

PUBLIC NOTICE

Mr. Madan Singh Sodha & Mrs. Pushpendra Kanwar are owners in respect of Flat No. 104, 1st Floor, Ossia Elegance CHS LTD, Jain Mandir & Daulat Nagar road Junction, Road No. 3, Borivali (E), Mumbai- 66. 1) The said property was sold by **Mrs Ossia Developers** to Late, Mr. Rammikhal J. Sanghavi vide Agreement for sale dated 13/11/2014 bearing registration No. BRL-5/10738 dated 14/11/14. 2) Rammikhal Sanghavi & his wife late Mrs. Sarojben Sanghavi both died intestate on 11/05/20 & 16/06/2020 leaving behind Mrs. Sneha Bhawada as the only legal heirs & legal representative therefore the society after following the due process of law transferred the said flat in her favor. 3) Sneha Bhawada sold the said flat to Mr. Deepak Valaram & ors. Vide agreement for sale dated 26/12/20 bearing No. BRL-5/1810/21 dated 02/02/21. 4) Mr. Deepak Valaram & ors. Sold the said flat to **Mr. Madan Singh Sodha & Mrs. Pushpendra Kanwar** vide agreement for sale dated 31/03/22 bearing No. BRL-9/6266 dated 11/04/22. Rammikhal Sanghavi & his wife Sarojben Sanghavi both died intestate on 11/05/20 & 16/06/2020, hence the Present Paper Notice.

Mr. Madan Singh Sodha & Mrs. Pushpendra Kanwar has decided to mortgage said property with Karur Vysya Bank Ltd, Borivali Branch.

Any person/ persons having or claiming any right, claim, title, demand or estate interest in respect of the said Flat property/ Land of the property or to any part thereof should intimate us in writing within 07 days of this publication. Any intimation done by any individual or any other authority after the notice period will be subject to the charge of the Karur Vysya Bank Ltd, Borivali Branch.

Prashant V. Gavai,
Advocate, High Court, Mumbai
Mob-929493049

JHARKHAND PLASTIC PARK LIMITED, DEOGHAR (A Govt. of Jharkhand Undertaking)

NOTICE FOR LAND ALLOTMENT FOR SETTING-UP OF INDUSTRIES IN PLASTIC PARK

Jharkhand Industrial Infrastructure Development Corporation Limited (JIIDCO) is coming up with a Plastic Park at Deoghar, Jharkhand which shall be a state of art infrastructure with common facility centre, training/testing development centre & with many more components of plastic & polymer manufacturing industries. This facility is being developed under Plastic Park Scheme of Ministry of Chemicals & Petro-Chemicals Govt. of India. This project will be a cluster of Plastic & polymer manufacturing industries. Interested applicants may apply for the land allotment for setting-up their industries in the park.

The details can be seen on the official website of the corporation i.e. <http://www.jiidco.co.in> / www.advantage.jharkhand.gov.in. The last date for submission of the application is 01.12.2022 to 21.12.2022. *Jharkhand Plastic Park Ltd. reserves the right to accept or reject any application and to annul the process at any time, without any liability and assigning any reason there for.*

Sd/-
Chief Executive Officer
Jharkhand Plastic Park Ltd. (A subsidiary unit of JIIDCO)
5th Floor, Udyog Bhawan, Ratu Road,
Ranchi-834001 Jharkhand. PH: 0651-3512851
PR 283887 (Industries)22-23rdD

PUBLIC NOTICE

This is to inform to all the concerned that my client **DR. PRIYA BHOLANATH BAVISKAR** has informed me that (1) **DR. BHOLANATH B. BAVISKAR** & (2) **MRS. NAMRATA B. BAVISKAR** have jointly purchased Flat No. B/15 on Ground Floor in the Building Known as **"KUNTI KUNJ CO-OP HSG. SOC. LTD.** from Mrs. N. S. Indira Rao. The Society entered into Redevelopment Agreement dated 20th day of May, 2010 with M/S. P & S Nirman Pvt. Ltd. and vide the Agreement for Permanent Alternate Accommodation dated 15th day of May, 2013 which was duly registered with the concerned Sub-Registrar of Assurances under serial No. BRL 9 – 2818 – 2013 dated 15/05/2013 for allotment of Flat No. 103 admeasuring 435 sq. ft. Carpet on 1st Floor, in lieu of their old Flat No. B/15 admeasuring 322.40 sq. ft. Carpet on Ground Floor.

