12

# THE FREE PRESS JOURNAL www.freepressjournal.in MUMBAI | SATURDAY | JULY 8, 2023

NOTICE **RADHA MADHAV CORPORATION LIMITED** (CIN: L74950DD2005PLC003775) **ECL Finance Limited** Regd. Office : Survey No. 50/9/A, Daman Industrial Estate, Village Kadaiya, Nani Daman 396210, UT of Daman & Diu CIN: U65990MH2005PLC154854 आवाज Tower 3, Wing 'B', Kohinoor City Mall, Kohinoor City, Kirol Road, Kurla (West), Mumbai – 400 070 Website : www.rmclindia.co.in; E-mail : investor\_complaint@rmclindia.co.in, Contact No. : +91 9377006001 SALE OF STRESSED FINANCIAL ASSETS EAR ECL Finance Limited invites Expression of Interest from eligible ARCs for the propose NOTICE FOR 16th ANNUAL GENERAL MEETING sale of certain stressed Financial Assets. The sale shall be on "As is where is and what Notice is hereby given that, the 16th Annual General Meeting ("AGM") is where is" basis and "Without recourse basis". Eligible prospective investors are of the members of the company will be held at the Registered Office equested to intimate their willingness to participate by way of an "Expression of interest" of the Company at Survey No. 50/9/A, Daman Industrial Estate, Village Kindly refer to theCompany's website - https://eclfinance.edelweissfin.com/ for the list Kadaiya, Nani Daman-396210 at 10.00 a.m. to transact the business of stressed Financial Assets and the detailed terms and conditions for sale. IN THE HIGH COURT OF as set out in the Notice of the Meeting. For ECL Finance Limited In compliance with the MCA and SEBI Circular(s), the notice setting Sd/-Authorized Signatory **TESTAMENTARY AND** out the business to be transacted at the AGM together with the Annual Tel: 022 - 43428511 Report of the company for the year2019-20 will be sent electronically Mumbai, July 08, 2023 to those members whose email address is registered with the company/ Depository participant(s). No physical copies of the notice **OSE** State Bank of India and the Annual Report would be sent to any member. The Notice of Retail Assets Centralised Processing Centre, Sion B 603 & 604, Kohinoor City, Commercial -1, 6th floor, Kirol Road, Off LBS Marg, Kurla west, Mum 400070. Phone No: +91 22 4191 6203/ +91 22 4191 6291 Email: racpc.sion@sbi.co.in the AGM and the Annual Report will also be available on the Company's website at www.rmclindia.co.in and on the website of Stock Exchange i.e BSE Limited at www.bseindia.com and NSE Limited at www.nseindia.com **POSSESSION NOTICE** Under rule 8(1))(For Immovable Property) Manner of registering/updating email address for receiving the documents pertaining to 16th AGM Whereas; The undersigned being the Authorized Officer for State Bank of India, the Securitization and Beconstruction of Financial Assets and Enforcement of Security Interest Act Members may send an email request addressed to 2002 (No. 54 of 2002) and the version of manual Assets and Lindontendor Occuring integration and 2002 (No. 54 of 2002) and the exercise of powers conferred under section 13(12) read with Rule 9 of the Security Interest (Enforcement) Rules, 2002, issued Demand Notice calling upon investor\_complaint@rmclindia.co.in and rnt.helpdesk@linkintime.co.in along with scanned copy of the request letter duly signed by the first the following borrowers to repay the amount mentioned in the notice with further interes incidental expenses and cost within 60 days from the date of receipt of the said notice. Mumbai 400 049 shareholder providing the email address mobile number self-attested copy of PAN and Client Master copy in case shares are held in The borrowers having failed to repay the amount, notice is hereby given to the borrowers an electronic form or copy of the share certificate in case shares are held I. Anup Purshottamdas Jalota, the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with Rule 8 and 9 of the said rules on 05/07/2023. in physical form, to enable RTA to register their address and to provide them the Notice, Annual report and the e-voting instructions along with The borrower in particular and the public in general is hereby cautioned not to deal with the Residing at Mohan Niwas, the user ID and Password 53, Keluskar Road, Dadar (West) Kindly note that in case the shares