

Regd Office: Dani Corporate Park, 5th Floor, 158, C.S.T Road, Kalina, Santacruz (E), Mumbai-400

098, Tel: 022-68492450, Fax: 022-67412313

CIN: U67190MH2007PTC168303; Email: info@phoenixarc.co.in Website: www.phoenixarc.co.in; https://phoenixarc.co.in?p=4996

ONLINE E- AUCTION SALE OF ASSET

In exercise of the powers under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (in short referred to as SARFAESI Act) and Security Interest (Enforcement) Rules, 2002 (in short referred to as RULES) and pursuant to the possession of the secured asset of the borrower mentioned hereunder vested with the Authorised Officer under the said SARFAESI Act and RULES for recovery of the secured debts, the Authorised Officer has decided to sell the secured asset by auction sale.

Notice is hereby given to the public in general and to the borrower and guarantors in particular, that the under mentioned property mortgaged to Phoenix ARC Private Limited acting in capacity as Trustee of Phoenix Trust FY 14-13 (Phoenix) (pursuant to assignment of debt by Saraswat Co-operative Bank Limited in favour of Phoenix vide Assignment Agreement dated 28.03.2014) will be sold on: AS IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS", by way of "online e-auction" for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002) through website https://www.bankeauctions.com

Name of the Borrower	IVF Craaft India Private Limited
Name of the Personal	1. Dr. Satish Sharma
Guarantors/Corporate	2. Dr. Rajvi Sharma
Guarantors/Mortgagors	3. Asha Ravindra Chand
	4. Ravindra Rupnarian Chand
	5. Rupnarian Chand (deceased)
Amount due	Rs.12,54,66,872.41/- (Rupees Twelve Crores Fifty-Four Lakhs Sixty-Six Thousand Eigh
	nundred Seventy-Iwo and Palse Forty-One Only) as on 30.09.2012 with future interest a
	contractual rate together with incidental expenses, costs, charges etc as per the Demand Notice dated 08.10.2012 issued under section 13(2) of the SARFAESI Act, 2002
Possession taken under SARFAESI Act, 2002	Physical Possession of the secured asset - Unit no. 601 taken by the Authorised Officer of Phoenix on 11.05.2023.
Date of Inspection	03.05.2024 (Friday) between 11. 00 a.m. to 1 p.m.
Date of submission of Bid (E-	13.05.2024 (Monday) before 4.30 p.m.
Auction)	(manaly) zonoro neo pinn
Earnest Money Deposit	EMD Amount to be deposited by way of RTGS favouring "PHOENIX TRUST FY14-13" Scheme A, Current Account: 6111411728; CRN No. 74416123; Kotak Mahindra Bank Limited, Branch Kalina, Mumbai, IFSC Code: KKBK0000631
	Rs. 19,50,000/- (Rupees Nineteen Lakhs Fifty Thousand Only)
Reserve Price	Rs. 1,95,00,000/- (Rupees One Crore Ninety-Five Lakhs Only)
Bid Increment	Rs. 1,00,000/- (Rupees One Lakh Only) & in such multiples
Date of E- Auction	14.05.2024 (Tuesday) between 11.00 a.m. to 12.00 noon
Mode of E- Auction	Online – e auction
Description of the Secured	Unit No. 601, 6th Floor, Krimson Park, AITHC C.T.S. No. 45, 45/4 to 40 - 53/711
Asset being auctioned.	Unit No. 601, 6 th Floor, Krimson Park, AITUC, C.T.S. No. 15, 15/1 to 12 of Village Mogara, Ambol Junction, S. V. Road, Andheri (West), Mumbai – 400 058 (Built up area – 1,562.93 sq, ft & Carpet area – 1,302 sq. ft) (along with stilt parking)

Terms and Conditions of E- Auction:

The auction sale is being conducted by the Authorised Officer under the provisions of SARFAESI Act with the aid and through e-auction mode. Auction/Bidding shall be only through "Online Electronic Mode" through the website https://www.bankeauctions.com. M/s C1 India Private Limited is the service provider to arrange platform for e-auction.

- The E-auction is conducted as per the further <u>Terms and Conditions of the Bid document</u> and as per the procedure set out therein. Bidders may go through the website of Phoenix also at https://phoenixarc.co.in?p=4996 and website of the service provider, www.bankeauctions.com for bid documents, the details of the secured asset put up for e-auction / obtaining the bid form.
- 3. The bidders may participate in the e-auction quoting/bidding from their own offices/place of their choice. Internet connectivity shall have to be arranged by each bidder himself/itself. The Authorised Officer/Phoenix/service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc.
- 4. For details, help, procedure and online training on e-auction, prospective bidders may contact Mr. Bhavik Pandya of M/s C 1 India Private Limited, Contact Number: 91-124-4302020/2021/2022/2023/2024, 91-8866682937/07291981124/25/26, email id: support@bankeauctions.com / <a href="mailto:ma
- 5. The intending purchasers/bidders may go through the website of Phoenix, as mentioned above, for verifying the details of the secured asset put up for e-auction/obtaining bid form.
- 6. The e-auction will be conducted on the date and time mentioned herein above, when the secured asset mentioned above will be sold on "AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS" condition.
- 7. All the intending purchasers/bidders are required to register their name in the portal mentioned above as https://www.bankeauctions.com and get user ID and password free of cost to participate in the e-auction on the date and time aforesaid.
- 8. For participating in the e-auction, intending purchasers/bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the reserve price of the secured asset along with copies of the mentioned documents on or before or before 13.05.2024 (Monday) before 4.30 p.m.

FOR INDIVIDUALS	DOCUMENTS
PROOF OF IDENTITY (one copy of any one of the following)	PAN Card / Passport / Driving License / Aadhaar Card / Voter's Identity Card / Job Card issued by NREGA duly signed by an officer of State Government / Letter issued by the National Population Register Certificate or permission from regulator for investment/remittance in India.
PROOF OF ADDRESS One copy of any one of the following containing addresses (if address not mentioned in identity proof)	Utility bill which is not more than two months old of any service provider (electricity, telephone, postpaid mobile phone, piped gas, water bill) / Aadhar Card / Property or Municipal Tax receipt / Pension or family pension payment orders (PPOs) issued to retired employees by Government Departments or Public Sector Undertakings, if they contain the address / Letter of allotment of accommodation from employer issued by State or Central Government departments, statutory or regulatory bodies, public sector undertakings, scheduled commercial banks, financial institutions and listed companies / Leave and License agreements with such employers allotting official accommodation.
FOR COMPANY / PARTNERSHIP FIRM	<u>DOCUMENTS</u>
PROOF OF IDENTITY	PAN Card / Registered Partnership Deed
	Certificate of Incorporation / GST Certificate / Utility bill which is not more than two months old of any service provider (electricity, telephone, postpaid mobile phone, piped gas, water bill)
AUTHORISATION LETTER FOR PARTICPITAION	A resolution from the Board of Directors / Authority Letter / Power of Attorney granted to transact on behalf of Company / Partnership Fim

- 9. The successful purchaser/bidder shall deposit the 25% (inclusive of EMD) of his/her/its offer by way of RTGS/NEFT to the account respectively mentioned herein above on the date of e-auction mentioned above or not later than the next working day before the closure of banking hours, which deposit will have to be confirmed by Phoenix, failing which the sale will be deemed to have been failed and the EMD of the said successful bidder shall be forfeited.
- 10. The EMD of all other bidders who did not succeed in the e-auction will be refunded by Phoenix within 72 hours of working days from the closure of the e-auction. The EMD will not carry any interest.
- 11. The balance amount of purchase consideration shall be payable by the successful purchaser/bidder on or before the fifteenth 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.
- 12. For inspection of secured asset/property or more information, the prospective bidders may contact Amit Masekar/Ajit Kewin/Aditi Afzalpurkar, at abovementioned address or at amit.masekar@phoenixarc.co.in / ajit.kewin@phoenixarc.co.in / aditi.afzalpurkar@phoenixarc.co.in (email) or on 09769497286 / 09619866780 / 8655989249 (Mob).
- 13. At any stage of the e-auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-pone the e-auction as mentioned above, without assigning any reason thereof and without any prior notice.
- 14. 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 secured asset/property conveyed/delivered in his/her/its favour as per the applicable law.

- 15. The payment of all statutory/non-statutory dues, taxes, rates, assessments, charges, fees, society dues etc. owing/payable to any authority/board/society etc during anytime, shall be the sole responsibility of the successful bidder only.
- 16. The successful purchaser/bidder shall be solely responsible for any cost / expenses / fees / charges / transfer premium etc. payable to Municipal Corporation or any other authorities or board etc towards the transfer of the rights in its / his / her favour.
- 17. It shall be the sole responsibility of the intending purchasers/bidders to make their own independent enquiries, inspect, verify and satisfy themselves about the secured asset encumbrances, title of property put on e-auction and claims/rights/dues affecting the secured asset, including the statutory dues and specifications before submitting the bid.
- 18. The particulars specified in the e-auction notice published in the newspapers have been stated to the best of the information of the undersigned, however the undersigned shall not be responsible / liable for any error, misstatement or omission.
- 19. The prospective/intending bidder shall furnish an undertaking that he/she is not dis-qualified as per provisions of Sec.29 (A) of Insolvency and Bankruptcy Code,2016 and failure to furnish such undertaking along with the KYC documents, shall automatically disqualify or he/she bid will be rejected.
- 20. In the event, the e-auction as scheduled for the secured asset hereinabove fails for any reason whatsoever, Phoenix has the right to sell the secured asset by any methods under the provisions of Rule 8(5) of the Security Interest (Enforcement) Rules, 2002 and SARFAESI Act, 2002.
- 21. The borrower/guarantors/owners/mortgagors, 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.

Place

: Mumbai

Date: 25.04.2024

Sd/-

Authorised Officer

Phoenix ARC Private Limited, Phoenix Trust FY 14-13 Scheme A

केनरा बैक Canara Bank 🕢

CHIERY Syndicate

DEMAND NOTICE

Mohd, Abubakar Qadri (Borrower) Silo, Abdulla Qadri, Rio, Bulding N. 58, Abdul Sattar Bulding, 2nd Floor, Room No. 23, Bhisti Zakaria Masil Street, Mumbal, Maharashra - 40009, Also, at Flat admeasuring 337.98 sq. 1t. carpet area on 3rd Floor in 'A' Wing of the known as "Viviana Block 5" shuated at Village Dhamola, Taluka Karja Raigad, Mamashtra - 410206.

