इंडियन बैंक Indian Bank

इलाहाबाद ALLAHABAD

Stressed Asset Management Large Branch : Indian Bank, 73, 7th Floor, Mittal Chamber, Nariman Point, Mumbai - 400 021. **Mail Id :** armbmumbai@indianbank.co.in

E-AUCTION ON 14.12.2023 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 : 14.12.2023 TIME : 11.00 A.M TO 4.00 P.M

Sr. No.	Description of the Property with Property ID No. (Status of Possession)/ Date & Time of Inspection	Name of the Borrower / Guarantor / Mortgager with address	Amount of Secured Debt	Reserve Price (In Rs.) / Earnest Money Deposit (In Rs.) / Bid Incremental Amt. (In Rs.)	Branch Name & Authorised Office's name and Contact No.
1.	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), Mumbai in the city and sub registration district of Mumbai. under SARFAESI Act. **On or towards East :** Railway Track, **On or towards West :** Sies College, **On or towards North :** Building, **On or towards South :** Telephone Exchange Building. **Property ID No. :** IDIB3043333891 **(Symboli Possession)** **Date & Time of Inspection :** 07.12.2023 between 1.00 pm to 4.00 pm	**1. M/s. ALR Trading Pvt. Ltd.** **2. Mr. Retnasamy Elango, Both Add. are :** 227, Champaklal Industrial Estate, Near MTNL Exchange, Sion (East) Mumbai - 400 022. **3. Mr. Retnasamy Elango,** (Director / Mortgagor) **4. Mrs. Anitha Retnasamy Elango,** (Director / Mortgagor) **5. Mr. Allwin Elango Add. For Sr. No. 3 to 5 :** Flat No. 601, 602, 603 and 604, 6th Floor, Dosti Elite, "A" Tower, Near MTNL Exchange, Sion (East) Mumbai - 400 022. **6. Mr. Retnasamy Elango** A/6, Ground Floor, Harmony Industrial Estate, Kalyan Bhivandi Road, Pimpalgaon - 421 302, Dist. Thane, Maharashtra	**Rs. 5,37,57,095.44** (Rupees Five Crore Thirty Seven Lakh Fifty Seven Thousand Ninety Five and Forty Four paise Only) as on **30.09.2023** with further interest, costs, other charges and expenses thereon from **01.10.2023**	**Rs. 750.00 Lakh** **Rs. 50.00 Lakh** **Rs. 1,00,000/-**	**Mrs. Kalpana R. Purohit,** 7738152036
2.	**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)** **Date & Time of Inspection :** 06.12.2023 – 11.00 am to 01.00 pm	**1. M/s. Balaji Traders,** Proprietary Concern Prop. : **Late Ravi Rameshlal Kashwani,** Shop No. 107, A Wing, Kohinoor Industrial Estate, Burner Galli, Station Road, Ulhas Nagar - 421003. **2. Mrs. Ritika Kashwani** Wife of **Late Ravi R. Kashwani,** **3. Mrs. Sunita Kashwani,** Mother of **Late Ravi R. Kashwani** **4. Master. Prince Kashwani,** Son of **Late Ravi R. Kashwani** Represented by Mother Mrs. Ritika Kashwani, Wife of Late Ravi R. Kashwani, **Add. For Sr. No. 2 to 4 :** Flat No. 702, Venus Coop. Hsg. Soc. Ltd. O.T. Section, Ulhas 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**	**Rs. 8.86 Lakh.** **Rs. 0.90 Lakh.** **Rs. 10,000/-**	**Mrs. Kalpana Purohit,** 9819807371
	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)** **Date & Time of Inspection :** 06.12.2023 – 11.00 am to 01.00 pm			**Rs. 9.60 Lakh.** **Rs. 1.00 Lakh.** **Rs. 10,000/-**	
	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)** **Date & Time of Inspection :** 06.12.2023 – 11.00 am to 01.00 pm			**Rs. 9.33 Lakh.** **Rs. 1.00 Lakh.** **Rs. 10,000/-**	