are held in electronic form, the property and any dealings with the property will be subject to the charge of State Bank of India for the amount given below and interest and other expenses thereon. Numbai-400 028 above facility is only for temporary registration of email address for receipt of the Notice, Annual Report and the evoting instructions along Description of Immovable Property 2. Uttam Singh Gulati, Name of the with the user ID and Password. Such members will have to register Balance Description of Date of Date of Age about 74 years, Borrower/ Outstanding Mortgaged Property Demand Symbolic Hindu Indian Inhabitant of Mumbai, their email address with their Depository Participants permanently, so Guarantors (Rs)+int & cost Notice Possessio Occu: Music Composer that all communications are received by them in electronic form. Flat no-703,7th floor, Mr.Chetan Rs.1,33,253.00/ 1.05.2023 05.07.2023 Residing at C-72, Resham Manner of casting vote(s) through e-voting Rupees One Lac Thirty Three Khushi Height, Phase-1 Off J. P. Road, Ambarnath Towers, Kale Members will have an opportunity to cast their vote(s) on the business as set out in the Notice of the AGM through remote e-voting facility Opp. Nitin Rai Hotel Seven Bungalows, Versova Thousand Two Andheri (West) Mumbai-400061 Pune Link road. ("remote e-voting"). The facility for evoting will also be made available Hundred Fifty Village- Katemanivali 3. Kishan Heeralal Sharma, during the AGM to those members who could not cast their vote(s) by Three Only) Age about 77 years, Hindu Indian Kalyan ,East. remote e-voting. The detailed procedure for e-voting before as well as Inhabitant of Nagpur, Occu: Stage during the AGM will be provided in the Notice of the AGM. Date : 05.07.2023 Authorised Officer Compere Residing at 901, Members are requested to carefully read all the notes set out in the Place : Mumbai State Bank of India Kedar Yashodham Enclave Notice of the AGM and in particular, instructions for joining the AGM Near Rajeev Gandhi Chowk, RELIGARE FINVEST LIMITED Regd. Office : 1407, 14th Floor, Chiranjiv Tower, 43 and manner of casting votes through evoting. Prashant Nagar Nagpur-440015, RELIGÂRE In compliance with provisions of Section 108 of the Companies Act, Maharashtra ru Place, New Delhi 110019 2013 and the rules made there under, as amended, read with SEBI all being the present Trustees of ce: Max House, 7th Floor, Block A, Dr. Jha Marg, Okhla Phase-III, al Estate,New Delhi 110020 (LODR) Regulations, 2015. The details of e-voting are as under the final and sole beneficiary and 1. Date of Dispatch of Notice-July 6, 2023 **POSSESSION NOTICE** legatee under the last Will and 2. The e-voting period begins on August 2, 2023 at 10.00 a.m. and Testament of Smt Jagjit Kaur (As per Rule 8(1) of Security Interest (Enforcement) Rules, 2002) ends on August 4. 2023 at 5.00 p.m. During this period, shareholders Khavyam alias Jagjit Kaur of the Company holding shares as on the cut-off date i.e. July 30, 2023 Vhereas the undersigned being the Authorized officer under the provision of the (since deceased) who was the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, **M/s Religare Finance Ltd**. (hereinafter referred to as "RFL") having may cast their vote electronically. The evoting module shall be disabled Sole beneficiary and legatee under by CDSL for voting thereafter the last Will and Testament of the 3. Any person who becomes member of the company after the cut-off legistered Office at 1407, 14th Floor, Chiranjiv Tower, 43, Nehru Place, New Delhi deceased above named date may apply for e-voting login id password as per procedure which 110019 and in exercise of the powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rule, 2002 (hereinafter "SARFAESI Act") issued a is available on www.rmclindia.co.in and www.nseindia.com. 4. Members who have cast their votes by remote e-voting prior to AGM CITATION demand notice on 27/12/2021 calling upon borrower (s) /Co-borrower(s) / Guarantors (1)Supreme Hospitality (2) Prakash Dasu Shetty (3) Bharati Prakash Shetty, (4) Rohan may attend the AGM and are eligible to cast their vote physically, Shetty at Flat No 224, 22nd Floor D wing, Kalpataru Tower, Off Akurli Road, Kandiva voting done earlier through evoting will be considered invalid. 