This is to further inform to all the concerned that **MRS. NAMRATA B. BAVISKAR** died intestate on 05/09/2015 leaving behind the Legal Heirs **DR. BHOLANATH B BAVISKAR** (husband) and his Children (1) **MR. KUNAL BHOLANATH BAVISKAR** (Son), (2) **MRS. ASHWINI PRAMOD JADHAV** (Maiden Name : ASHWINI BHOLANATH BAVISKAR) (Married Daughter) and (3) **DR. PRIYA BHOLANATH BAVISKAR** (Daughter). However, **Dr. BHOLANATH B. BAVISKAR** also died on 21/10/2016 and in terms of the legal Heirship Certificate dated 25/04/2019 from the Hon'ble High Court of Judicature at Bombay Testamentary and Intestate Jurisdiction under Misc. Petition No. 68 of 2019 the remaining legal heirs are (1) **MR. KUNAL BHOLANATH BAVISKAR** (Son), (2) **MRS. ASHWINI PRAMOD JADHAV** (Maiden Name : ASHWINI BHOLANATH BAVISKAR) (Married Daughter) and (3) **DR. PRIYA BHOLANATH BAVISKAR**.

This is to further inform to all the concerned that in terms of the Release Deed 22nd day of September, 2020 which is duly Registered under Serial No. BRL- 2/5386/2020 dated 22/09/2020 made and executed between (1) **MR. KUNAL BHOLANATH BAVISKAR** (Son), (2) **MRS. ASHWINI PRAMOD JADHAV** (Maiden Name : ASHWINI BHOLANATH BAVISKAR) have released their proportionate Undivided share in the said Flat in favour of **DR. PRIYA BHOLANATH BAVISKAR**.

This is to further inform to all the concerned that vide an Agreement for sale Dated 31st day of October, 2022, which is duly Registered under Serial No. BRL-5 – 15376 – 2022 dated 31/10/2022, **Dr PRIYA BHOLANATH BAVISKAR** has sold the said to (1) **MR. KAILASH VINODRAI PARIKH** & (2) **MRS. HETAL KAILASH PARIKH**

This is to further inform to all the concerned that original Agreement for Permanent Alternate Accommodation dated 15th day of May, 2013 which was duly registered with the concerned Sub-Registrar of Assurances under serial No. BRL 9 – 2818 – 2013 dated 15/05/2013 executed between M/S. P & S NIRMAN PRIVATE LIMITED therein referred to as the Developers and **DR. BHOLANATH B. BAVISKAR & MRS. NAMRATA B. BAVISKAR** therein referred to as the Members in respect of Flat No. 103 on 1st Floor in the Building known as **"KUNTI KUNJ CO-OP HSG. SOC. LTD."** situated at Plot No. 41, Gokhale Road, Dahanukarwadi, Kandivali (West), Mumbai – 400 067 have been misplaced and not traceable till date.

Notice is hereby given to all the concerned to lodge their claim if any way of pending litigation, lease, license, lien, inheritance, share, sale exchange, mortgage, gift, attachment, agreement, possession, title, hypothecation, surrender of rights, encumbrances or by virtue of any testamentary or non-testamentary documents or by virtue of succession, adoption, any suit, dispute, decree, order, injunction, restriction, covenants, statutory order, notice/award howsoever or otherwise or any interest on the said property mentioned above within (15) Fifteen days in writing to **UNNATI P. GANDHI** at Office No. 102 on 1st Floor, "Ashiana Building", Shantlody Road, Kandivali (West), Mumbai – 400 067 from the publication of this notice failing to which, it shall be presumed that no adverse title, claim or demand of any nature whatsoever exists in respect of the above Flat or any such claims by anyone shall not be considered and shall be deemed to have given up or waived and/or abandoned

SCHEDULE OF THE PROPERTY

Flat No. 103 on 1st Floor admeasuring 435 sq. ft. Carpet Area in the Building known as **KUNTI KUNJ CO-OP HSG. SOC. LTD.** situated at Plot No. 41, Gokhale Road, Dahanukarwadi, Kandivali (West), Mumbai – 400 067, and constructed on all those pieces or parcels of land or ground situated, lying and being at and bearing C.T.S. No. 985 of Village : Kandivali, Taluka : Borivali in the Registration District and Sub-District of Mumbai City and Mumbai Suburban district.