3	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 **(Symbolic Possession)** **Date & Time of Inspection :** 07.12.2023 – 11:00 AM to 01:00 Pm	**1. M/s. Khetlya Mercantile Pvt. Ltd.** Private Ltd.company, **2. Mrs. Vaishali Bhavesh Shah** (Director and Guarantor) W/o. **Mr. Bhavesh Himatlal Shah** **3. Mr. Bhavesh Himatlal Shah** (Director and Guarantor) S/o. Mr. Himatlal Shah **Add :** 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**	**Rs. 145.00 Lakhs** **Rs. 14.50 lakhs** **Rs. 50,000/-**	**Mr. Santosh K. Srivastava,** 7076297530
4	Office premises, Entire Ground Floor (Built up area-2700 sq. ft.) in the building known as Narang Manor Situated at final Plot No. 96, of City Survey No. F/454/B on the 15th Road, Near Agarwal Nursing Home, TPS III, Bandra (West), Mumbai - 400050. **Boundaries : East** : Residential Building, **West :** 15th Road, **North :** Casa Trande Building / CTS No. 454, P. No. 96A, **South** : Satguru Raman Building. **Property ID No. :** IDIB3246246228 **(Symboli Possession)**	**1. M/s. Narang Developers Private Limited.** (Borrower Company & Mortgagor), **Add :** Ground Floor in the building known as Narang Manor, Situated at Final Plot No. 96-B on the 15th Road, Near Agarwal Nursing Home, TPS III, Bandra (West), Mumbai - 400050. **2. Mr. Amit Amarchand Narang** (Guarantor), **3. Mrs. Gunit Amit Narang** (Guarantor), **Both Res. At :** Flat No. 301, 3rd Floor, Narang Manor, Plot No. 96/B, 15th Road, Near Agarwal Nursing Home, TPS III, Bandra West, Mumbai - 400050.	**Rs. 7,93,33,495.00** (Rupees Seven Crore Ninety Three Lacs Thirty Three Thousand Four Hundred Ninety Five Only) as on **02.10.2018** with further interest, costs, other charges and expenses thereon from **03.10.2018**	**Rs. 10,00,00,000/-** **Rs. 50,00,000/-** **Rs.1,00,000/-**	**Mr. Santosh Kumar Shrivastava,** 7076297530.
5	Office No. 101, 1st Floor, Aawej Heights in the building known as Aawez CHS HSG LTD, S. V. Road, Amboli Naka Andheri (W), Mumbai - 400058. **(Symboli Possession)** **Property ID No. :** - IDIB30048426214A.	**1. M/s. Royal Agro Green Food Industries Private Limited** **2. Mr. Kashinath Jadhav.** **3. Late Mrs. Rajni K. Jadhav,** Represented by Legal Heir/s. **Both are Resident of :** 9, Laxmidas Wadi, Sane Guruji Marg, Jacob Circle, Mumbai - 400011. **3. Mr. Shanavaz Khan Add :** Resident of Sarafat Khan House, Near B.N.C. School, Marol Maroshi Road, Andheri (East) Mumbai 400059. **4. Mr. Vikas Kisan Gaikwad, Add :** 6/D, 315 Matoshree Nagar, Near Wimco Naka, Ambernath (W) Thane - 421501.	**Rs. 18,31,78,381.89** (Rupees Eighteen Crore Thirty One Lakh Seventy Eight Thousand Three Hundred Eighty One And Paisa Eighty Nine Only] as per notice issued u/s 13(2) of SARFAESI Act on 11/04/2015 plus interest from 12/04/2015	**Rs. 1215.00 lakh** **Rs. 12.15 lakh.** **Rs.1,00,000/-**	**Mr. Deepak Kumar Vaishnav** 9950075555
	Flat No. 203, 2nd Floor, Aawej Heights in the building known as Aawez CHS. HSG. LTD., S. V. Road, Amboli Naka Andheri (W), Mumbai 400058. **(Symboli Possession)** **Property ID No. :** - IDIB30048426214B.			**Rs. 117.00 Lakh** **Rs. 11.70 Lakh** **Rs.1,00,000/-**	
	Flat No. 207, 2nd Floor, Aawej Heights in the building known as Aawez CHS. HSG. LTD., S. V. Road, Amboli Naka Andheri (W), Mumbai - 400058. **(Symboli Possession)** **Property ID No. :** -IDIB30048426214C			**Rs. 128.00 Lakh** **Rs. 12.80 Lakh** **Rs.1,00,000/-**	