5. The remote e-voting module shall be disabled for voting after the All concerned (E), Mumbai Maharashtra 400101 (hereinafter referred to as the "Borrowers") to repay the amount mentioned in the Demand Notice being Rs. 2,97,19,227.66/- (Rupees Two expiry of the date and time mentioned above. Once the vote on crore Ninety Seven Lakhs Nineteen Thousand Two Hundred Twenty Seven And Paise Sixty Six Only) for Account No. XMORGHT00072454 (App ID 655264), Account No. resolution(s) is cast by the members, the members shall not be allowed to change it subsequently. XMORGHT00125195 (App ID 713739), along with future interest from 14/12/2021 within 6. The Board of Directors appointed M/s. NVB & Associates, Practicing of Administration with Will annexed. 60 days from the date of receipt of the said notice. Company Secretaries as Scrutinizer to scrutinize the e-voting process The Borrower(s)/Co-borrower(s)/Mortgagors having failed to repay the amount, notice is in a fair and transparent manner. The results will be declared on hereby given to the Borrower(s)/Co-borrower(s)/Mortgagors and the public in general August 7, 2023. that the undersigned has taken Physical Possession of the property described hereir 7. Members may contact the management of the company, on +91below in exercise of powers conferred on him/her under section 13 (4) of the said Act reac 9377006001 email at investor\_complaint@rmclindia.co.in for any with rule 8 of the said Security Interest (Enforcement) rules on this 06/07/2023 . grievances relating to e-voting. of this citation upon you. The Said Physical Possession of the property described herein is delivered by Adv. Commissioner Sanjay Anabhawane to the Authorised Officer of Religare Finvest Limited Notice is also hereby given pursuant to Section 91 of the Companies Act, 2013 and SEBI (LODR) Regulation that the Register of Members on **06/07/2023**, as per the Order of Hon'ble Chief Judicial Magistrate Thane dated of the Company will be closed from July 30, 2023 to August 1, 2023 for 18thJanuary , 2023 in Cri.M. A. No. 3022/2022. the purpose of AGM. The Borrower(s)/ Co-Borrower(s) in particular and the public in general is hereb A member entitled to attend and vote at the meeting is entitled to cautioned not to deal with the property and any dealings with the property will be subje appoint one or more proxies to attend and vote instead of himself to the charge of Religare Finvest Ltd ("RFL") for an amount of Rs. 2,97,19,227.66/ herself and that the proxy need not be a member of the Company. Rupees Two crore Ninety Seven Lakhs Nineteen Thousand Two Hundred Twenty The proxy form, if intended to be used should reach the registered Seven And Paise Sixty Six Only) Account No. XMORGHT00072454 (App ID 655264) office of the Company duly completed, stamped and signed not less Account No. XMORGHT00125195 (App ID 713739) due as on 14/12/2021, along with than forty eight hours before the time fixed for the meeting. urther interest at contractual rate and with future costs and charges thereon. Authorities/Committee The Borrower(s)/ Co-Borrower(s) attention is invited to provisions of sub-section (8) o By Order of the Board of Directors RADHA MADHAV CORPORATION LIMITED section 13 of the Act (as amended up to date), in respect of time available, to redeem th secured assets. NITIN JAIN 21st day of June 2023. **DESCRIPTION OF THE PROPERTY** Date : July 6, 2023 Whole-time Director and CFO Place : Nani Damar DIN: 09833381 All that piece and parcel structure admeasuring approx about 3250 Sq Ft situated at Plo No.14, Village Manickpur, Sector-B admeasuring 5019 Sq.mtrs. Approx. Survey (Seal) No.101, Hissa No.1/1P, Survey No.262, Hissa No. Part, Tal Vasai, District Palgha Thane Maharashtra Veenu Khatri Authorised Officer Place : Mumbai Advocate for the Petitioners M/s Religare Finvest I to Date : 06/07/2023 E-AUCTION SALE NOTICE **RBL BANK LIMITED** (UNDER SARFAESI ACT, 2002) **RBL**BANK Registered Office: 1st Lane, Shahupuri, Kolhapur-416001 apno ka bank Branch Office at: RBL Bank Ltd. 9th Floor, Techniplex-I, Off Veer Savarkar Flyover, Goregaon (West) Mumbai-400062