Sd/-
(UNNATI P. GANDHI)
Advocate High Court
Place : Mumbai

PUBLIC NOTICE

Mr. Joseph J. Martin, a Member of the Bait-ush-Sharaf Co-operative Housing Society Limited ("Society"), jointly holding a Flat No. 5 admeasuring approximately 470 sq. ft. carpet area i.e. 560 sq. ft. Built-up area situated on the 1st Floor of the building known as Bait-ush-Sharaf, Bait-ush-Sharaf CHSL, CTS No. F/685B, F.P. No. 160, TPS III, 29th Road, Bandra west, Mumbai- 400050 (the "said Flat") and 5 fully paid-up shares of the face value of Rs.50/- each issued by the Society bearing Share Certificate No. 5 and Distinctive Nos. 21 to 25 (both inclusive) (the "said Shares") (the said Flat and the said Shares are collectively referred to as the "said Premises"), died on 03rd January, 1997 without making any nomination.

The Society hereby invites claims or objections from the heir or heirs or other claimant(s)/objector(s) to the transfer of the said Shares and interest of the deceased member in the said Flat of the Society within a 15 (fifteen) days from the publication of this notice, with copies of such documents and other proofs in support of his/her/their claims/objections for transfer of the said Premises. If no claims/objections are received within the period prescribed above, the Society shall be free to deal with share of Mr. Joseph J. Martin in the said Premises, in such manner as is provided under the bye-laws of the Society. The claims/objections, if any, received by the Society for transfer of the said Premises shall be dealt with in the manner provided under the bye-laws of the Society. A copy of the registered bye-laws of the Society is available for inspection by the claimant(s)/objectors, in the office of the Society/ with the secretary (with prior intimation) of the Society between 11.00 A.M. to 3.00 P.M. from the date of publication of the notice till the date of expiry of its period.

Place : Mumbai
Date : 1st December, 2022

For and on behalf of
The Bait-ush-Sharaf
Co-Op. Housing Soc. Ltd.
Sd/-
Hon. Secretary



Retail Assets Small and Medium Enterprises
Centre (RASMECC- PANVEL (21117), Sharda
Terraces, Shop No. 5, Ground Floor, Plot No. 65,
Sector-11,CBD Belapur, New Mumbai-400614,
Ph No.022-27576481 Email: rasmecc_mum@sbi.co.in,

DEMAND NOTICE

The Authorised Officer of the Bank has issued Demand Notice in compliance of section 13(2) of SARFAESI Act, 2002 to the below mentioned borrower/ guarantors demanding outstanding amount within 60 days from the issue of the said notice, mentioned as per details. Demand notice were returned undelivered / refused. Hence this publication of the notice is made for notice to the following Borrower/Guarantors.

Name and Address of the Borrower/	Description of Property Mortgaged	Demand Notice/ Amount Outstanding
Mr. Arun Kumar Jadhav (Borrower) & Ms Mrunalini Jadhav (Co-Borrower), A1 301 Arihant Alok Phase I, Near Bus Depot, Survey no- 52, Hissa No 33a, 33b, 33c, 33c, Village-Bhisegaon Karjat 410201	All that piece and Parcel of Apartment No. 301, 3rd floor, admeasuring 77.84 Sq. Mtrs. in the Building known as "ARIHANT ALOKI PHASE-I" being plot no/ gut no/Survey no- 52, Hissa No 33a, 33b, 33c, Vill-Bhisegaon situated and lying being at Bhisegaoni Tal-Karjat, Dist-Raigad-410201	09.11.2022 Rs. 39,34,404/- with further interest and charges thereon

Borrower/Guarantors are hereby informed that Authorised Officer of the Bank shall under provision of SARFAESI Act, take possession and subsequently auction the Mortgaged Property/Secured Assets as mentioned above if the Borrower/Guarantors do not pay the amount as mentioned above within 60 days from the date of publication of this notice. The Borrower/Guarantors are also prohibited under section 13(13) of SARFAESI Act to transfer by sale, lease or otherwise the said secured assets stated above without obtaining written consent of the bank. This public notice is to be treated as notice u/s 13(2) of the SARFAESI Act, 2002. Borrower/Guarantors are advised to collect Original Notice issued u/s. 13(2) from the undersigned on any working day in case notice sent by Regd. Post not received by them.