No.		Nature of Loan/Limit		Liability as on 14.04.2024	Rate of Interest
1.	160000565863	Housing Finance	Rs. 22,00,000/-	Rs. 21,72,252/-	9.90 %+2% penal int.

bow exilications with callings are duly secured by way of morages of the assets on several callings are duly secured by way of morages of the assets on several callings are duly secured by way of morages of the asset of the several callings are several callings

metalloride in the schedule in any manner whatstorewer, without our prior consent. This is without prejudice to any other rights swithed to us uncer the subject Act andors and Your alteriation is levited to provide one of sub-section (I) of Section 13 of the SAFFAES Act, in respect of time available, in ordered the secured assets. The demand notice had also been issued to you by Registered Post Ack due to you sist rivorus address available in the Branch record: SCHEDULE.

The specific details of the assets in Mindegard Hypothocated are enumerated hereurous.

hereunder:

Particulars of Mortgaged Asset

All that Part and Parcel of Propenty Bearing Details. Residential Filal Bearing Filal

No. 303, Admessuring 337.998 Sq. F. Lorgard Area On Srd Foon in M. Wing of Hos Bullding Krown as "Vehana Block S" Constructed On Land Bearing Survey No 2745, 5744, 5745, 3745, 3745 May Survey And Williago Dhamohs, Jaiske Kagali, Discher Follows-North-Open Land, South-Open Land, East-Road, West-Open Land,

nelco

Regd.Office: EL-6, TTC Industrial Area, MIDC, Electronic Zone, Mahape, Navi Mumbai - 400 710. Tel: +91 22 67918728, 67399100 | Fax No.: +91 22 67918787

Extract of Consolidat sults for the quarter and year ended March 31, 2024

Sr. No.	Particulars	3 Months ended 31-Mar-2024	Preceding 3 Months ended 31-Dec-23	Corresponding 3 Months ended 31-Mar-23	Year ended 31-Mar-24	Previous Year ended 31-Mar-23
Н		Audited	Unaudited	Audited	Audited	Audited
11	Total income	8,234	8,408	8,283	32,266	31,590
Ш	Profit before share of profit from assoicate and tax	806	940	765	3,304	2,782
	Profit before tax	821	969	765	3.351	2,782
5	Profit for the period/year Total comprehensive income for the period [Comprising profit for the period (after tax) and	610	615	566	2,367	1,985
	other comprehensive income (after tax)]	622	635	573	2,359	1,961
7	Equity Share Capital Other Equity	2,282	2,282	2,282	2,282 10,076	2,282 8,173
8	Earning Per Share (of Rs 10/- each) -(Basic and Diluted)	2.67	2.69	2.48	10.37	8.70

NELCO LIMITED

1 Based on evaluation of key financial parameters, the Company be

2	Particulars	3 Months ended 31-Mar-24	Preceding 3 Months ended 31-Dec-23	Corresponding 3 Months ended 31-Mar-23	Year ended 31-Mar-24	(Rs. In Lakhs Previous Year ended 31-Mar-23
		Audited	Unaudited	Audited	Audited	Audited
	Income from operations Profit before tax Profit after tax Total comprehensive income	5,521 558 418 425	5,797 886 549 559	5,628 1,074 771 777	22,268 3,024 2,127 2,117	19,704 2,935 2,088 2,069

re me trancrai year ended March 31, 2024, the Board of Directors have recommended a final dividend of Re. 2.20 (22%) per equit share. The pyment's subject to approve of the shareholders a transing Annual General Medies of the Company. The above is an extract of the detailed format of the Audited Consolidated and Audited Standalone Financial Results for the quarter and year ended March 31, 2024 filled with the Stock Exchanges under Regulations 10 of the SEII (Luling Obligations and Discoura-ter of the Stock Stock

For Nelco Limited P. J. Nath Managing Director & CEO DIN :- 05118177

Business Standard CAMPUS TALK



CHETANA'S 7TH INTERNATIONAL RESEARCH CONFERENCE 2024

CHE IANA'S 7TH INTERNATIONAL RESEARCH CONFERENCE 2024
Chetana's Institute of Management & The conference received research papers
Research (CIMR) hosted the 7th
International Research Conference on and industry from Bangladesh, Botswana,
"Navigating the Future: The Triple Bottom
India, Indonesia, Japan, Jordan, Sri Lanka,
India, Indonesia, Japan, Jordan, Sri Lanka,
Uganda, the United Kingdom, and the United
2024. The conference was organised in
collaboration with the OA Group, Universitats
Negeri Maksasr, Indonesia, University of
Roehampton London, University of Sri
Jayewardenepura Sri Lanka, and
World
Trade Center Mumbal.

The conference houselt tentities indused
CIMR, Dr Nandita Mishra, Director, CIMR, Dr

The conference brought together industry experts, academicians, government organisations, and policymakers on a common platform to deliberate and come up with pragmatic solutions for long-term sustainability.

sustainability.

Dr Vijay Kalantri, Chairman, WTC Mumbai, and Dr Mukund Rajan, Chairperson, ECube investment Advisors, were the Chief Cuests. Mr Abhijt Ghorpade, Director, the State Climate Action Cell, and Dr Srinath Sridharan, Policy Researcher & Corporate Advisor, were keynote speakers. Ms Jyoti Minapsekar, President, of Stree Mukül Sanghatana, delivered a special address.

Sanghatana, delivered a special address.

A Capacity Building workshop titled
"Capabilliles, Capacities, and Connect: The
Triple Bottom Line" was organised in
association with the World Trade Centre
Mumbai. The Panel Discussion, "Building a
Sustainable Ecosystem," leatured eminent
diverse speakers from the Indian corporate
world. The Online Panel Discussion
comprised international speakers from
Singapore, Australia, and the USA
discussing "Global Trends in Building a
Sustainable Ecosystem."

The core organising committee comprised Dr Madhumita Patil, CEO of CRIKIMR & CIMR, Dr Mandita Mishra, Director, CIMR, Dr Mahash Luthia, Professor, HR and Conference Convenor, along with Co-Convenors Dr Manjula Shastri, Associate Prof, CIMR, and Dr Indira Singh, Asst Prof, CIMR.

The Conference facilitates sustainability perspectives, knowledge exchange. facilitated

Campus Reporter- Aditi Patil



OM YASHODHAN CO-OPERATIVE HOUSING SOCIETY LTD.

Regn No. BOM/WT/HSG/TC/8700/2000-2001/DF2000, Dt. 18/12/2000 1st Floor, G. K. Gokhale Road, Mulund (East), Mumbai-400 081. DEEMED CONVEYANCE PUBLIC NOTICE

DEEMED CONVEYANCE PUBLIC NOTICE

(Application No. 34/2024)

Notice is hereby given that the above Society has applied to this office under Section

1. otice is hereby given that the above Society has applied to this office under Section

1. otice is hereby given that the above Society has applied to this office under Section

1. other section of Maharathia Act, 1963 for declaration of Unilateral Deemed Conveyance

of the following properties. The next hearing in this matter has been keep theore on 3004/2024 at 3:00 pm at the office of this authority.

1. other section of the section o

Survey No. H	lione No			
	ussa No.	Plot No.	C.T.S. No.	Claimed Area
-	139	-	677, 677/1 & 677/2 Village Mulund, Mumbai-81	582.10 Sq. Mtrs.

Ref. No. NUMUD DR(2)/Nullcle/850/2024
Ref. No. NUMUD DR(2)/Nullcle/850/2024
Reses: Coloring in Braine
Competent Authority & District Dy. Registrar,
Competent Authority & District Dy. Registrar,
Room No. 201, Konkan Bhavan,
C.B.D. Belippir, Kavi Mumbai=Jobs 4(££.)
C.B.D. Belippir, Kavi Mumbai=Jobs 4(££.)
Dy. Registrar Co.op. Societies (2).
Emall : ddf/2coopmumbai@gmail.com

Public Notice in Form XIII of MOFA (Rule 11(9) (e))

Public Notice in Form XIII of MOFA (Kuie 11(y) (e))
District Deputy Registrar, Co-operative Societies, Mumbai City (4)
Bhandari Co-op.Bank building, 2" floor, P.L. kale Gunji Mang, Dadar (West), Mumbai-40033.
No.DDR-MAum/Deemed Conveyance/Notice/1048/2024 Date:2304/2024
Application wif_I of Maharashtra Ownership Flats (Regulation of the Promotion of construction, Sale, Management and Transfer) Act, 1963
Public Nortice

Public Nortice
Application No. 81 of 2024
N. G. Suncity Phase II Co-operative Housing Society United, Village Poisar, Survey No.

N. G. Suneity Phase II Co-operative Business Society Limited, Village Poisar, Survey No. 41472A. (Part), CTS No.83 + (Part), Start Society Limited, Village Poisar, Survey No. 41472A. (Part), CTS No.83 + (Part), Start Society K. Kuivali (East), Mumbai-40010 Applicant, Versus, I. M. & RNA Bulleter, (VG.), St. Balletter, (VG.), Applicant, Versus, I. M. & RNA Bulleter, (VG.), St. Balletter, Start Shalth Kelandar, S. Shri Mohammed Hussain Merchand, Opponent No. 2 and 3 having last known address at CTS No.824 (Part), 874 B (Part), 874 C (Part), 874 D (Part), Village-Poisar, Near Kandivali, Talkuka-Borivali, Mumbai-4010 10 (Doponents 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 says shalt be presumed that nobody has any objection in this regard and further action will be taken accordingly.

Description of the Prometry:

Description of the Property :-

Description of the Property:

Claimed Area

Unilateral Conveyance of land and building admeasuring about 13163.50 square meters on land hearing CTS No.8744/CS, Survey No.41/42-A, (Part) sinute lying and being at Village Poisar, Taluka Borivali, Mumbai District and in the Registration Sub District of Mumbai Cityut, Kandridul (E), Mumbai 4001 loil inflower of the Applicant Society.

The hearing in the above case has been fixed on 13/05/2024 at 2.00 p.m.