PUBLIC NOTICE PUBLIC NOTICE Late Smt. Khatija Hakim Ghasletwala was a member of The Haji Ali Municipal Officers' Co- operative Housing Society Ltd. having address at Flat No. 20, Bldg. No. 3, 3rd floor, The Haji Ali Municipal Officers' Co-operative Housing Society, Keshavrao Khade Marg, Haji Ali, Mumbai-400 034, owner of Flat No. 20 in Bldg. No. 3, 3rd floor, and held Share Certificates of the Society No. 60 for the five fully paid up shares bearing Nos. 296 to 300, both inclusive. मराठी मनाचा Notice is here by given That Mr. Rakes Mahadev Patil is the owner of Land S. No. 161/1, area adm. 00-53-00 H.R., out of the Total Land of Village - Kaman Taluka beam pross 250 to 300, both inclusive. Smt. Khatija Hakim Ghasletwala died on 02-02-2021 without making any nomination. Shafique Hakim Ghasletwala and Moiz Hakim Merchant, sons of late Smt. Khatija Hakim Ghasletwala have approached the Society for the Transfer of the above said Shares of the Flat to their names. Vasai, District - Palghar and the Owner i नव@शक्ति 🥻 intend to give the said Land for Developmemnt purpose and also in the The Society hereby invites claims and objections from the heir or heirs or other claimants/objector or objectors to the transfer of the said shares and the interest of the deceased member in the capital/property of the society within the period of 15 days from the publication of the notice, with copies of such documents process to obtain permission for the same www.navshakti.co.in From vasai virar municipal corporation and other proofs in support of his/her/their claims/objections for transfer of shares and interest of deceased Hence any party/Person/s having any member, in the capital/property of the society. If no claims/objections are received within the period prescribed above, the society shall be free to deal with the shares and the interest of the deceased member in the capital/property of the society in such manner as is provided under the bye-laws of the society. The claims/objections, if any, received by the society for the transfer of shares and interest of the deceased Objection/Claim/Right should come with undersign proof in writing to the following JUDICATURE AT BOMBAY address within the 14 days of Publication of member in the capital/property of the society 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 claimants/ objectors in the office of the Society/with the Secretary between 10.00 a.m. and 2.00 p.m. from the date of this notice in news paper. INTESTATE JURISDICTION Sd publication of the notice till the date of expiry of its period. From and on behalf of Adv. Tushar R Patil **PETITION NO. 4037 OF 2022** The Haji Ali Municipal Officers' Co-operative Housing Society Ltd. HON. SECRETARY Add - B/16 . Ish Kripa Building . Mulgaon Date: July 8, 2023 Petition for Letters of Administration Taluka - vasai, District - Palghar 401201 Place: Mumbai, Maharashtra with Will annexed to the properties and credits of Late Mohammed Zahur Khayyam alias Khayyam Mohd Zahoor **PUBLIC NOTICE** alias Khayyam alias M Z Khayyam, Married, Shia Muslim, Indian inhabitan Branch Office: ICICI Bank Ltd., Office Number 201-B. 2nd Floor, Road No.1 Branch Office: ICICI Bank Ltd., Office Number 201-B, 2nd Floor, Road Hour, Plot No- B3, WIFI IT Park, Wagle Industrial Estate, Thane, Maharashtra- 400604 of Mumbai, Occ: Music Composer, who was residing at the time of his death at A-71, 7th floor, Dakshina Park Co-The following borrower/s have defaulted in the repayment of principal and interest of the loans facility obtained by them from the Bank and the loans have been classified as Non-Performing Assets (NPA). A notice was issued to them under Section 13 (2) of Securitisation and Re-construction of Financial Assets and operative Housing Society Limited, Plot No.15, N. S Road, 10thJuhu Scheme Enforcement of Security Interest Act-2002 on their last known addresses, however it was not served and hence they are hereby notified by way of this public notice. ...Decease Name of the Borrower/ Co-Borrower/ Guarantor/ (Loan Account Property Address of Secured Asset/ Asset to be Enforced Date of Notice Sent/ Outsta-nding as on Date of Notice Sr. NPA Age about 69 years, Hindu, Indian Inhabitant, of Mumbai,Occu: Singer, Date Number) & Address Samir Arun Vaidyamanisha Samir Vaidya/ Ganesh Chandrakant Kalamkar/ LBNAS00000651473/ Flat No 7, Ambika Society, Shanti Park Up Nagar, Maharashtra Nasik- 422106 Kanta Society (Kanta Society) Shanti Park Up Nagar, Maharashtra Nasik- 422106 Kanta Society (Kanta Society) Shanti Park Up Nagar, Maharashtra Nasik- 422106 May 19,2023 09-12-2022 3,40,776.78 Manish Ramesh Bhatpudesagar Ramesh Bhatpude/Row House No.C-4, Shri Vinavak May 19,2023 09-07 Vidyawati Raksalkar/ LBAUR00000789599/ C-1, 37, JAwas Rachna, Gr Floor, C- Block, New Pahadsingpura, Nitapniranjan, Hanuman Tekdi Parisar, Satpal Nagar, Maharashtra Aurangabad-Parisar, Satpal Nagar, Maharashtra Aurangabad-2022 Rs 4,17,001.51/ 431001 Aurangabad 431001 Vijaya Shankarrao Deshmukh, Prashant Harishchandra Deshmukh, (LBAUR00000915165) Society, N-4, CIDCO, May 20 ,2023 03-12-Rs. 2,98,982/-2021 Maharashtra, Aurangabad, Plot No.34. Ranianwan