Date: 09/11/2022,
Place: Raigad,

AUTHORISED OFFICER,
STATE BANK OF INDIA

PUBLIC NOTICE

My clients **Mr. Nikhil Parimal Desai, Mr. Parimal Hasmukh Desai and Mrs. Tarla Parimal Desai** are the owners of the Residential Premises bearing Flat No. 2303/2304, Twenty Third Floor, A Wing, E-6, Sarvodaya Heights, Nahar Sarvodaya Heights CHSL, Jain Mandir Road, Sarvodaya Parshwanath Nagar, Mulund (West), Mumbai 400 080 (hereinafter referred to as "the said Flats"). Incidental to holding of the said Flats, my Clients are holding membership rights of the said Sarvodaya Heights Nahar Sarvodaya Heights Co-operative Housing Society Limited (bearing Society Registration Number MUM/WT/HSG/TC/10639/2014 dated 19.05.2014), covered by Share Certificate No. A/90 with ten shares bearing Share Nos. 931 to 940 (both numbers are inclusive) in name of Mr. Nikhil Parimal Desai and Mr. Parimal Hasmukh Desai and Share Certificate No. A/91 with ten shares bearing Share Nos. 941 to 950 (both numbers are inclusive) in name of Mr. Nikhil Parimal Desai and Mrs. Tarla Parimal Desai of A Wing. The said Share Certificate Nos. A/90 and A/91 are lost or misplaced and even after diligent search, the same are not traceable and therefore my clients have made application to the Society for the issue of duplicate Share Certificates. The Society hereby through me invites claims or objections from any person/s having any objection for issuing duplicate Share Certificates. Therefore, any person/s in custody of the original copy of the said Share Certificates or having any objection for issuing duplicate Share Certificates are required to make the same known in writing with documentary evidence to the undersigned at B-5, Pavansoot CHS, Plot No. 55, Sector 21, Kharghar, Navi Mumbai 410210, within **Fourteen (14) days** from the publication of this notice with copies of such documents and other proofs in support of his/her/their claims/objection for issuing Duplicate Share Certificate to my Clients. If no claims/objections are received within the period prescribed above, the Society shall be free to issue duplicate Share Certificates to my Clients, without any further reference to any such claims.

ARSHPREET KAUR KARWAL
Advocate

Dated: 1st December 2022

PUBLIC NOTICE

Notice is hereby given to the public by and large that we are instructed by my clients, **MOUNTAIN RESIDENCY PRIVATE LIMITED**, through its Partners 1) **Mr. Pradeep Kamlesh Mishra** and **Mr. Govind Kamlesh Mishra** and to investigate their Development Rights, title and interest in respect of the plot bearing Survey No. 45, Hissa No. 15/16/K-3/K-4/K-5, Total area Admeasuring 4200 Sq. Mtrs., Village - Adivali, Dhokali, Taluka - Ambarnath, District - Thane, Pincode-421306 (said Plots) and the ownership rights of herein as follows:-

SURVEY NO.	HISSA NO.	AREA ADMEASURININ	OWNERS NAME
45	15/16/K-3	0H-12R-3P-KHARABA 0H-01R-7P	Arun Pundlik Bhane, and 4 others
45	15/16/K-4	0H-12R-3P-KHARABA 0H-01R-7P	Ravindra Undrya Bhane, and 10 others
45	15/16/K-5	0H-12R-2P + KHARABA 0H-01R-8P	Kisan Tukaram Bhane, and 13 others

(Herein after will be referred as the said "Land Owners") of the said Plots. ALL PERSONS having any claim to or any share, right, title and interest against or to the said property by way of sale, transfer, assignment, mortgage, lien, lease, trust, gift, charge, easement possession, inheritance, maintenance or otherwise, howsoever, are hereby required to make the same known to the undersigned in writing, at my office address mentioned below within 15 days from the date of publication hereof, along with documentary proof in support of such claim, failing which we shall certify the development rights of **MOUNTAIN RESIDENCY PRIVATE LIMITED**, through its Partners **Mr. Pradeep Kamlesh Mishra** and **Mr. Govind Kamlesh Mishra** and ownership rights of said "Land Owners" to the said property without having any reference to such claim, if any, and the same shall be deemed/considered to have been waived and/or given up.