	Flat No. 206, 2nd Floor, Aawej Heights in the building known as Aawez CHS. HSG. LTD., S. V. Road, Amboli Naka Andheri (W), Mumbai - 400058. **(Symboli Possession)** **Property ID No. :** -IDIB30048426214D			**Rs. 91.00 Lakh** **Rs. 9.10 lakh.** **Rs.1,00,000/-**	
	Flat No. 1, 1st Floor, Sainath Apartments, Vandrapada Chowk, Fatima School Road Village, Kohoj, khuntawali, Ambernath (W), Dist. Thane, Pin Code - 421005. **(Symboli Possession)** **Property ID No. :** -IDIB30048426214E			**Rs. 22.50 Lakh.** **Rs. 2.25 Lakh** **Rs.1,00,000/-**	
	Flat No. 4, 2nd Floor, Sainath Apartments, Vandrapada Chowk, Fatima School Road Village Kohoj, khuntawali, Ambernath (W), Dist. Thane, Pin Code - 421005. **(Symboli Possession)** **Property ID No. :** -IDIB30048426214F			**Rs. 22.50 Lakh.** **Rs. 2.25 Lakh** **Rs.1,00,000/-**	
6.	**(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 No. 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 **(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 **(Physical Possession)** **Property ID No. :** **Unit No.1 -** IDIB3240240753A **Unit No. 2 -** IDIB3240240753B **Date & Time of Inspection :** 05.12.2023 From 11.00 AM to 01.00 PM	**1) M/s. One World Sourcing,** **Add :** Todi Estate, 2nd Floor, A-Wing, Above Post Office, Sun-Mill, Compound, Lower Parel (West), Mumbai - 400013. **2) Mr. Rakesh Kumar Singh** **Add :** Room No. 4, Shirin Building, SBS Road, Near Colaba, Mumbai - 400005. **3) Mrs. Aashima Manoj Khushalani** **4) Mr. Manoj Uttam Khushalani** **Add :** 602, 6th Floor, Manik Appt., S. V. Road, Santacruz, Mumbai - 400054. **5) Mr. Urvil Akshaya Jani** **Add :** 92/B, Advent Building, 12/A, G. I. Bhosle Marg, Sachivalaya, Mumbai - 400021.	**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**	**Unit No.1 - Rs.4.50 Cr. & Unit No. 2- Rs.6.84 Cr.** **Rs. 50.00 Lakh for each unit.** **Rs. 1,00,000/-**	**Mrs. Kalpana Rajendra Purohit:** 9819807371
7	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 Space, **West :-** Internal Road. **(Symbolic Possession)** **Property ID No. :** IDIBH301707507371	**1. M/s. Vardhaman Services** (Proprietor - Mr. Sandip Vinod Tailor) **Add :** C/312 Crystal Plaza, Opposite Infinity Mall, Andheri West, Mumbai - 400053. **2. Mr. Sandip Vinod Tailor** **3. Mrs. Radhika Sandip Tailor** W/o. Mr. Sandip Vinod Tailor, **Both Res. At :** B-6, 402, Sudha Shantinagar CHSL, Above Telang Nursing Home, Sector No. 4, Mira Road East, Thane - 401107. **4. M/s. Vardhaman Services** (Proprietor - Mr. Sandip Vinod Tailor), **Add :** 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 Eight Hundred Forty Four And Thirty Six Paise Only) as on **03.10.2023**	**Rs. 28.35 Lakhs.** **Rs. 2.83 lakhs.** **Rs. 50,000/-**	**Mrs.Kalpana Purohit** 9819807371