Society. N-9. Hudco. Maharashtra, Aurangabad, 431005 431003 Mohamad Sadiq Vazir Pathan, Naseen -11-11 2023, May 29 Plot No.31,S No 343/1A/2A 2022 Mohamad Sadig Pathan, Arun Sitaram Dhodge, Opp Babapir Punjabi Mandir, Yashwantnagar, Fakirwada, Rs. 4,64,033.17/-Mudasar Nazar Husain Sayyed (LBADR00001050301) P.No.31 S.No.343/1A/2A Opp., Babapir Panjabi Mandir, Yashwant Nagar Bhingar, Maharashtra, Ahmednagar, -414002 Bhingar, Maharashtra Ahmednagar, 414002 Plot No.10, Rajan Patel Layout, Nr. Laxmi Hall, Kuhi, Tah- Kuhi, Dist- Nagpur, Maharashtra, Nagpur, 441202 Sanjay Vitthalrao Chavhan, Sunil Ishwardas Kamble, (LBNAG00000860765) Plot No.10 Rajan Patel Layout, Near Laxmi Hall Ward No.1, Kuhi Tah Kuhi, Maharashtra, Nagpur-441202 Khayyam KPJ Charitable Trust being Sunanda Laxmanrao Tapase, Sunil Ishwardas Kamble, (LBWAR00000350217) New Yeshwant Plot No.27, H.No.153, Anand Nagar Co-Op. HSG. New Yashwant Nagar Hinganghat, May 29 .2023 03-08 2022 2,68,790/-Nagar, Near Lagurkar'S House, Hinganghat, Maharashtra, Wardha- 442301 Maharashtra, Wardha, 442301 Vekatesan S Subhaih/ Sattyabhama U Subhaih/ (LBNMU00000524573) & Flat No-08, Plot No-10, Sector-10, Arroha, Apts Sec-10, New Panvel, New Panvel Taluka Panvel Dist May 23, 2023/ 12/08 2022 5,12,496.24/ Sector-10, Arroha, Apts Sec-10, New Panvel, Raigad- 410206. Raigad Navi Mumbai- 410206. Petitioner The steps are being taken for substituted service of notice. The above borrower/s and/or their guarantors (as applicable) are advised to make the payments of outstanding within period of 60 days from the date of publication of this notice else further steps will be taken as per the provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. If you claim to have any interest in the estate of the abovenamed deceased you Date : July 07, 2023 Place : Maharashatra Authorized Officer are hereby cited to come and see the Secured Creditor proceedings before the grant of Letters In case you intend to oppose the grant of HOME LOANS **Motilal Oswal Home Finance Limited** Letters of Administration with Will MOTILAL OSWAL CIN Number :- U65923MH2013PLC248741 Corporate Office : Motilal Oswal Tower, Rahimtullah Sayani Road, Opposite ST annexed, you shall file in the Office of Prothonotary and Senior Master a caveat within 14 days from the service Depot, Prabhadevi, Mumbai-400025. Email : hfquery@motilaloaswal.com a, 3rd Floor, Shivaji Chowk, Above Waman Harl Pthe Jewellers, Kalyan (W), Mumbai 421301.:- RAJESH BORADE– 9321822073. Branch Office:- Shreeji Tandle Arcade "You are hereby informed that the free PUBLIC NOTICE FOR E-AUCTION CUM SALE legal services from the State Legal Services Authorities, High Court Legal E-Auction Sale Notice of 30 days for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforc (Enforcement) Rules, 2002 of Security Interest Act, 2002 read with proviso to rule 8 and 9 of the Security Interes Services Committees, District Lega Services Authorities and Taluka Legal Services Committees as per eligibility Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below describe criteria are available to you and in case, immovable properties mortgaged/charged to the Secured Creditor, the Physical Possession of which has been taken by the Authorised Officer of Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited) /Secured you are eligible and desire to avail the Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on the date and time mentioned herein below, for recovery of the dues mentioned herein below and further interest and other expenses thereon till the date of realization, due free legal services, you may contact any of the above Legal Services to Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited) /Secured Creditor from the Borrowers and Guarantor(s) mentioned herein below. The reserve price, Earnest Money Deposit (EMD) and last date of EMD deposi Witness SHRI NITIN JAMDAR Acting is also mentioned herein below: Chief Justice at Bombay aforesaid, this Demand Notice Borrower(s) / Description of the Reserve Price. Date and Guarantor(s) / Loan Account Date and Amount EMD & Last Date of Submission of EMD Immovable property time of For Prothonotary and Senior Maste E-Auction Sd/ LAN: LXTIT00315-15-06-2017 Flat No 02 Grd Floor **Reserve Price** 19/08/2023 Seale 160010460 for Rs: Building No 1, Pushpa Rs. 5.00.000/ Time: 10:30 Branch: TITWALA Borrower: MANOJ ROHIDAS PATIL 976325/-Kalas Kharbha (Rupees Five Lacs Only) Am to 11:00 This 21st of June 2023 (Rupees Nine Lac Seventy Six Am (with unlimited Bhiwandi EMD: Rs. 50,000/ Bhiwandi Thane (Rupees Fifty Thousand Only o-Borrower: VARSHA Thousand Three Maharashtra India extensions Last date of EMD MANOJ PATIL Hundred Twenty Five Only) of 5 minute Deposit:18-08-2023 each) LAN: LXTIT00115-18-08-2017 **Reserve Price:** 19/08/2023 Flat No. 001, Ground for Rs: 570964/-Floor, B-Wing, Bldg. No B-1, Sr. No. 243, H. No. 1, Balaji Pushp Kalash, 160008400 Rs. 5,00,000/ Time: 10:30 Am to 11:00 Am (with Branch: TITWALA (Rupees Five Lacs Only) (Rupees Five orrower: DANI EMD: Rs. 50,000/-NARAYAN SINGH Lac Seventy Bhiwandi-Chinchot unlimited (Rupees Fifty Thousand Only Road, Bhiwandi, Thane. Opp. TDCC Bank