THE SAID PROPERTY ABOVE REFERRED TO:-

ALL THAT piece and parcel of plot of Land bearing Survey No. 45, Hissa No. 15/16/K-3/K-4/K-5, area Admeasuring 4200 Sq. Mtrs., Village - Adivali, Dhokali, Taluka - Ambarnath, District - Thane, Pincode - 421306.

Dated this 1st day of December, 2022

Sd/-
Pritu Ajey Mishra, Advocate
301, The Landmark, Plot No - 26A, Sector 7, Kharghar, Navi Mumbai, Maharashtra 410210

Public Notice in Form XIII of MOFA (Rule 11(9) (e)) District Deputy Registrar, Co-operative Societies, Mumbai City (4)

Bhandari Co-op. Bank Building, 2nd floor, P. L. Kale Gurji Marg, Dadar (W), Mumbai-400028.

No.DDR-4/Mum./deemed conveyance/Notice/3512/2022 Date: 24/11/2022

Application u/s 11 of Maharashtra Ownership Flats (Regulation of the Promotion of construction, Sale, Management and Transfer) Act, 1963

Public Notice Application No. 325 of 2022

Dahisar Sadguru Co-op. Hsg. Society Ltd., Through its Hon. Secretary, Situated at L. T. Road, Near Vitthal Mandir, Dahisar (West), Mumbai - 400 068, **Applicant Versus 1) Mrs. Sunanda Sadanand Gadkar, 2) Mr. Shripad Sadanand Gadkar, 3) Mr. Chandramohan Sadanand Gadkar, 4) Mr. Manmohan Sadanand Gadkar, 5) Mr. Shammohan Sadanand Gadkar,** All are residing in flat No. 103, Dahisar Sadguru CHS Ltd., L. T. Road, Near Vitthal Mandir, Dahisar (West), Mumbai - 400 068, 6) **M/s. M. K. Builders,** 202-D, Court Chambers, S. V. Road, Opp. Bhatia Hall, Borivali (West), Mumbai - 400 092, **Opponents,** and those, whose interests have been vested in the said property may submit their say at the time of hearing at the venue mentioned above. Failure to submit any say shall be presumed that nobody has any objection in this regard and further action will be taken accordingly.

Description of the Property :-

Claimed Area
Unilateral Deemed Conveyance of the Said Land, area admeasuring 318.10 Sq. Mtrs., of CTS No. 682, area admeasuring 17.70 Sq. Mtrs., of CTS No. 682/1, area admeasuring 23.40 Sq. Mtrs., of CTS No. 682/2, area admeasuring 23.40 Sq. Mtrs., of CTS No. 682/3, and area admeasuring 15.70 Sq. Mtrs., of CTS No. 682/4, all together area admeasuring 398.30 Sq. Mtrs., which is in possession and occupation of society, at Village - Dahisar, Situated at, Lokmanya Tilak Road, Near Vitthal Nagar, Dahisar (West), Mumbai - 400 068, in favour of the Applicant Society.

The hearing in the above address case has been fixed on 15/12/2022 at 02:00 p.m.

Sd/-
District Deputy Registrar,
Co-operative Societies, Mumbai City (4)
Competent Authority
U/s 5A of the MOFA, 1963.

SEAL

Public Notice in Form XIII of MOFA (Rule 11(9) (e)) District Deputy Registrar, Co-operative Societies, Mumbai City (3)

U/s 5A of the Maharashtra Ownership Flats Act, 1963.
Mhada Building, Ground Floor, Room No. 69, Bandra (E), Mumbai - 400051.