8	Flat No. 601, 6th Floor, Gautam CHS Ambivali, Near Andheri RTO, RTO Lane Four Bunglow, Andheri West, Mumbai-400058. (633 sq. ft. Built up Area & 527.50 Sq. ft. Carpet Area) **Property ID No. :** IDIB30109110429 **(Physical Possession)** **Date & Time of Inspection :** 04.12.2023 01:30 PM to 02:30 PM	**1. Aricent Hygiene Ventures Pvt. Ltd .** **Add :** 48 Shivaji Market, Sector 19-D, Vashi, Navi Mumbai - 400705. **Also at :** Unit - B-15, Taloja MIDC, Industrial Area, Taloja - 401208. **2. Mr. Vinay Bhadur Kulshrestha** (Director & Guarantor), **3. Mrs. Sapna Vinay Kulshrestha** (Director & Guarantor), **Both Res. At :** Flat No. 304, Gurupushpam CHSL, Sector-16 A, Vashi, Navi Mumbai - 400705. **4. Mr. Vikalp Vinay Kulshrestha** (Director), **Add :** Gurupushpam CHSL, Sector-16 A, Vashi, Navi Mumbai - 400705. **5. Mr. Narendra Krishnaji Pawar** (Director), **Add :** Building No. E-39, Wing B, Nandadeep Everest CHSL, Near Shell Colony, Sakha Nagar, Tilak Nagar, Chembur East, Mumbai - 400071. **6. Mr. Atma Ram Kamthe** (Director & Guarantor & Mortgagor) **Add:** Flat No. 601, 6th Floor, Gautam CHSL, Ambivali Near, Andheri RTO Lane, 4 Bunglow, Andheri West, Mumbai - 400058.	**Rs. 4,24,64,213.15/-** (Rupees Four Crores Twenty Four Lakhs Sixty Four Thousand Two Hundred Thirteen & Fifteen Paisa Only) (as on 30.09.2023)	**Rs. 90.00 Lakh** **Rs. 9.00 Lakh** **Rs. 1.00 Lakh**	**Ms. Kalpana Purohit** -9819807371
9	Machineries as per Annexure uploaded on the website www.mstcecommerce.com **Property ID No. :** IDIB3119810750 **(Symbolic Possession)** **Date & Time of Inspection :** 02.12.2023 - 11.00 AM to 01.00 PM	**1. M/s. Chari Industries,** Proprietary Concern, Prop. **Mr. Amol Laxman Chari** **2. Mrs. Nikhila Amol Chari,** W/o. Mr Amol Laxman Chari **Add :** Unit No. 13 & 14, Survey No. 264/361, Village Nandore, Dist. Palghar - 401 208. **3. Mr. Amol Laxman Chari** **4. Mrs. Nikhila Amol Chari** **Add :** 1402/C, Lakshachandi Apartment, Krishna Vatika Marg, Goregaon East, Mumbai - 400 063.	**Rs. 6,91,06,377.84/-** (Rupees Six Crores Ninety One Lakhs Six Thousand Three Hundred Seventy Seven & Eighty Four Paisa Only) as on 21.06.2021	**Rs. 205.30 Lac** **Rs. 20.53 Lac** **Rs. 1.00 Lakh**	**Mrs. Kalpana Purohit** 7076297530
10	Flat/Commercial space Entire First Floor DELSOL building CTS No. C/597 and C/598 of Village Bandra- C, D' Monte Park Road, Bandra West, Mumbai - 400050. Area : 2386.55 sq. ft. built up; 2169.59 sq. ft. carpet area. **Property ID No. :** IDIB3272722515CK **(Symbolic Possession)** **Date & Time of Inspection :** 06.12.2023 03:00 Pm To 04:00 Pm	**1. M/s. C K P Products Limited,** **Add :** 223, 2nd Floor, Powai Plaza, A Premises CSL, AS Marg, Hiranandani gardens, Powai, Mumbai - 400 076. **Also at :** Office 906, 9th Floor, Jay Antariksh 13/14, Andheri Kurla Road, Marol East, Mumbai - 400 059. **2. Mr. Prafulla Subhashchandra Bhat, Add :** B/2306, Sky Flama, Dosti Flamingo, China Mall Compound, T J Marg , Parel, Sewree Mumbai - 15. **3. Mr. Chankya Arvind Dhanda, Add :** D-1, Runwal Park, S. T. Road, Chembur, Mumbai - 400 071. **4. M/s. Dheeraj Housing Private Ltd.** First Floor, DELSOL Building, CTS No. C/597 and C/598, of Village Bandra-C, D'Monte Park Road, Bandra West Mumbai - 400050.	**Rs. 26,28,64,108.10** (Rupees Twenty Six Crore Twenty Eight Lacs Sixty Four Thousand One Hundred And Eight And Ten Paisa Only) (as on 30.09.2023)	**Rs. 1150.00 Lakh** **Rs. 50.00 Lakh** **Rs. 1.00 Lakh**	**Ms. Santosh Kumar Srivastava -** 7076297530