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

Public Notice in Form XIII of MOFA (Rule 11(9) (e))
District Deputy Registrar, Co-operative Societies, Mumbai City (3)
Competent Authority
under section 5A of the Maharashita Ownership Flats Act, 1963
MHADA Building, Ground Floor, Room No. 69, Bandra (E), Mumbai-40051
No.DDR-3/Mum/Jeemed conveyance/Noticer/1302/2024 Date: 23/04/2024
Application us 11 of Maharashita Ownership Flats (Regulation of the Promotion of Construction, 58th, 2014

Application No. 55 of 2024

Sheth Villumbarrath Avarance Shewalawa 14 "A City of Authority Construction, 58th, 2014

Sheth Villumbarrath Avarance Shewalawa 14 "A City of Authority Construction, 58th, 2014

Sheth Villumbarrath Avarance Shewalawa 14 "A City of Authority Construction Shewalawa 14" (City of Maharaship Construction)

Application No. 59 of 2024

Sheth Vishambarnath Agarwal Shyamkami Ja* (Tella Lift, Having address at 27, Tejpal Read, Vile Parte (East), Mumbai-100057. Applicant Versus. (1) MSr. C. R. Development Fv. Ltd., Acompany incorporated under Companies Act of 1976s, Anivago Girce at 27, 27japa Read, Vile Parte (East), Mumbai-100057 (2) Padamehand Agarwal, Being the Assignee, having last nown address at CS No. F. P21, P27, P27, Ar F2 Ar 40 (ACT SN Act), of Village TFS Vile Partel. Talkad, Andhert, Fipal Road, Vile Parte (East), Mumbai-100057 (3) MSr. Inflat Finance & Countraction Countraction (Countraction Countraction Countractio

Unilateral Deemed conveyance' assignment of lease of land admeasuring 3439.31 sq. nurs. out of 1743-46 sq. mus. (i.e. proportionate rights in balanced plot area) from land bearing CTS Survey Office Vite Pate lan Munhal Subushana District and 19-74 so fi proportionate rights in Survey Office Vite Pate lan Munhal Subushana District and 19-74 so of proportionate rights in STS Advantage of road as those (area admeasuring 310.66 sq. mrs. out of 1573.50 sq. mrs. as per plan, in howour of spillottan bociety.

The hearing is fixed on Dt. 02087024 at 03:00 p.m.



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

NO. 1 3501768000360



LOUISWADI (3501) BRANCH CANARA BANK, SHOP NO 12, SUN MAGNETICA, NEAR LIC BUILDING, SERVICE ROAD, LOUISWADI W, THANE,400604

REF:CANARA/LOUISWADI 3501/SARFAESI/2024/1

To,
SATSUREKHA BABAN CHAUDHARI
MSHAREKRISHNA COMPUTER INSTITUTE
SHOPNCH 3 GOLOMPARY LIMED NAGAR, WAGLE ESTATE, LOUISWADI, THANE 400804
SURPONCH 3 GOLOMPARY LIMED NAGAR, WAGLE ESTATE, LOUISWADI, THANE 400804
SURPONCHA BABAN CHAUDHARI
478 JASHGKA APARTIMENT, HIGHWAY SERVICE ROAD, NEAR RIDDHI SIDDHI CHS LOUISWADI, THAI

0.00604 Subject: Notice under section (13(2) of the securitisation and reconstruction of Inancial assets and enforcement of security interest act, 2002 (Sarfaes) act, 2002 KEAD WITH SECURITY INTEREST (ENFORCEMENT) RULES, 2002 AS AMENDED FROM TIME TO TIME.

Sir, The undersigned being the authorized Officer of Canara bank, LOUISWADI(3501)BRANCH branch (hereina referred to as "the secured creditor"), appointed under the Secunitization and Reconstruction of Financial Ass and Enforcement of Security interest Act, 2002, (hereinafter referred as the "Act") do hereby issue this notic

out studied:

Statistication and sealing the properties of the pro

Initial CR. s. \$,80,0001- (Rupeas Fifty Five Lakts Elighty thousand Only) for 350176000380 with interest hereon.

You (The Person mentioned in Schedule B) are also entered in to agreements against the secured assets which are detailed in Schedule B) results and ediabled in Schedule B) are also entered in to agreements against the secured assets which are detailed in Schedule B) results are secured assets shows that the liabilities of the borower for the Schedule CR (SCHER) (Fig. 2012), the operation and conduct of the said financial assistanced credit facilities have become irregular, in brook of account installanced by the secured assets shows that the liability of the borrower for the secured creditor as on date amounts to Rs. 5,770,745.7 (IMPEES FIFTY SEVEN LAKHS SCHENNI THOUSAND SEIDER HUNDRED PORTY NINE FIFTY SEVEN PLASS ADMITY, the details of which legister with the facilities of the sold secure of the secure of creditor and conduct of the above said generated in dealing the details of the sold secure of the secure o

rasl registration date-08.03.2020

The season law role of the chart if you fail to repay to the secured creditor the afloresaid sum of Ra. 57,70,749.57

UPEES FIFTY SEVEN LAWHS SEVENTY THOUSAND SEVEN HUNDRED FORTY NINE FIFTY SEVEN

SEVENTY SEVEN LAWHS SEVENTY THOUSAND SEVEN HUNDRED FORTY NINE FIFTY SEVEN

SEVENTY SEV

The security developed in the security assets of the following measures to recover his secured debt, namely;

a Take Person of the security assets of the Borower/Guarantin indusing the right to transfer by way of lates, assignment or safe for nealizing the secured asset;

b) Take over the management of the business of the borrower including the right to transfer by way of lease, assignment or safe breaking the security of security of the se

ne dear; ther applicable provisions of the said Act. on is invited to provisions of sub section (8) of Section 13, in respect of time available, to redeem th

secured assets.

You are also plot on notice that in term of Section, 13(3) the borrow (Gurantor shall not transfer by your yot all tasse or otherwise the said secured assets detailed in Schedule B herrunder without obtaining written consent the secured credit. In It share the bugst yot secure as sets of the secured credit in its further brought beyon rote to that any contravention of this statistic yinjunction transfer as provided under the said act, is an offence and if for any reason, the secured assets are sold or lessed out in the ordinary course of burstens; the said processor in roome realized shall be deposited with the secured credit. In this regard you shall have for moder proper accounts of such realization forcome.

If this regard you shall have for moder proper accounts of such realization forcome with the secured credit in the sold and the secured credit in the secured credit

SERIAL NO.	LOAN A/C. NUMBER	NATURE OF LOAN/LIMIT	DA	TE OF	AMOUNT
1	3501768000360	MSME	-	3.2020	Rs,55,80,000
		SCHEDULE B [DETAILS OF SECURITY ASS	ETS]		
SL NO.			NAME OF	THE TITLE HOLDER	
		IMMOVABLE			
	NAGAR,LOUIS WADI,TI	FLOOR ,SOLANKI PARK HANE-400604,MEASURING 205 116,SNO.247,H.NO.1(P)C.T.S.NO	SO FT		SUREKHA BABAN CHAUDHARI
	(DET)	SCHEDULE C AILS OF LIABILITY AS ON DATE	:06.04.2	0241	

MSME

Phoenix ARC Private Limited 3rd Floor, Wallace Towers (earlier known as Sha building), 139,640/87. Crossing of Shan and Western Eugers Highway, Wile Park Est, Mumbals, Maharsakhra —400057. 161 022-640/9256, Fax: 022-67/1231 Crit: U67190/M12007PC168303; Email: Inte@phoeniarc.co.fair Westerle wowsphere/micro.co.fair kttps://phoeniarc.co.fair.

ONLINE E- AUCTION SALE OF ASSET

Is hereby given to the public in general and to the borrower and guarantors in particular, that the under mentioned property mortageage it.

XRAP CPWATE LIBERT description of the public of the publi

etc. as detailed below in term website https://www.bankea	ns of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002) through suctions.com.
Name of Borrower	IVF Craaft India Private Limited
Name of the Personal Guarantors/Corporate Guarantors/Mortgagors	1. Dr. Salish Sharma, 2. Dr. Rajvi Sharma 3. Asha Ravindra Chand, 4. Ravindra Rupnarian Chand 5. Rupnarian Chand (deceased)
Amount due	Rs.12,54,66,872.41F (Rupees Twelve Crores Fifty-Four Lakhs Sixty-Six Thousand Eight Hundred Seventy-Two and Palse Forty-One Only) as on 30.09,2012 with future interest at contractual rate longether with incidental expenses, costs, charges etc as per the Demand Notice dated 08,10,2012 issued under section 13(2) of the SARFAESI Act, 2002
Possession taken under SARFAESI Act, 2002	Physical Possession of the secured asset - Unit no. 601 taken by the Authorised Officer of Phoenix on 11.05.2023.
Date of Inspection	03.05.2024 (Friday) between 11. 00 A.M. to 1 P.M.
Date of submission of Bid (E- Auction)	13,05,2024 (Monday) before 4,30 P,M.
Earnest Money Deposit	EMD Amount to be deposited by way of RTGS favouring "PHOENIX TRUST FY14-13" Scheme A, Current Account: 611441728; CRN No. 74416123; Kotak Mahindra Bank Limited, Branch: Kalina, Mumbal, IFSC Code: KKBK0000831

Rs. 19,50,000/- (Rupees Nineteen Lakhs Fifty Thousand Rs. 1,95,00,000/- (Rupees One Crore Ninety-Five Lakhs Rs. 1,00,000/- (Rupees One Lakh Only) & in such multip 14,05.2024 (Tiusday) between 11.00 a.m. to 12.00 noon Online a e surtice Reserve Price
Bid Increment
Date of E- Auction
Mode of E- Auction
Description of the
Secured Asset being nnine – a sucusion Inil No. 601, 6th Floor, Krimson Park, AlTUC, C.T.S. No. 15, 15/1 to 12 of Village Mogara, Ambo unction, S. V. Road, Andheri (West), Mumbai – 400 058 (Built up area – 1,562,93 sq. ft & Carpe rea – 1,302 sq. ft) (along with stilt parking)

particular to Assist Leeling
Jackson 1, 25 V. Potto, Antonem (Weet), Munticular – 3 UI USC (1901) tip area – 1,502,35 Sp. ft. 8. Carpel
Jackson 1, 25 V. Potto, Antonem (Weet), Munticular – 3 UI USC (1901) tip area – 1,502,35 Sp. ft. 8. Carpel
Jackson 1, 25 V. Potto, Antonem (Weet), Munticular – 3 UI USC (1901) tip area – 1,502,35 Sp. ft. 8. Carpel
Jackson 1, 25 V. Potto, Antonem (Weet), Munticular – 3 UI USC (1901) tip area
Jackson 1, 25 V. Potto, Antonem (Weet), Munticular
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Imaharsahtra@ctlindis.com.