No.DDR-3/Mum./ Deemed/Conveyance/Notice/3527/2022 Date: - 29/11/2022
Application u/s 11 of Maharashtra Ownership Flats
(Regulation of the Promotion of construction, Sale, Management and Transfer) Act, 1963

Public Notice Deemed Conveyance Application No. 134 of 2022

Everest Santacruz Co.op. Housing Soc. Ltd. Nehru Road, Santacruz (East), Mumbai-55. **Applicants Versus 1.M/s Shah Associates** CTS no. 124, 124/1, to 5 Nehru Road, Santacruz (East), Mumbai-55 2. **Shri. Shanalan Talakhchand Shah** CTS no.124, 124/1, to 5 Nehru Road, Santacruz (East), Mumbai-55 3. **Everest Estate Enterprises Pvt. Ltd.** CTS no. 124, 124/1, to 5 Nehru Road, Santacruz (East), Mumbai-55 4. **Shri Thakardas Bahadurman Nemani** 5. **Shri. Bahadurmal Gurmukhriya** CTS no.124, 124/1, to 5 Nehru Road, Santacruz (East), Mumbai-55.**Respondents** and those, whose interests have been vested in the said property may submit their say at the time of hearing at the venue mentioned above. Failure to submit any say shall be presumed that nobody has any objection in this regard and further action will be taken accordingly.

Description of the Property. :-

Claimed Area
Entitlement of Unilateral Conveyance of land and/or Deed of Conveyance in respect of bearing final plot No.22 corresponding CTS no. 124,124/1 to 6 admeasuring 1597.83 sq. mtrs or thereabouts of Village I ward., Taluka - Bandra, Mumbai Suburban District situated at Nehru Road, Santacruz East Mumbai-55 in favour of the Applicant society.

The hearing in the above case has been fixed on 19/12/2022 at 3.00 p.m. District Deputy Registrar, Co-operative Societies, Mumbai City (3) Mhada Building, Ground Floor, Room No. 69, Bandra (E), Mumbai - 400051.

Sd/-
(Rajendra Veer)
District Deputy Registrar,
Co-operative Societies, Mumbai City (3)
Competent Authority,
U/s 5A of the MOFA, 1963.

Seal

**HERO HOUSING FINANCE LIMITED**

Regd. Office: 09, Community Centre, Bassant Lok, Vasant Vihar, New Delhi - 110057,
Branch Office:- A-501, Fifth Floor, Bhumi Saraswati,
Ganjawala Lane, Borivali (West), Mumbai-400092

PUBLIC NOTICE (E - AUCTION) FOR SALE OF IMMOVABLE PROPERTY (UNDER RULE 8(G) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002)

NOTICE FOR SALE OF IMMOVABLE PROPERTY MORTGAGED WITH HERO HOUSING FINANCE LIMITED (SECURED CREDITOR) UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.

Notice is hereby given to the public in general and in particular to the borrower(s) and guarantor(s) or their legal heirs/ representatives that the below described immovable properties mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorized Officer of Hero Housing Finance Limited (secured creditor), will be sold on 06-Jan-2023 (E - Auction Date) on "AS IS WHERE IS", "AS IS WHAT IS" and "WHAT EVER THERE IS" basis for recovery of outstanding dues from below mentioned Borrowers, Co-Borrowers or Guarantors. The Reserve Price and the Earnest Money Deposit is mentioned below. The sealed envelope containing Demand Draft of EMD for participating in Public Auction shall be submitted to the Authorised Officer of Hero Housing Finance Ltd. On or before 05-Jan-2023 till 5 PM at Branch Office: A-501, Fifth Floor, Bhumi Saraswati, Ganjawala Lane, Borivali (West), Mumbai-400092

Loan Account No.	Name of the Borrower(s) / Co-Borrower(s) / Guarantor(s) / Legal Heir/Legal Rep	Date of Demand Notice/ Amount as on date	Type of Possession (Under Constructive/ Physical)	Reserve Price	Earnest Money
HHFMUMHOU 200000077140	Chinnay Madhusudan Trivedee, Sangeeta Chinnay	15/07/2021 Rs. 29,12,777/- as on 29/11/2022	Physical Possession	Rs. 20,00,000/-	Rs. 2,00,000/-

Description of Property:- Flat Bearing No. B- 2/1, Ground Floor, 8 Wing, Rony Apartment, Rony Park Cooperative Housing Society Limited Constructed On Survey No. 238 Hissa No. 6 (Part Village Sopara Road Opposite Roshan Park, Tal Vasai, District Palghar, Vihar West, Thane, Maharashtra- 410103 (Built UP Area Measuring 490 Sq. Ft. I.e. 45,539 Sq. Mtrs) Bounded by:- North- House, East: Open Plot, South: Bungalow, West: Bolaji Sopara Road

TERMS AND CONDITION:-

The E-auction will take place through portal <https://sarfaesi.auctiontiger.net> on 06-Jan-2023 (Auction Date) between 2.00 PM to 3.00 PM with limited extension of 10 minutes each.