11	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/Cemetery, **On or towards South :** By Wangani Roha Road. **Property ID No. :** IDIB3227089287B **(Symboli Possession)**	**1. M/s. Diamond Chain.** **Add :** Unit No. 58/A, Sidhpura indl Estate, Gaiwadi Road, Goregaon (west), Mumbai - 400104. **Also at** 21/23 Mumbadevi Mansion, 2nd Floor, Shop No. 14, Dhanji Street, Mumbai - 400003. **2. Mr. Pravin champalal Parekh,** **3. Mrs. Pista Devi Champalal Parekh, Add :** 21/23 Mumbadevi Mansion, 2nd Floor, Shop No. 14, Dhanji Street, Mumbai - 400003. **4. Mr. Pravin Champalal Parekh, Add :** 602, New Panchvati CHSL, Tilak Vidyalay Road Vile Parle (East), Mumbai - 400057.	**Rs. 3,38,30,742.85** (Rupees Three Crore Thirty Eight lakhs Thirty Thousand Seven Hundred Forty Two and Paise Eighty Five Only)	**Rs. 50.00 Lakh** **Rs. 5.00 Lakh** **Rs. 1.00 Lakh**	**Mrs. Kalpana Purohit,** 9819807371
12	House with Land All that part and parcel of the property consisting of approximately 17.439 cents of land in Survey No. 622/1, 623/5, 2225/1 together with building thereon situated in Chembukkavu village, Thrissur SRO, Thrissur Dist., Kerala State. **Property ID No. : IDIB3248397491** **(Symboli Possession)** **Date & Time of Inspection :** 06.12.2023 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), Bunglow No. 1, Sunny Side unit, 2nd class lane, Lokhandwala Complex, Anderi (West), Mumbai - 400053. **3. Mrs. Radha Gopalkrishnan Iyer,** (Guarantor and Mortgagor) **4. Mr. Prashant Gopalkrishnan Iyer** (Gurantor), **Add :** Bunglow No. 1, Sunny Side unit, 2nd class lane, Lokhandwala Complex, Andheri (West), Mumbai - 400053.	**Rs. 4,82,66,540.29** [Rupees Four Crores Eighty Two Lakh Sixty Six Thousand Five Hundred and Forty And Twenty Nine paisa Only] as on **30.09.2023**	**Rs. 230.00 Lakh** **Rs. 23.00 Lakh** **Rs. 1.00 Lakh**	**Mrs. Kalpana Purohit** /9819807371
13	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.** under SARFAESI Act. **On or towards East :** By L & T Bungalow, **On or towards West :** By Open Plot, **On or towards North :** By Open Plot, **On or towards South :** By Internal Road. **Property ID No. :** IDIB3226518118 **(Symboli Possession)**	**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), **Add :** 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), **Add :** Row House No. B-1, N. G. Valley, Village Tungarli, Taluka Maval, Dist. Pune, Lonawala Municipal Council - 410401.	**Rs. 4,08,49,494.03** (Rupees Four Crore Eight Lakhs Forty Nine Thousand Four Hundred Ninety Four and paise Three Only) (as on 30.09.2023)	**Rs. 120.00 Lakh** **Rs. 12.00 Lakh** **Rs. 1.00 Lakh**	**Mrs Kalpana Purohit,** 9819807371
14	EM of Gala No. 104 adm. About 1082 Sq. Ft. built up Area 1st Floor, in Kohinoor Industrial Estate "Constructed on land bearing U No. 26 (part) Sheet No. 14 near BK No. 957 CTS No. 16475 Station Road Ulhasnagar-3 Dist. Thane within the limits of Ulhasnagar Municipal Corporation As per measurement the carpet area of the Gala is 340 sq. Ft. & mezzanine floor 300 sq. ft. under SARFAESI Act. **On or towards East :** Sukdeo Compound, **On or towards West :** Veejay Lodge, **On or towards North** : Burnal Galli, **On or towards South :** Krishna Industrial Estate. **Property ID No. :** IDIB3239594536 **(Physical Possession)** **Date & Time of Inspection :**	**1) M/s. Malika Dyeing Process,** Prop. Mr. Mayur C. Chawla, **Add :** Shed No. 12, Plot No. 443, Pahelumal Compound, Ulhasnagar-421003. **And Also At :** Bharat Niwas, Bk. No. 845, R. No. 9 & 10, Section 18, Ulhasnagar - 421003. **2) Mr. Mayur Chanderlal Chawla** Prop. M/s. Malika Dyeing Process **3) Mrs. Radhika Mayur Chawla** **Add :** Bharat Niwas, Bk. No. 845, R. No. 9 & 10, Section 18, Ulhasnagar - 421003.	