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSET CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("SARFAESI ACT") READ WITH RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("RULES")

Notice is hereby given to the public in general and in particular to the Borrower, Guarantor (s) and Mortgagor (s) that the below described immovable properties mortgaged/charged (collectively referred as "Property") to RBL Bank Ltd. ("Secured Creditor/Bank"), the Actual Physical Possession of which has been taken by the Authorised Officer of the Bank under section 13(4) & section 14 of the SARFAESI Act read with the Rules, as detailed hereunder, will be sold on "As is where is", "As is what is", "Whatever there is" and "Without Recourse Basis", for recovery of the Bank's outstanding dues plus interest as detailed hereunder under Rules 8 and 9 of the Rules by inviting bids as per below e-auction schedule:

### Brief Description of Parties, Outstanding dues and Property

S. No	Name of the Borrower & Guarantor (s)	Details of Property(ies) & Mortgagor	Amount as per Demand Notice Date of Demand & Possession Notice under SARFAESI Act	Inspection Date and Time	Reserve Price EMD Bid Increase	Date/ Time of E-Auction	Last Date for Receipt of Bids along with documents	Name of Authorised Officer/ Phone No./
2	<ul> <li>Mr. Ramesh Raghunath Mahadik (Applicant)</li> <li>B-402, Silver Place CHS Ltd., Raghunath Mahatre</li> <li>Road, Dahisar (West), Mumbai 400068.</li> <li>Mrs. Vidhya Ramesh Mahadik (Co- Applicant)</li> <li>B-402, Silver Place CHS Ltd., Raghunath Mahatre</li> <li>Road, Dahisar (West), Mumbai 400068.</li> <li>Mr. Ramesh Raghunath Mahadik (Applicant)</li> <li>Flat No.101,1st Floor, Wing "B", Gokul Dwar CHS</li> <li>Ltd., Anand Nagar, Navghar, Vasai Road (West),</li> <li>Thane 401202.</li> <li>Mrs. Vidhya Ramesh Mahadik (Co-Applicant)</li> <li>Flat No.101,1st Floor, Wing "B", Gokul Dwar CHS</li> <li>Ltd., Anand Nagar, Navghar, Vasai Road (West),</li> <li>Thane 401202.</li> </ul>	Property bearing Flat no. 101 on 1st floor, admeasuring built up area of 593 sq.fts. Along with open terrace, wing 'B', in the building known as "Gokul Dwar Co-Operative Housing Society Limited", at Survey No. 45 on Plot No. 39, situated at Anand Nagar, Navghar, Vasai Road, Vasai (West), Thane 401202.	INR 1,19,00,556.32	<b>24.07.2023</b> between 11:00 a.m. to 12:00 p.m.	Amount Reserve price: 40,00,000.00 (Rupees Forty Lakhs Only) EMD: 10% of Reserve Price Bid Increase amount: 50,000.00 (Rupees Fifty Thousand Only)	23.08.2023 12:30 p.m To 01:30 p.m	On or Before <b>22.08.2023</b> upto 5:00 p.m	Email Id Samir Bhagat/ 9833628887/ Samir.Bhagat@rblbank.com

#### Terms and Conditions:

(1) The E-Auction Sale will be online through e-auction portal. The interested bidders are advised to go through the detailed terms and conditions of auction available on the website of https://www.bankeauctions.com & https://www.rblbank.com/pdf-pages/news before submitting their bids and taking part in e-auction.

(2) It shall be the responsibility of the bidders to inspect and satisfy themselves about the Property and specification before submitting the bid.