The interring purchases bidder may go through the website of Phosini, as americand about, for weighting the details of the source asset job or exaction/belong bid from.

The interring purchases bidder may go through the website of Phosini, as americand about, for weighting the details of the source asset job or exaction belongs bid from.

The interring purchases bidder are registed of earlier newlined benefit include, which he sound seat mentioned above will be sold on "/

S WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS* condition.

At the interring purchases bidders are registed to register the insure in the potal mentioned above as https://www.bankesuctions.com and care ID and password free of cost to participate in the e-suction on the date and time afforcast.

The practicipating in the e-suction, interding purchases bidders are written be solarity the details of payment of returnable Earnest Money logger of 10% of the mentioned documents on or before or before 10.42,0224 (Mendster)

FOR IMPROVEMENT S.

FOR INDIVIDUALS	DOCUMENTS
PROOF OF IDENTITY (one copy of any one of the following)	PAN Card / Passport / Driving License / Aadhaar Card / Voter's Identity Card / Job Card Issued by NREGA duly signed by an officer of State Government / Letter issued by the National Population Register Certificate or permission from regulator for investment/territations in India.
PROOF OF ADDRESS One copy of any one of the following containing addresses (if address not mentioned in identity proof)	Utility Pill shich is not more has two morehs old of any service provider (electricity), interphone, preside mobile phone, people as user trail? In Interface Card (Preparty Avantice) Tax receipt a verside project on the president presid
FOR COMPANY / PARTNERSHIP FIRM	DOCUMENTS
PROOF OF IDENTITY	PAN Card / Registered Partnership Deed
PROOF OF ADDRESS	Certificate of Incorporation / GST Certificate / Utility bill which is not more than two months old of any service provider (electricity, telephone, postpaid mobile phone, piped gas, water bill)
AUTHORISATION LETTER FOR	A resolution from the Board of Directors / Authority Letter / Power of Attorney granted to transact on

ANTHORISATION LETTER FOR ANTIONTATION of the Company / Performing Form Antiontation to the beautiful Original Alkaholy, other of Peace of Alternoy granted to treased on Anthorison of the Design of Company / Performing Form Antiontation to the beautiful Company / Performing Form Antiontation of the Design of Company / Performing Form Antiontation of the Design of Company / Performing Form Antiontation of the Design of Company / Performing Form Antiontation of the Design of Company / Performing Form Antiontation of the Design of Company / Performing Form Antiontation of the American Antiontation of the Design of Company / Performing Form Antiontation of Company / Performing Form Antiontation of the American Antiontation of the Americ

Sd/- Authorised Offic noenix ARC Private Limite ix Trust FY 14-13 Scheme

थकीत वीज बिल वसुलीसाठी हवे स्वतंत्र पथक

🛮 वीज कर्मचारी संघटनांची मागणी 📱 महिला कर्मचाऱ्याच्या हत्येने खळबळ

॥ मुंबईः ५७० रुपयांच्या थकीत वीज बिलाच्या वसुलीसाठी गेलेल्या महावितरणच्या महिला कर्मचाऱ्याला माथेफिरू तरुणाने कोयत्याने वार करून निर्घृण हत्या केल्याची घटना घडल्याने महावितरणच्या कर्मचाऱ्यांमध्ये खळबळ माजली आहे. या प्रकरणाची गंभीर दखल घेत महात्रितरणने कर्मचाऱ्यांवर वसुलीची जबाबदारी न टाकता वसलीसाठी स्वतंत्र पथक नेमावे अशी मागणी महाराष्ट्र स्टेट इलेक्टिसिटी वर्कर्स असोसिएशनचे सरचिटणीस कृष्णा भोयर यांनी केली आहे. फेडरेशनच्या माध्यमातून २४ तासांत याबाबतचे पत्र महावितरणला देण्यात येणार असल्याचे त्यांनी 'दै. पुण्यनगरी'शी

बोलताना स्पष्ट केले. थकीत वीज बिलाच्या

वसलीसाठी एकट्या महिला कर्मचाऱ्यास किंवा कोणत्याही कर्मचाऱ्याला पाठविणे आणि वसुली कर्मचाऱ्यांना पोलिसांचे संरक्षण न देणे महागात पडले आहे कर्मचारी संघटनेच्या माध्यमातून यापूर्वीही थकबाकी वसुलीसाठी स्वतंत्र पथक नेमण्याची मागणी करण्यात आली होती. या पथकामध्ये पोलीस संरक्षण देणे बंधनकारक केल्याने थकबाकी वसुली वेगाने होण्याची शक्यता आहे. सध्या महावितरण कर्मचाऱ्यांवर दैनंदिन कामांसह, ग्राहक तक्रारी आणि थकीत वीज बिल वसुलीच्या कामांचा अतिरिक्त ताण आहे हा ताण कमी करण्यासाठी स्वतंत्र

कर्मचाऱ्यांच्या कुटुंबीयांना वाऱ्यावर सोडणार नाही : महावितरण

बारामतीत माथेफिरूने महावितरणच्या महिला कर्मचाऱ्यावर हल्ला करून तिची हत्या केल्याची घटना अत्यंत खेदजनक असून, आमच्या कर्मचाऱ्यांच्या कुटुंबीयांना वाऱ्यावर सोडणार नसल्याचे महावितरणकडून सांगण्यात आले आहे. आमचे कर्मचारी अत्यंत आव्हानात्मक स्थितीत

वीज बिलाच्या थकीत रकमेच्या वसलीसाठी प्रयत्न करतात सेवेत असताना कर्मचाऱ्यांवर हल्ले झाल्यास किंवा कर्मचारी मयत झाल्यास त्यांच्या वारसांना सेवेत सामावन घेण्याची तसेच विमा नियमानुसार आर्थिक तरतूद असल्याने कुटुंबीयांना सर्वतोपरी मदत करण्यात येणार असल्याचे महावितरणने स्पष्ट केले आहे.

पथक नेमणे आवश्यक आहे. महिला कर्मचाऱ्याची हत्येची घटना वीज कर्मचारी वसुलीला जातात तेव्हा त्यांच्यावर मारहाण होते. क्वचितच होते, या घटनेची दखल महावितरणने घ्यावी. अशी मागणी हल्ले होतात, मात्र बारामतीत भोयर यांनी केली आहे.

प्रचारतोफा थंडावल्या

(पान १ वरून) वंचितकडून प्रकाश दसऱ्या टप्प्यात पंतप्रधान . आंबेडकर यांची प्रतिष्ठा पणाल लागली आहे. अमरावती लोकसभा मतदारसंघात चौरंगी लढत होत आहे. भाजपकडून नवनीत राणा, काँग्रेसचे बळवंत वानखेडे, बच्चू कडू यांच्या प्रहार संघटनेचे दिनेश बब आणि वॅचितच्या पतिंब्यावर र्पेष्टलकन सेनेचे आनंदराज आंबेडकर यांच्यात चौरंगी लढत होत आहे. वर्ध्यात भाजपचे विद्यमान खासदार रामदास तडस आणि राष्ट्रवादी शरद पवार पक्षाचे अम काळे यांच्यात थेट लढत होत आहे यवतमाळ वाशिममध्ये शिवसेना ठाकरे गटाचे संजय देशमुख आणि शिवसेना शिंदे गटाच्या जयश्री पाटील यांच्यात थेट लढत होत आहे. हिंगोलीतही बाबराव कोहळीकर आणि नागेश आष्टीकर या दोन शिवसैनिकांत थेट लढत होत आहे. नांदेडमध्ये भाजपचे खासदार प्रताप पाटील चिखलीकर आणि काँग्रेसचे वसंतराव चव्हाण यांच्यात थेट ल्ढत होत आहे. परभणीत

नरेंद्र मोदी यांनी परभणी. वर्घा नांदेड आणि हिंगोलीतील महायतीच्या उमेदवारासाती जाहीर प्रचारसभा घेतल्या, तर अमरावती नांदेडमध्ये केंद्रीय गृहमंत्री अमित शाह यांनी सभा र्घेतल्या . अकोल्यात भाजपाध्यक्ष जे. पी. नड्डा यांनी अनुप धोत्रेंसाठी प्रचारसभा घेतली. काँग्रेंस नेते राहुल गांधी यांनी अमरावतीतील आघाडीचे उमेदवार बळवंत वानखेडे यांच्यासाठी बुधवारी जाहीर सभा घेतली . यासोबतच मुख्यमंत्री एकनाथ शिंदे, शिवसेना (ताकरे) पक्षप्रमुख उद्धव ठाकरे, शरद पवार, देवेंद्र फंडणवीस अजित प्रवार नितीन गडकरी, संजय राऊत यांनीही दसऱ्या टप्प्यातील बहतेक सर्व मतदारसंघात जाहीर सभ घेत आपापल्या उमेदवारांसाठी प्रचारसभा घेतल्या

शिवसेना ठाकरे गटाचे खासदार संजय ऊर्फ बंडू जाधव यांच्यात थेट लढत होत आहे.

देशात मातब्बरांची प्रतिष्ठा पणाला

रासपचे महादेव जानकर आणि

(पान १ वरून) ग्रामीण) आणि कर्नाटकचे माजी मुख्यमंत्री एच. डी. देवेगौडा (मांड्या) आदी दिग्गज उमेदवार मैदानात उतरले आहेत. या टप्प्यात पंतप्रधान नरेंद्र मोदी, केंद्रीय गृहमंत्री अमित शाह, काँग्रेस अध्यक्ष मिल्लिकार्जुन खरगे व प्रियंका गांधी तथा राहुल गांधी यांनी जोरदार प्रचार केला. अनेक ठिकाणी रोडशो घेण्यात आले. दुसऱ्या टप्यात महाराष्ट्रातील आठ जागांसाठी १ कोटी ४९ लाख २५ हजार ९१२ पात्र मतदार आहेत. ते २०४ उमेदवारांच्या भाग्याचा फैसला इंव्हीएममध्ये कैद करणार आहेत.