**Rs. 2,21,25,474.77** (Rupees Two Crore Twenty one Lakh Twenty Five Thousand Four Hundred Seventy Four And Seventy Seven Paisa Only) (as on 30.09.2023)	**Rs. 23.37 Lakh** **Rs. 2.33 Lakh** **Rs. 10,000/-**	**Mrs. Kalpana Purohit,** 9819807371
15	Flat No. 102, 1st Floor, A Wing, Cosmos Co-Operative Housing Society Limited, 3rd Cross lane, Swami Samarth Nagar, 51 Lokhandwala Complex , Versova Andheri (West), Mumbai- 400053. **Property ID No. :** IDIB30025859813 **(Physical Possession)** **Date & Time of Inspection :** 04.12.2023 & 03:00 P.M. TO 04:00 P.M	**1. M/s. S P Associates** **Add :** B7-1/2/3, Arham Logiparc, Bhiwandi, Thane Mumbai - 421308. **2. Mr. Dinesh Goel,** **3. Mrs. Anuradha Goel,** **Add :** 102/A, Cosmos Building, Near Highpoint Restaurant, Lokhandwala Complex, Andheri West, Mumbai - 400053.	**Rs. 6,11,00,000.00/-** (Rupees Six Crore Eleven Lakhs Only) (as on 30.09.2023)	**Rs. 280.00 Lakh** **Rs. 28.00 Lakh** **Rs. 1,00,000/**	**Mrs. Kalpana Purohit** -9819807371
16	Industrial shed, Mouje Vadgaon Khurda, Srv. No. 36/1/1, On Sinhgad Road, Behind Hotel Greenfield, Pandurang Industrial Area, Vadgaon Khurda, Pune - 411041, in the names of **Mrs. Kamal Ramdas Dedge,** admeasuring built up area as per Regularisation Certificate is 293.23 Sq.Mtr. **Boundaries of the Property : East -** By property of Mr.Rathi & Mr. Gandhi, **West -** By Road 20 ft. **North -** By Property of Mr. Kute., **South -** By Road 14 ft. **Property ID No. :** - IDIB30013489800C **(Symboli Possession)** **Date & Time of Inspection :** 08.12.2023 From 01.00 AM to 03.00 PM	**1. M/s. Omicron Steel Trades Private Limited** (Borrower Company). **2. Mr. Yogesh Shashikant Saraswate.** **3. Mr. Shailesh Shashikant Saraswate .** **Regd. Address:** Office No. 115, Loha Bhavan, Princess Dock Division, P. D. Mealow Road, Masjid Bandar East, Mumbai - 400009. **Work Address:** Office No. 307, 3rd Floor, Maker Chamber V. J Bajaj Road, Nariman Point, Mumbai - 400021. **Unit : -** Plot No. C-14, M I D C, Taloja Industrial Estate, Taloja, Village Pendhar, Taluka Panvel, District-Raigarh - 401208. **4. Smt. Kamal Ramdas Dedge** **Add :** Surveey No. 70/2, Matruchhaya Niwas, Vadgaon, Budrak, Singhar Road, Pune - 411041. **5. M/s. Maruti Strips & Ferro Alloys Private Ltd.** **Add :** D-531/544, 5th Floor, Clover Centre, 9, Moledina Road, Camp, Pune - 411001, **also at** : Office No. 307, 3rd Floor, Maker Chamber V, J, Bajaj Road, Nariman Point, Mumbai - 400021.	**Rs. 28.02 Crore** [Rupees Twenty Eight Crore Two Lakhs only] as on 13/09/2021	**Rs. 140.00 Lakh.** **Rs. 14.00 Lakh.** **Rs. 1,00,000/-**	**Mrs. Kalpana Rajendra Purohit:** 9819807371