1) The prescribed Tender/ Bid Form and the terms and conditions of sale will be available with the Branch Office: A-501, Fifth Floor, Bhumi Saraswati, Ganjawala Lane, Borivali (West), Mumbai - 400092 between 10.00 A.M. TO 5.00 P.M. on any working day, 2) The immovable property shall not be sold below the Reserve Price, 3) Bid increment amount shall be Rs.10,000/- (Rupees Ten Thousand Only), 4) All the bidders/ lenders/ submit their bids for the purchase of the above property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favouring the "HERO HOUSING FINANCE LTD." payable at Jaipur. The Demand Drafts will be return to the unsuccessful bidders after auction. 5) The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be the discretion of the Authorised Officer to decline/ acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so. 6) The prospective bidders can inspect the property on 15-DEC-2022 between 11.00 A.M and 2.00 P.M. prior appointment. 7) The person declared as a successful bidder shall immediately after the declaration, deposit 25% of the amount of purchase money/ highest bid which would include EMD amount to the Authorised Officer within 24 Hrs. and in default of such deposit, the property shall forthwith be put to fresh auction/ sale by private treaty. 8) In case the initial deposit is made as above, the balance amount of the purchaser money payable shall be paid by the purchaser to the Authorised Officer on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day or if the 15th day be a Sunday or other holiday, by the first office day after the 15th day. 9) In the event of default in payment of the balance within the period mentioned above, the property shall be put to fresh auction/ sale by private treaty. The deposit including EMD shall stand forfeited by Hero Housing Finance Ltd. and the defaulting purchaser shall lose all claims to the property. 10) The above sale shall be subject to the final approval of Hero Housing Finance Ltd. 11) Details of any encumbrances, known to the HERO HOUSING FINANCE LTD. to which the property is liable: Not Known. Claims, if any, which have been put forward to the property and any other known particulars bearing on its nature and value: Not Known. 12) Interested parties are requested to verify/confirm the statutory and other dues like Sales/Property tax, Electricity dues, and society dues, from the respective departments / offices. The Company does not undertake any responsibility of payment of any dues on the property. 13) TDS of 1%, if any, shall be payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by the highest bidder in the PAN of the company and the copy of the challan shall be submitted to the company. 14) Sale is strictly subject to the terms and conditions incorporated in this advertisement and in the prescribed tender form. 15) The successful bidder/purchaser shall bear all stamp duty, registration fees, and incidental expenses for getting sale certificate registered as applicable as per law. 16) The Authorised Officer has the absolute right to accept or reject the bid or adjourn, postpone, cancel the tender without assigning any reason therefor and also to modify any terms and conditions of this sale without any prior notice. 17) Interested bidders may contact Mr. Anand Chaturvedi at Mob. No. 0932255850 during office hours (10.00AM to 6.00 PM). Or mail on assetdisposal@herohtl.com by mentioning the account no. of property/Borrower. 18) For any other details or for procedure online training on e-auction the prospective bidders may contact the Service Provider, M/s e-Procurement Technologies Limited (Auctiontger), Mob: 9172328727 & Phone : 079-68136842, Email: ID: Maulik.shrivastha@auctiontger.net & support@auctiontger.net. Please send your query on WhatsApp Number-9172328727

30 DAYS SALE NOTICE TO THE BORROWER/GUANTOR/MORTGAGOR

The above mentioned Borrower/Mortgagor/Guarantors are hereby notified to pay the sum as mentioned in the Demand Notice under section 13(2) with on date interest and expenses before the date of Auction failing which the property shall be auctioned and balance dues, if any, will be recovered with interest and cost from you.

For detailed terms and conditions of the sale, please refer to the link provided in https://uat.herohomefinance.in/hero_housing/other-notice on Hero Housing Finance Limited (Secured Creditor's) website i.e. www.herohousingfinance.com

FOR HERO HOUSING FINANCE LIMITED
AUTHORISED OFFICER
DATE : 01-Dec-2022
PLACE : MUMBAI
Mr. Swapnil Chavan, Mob- 9730849363
Email:- assetdisposal@herohtl.com



PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED