **Encumbrances on Property:- Not known to us** **Date & Time of Inspection: 19.01.2024**			Rs. 122.27 Lakhs. Rs. 13.00 lakhs Rs.1,00,000/-	
	Property No .3:- All the movable assets ,Plant & machineries lying on the Plant at Village Vasuri Khurd,Wada,Thane. And All the Piece & Parcels of the Land & Buildings in the name of Ms Lanvin Infrastructure Pvt. LTd. at Palsaiphata-Khaniwali Road, Village Vasuri Khurd,Wada,Thane, 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. **Property ID No. IDIB320335262A** **Encumbrances on Property:- Not known to us** **Date & Time of Inspection: 19.01.2024**			Rs.1244.00 Lakhs Rs.50.00 Lakhs. Rs.1,00,000/-	

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