(3) The interested bidders shall submit their EMD details and documents through Web Portal: https://www.bankeauctions.com (the user ID & Password can be obtained free of cost by registering name with https://www.bankeauctions.com) through Login ID & Password. The EMD shall be payable through DD at RBL Bank Ltd. 9th Floor, Techniplex-I Off Veer Savarkar Flyover, Goregaon (West) Mumbai-400062 before 5:00 PM on or before 22.08.2023.

(4) Interested bidders may avail support/ online training on E-Auction from M/s. C1 India Pvt Ltd Contact No: 7291981124/25/26. Contact Person Mr. Hareesh Gowda Mob No 09594597555, e-mail-Id: hareesh.gowda@c1india.com and for any query in relation to Property, they may contact Mr. Samir Bhagat, Authorised Officer (Mob. No. 983362888 email: Samir.Bhagat@rblbank.com)

(5) The Authorised Officer of the Bank reserves the right to accept or reject any or all bids, &/ or to postpone/cancel the auction at any time without assigning any reason whatsoeve and his decision in this regard shall be final and binding.

(6) The asset shall not be sold below reserve price

(7) The EMD shall be refunded only after 02 Working days, without interest, if the bid is not successful.

Time and manner of payment: (8)

a) Payment of 25% inclusive of 10% of EMD of the sale amount on acceptance of the offer by the Bank on the same day of acceptance of offer or not later than next working day.

- b) Balance within 15 days of the confirmation of sale by the Bank.
- c) In case of default of payment, all amounts paid shall be forfeited, as per provisions of the SARFAESI Act, 2002 and SARFAESI Rules, as case may be.

(9) The above sale shall be subject to the final approval of Bank.

(10) 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 Bank does not undertake any responsibility of payment of above dues.

- (11) The particulars in respect of the Secured Assets specified herein above have been stated to the information of the undersigned who however shall not be responsible for any error, misstatement of omission in the said particulars. The prospective purchasers, tenders are therefore requested to check and confirm in their own interest these particulars and other details in respect of the Secured Assets before submitting tenders.
- (12) Sale is strictly subject to the terms and conditions incorporated in this advertisement and in the prescribed tender form.
- (13) The bidders / tenderers / offerers shall improve their further offers in multiples of Rs.50,000/- (Rupees Fifty Thousand Only).
- (14) The successful bidder/offerer shall bear all stamp duty, registration fees, and incidental expenses for getting sale certificate registered as applicable as per law.
- (15) The Authorised Officer has the absolute right to accept or reject the bid or adjourn / postpone / cancel the tender without assigning any reason thereof and also to modify any terms and conditions of this sale without any prior notice.

## STATUTORY 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT

The Borrower, Guarantor(s) and Mortgagor(s) are hereby notified to pay the aforementioned sum along with further interest thereon plus penal and other interest and amounts as per the Transaction Documents before the date of E-Auction failing which, the Property will be auctioned/ sold to recover the outstanding dues Sd

Date :	08.07.2023
Diese	Mumahai

Authorised Officer **RBL Bank Ltd** 

Place Date

## Opp. TDCC Bank 421302 Bhiwandi Thane Maharashtra India Terms and Conditions of E-Auction

Thousand Nine

Hundred Sixty

Four Only)

SUMITRA DANI

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The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein Bidders may go through the website of Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited), www.motilaloswalhfl.com and website of our Sales & Marketing and e-Auction Service Provider, https://auctions inventon in for bid documents, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online

extensions

of 5 minute

each)