Phoenix ARC

एपीएमसी शौचालय घोटाळा: माजी संचालकास अटक

(पान ९ वरून) सहभागी असल्रेन्या 🕨 वाशी येथील कृषी उत्पन्न सुरेश मारु, मनेश पाटील व सिद्राम 📗 बाजार समिती आवारातील कटकधोंड या तिघांना अटक केली होती. त्यानंतर गुन्हे शाखेने बुधवारी दुपारी एपीएमसीचे माजी संचालक संज्य पानसरे यांना अटक केली. पानसरे व इतर संचालकांनी भाजीपाला मार्केटमधील निर्मल औद्योगिक संस्थेचे ६१ हजार रुपये मासिक भाडे असताना, ते आठ हजार रुपये इतके कमी करण्याचा प्रस्ताव मांडला होता. त्यास पानसरे यांनी अनुमोदन दिले होते. त्यामुळे एपीएमसी मार्केटमधील प्रसाधनगृह वाटप प्रक्रियमध्ये आर्थिक लाभ मिळाल्याचा, तसेच पानसरे व प्रसाधनगृह चालविणाऱ्या निमर्ला औद्योगिक संस्था यांच्यामध्ये आर्थिक हितसंबंध असल्याचा ठपका त्यांच्यावर ठेवण्यात आला आहे. पानसरे यांचा इतर प्रसाधनगृह चालकांशी देखील हितसंबध असल्याचा संशय आहे.

सार्वजनिक शौचालय घोटाळा प्रकरणात गुन्हे शाखेने राष्ट्रवादीचे माजी आमदार शशिकांत शिंदे (बाजार समिती सदस्य), रवींद्र पाटील (सेवानिवृत्त तत्कालीन उपसचिव) सीताराम कावरखे (सेवानिवृत्त तत्कालीन उपसचिव), जी . एम . वाकडे (सेवानिवृत्त जा. ५म. वाक ६ (सवानिवृत्त तत्कालीन उपसिव), विजय शिंगाडे (उपसिवव, एपीएमसी), सुदर्शन पांडुरंग भोजनकर (उप अभियंता, एपीएमसी), राजेंद्र झुंजारराव (किनष्ठ अभियंता, एपीएमसी), विलास पवार (कार्यालयीन अधीक्षक) या आत जणांविरोधात गुन्हा दाखल केला आहे . यापैकी आरोपी शशिकांत शिंदे यांना उच्च न्यायालयाने अटकपूर्व अंतरिम जामीन मंजर केला आहे. मात्र उर्वरित सात आरोपीचा अटकपूर्व जामीन अर्ज फेटाळला .

पहिली ते आठवीच्या पाठ्यपुस्तकांचे यंदा शेवटचे वर्ष

(पान १ वरून) व विना अनुदानित शाळांमधील इयत्ता १ ते ८ वीच्या विद्यार्थ्यांसाठी गुजराती, कन्नड, तेलुगू, सिंधी, तमिळ बंगाली या माध्यमांसाठी तसेच सेमी इंग्रजीसाठी प्रचलित पाठ्यपस्तकांची एकण ४ भागांमध्ये विभागणी करून एकात्मिक . स्वरूपातील पाठ्यपुस्तके उपलब्ध

करून देण्यात येतील. या पाठ्यपुस्तकांमध्ये सरावासाठी आवश्यकतेनुसार वह्यांची पृष्ठे समाविष्ट करण्यात आलेली आहेत. त्यामळे शैक्षणिक वर्ष २०२४-२०२५ साठी एकूण दहा माध्यम व सेमी इंग्रजी विषयांची

महावितरणच्या महिला कर्मचाऱ्याची हत्या -करून गंभीर जखमी केले. त्यांना होते. त्यामुळे वीज मीटर त्वरित

(पान १ वरून) घटना मोरगाव येथे बुधवारी सकाळी ११ वाजता घडली. अभिजीत पोटे (रा. मोरगाव) असे आरोपीचे नाव आहे. पोलिसांनी त्याच्यावर गुन्हा दाखल करून ताब्यात घेतले. या घटनेत रिंकू राम थिटे यांचा मृत्यू झाला. रिंकू थिटे या मोरगाव वीज उपकेंद्रात कार्यरत होत्या. अभिजीत पोटे याने त्यांच्यावर कोयत्याने वार

करून गमार जखमा कल. त्याना उपचारासाठी पुण्यातील सह्याद्री हॉस्पिटलमध्ये दाखल करण्यात आले. मात्र, उपचारादरम्यान त्यांचा

मृत्यू झालां. पोलिसांनी सांगितले की, आठ दिवसांपूर्वी पोटे याने वीज उपकेंद्रात तक्रार दाखल केली होती, त्याच्या घरातील वीज मीटरचे बिल जास्त येत

तपासण्यात यावा. याबाबत तकार दाखल केली होती. परंतु, तक्रारीची दखल घेण्यात आली नाही, असे पोटे याला वाटले. त्यामुळे त्याने चिडून महावितरणच्या कर्मचाऱ्यांनां बुधवारी सकाळी ११ च्या दरम्यान जाब विचारला. तात्रिक कर्मचारी महिला रिंकू राम

पोटे याने रागाने त्यांच्यावर ऊस तोडण्याच्या कोयत्याने मणमप वार केले. यात रिंकू थेटे गंभीर जखमी झाल्या. त्यांच्यवर पुणे येथील सह्याद्री रुग्णालयात उपचार सरू होते. मात्र. उपचारादरम्यान त्यांचा मृत्यू झाला. पुढील तपास सुपे पोलीस स्टेशनचे सहाय्यक पोलीस निरीक्षक नागनाथ पाटील

ओम यशोधन को-ऑपरेटिव्ह हौसिंग सोसायटी लि.

जीन यशाधन का-जीपराटिटह हासिंग सीसायटा लि.
नांदणी क.: बीजोएम, थ्वन्यूटी/एक्एकी/टीबी (४००/२०००-२००) मुत्र २०००, दिगांक-१८/१३/२०००
रवा मदता, जी. के. गोव्यते पिड, पूर्वुं (पूर्व), मुद्र्वं - ४००००१
मिककतीर्या मानीय अभिहस्तांतरणासंस्थी जाहीर सुमन
(अर्ज क्रमांक ३४/२०२४)
णातीन निक्रकतीच एकती मानिव अभिहस्तांतरण काने सिक्शेष्वाक उपरोक्त संस्केकद्व या कार्यात्वाकार को
नेक्ष्मन कारणायकारी अभिहस्तांतरण काने सिक्शेष्वाक उपरोक्त संस्केकद्व या कार्यात्वाकार को
नेक्ष्मन कारणायकारी अभिनिवास १९१३ वे कार्यात्वा होता कार्याः स्थानी युवेदि मुक्कालि सिक्ते - २०/०४/२०२४ स्त्रीत सुमी ३,०० वायता निश्चा केदो आर्थे.
प्रित्योची २०/०४/२०२४ स्त्रीत सुमी ३,०० वायता निश्चा केदो आर्थे.
प्रित्याची २०/१४/२०२४ स्त्रीत सुमी यात्राच्या कर्यात्वा कारणायकार केदि ।
प्रित्याची २०/१४/२०३४ स्त्रीत सुमी स्थानकार क्षेत्र कर्यात्वास्था (स्थानस्थान सुमी ११/१८ (१), जवाद स्थानस्थान २०/१४/२०४४ स्त्रीत सुमी यात्राचकार क्षेत्र कर्यात्वास्थान्य स्थानकार क्षात्राच्यात्वास्थान्य स्थानकार क्षात्राच्यात्वास्थान्य स्थानकार क्षात्राच्या स्थानकार क्षात्राच्यात्वास्थान्य स्थानकार क्षात्राच्या स्थानकार स्थानकार क्षात्राच्या स्थानकार क्षात्राच्या स्थानकार स्थानकार

नमुद केलेली जमीन मिळकत	ी इमारत व खालील तपशीलात
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सर्हें नं.	हिस्सा नं.	प्लॉट नं.	सी.टी.एस. नं.	मागणी केलेले क्षेत्र
	१३९		६७०, ६७७/१ आणि ६७०/२ मौजे मुलुंड, मुंबई-८१	५८२.१० स्क्वे, मीटर

जा.क. /विकति / मुंबई/नोटीस /८५०/सन २०२४ सम्रम प्राधिकारी तथा जिल्हा उपनिवंशक, सहकारी संस्था (२) पूर्व उपनारे, मुंबई कार्योल्य : - कक्ष क्र. २०१, कोकण सवन, सी.वी.डी. बेलापुर, नवी सुंबई-४०० ११४. दिनाक: २४/२४/२०४, दृष्टावनी क्र.: ०२२-२०५७४९६५

शिक्का : ddr2coopmumbai@gmail.com

सही/-(नितीन दहियाते) सक्षम प्राधिकारी तथा जिल्हा उपनिवं सहकारी संस्था (२), पूर्व उपनगरे, मुंबई करीत

Public Notice in Form XIII of MOFA (Rule 11(9) (e))

District Deputy Registrar, Co-operative Societies, Mumbai City (4)

Blandari Co-op. Bank building. 2" floor. P.L. kale Guruji Marg. Dadar (West), Mumbai-100028

No.DDR-MMum/Deemed Conveyance/Notice/1048/2024

Date:33/04/2024

Application us ½ I of Maharashtra Ownership Flats (Regulation of the Promotion of construction, Sale, Management and Transfer) Act, 1963

Promotion of construction, Sale, Management and Transfer) Act, 1963

PUBLIC NOTICE

Application No. 81 of 2024

N. G. Suncily Plase II Co-operative Housing Society Limited, Village Poisar, Survey N. 4142-A. (Part), CTS No.824 (Part), 874-C (Part), Kandivali (East), Mumbia-40010

Applicant, Versus, I. Ms. RNA Builders (NG.), Rs.ji Babadus Building, 28. Bombia Marga, 17-Floor, Mumbia-40002). Shri, Sharikh Farid Shaikh Kalandari, S. Sunchar Marg, 17-Floor, Mumbia-40002). Shri, Sharikh Farid Shaikh Kalandari, S. Sunchar Marg, 17-Floor, Mumbia-40002). Shri, Sharikh Farid Shaikh Kalandari, S. Sunchar Marg, 17-Floor, Mumbia-400010 (Doponent) and Jahoving last known address at CT. No.824 (Part), 874 B (Part), 874 C (Part), 874 D (Part), Village-Poisar, Near Kandivali Taluka-Boivini, Mumbia-400 101 (Doponent) and dhose, 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:

Description of the Property :-

Description of the Property:

Claimed Area

Unilateral Conveyance of land and building admeasuring about 13163.50 square meters or land hearing CTS No.3744C/S, survey No.4142-A, Parts sintate lying and being at Village Poisar, Taluka Borivali, Mumbai District and in the Registration Sub District of Mumbai Cityar, Kandivali (E. Mumbai-1400 101 in favour of the Applicant Society.

The hearing in the above case has been fixed on 130852024 at 2.00 p.m.



n 13/05/2014 at 2-00 p.m.

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

मोफा अधिनियमातील (नियम ११ (१) (ई) च्या फॉर्म/XIII नुसार जाहीर सूचन जिल्हा उपनिषंपक सहकारी संस्था, मुंबई शहर (३) स्थार पार्षिकारी, महाराष्ट्र ओनरोशिप रुजेंट्स खेल्ट, १५६३ च्या ५अ अंतर्गत सहाब सिल्डेंग, तकपजता, रूप ने १६६३ च्या ५अ खंतर्गत उ.ज. किपि-1/वृंदेश/मानेश अधिरातांस्य/जात्येत सेतां १४-४/२०२४ स्थार, शास्त्री वर्षमा वर्षमातांस्य/जात्येत सेतां १४-४/२०२४ स्थार, शास्त्री वर्षमा वर्षमातांस्य/जात्येत होती, व्यवस्थान संस्थाल विशेष्यः

जाहीर सूचना अर्ज क्र. ५९/२०२४

शेर्ड कि. ५५/२, २०३४ ।

अर्थक (१५/२,०३४)

विकार (११) है, ची, अगर देखलाई पर, पार्टिक (१५/२,०३४), अर्थका के विकार (१६) हुंच्चं, ४००००, अर्थका कि देखलाई (१६) हुंच्चं, ४००००, अर्थका कि देखलाई हुंच्यं, ४००००, अर्थका कि देखलाई हुंच्यं, ४००००, अर्थका कि देखलाई हुंच्यं, कि दुर्गं हुंच्यं, ४००००, अर्थका १४००, अर्यका १४००, अर्थका १४००,

साम अरुत अर्थ आपटीचना व्यवसे पोर्टनपुमा मार्थित (१५८६)-६ में और प्रश्ने प्रतिन ११-६६ भी, भी, भीर प्रेर के पूराप्त अवस्थित १९.५४ % अप्रमात अभिक्य आर्थि देशिक विकेत्स २०, तमुला अंदी, बूंच्च नक्या, विकासित विकेत्स हैं, विदे पर विकेति के बेला विकास के प्रति के प्रति के प्रति के प्रति के प्रति १९ अपने एक प्रति १९ (दूव मार्थिय) स्वीति विकीय प्राप्त विकास के प्रति के प्रति के प्रति १९ १९ दूव मार्थिय होती



RMAYOGI ANKUSHRAO TOPE SAMARTH SAHAKARI SAKHAR KARKHANA LTD., ANKUSHNAGAR POST. ANKUSHNAGAR-431212. TQ.AMBAD, DIST; JALNA

Telefax: (02483) 279623, 24 & 29, Mo.96234570; Email: purchasesamarth@gmail.com

-: PURCHASE TENDER NOTICE :-

EURCHASE TENDER NOTICE:

Sealed tenders are invited from the manufacturers Attachnised dealers.

/ stockists/ reputed and experienced suppliers / contractors for the supply of following blackineries, material and earny out repair job works for the season 2024-2025. Tender forms are available at our karkham six during office hours except holidays. Karkham asserver sight to accept / reject part /full tender without assigning any reason.

A) Design, Manufacture, Supply, Errection & Commissioning of Following machineries

5-1. Pugmill for 'A' Massecute S-2. Manufacture & supply 'B' Magma mixer. S-3. Manufacture & supply of 'B' Massecute Vertical sugar mixer. S-3. Manufacture & supply of 'B' Massecute vapcon system. S-6. MS. Fabricated vapouriser system for hot Air Blower of Hopper. S-7. Supply of IT PCC Penel 5000 Amps. S-8. Supply of Bus Duet 5000 Amps. Adoption box, Earthing pits.

5-10. Supply and Marchard and Carlothy and Carlothy and Supply Land Supply and Marchard S-10. Supply Land S-10. Supply and Marchard S-1

B) Supply of Material
5-11. Stationery Flanges, S-12. Chain & Chain spares. S-13. Mill
5-11. Stationery Flanges, S-12. Chain & Chain spares. S-13. Mill
5-16. Fibrizor Ilammer with Tips and Knives-Imco make. S-17. Specis
Welding Electrodes.

- S-18. Fertical Hammer with 1 ps and Knives-inco make. S-17. Specia Welding ElectroDrictions.

 TERMS & CONDITIONS.

 Terms will be asserted up to 15.03.2024 dring filtre hours.

 Early the accepted up to 15.03.2024 dring filtre hours.

 Detail drawings of machinery sparse will be made available along with the tender form.

 Detail drawings of machinery sparse will be made available along with the tender form.

 Conditional tender will not be considered accepted.

 The pepelinetions, quantity, quality and detailed terms and conditions the tender form of the tender.

 Conditional tender will not be considered accepted.

 Conditional tender will not be considered accepted.

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ady user speakeds or the Concerned Auditorities etc.

The cost of lender for 1 to 10 Rs. 500.00-18 % GST & EMD is

The Cost of lender for 1 to 10 Rs. 500.00-18 % GST & EMD is

Rs. 100.000 and for 11 to 17 lender cost Rs. 200.00 18 % GST & EMD

IS Rs. 100.000 and the control in member (*C'class) of our karlshama by remitting

Rs. 100.00 entrance fees and submitting application in prescribed form.

D. S. Patil

B. T. Panawe

U.K. Panar

UICE CHARMAN

आराधना को. ऑप. हौसिंग सोसायटी लि.

नोंदणी क्र. एमयूएम/ एमएमआरडीए / एचएसजी / (टीसी) / २७१/२०१२-१३ परिशिष्ट क्रमांक १६

उपविधी क्रमांक ३५ अन्वये

नोटिस या नोटीसद्वारे तमाम लोकांना कळविण्यात येते की, वरील संस्थेतील आराधना को ऑप. ही. सोसा. ति., इमारत क्र. २५, ए. तल्लूमाई कम्याजंड, पानपुर्व (ए.), मुंबई ४०० ०४३. असून या संस्थेत खालील दिलल्या विवरण व माहितीप्रमाणं खालील मयत सभासर्वाच्या नावे सर्तनिका असून त्यांच्या मृत्युपरचात त्यांच्या खालील वारसांनी त्यांच्या नावे सदनिका हस्तांतरीत करणे व संस्थेचे सभागट करून घेण्याकरिता संस्थेकटे केची क केला आहे. संस्थेच्या मयत सभासदाने महाराष्ट्र सहकारी संस्थेच्या कायदा १९६० निय १९६१ व उपविधीतील तरतदीनुसार संस्थेकडे वारस नोंद केलेली नाही. अर्ज केलेल खालील वारसदार व्यतिरिक्त इतर कोणीही मूळ मयत सभासदाचे वारसदार असल्यास किंव अर्जातील वारसदारावावत इतर कोणीही मूळ मयत सभासदाचे वारसदार असल्यास किंव वारसदाराबाबत इतर कायदेशीर सहवारसदारांची काही हरकत असल्यास अणा वारसदारां-तसेच सदर सदनिकेवर कोणत्याही प्रकारचा वँका, विन संस्था किंवा कोणीही व्यक्तीच कोणत्याही प्रकारचा कायदेशीर बोजा असल्यास अशा व्यक्ती किंवा संस्थांनी सदर जाहिरात प्रसिध्द झाल्यापासून १५ दिवसांच्या आत वरील संस्थेचे सचिव यांच्याशी पूर्व सूचना व वेट घेऊन प्रत्यक्ष कायदेशीर मूळ कागदपत्र व पुराल्यासह कार्यात्ययीन वेळेत सायंकाळी ६ ते या वेळेन संपर्क साथावा. विहीन मुदर्तात कोणाचेही क्रोणत्याही प्रकारचे आक्षेप न आल्या संस्थेकडे वारसदार म्हणन अर्ज केलेले अर्जदारच त्या मयत सभासतांच्या सर्वाकेचे कार्यांचा वारसवार आहेत. असे समजून संस्था अशा अर्जवार व्यवनीच्या नावे त्या गयत सभासवार भाग व संस्थेतील सरनिका हस्तांतरीत करेल व कायदेशीर कारवाईकरीता संबंधीत प्रशासकीय कार्यालयाकडे शिकारस करेल, त्यानंतर कोणाचेही कोणत्याही प्रकारचे अर्ज कार्यकारी मंदर विचारात घेणार नाहीत किंवा कोणत्याही प्रकारची कायदेशीर नुकसान भरपाई करण्याच ववारात जनार कालता जना का का का का बाबदारी कार्यकारी मंडळाची असणार नाही.