17	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)** **Date & Time of Inspection :** 05.12.2023 from 11:00 am to 01:00 pm	**1. M/s. Kjeet Steel Industries** **Add :** Office No.1, Steel Yard House, ST Road, Masjid (E) Mumbai - 400009. **2. M/s. Kjeet Steel Industries** **Add :** 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 **Add :** Bunglow No. 28/7, Powai Chowk, Mulund Colony, Mulund West, Mumbai, Maharashtra - 400080.	**Rs. 4,21,91,303.19** [Rupees Four Crore Twenty One Lakh Ninety One Thousand Three Hundred Three And Paise Nineteen only) as on **30.09.2023** with further interest, costs, other charges and expenses thereon from 01.10.2023	**Rs. 183.00** **Rs. 18.30** **Rs. 0.50**	**Mrs. Kalpana Rajendra Purohit** 9819807371
18	Flat Nos. 701 & 702 admeasuring 1200 sq.fts. each Flat 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 Par 4 of Village Sarthana Taluka Surat City; District Surat - 395006, Gujrat. **Property ID :** IDIB3215559204 **(Symboli 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,** B/407, 4th Floor, Diamond World, 'B' Tower, Mini Bazar, Varachha Road, Surat - 395 006, (Gujarat). **also at :** 107, Sapna Society, L. H. Road, Varachha Chowk, Sathana Jakatnaka, Surat - 395 006, (Gujrat). **6. Mr. Rakeshbhai Ranchhodbhai Viradia,** **7. M/s. Proera Bizcon Pvt. Ltd.** B-501, Manya Residency, Near Vraj Chowk, Sathana Jakatnaka, Surat - 395006, (Gujrat). **8. Mr. Ajay Kumar Ramniklal Satasia,** 107, Sapna Society, L. H. Road, Varachha Chowk, Sathana Jakatnaka, Surat - 395 006, (Gujarat). **9. Mr. Sumit Kumar Rameshbhai Bodra,** 701, 702, 7th Floor, Angarak Building, Rajhans Swapna, Opp. D Mart, Sarthana Jakatnaka, Varachha Road, Saniya Hemad, Surat - 395 006, (Gujarat) **10. Mr. Laxman Rajaram Dabade,** **11. Mr. Dharmesh Senjaliya,** 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).	**Rs. 5,47,01,616.82** (Rupees Five Crore Forty Seven Lakhs One Thousand Six Hundred Sixteen & Paise Eighty Two Only) as on 30.09.2023	**Rs. 60.00 Lakh** **Rs. 6.00 Lakh** **Rs. 50,000**	**Mrs. Kalpana Rajendra Purohit,** 9819807371
19	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. **(Symboli Possession)** **Property ID :** IDIB30133773931B	**1. M/s. Vivaan Corporation** Add : Unit No.505, 5th Floor, Acruti Star Opp.Acruti Centre Point, MIDC, Andheri (East), Mumbai-400093. **Also at :** 545, Mhatre Compound, Val Village, Anjar Road, Bhivandi, Thane-421302. **2. Mr. Kishore Bhooraram Choudhary** **3. Mrs. Kamla Kishore Choudhary** Add : (Sr. No. 2, 3) Flat No.501, E-wing, 5th Floor, Orchid Enclave, Nahar Shakti, Chandivali, Andheri East, Mumbai - 400058.	**Rs. 7,70,29,570.63** (Rupees Seven Crore Seventy lakhs Twenty Nine Thousand Five hundred Seventy and Paise Sixty Three Only) (as on 30.09.2023)	**Rs. 40.00 Lakh** **Rs. 4.00 Lakh** **Rs.1,00,000/-**	**Mrs. Kalpana Purohit,** 9819807371
	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.**(Symboli Possession)** **Property ID :** IDIB30133773931C			**Rs. 110.00 Lakh** **Rs. 11.00 Lakh** **Rs. 1.00 Lakh**	
	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**. Carpet area 1304 sq.ft. **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. **(Symboli Possession)** **Property ID No**. IDIB30133773931A **Date & time of Inspection:** 08.12.2023 between 02.00 pm to 4.00 pm.			**Rs. 380.00 Lakh** **Rs. 38.00 Lakh** **Rs. 1,00,000/-**	