Last date of EMD

Deposit:18-08-2023

- All the intending purchasers/bidders are required to register their name in the Web Portal mentioned above as https://auctions inventon.in and generate their User ID and Password in free of cost of their own to participate in the e-Auction on the date and time aforesaid
- For any enguiry, information & inspection of the property, support, procedure and online training on e-Auction, the prospectiv bidders may contact the Client Service Delivery (CSD) Department of our Sales & Marketing and e-Auction Service Partner M/s. Inventon Solutions Pvt. Limited, through Tel. No.: +91 9029086321\_ & E-mail ID: care@inventon.net/manoj.das@ inventon.net or the Authorised Officer, Contact No.:- Rajesh Borade- 9321822073. To the best of knowledge and information of the Authorised officer, there is no encumbrance in the property/ies. However the
- intending bidders should make their own independent inquiries regarding the encumbrance, title of property/ies put on e-Auction and claims/right/dues/affecting the property prior to submitting their bid. The e-Auction advertisement does not constitute any commitment or any representation of MOHFL. The property is being sold with all the existing and future encumbrances whether known or unknown to MOHFL. The Authorised officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues:
- For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://auctions inventon.in) the details of payment of interest-free refundable Earnest Money Deposit (EMD) of the secured asset as mentioned above by way of Demand Draft in favour of 'Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited)' or by way of RTGS/ NEFT to the account details mentioned as follows: Bank Name: HDFC Bank, Branch Lower Parel Mumbai, Bank Account No.: 00600340073530, IFSC Code: HDFC0000060 along with self-attested copies of the PAN Card, Aadhaar Card, Residence Address Proof, Board Resolutions in case of company and Address Proof on or before 04:00 PM of 18-08-2023:
- The Property will not be sold below the Reserve Price. The Successful Purchaser/ Bidder shall have to deposit the 25% (inclusiv of EMD) of his/her/ its offer by way of RTGS/NEFT to the account mentioned herein above within 24:00 hours from the completion of e-Auction, failing which the sale will be deemed have been failed and the EMD of the said Successful Bidder shall be forfeited
- The EMD of all other bidders who did not succeed in the e-Auction will be refunded by MOHFL within 72 working hours of the closure of the e-Auction. The EMD will not carry any interest
- The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15th) day from the date of 'Confirmation of Sale' of the said secured asset by the Authorised Officer/ Secured Creditor or such extended period as may be agreed upon in writing by the Authorised Officer at his/ her discretion. In case of default, all amounts deposited till then shall be liable to be forfeited;
- Date of Inspection of the Immovable Property is on 15-07-23 between 11.30 AM to 04.00 PM
- 10. At any stage of the e-Auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or postpone the e-Auction without assigning any reason thereof and without any prior notice. In case any bid is rejected, Authorised Officer can negotiate with any of the rendered or intending bidders or other parties for sale of property by Private Treaty;
- 11. The Successful Purchaser/ Bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, etc. that is required to be paid in order to get the property conveyed/delivered in his/her/its favour as per the applicable law
- 12. Sale is subject to the confirmation by the Authorised Officer;
- The Borower/Guarantors, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rule 8 (6) of the Security Interest (Enforcement) Rules, about the holding of above mentioned auction sale;
- 14. The Borrower(s)/Guarantor(s) are hereby given 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002 to pay the sur mentioned as above before the date of Auction failing which the immovable property will be auctioned and balance, if any, will be recovered with interest and costs. If the Borrower pays the amount due to MOHFL. in full before the date of sale, auction is liable to be stopped.
- 15. The Total Loan Outstanding amount is not the loan foreclosure amount. All other charges (if any) shall be calculated at the tim of closure of the loan.
- MOHFL is not responsible for any liabilities whatsoever pending upon the property as mentioned above. The Property shall be auctioned on 'As Is Where Is Basis', 'As Is What Is Basis' and 'Whatever Is and "no recourse" Basis'.
- 17. The sale shall be subject to rules/conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, as amended from time to time; It shall solely be the responsibility of the Successfu Bidder/ Purchaser to get the sale registered. All expenses relating to stamp duty, registration charges, transfer charges and any other expenses and charges in respect of the registration of the sale for the above referred property shall be borne by the Successful Bidder/ Purchaser. The sale has to be registered at the earliest else the purchaser has to give the request letter to MOHFL mentioning the reason of delaying the registration; 18. No person other than the intending bidder/ offerer themselves, or their duly authorised representative shall be allowed to
- participate in the e-Auction/sale proceedings. Such Authorisation Letter is required to submit along with the Bid Documents; 19. Special Instruction: e-Auction shall be conducted by the Service Provider, M/s. Inventon Solutions Pvt. Limited on behalf o
- Notilal Oswal Home Finance Limited, on pre-specified date, while the bidders shall be quoting from their own home/ offices/ place of their Bid as per their choice above the Reserve Price. Internet connectivity and other paraphernalia requirements shall have to be ensured by bidders themselves. Please note that failure of Internet connectivity (due to any reason whatsoever it may be) shall be sole responsibility of bidders and neither MOHFL nor InventON shall be responsible for these unforeseen circumstances In order to ward-off such contingent situation, bidders are requested to make all the necessary arrangements/ alternatives whatever required so that they are able to circumvent such situation and still be able to participate in the e-Auction successfully. However, it is requested to the Bidder(s) not to wait till the last moment to quote/improve his/ her Bid to avoid any such complex situations
- 20. The same has been in published in our portal https://motilaloswalhf.com/eauction-pdf
- NB: Please note that the secured creditor is going to issue the sale notice to all the Borrowers/ Guarantors/ Mortgagors by speed/ registered post. In case the same is not received by any of the parties, then this publication of sale notice may be treated as a substituted mode of service

Sd/-
Authorized Officer
(Motilal Oswal Home Finance Limited)