20	Flat No. 402, 4th Floor, Suchitra Co-Op. Housing Soc. Ltd., Tejpal Scheme Road No.5, CTS No.442, Vile Parle (E), Mumbai - 400 057 Area 650 sq. ft. **(Symboli Possession)** **Property ID :** IDIB3231273611	**1. M/s. Vinayak Jewellers,** Prop. Mr. Rakesh Champalal Parekh, Add : Unit No. 34, Siddhpura Industrial Estate, Near Unique Tower, Gaiwadi Road, Off S.V. Road, Near Petrol Pump, Goregaon (West), Mumbai 400 062. **Also at :** 2nd Floor, Malti Niwas, Paranjape Scheme No.B, Near ICICI Bank, Vile Parle (East), Mumbai - 400 057. **2. Mr. Vimal Champalal Parekh,** Add : Flat No. 402, 4th floor, Suchitra Co-op. Housing Society Ltd. Tejpal Scheme Road No. 5, Vile Parle (East), Mumbai 400 057. **Also at :** 2nd Floor, Malti Niwas, Paranjape Scheme No. B, Near ICICI Bank, Vile Parle (East), Mumbai 400 057. **3) Mr. Rakesh Champalal Parekh,** (Borrower & Prop. Vinayak Jewellers) 2 Mali Niwas, Paranjape Scheme No. B, Near ICICI Bank, Vile Parle (East), Mumbai 400 057.	**Rs. 3,15,45,943.21** (Rupees Three Crore Fifteen Lakhs Forty Five Thousand Nine Hundred Forty Three & Paise Twenty One Only (as on 03.09.2023)	**Rs. 190.00 Lakh** **Rs. 19.00 Lakh** **Rs. 1,00,000/-**	**Mrs. Kalpana Purohit** 9819807371
21	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, **(Symbolic Possession)** **Property ID No. :** IDIB30168522853	**1. M/s. Sonachi Industries Ltd** **2. M/s. Sonachi Biotech P Limited** add : (Sr. No. 1 , 2) Gala/Unit no. 38-A, 2nd Floor, Raj Industrial Complex Premises CHS Ltd, Military Road, Marol, Maroshi, Andheri East, Mumbai-400059. Add : F-801, Lotus Corporate Park, Jay couch, Goregaon East, Mumbai - 400063. **3. Mr. Jyoti Bhusan Tiwari** **4. Mrs. Laxmi Jyotibhushan Tiwari** **5. Mrs. Padmabhushan T Tiwari** **add :** (Sr. No. 3, 4, 5) 601 D Ashok Avenue CHS Military Road Marol, Andheri East, Mumbai-40006.	**Rs. 15,48,42,346.30** (Rupees Fifteen Crores Forty Eight Lakhs Forty Two Thousand Three Hundred Forty Six and Paise Thirty only) as on 28.02.2018	**Rs. 95.00 Lakhs** **Rs. 10.00 lakhs** **Rs. 50,000/-**	**Mrs. Kalpana Purohit 9819807371.**
22	**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 **(Symboli Possession)**	**1. M/s. Rubber Kraft** **Add :** 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** **3. Late Lal Singh Bhamara** through his legal heir **Mr. Prabhjit Singh Bhamra,** **Both Res. At :** Flat No. 54, Manali CHS Limited, Evershine Nagar, Malad West, Mumbai - 400064. **4. Mr. Amitkumar Omprakash Agrawal,** **Add :** A-103, Shri Sidhhi 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 fro/m **28.01.2017**	**Rs. 27.55 Lakh** **Rs. 2.75 Lakh** **Rs. 1,00,000/-**	**Mrs. Kalpana Purohit-** 9819807371.
	Gala No. 2, Ground Floor, B Wing, Kohinoor Industrial Estate, Opp. CHM College, Near Ulhasnagar Railway Station. Ulhasnagar. Thane 4, Built 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 **(Symboli Possession)**			**Rs. 27.00 Lakh** **Rs. 2.70 Lakh** **Rs. 1,00,000/-**	
	Gala No. 3 Ground Floor, B Wing, Kohinoor Industrial Estate, Opp. CHM College, Near Ulhasnagar Railway Station. Ulhasnagar. Thane 4, Built 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. :** IDIB30066834415C **(Symboli Possession)**			**Rs. 27.00 lakh** **Rs. 2.70 Lakh** **Rs. 1,00,000/-**	

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