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अ. क्र.	रुम नं.	मयत समासदाचे नांव	अर्जदार वारसाचे नांय	नाते					
1.	010	कै. श्री. रामकिशोर रामधर वर्मा	श्री. सुरॅंद्रकुमार रामकिशोर यमां	मुलगा					



आराधना को. ऑप. हौसिंग सोसायटी लि

फिनिक्स एआरसी प्रायव्हेट लिमिटेड १० पक्ष, ऐतेष रांचां (पूर्वर्ध पित विलिंग), १२/(१०/बं/), मारांच व बेस्टां एक्टोम रूपवेर्ड, क्रियार्न (सूर्व), सुंबं,

भवागाङ् - ४०० ०५७. द्रा. : ०२२ - ६८४९२४० पॉवस : ०२२-६७४१२२१३ सीआपए : U67190MH2007PTC168303 nfo@phoenizarc.co.in वेबसाइट : www.phoenizarc.co.in. https://bbosoizarc.co.in/d

संपत्तीयो आँतलाइन ई-सिलाय विक्री

विकास ई-सिलाय विक्री

क्षित्वारी -सिलायों वाले प्रकास के स्वित्वारी के स्वाराणी के स्वराणी के स्वाराणी के स्वाराणी

स्थितीमध्ये वेबसाइट <u>https://ww</u>	w.bankeauctions.com च्या माध्यमातून ऑनलाइन ई-लिलावादारे विक्री करण्यात येत आहे.
कर्जदाराचे नाव :	जायरहीएम क्रापट इंडिया प्राययहेट सिमिटेड
व्यक्तिगत हमीदार/कॉपॉरेट	१. डॉ. सतीश शर्मा, २, डॉ. राजवी शर्मा.
हमीदार/गहानवटदाराचे नाव :	३. आशा रवींद्र चांद, ४. रवींद्र रूपनारायण चांद
	५. रूपनरियन चांद (मयत)
थकीत रक्कम :	दि. ३०.०९.२०१२ रोजीनुसार क. १२,५४,६६,८७२.४१ (रु. बारा कोटी चोपन्न लाख सहासम्ट हजार आदशे बहावर व
	एक्केबाळीस पेसे मात्र) अधिक सरफंसी काददा, २००२ च्या अनुच्छेद १३ (२) अंतर्गत जारी मागरी सद्यना दि, ०८,१०,२०१२
	नुसार कंनाटी दराने पुढील व्याज तसंच प्रासंगिक खर्च, मूल्य, प्रभार आदी,
सरफेसी कायदा, २००२ अंतर्गत	फिनिवसच्या प्राधिकृत अधिकाऱ्यांद्वारे दि. ११.०५.२०२३ रोजी युनिट क्र. ६०१ वा प्रत्यक्ष तावा घेण्यात आता.
ताया दिनांक :	
परीक्षणाची तारीख :	०३.०५.२०२४ (शुक्रवार) रोजी स. ११.०० ते व्. १.००
वोलीच्या सादरीकरणायी तारीख	१३.०५.२०२४ (सोमधार) द्, ४.३० पूर्वी.
(ई-लिलाव) :	1
इसारा रक्कम वेव :	इरठंची रककम आरटीजीएसदारे "फिनिक्स ट्रस्ट एकवाय १४-१३" रकीम ए, चालू खाते : ६१११४११७२८, सीआरएन क्र.
	७४४१६१२३, कोटक महिंद्रा बेंक लिमिटेड, शाखा : कालिना, मुंबई, आयएकएससी सांगेतांक : केकेरीके००००६३९ ग्रेशे
	जमा करावी.
	इस्तेची स्वकम : रू. १९,५०,०००,०० (रू. एकोणीस लाख पञ्चास हजार मात्र)
राखीव मूल्य :	रु. १,१५,००,००० /- (स. एक कोटी पंचाणाव लाख मात्र)
बोती विस्तार :	रु. १,००,०००/-(४. एक लाख मात्र) व त्या पटीतृन
ई-तिताव दिनांक :	१४.०५.२०२४ (मंगळवार) रोजी स. ११.०० ते द. १२.००
ई-तिलाव प्रकार :	ऑनलाइन ई-लिलाव
तिलाव करावयाच्या प्रतिभूत	युनिट क. ६०१, ६वा मजला, क्रिमसन पार्क, एआयटीयूसी, सीटीएस क. १५, १५/१ ते १२, गाव मोगरा, अंबोली जंजशन, एस.
मातमचेषे विवरण :	्रिही, रोड, अंधेरी (परिधम), मुंबई–४०० ०५८ (बिल्टअप क्षेत्र – १५६२,९३ वी. मी. व वटर्ड क्षेत्रफळ-१३०२ वी. फट) (फिरप्र-
	पार्किंगरान्वेत).

ई-लिलाबाच्या अटी व शर्ती : १. लिलाव विक्री सरफेसी कार

4. जैनीवारी दिलाको स्वारत करणा केच्या/कता नक्कात प्रश्त स्थान प्रश्ना प्रश्ना स्वारति दिलाको स्वारत करणा केच्या/क्षा करणा क्रमा हुए ।
6. 4- जित्रत स निरिष्ट कोची शरीय के क्षेत्रम पूर्व नज्यात देव, ज्याकीमां स्वेत श्रीपृत्त नात्मकेष गेशी 'प्रश्ती आहं क्षेत्र आहं 'व 'पाती आहं वी आहं 'व 'पाती आहं वी आहं 'व 'पाती आहं केचा 'व 'पाती क्षा है 'पाती क्षा दिलाशास्त्रधे वर नमृद्ध केलेल्या तार ८. ई-दिलाशासध्ये सहमाभी डोग्या इस्मिनस्त्र प्रतिकृत संख्वीच्या सर्थ व्यवसींकरिता जोन्डचीचा पुरावा (पुरीलचेजी कोणत्याही एका दस्ताचेकायी एक इत) पत्थावा पुरावा (पुरीलचेजी केणत्याही एका दस्ताचेजाथी एक इत, द्वाराद पांचा संस्ताचेजाथी दस्तावेज पैन कार्ड/पासपेर्ट/चालक परवाना/आधार कार्ड/नततता ओळतप्प/तय सरकरी आंपेकाऱ्यावारे स्वावतित नंत्वावरे तितातेत योदे कार्ड/पास्त्रीय तोकसंस्या निर्वेधक प्रमाणस्त्र योत्यावरे वासी पत्र रिजा भारततील गुंतवपुरः/प्रेपणकरिताच्या विनेयाणकांकतील

पढि सह (एएंट्र विकास (१९६८) शर्मा कर प्राथम के प्राथम के प्राथम के प्राथम के प्रायम क कोगत्याही एका दस्तावेजाडी एक प्रत, ज्यावर पद्मा असेल) (ओळखीच्या पुराव्यात पद्मा इसल्यास) नहर्थं, सा कंपन्या/भागीदारी संस्थांकरिता दस्तावेज ओळसीचा पुरावा पंन कार्थ/ पत्याया पुरावा रस्तारेज नि कार्ड/मॉटनीकृत मार्गीदारी करार संस्थापन प्रभावस्त्र/जीएसटी प्रमावस्त्र/कोगत्याही सेव प्रदात्यांकडील (चीज, दुरचनी, पोस्टपेड मोवाइल फोन, पाइप गॅस सिन। वान्यालवीत क्षिमान दोन महिन अपोक्टरचे पूरितियों दिन हिन) वान्यालवीत क्षिमान दोन महिन अपोक्टरचे पूरितियों दिन सहभागासाठी अधिकारिता पत्र

. धारके चोरचैटर/जेतीवार्यना जांध्या स्टामार्थ २५६ रहरू (हार्य सहिष्य) आदोजात/एज्हेंस्टरिया मध्यप्तानूत स्वीत विहीत हायानस्य स्वात निर्देशित हेन्द्रिया हिम्मार्थक होत्रा सुद्रेश सार्थितस्या आत तीवाण सम्मानाया सम्पर्यमुद्री वण अस्पी, या प्रेमीय निमित्री क्षित्रेसद्धां सम्यान स्वृद्धाः सम्यान स्वात स्वात स्वात स्वात स्वात स्वेद्धाः सम्यान स्वात स्

99. हरेंचे पूर्वाची वर्धीत रसक्य धरासी स्टेरीवार/बेलीवार्यना स्टर प्रतिपृत नातम्बेच्या बिखी शिरवर्ताच्या पंथराच्या दिवशी वा तरहुर्वी किया प्रधिकृत अधिकारी प्रतिपृत्त धनकोदरे त्यांच्या स्टतःच्या असरवारित मंजूर त्रिचित स्तरमातीत दित्तारित कलावयोच्या आन नतवी लागेल. यामध्ये कसूर सालवास, तथा केलेल्या तर्च त्का

करियु वनस्थित गाँचाण स्वर क्या अवधानाति बंदू विद्यान सम्मताति विस्तारित करावाचीका आ नवाची लगेत. वामध्ये स्वयू सहवाचा, जान केलेला वर्त व्याप्त स्वाप्त स्वाप्त केलेला हो। व्याप्त स्वाप्त केलेला हो। व्याप्त स्वाप्त स्वापत स्वाप्त स्वाप्त स्व स्वप्त स्वाप्त स्वाप्त स्वाप्त स्वाप्त स्वाप्त स्वापत स्वापत स्वाप्त स्वापत स्वपत्त स्वापत्त स्व सही /-प्राधिकृत अधिकारी फिनियस एमारसी प्रायप्टेट सिन्दिटंड, फिनियस ट्रस्ट एफवाय १४-१३ स्टीम ए विकाम : मुंबई दिनांक : २५.०४.२०२४

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Regd Office: Dani Corporate Park, 5th Floor, 158, C.S.T Road, Kalina, Santacruz (E), Mumbai -400

098, Tel: 022-68492450, Fax: 022-6741 2313

CIN: U67190MH2007PTC168303; Email: info@phoenixarc.co.in? Website: www.phoenixarc.co.in; https://phoenixarc.co.in?p=4996

ONLINE E- AUCTION SALE OF ASSETS

TENDER DOCUMENT FOR E AUCTION

Whereas Phoenix ARC Private Limited ("Phoenix") acting through its Authorised Officer, in exercise of its powers under The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI ACT, 2002) has decided to sell through e-Auction the secured asset mentioned in ANNEXURE - I for realization of the secured debts due to Phoenix amounting to Rs.12,54,66,872.41/- (Rupees Twelve Crores Fifty-Four Lakhs Sixty-Six Thousand Eight Hundred Seventy-Two And Paise Forty-One Only) as on 30.09.2012 with further interest at contractual rate along with other charges, expense till thereof as per the Demand Notice dated 08.10.2012 issued under section 13(2) of the SARFAESI Act, 2002 due and payable by the borrower i.e., IVF Craaft India Private Limited and the Guarantors under SARFAESI Act, 2002. The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:

Special Instructions	Bidding in the last minutes and seconds should be avoided in the bidders own interest. Neither the Service Provider nor Phoenix who be responsible for any lapses / failure on the part of the bidder, such cases.			
	6) Price Confirmation Letter by H1 Bidder (Annexure – V) 7) Declaration from Bidder / Buyer (Annexure – VI) 8) Undertaking (Annexure – VII)			
Annexure	 Soft Copy of Auction Notice published in newspapers (Annexure – I) Terms & conditions of e-Auction Details of Bidder (Annexure – II) Declaration by Bidder (Annexure – III) Confirmation by Bidder Regarding Receipt of Training (Annexure – IV) 			
Auction Schedule	Timings:- As per Sale Notice (Mentioned in Annexure – I) Auction Website :- https://www.bankeauctions.com			
Auction held with the aid by	Santacruz (E), Mumbai - 400 098 M/s. C1 India Pvt. Ltd., ("Service Provider") Gulf Petro Chem, Building No.301,1st Floor, Udyog Vihar Phase-2, Gurgaon (Haryana)-122015 Help Line No: 0124-4302020/21/22/23/24 Help Line e-mail ID: support@bankeauctions.com Date of Auction:- As per Sale Notice (Mentioned in Annexure – I)			
Auctioneer Name	Phoenix ARC Private Limited Phoenix Trust FY 14-13 Scheme A Dani Corporate Park, 5 th Floor, 158, C.S.T Road, Kalina,			

E-Auction bid Terms and Conditions

- 1. Computerized e-Auction shall be conducted by Service Provider on behalf of Phoenix, on pre-specified date, while the bidders shall be quoting from their own offices / place of their choice. 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 the sole responsibility of bidders and neither Phoenix nor the Service Provider 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, the bidders are requested not to wait till the last moment to quote their bids to avoid any such complex situations.
- The Service Provider shall arrange to train the bidder(s), without any cost. The Service Provider shall acquaint bidder regarding the bidding process, functions and e-Auction rules. All the bidders required to ensure that compliance regarding receipt of training before start of bid process.
- 3. **Material for Bid**: Sale of secured asset by Phoenix under SARFAESI Act, 2002.



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098, Tel: 022-68492450, Fax: 022-6741 2313

CIN: U67190MH2007PTC168303; Email: info@phoenixarc.co.in; https://phoenixarc.co.in; <

ONLINE E- AUCTION SALE OF ASSETS

4. Type of Auction: E-Auction.

5. Bidding Currency & Unit of Measurement: Bidding will be conducted in Indian Rupees (INR) Only.

6. Starting (Opening) Price / Bid Increment: The opening price of the auction and the bid Increment value shall be as per Sale Notice and available to the bidders on their bidding screen.

7. **Bid Price:** The bidder has to quote the total price for each of the item.

8. For other terms and conditions, please see the e-auction notice published by Phoenix Procedure of e-Auctioning

i. e-Form Submission

All interested bidders need to fill online form available on e-Auction domain with necessary details.

- ii. Online e-Auction:
 - Phoenix will declare its Opening Price (OP), which shall be visible to all bidders during the start of the e-Auction. Please note that the Reserve price of an item in online e-Auction is open to all the participating bidders. Any bidder can start bidding, in the online e-Auction, from the above Reserve price. Hence, the first online bid that comes in the system during the online e-Auction shall be above the auction's Reserve price, by one increment and in multiples of increment specified in the sale notice. The second online bid and onwards will have to be higher than the H1 rate by one increment value, or higher than the H1 rate by multiples of the increment value.
 - The "Bid Increase Amount" has been fixed in respect of the secured assets which the bidders can
 view on their bidding screen and the bidders will have to increase the bid amount in the multiple of
 "Bid Increase Amount".
 - Online Auction shall be open for 1 hour. If a bidder places a bid in the last 5 minutes of closing of the e-Auction and if that bid gets accepted, then the auction's duration shall automatically get extended for another 5 minutes, from the time that bid comes in. Please note that the auto-extension shall be Unlimited and will take place only if a valid bid comes in last 5 minutes of closing. If valid bid is not received, the auto-extension will not take place even if that bid might have come in the last 5 minutes. In case, there is no bid in the last 5 minutes of closing of e-Auction, the auction shall get closed automatically without any extension. However, bidders are advised not to wait till the last minute or last few seconds to enter their bid during the auto-extension period to avoid complications related with internet connectivity, network problems, system crash down, power failure, etc.
- 9. Successful Bidder shall be required to submit the final prices quoted during the e-Auction as per Annexure V after the completion of e Auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of auction. During e-Auction, if no bid is received within the specified time, Phoenix at its discretion may decide to revise Opening price / scrap the e-Auction process / proceed with conventional mode of tendering.
- 10. The bid once submitted, cannot be cancelled / withdrawn and the bidder shall be bound to buy the secured asset(s) at the final bid price. The failure on part of bidder to comply with any of the terms and conditions of the e-auction notice and Tender Document will result in forfeiture of the amount paid by the defaulting bidder.
- 11. The bidders will be able to view the following on their screen along with the necessary fields in the E Auction:
 - a. Leading Bid in the Auction (H1 Highest Rate)
 - b. Bid placed by bidder
 - c. Opening Price & Minimum Increment Value.
 - d. The bid rank of bidder in the auction.
- 12. The decision regarding declaration of successful bidder shall be finalized by the Authorised Officer of Phoenix.
- At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-pone the auction without assigning any reason thereof and without any prior notice.
- 14. Phoenix / Service Provider shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the cause.
- The bidders are required to submit acceptance of the terms & conditions and modality of e-Auction given above before participating in the E-Auction.
 Successful bidder: At the end of the E-Auction, the Authorized Officer of Phoenic will accept the end of the E-Auction.
- 16. Successful bidder: At the end of the E-Auction, the Authorised Officer of Phoenix will evaluate all the bids submitted and thereafter declare the highest bidder in the auction sale. The decision of the Authorised Officer shall be final & binding on all the bidders.



Regd Office: Dani Corporate Park, 5th Floor, 158, C.S.T Road, Kalina, Santacruz (E), Mumbai -400

098, Tel: 022-68492450, Fax: 022-6741 2313

CIN: U67190MH2007PTC168303; Email: info@phoenixarc.co.in; Email: info@phoenixarc.co.in; https://phoenixarc.co.in; https://phoenixarc.co.in;

ONLINE E- AUCTION SALE OF ASSETS

Terms & Conditions for Sale of Secured Assets:-

The E-Auction is being held on AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS".

- To the best knowledge and information to the Authorised officer, the known encumbrance exists on the secured asset are property tax and other dues. However, the intending bidders should make their own independent enquiries regarding the other encumbrances, title of property/ies put on auction and claims/rights/dues affecting the secured assets, including the statutory dues, etc. prior to submitting their bid. The auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of Phoenix. The secured assets are being sold with all the existing and future encumbrances whether known or unknown to Phoenix. The Authorised Officer of Phoenix shall not be responsible in any way for any third-party claims/rights/dues.
- ii) It shall be the responsibility of the bidders to inspect and satisfy themselves about the secured assets and specification before submitting the bid.
- The particulars specified in the auction notice published in the newspapers and annexed herein below as <u>ANNEXURE I</u>, have been stated to the best of the information of the undersigned; however, undersigned shall not be responsible / liable for any error, misstatement or omission.
- The inspection of secured asset put on auction will be permitted to interested bidders at sites on the day and time mentioned in the public notice annexed as **ANNEXURE-I**.
- The EMD shall be payable through RTGS in the Current Account: 6111411728; Kotak Mahindra Bank Limited, Kalina Branch; Name of the A/C.: Phoenix Trust FY 14-13 Scheme A, IFSC Code: KKBK0000631.

 *Please note that the Cheques / Demand Draft shall not be accepted as EMD amount on or before the last date mentioned in the E-Auction advertisement released in the newspaper which is annexed herewith as ANNEXURE-I and register their name at "https://www.bankeauctions.com" and get user ID and Password free of cost and get training on e-Auction from the Service Provider, by contacting on Helpline No. 0124-4302020/21/22/23/24, +91-9594597555/07291981124 and e-mail ID: support@bankeauctions.com. After deposit of EMD as mentioned in para (vi) above, the intending purchaser/ bidder is required to get the copies of following documents uploaded in the website before last date of submission of the bid(s) (as mentioned in the public auction notice published in the newspapers and copy of which is attached below as ANNEXURE-I) (Kindly take note that minimum offer amount cannot be less than the reserve price mentioned in the public auction notice published in the newspapers and copy of which is attached
 - below as ANNEXURE-I below.)

 1. Copy of the RTGS challan:
 - 2. Copy of PAN card;
 - 3. Board Resolution
 - 4. Proof of identification (KYC) viz. attested copy of Voter ID Card/ Driving License/ Passport etc.
 - 5. Copy of proof of address, without which the bid is liable to be rejected.
- vi) The E-Auction will take place through web portal "https://www.bankeauctions.com" on the time specified in the E- Auction notice published in the newspaper and as per ANNEXURE-I attached herewith.
- vii) The bid/s shall be accompanied by an Earnest Money Deposit (EMD) equal to 10% of the Reserve Price, by RTGS. <u>The secured assets shall not be sold below the reserve price.</u>
- viii) The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained.
- If the dues of Phoenix together with all costs, charges and expenses incurred by it or part thereof as may be acceptable to Phoenix are tendered by or on behalf of the borrower or guarantor/s at any time on or before the date fixed for sale, the sale of assets may be cancelled.
- The auction is by way of inter-se bidding amongst the bidders and the bidders shall increase the bid amount for the item in the multiple of amount mentioned against the secured assets under column "Bid Increment Amount" in ANNEXURE-I. The inter-se bidding amongst the bidders shall commence online exactly on the date & time specified in the public notice annexed as ANNEXURE-I.
- xi) The EMD of unsuccessful bidders will be refunded to their respective A/c No. shared in e-Auction Portal (https://www.bankeauctions.com) online within 72 hours of the completion of the auction. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).
- xii) The Authorised Officer of Phoenix is not bound to accept the highest offer and the Authorised Officer of Phoenix has absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the auction, at any stage of auction, without assigning any reason thereof.
- xiii) The successful bidder shall deposit 25% (inclusive of EMD) of its/his offer by way of RTGS to the account mentioned in public notice annexed as ANNEXURE I, on or before 18.30 hours on the date mentioned in the Sale Notice, which deposit will be confirmed by Phoenix, failing which the sale would be deemed to have failed, and the EMD of the said successful bidder shall be forfeited. The balance amount of the purchase consideration is payable on or before 15th day from the date of confirmation of the sale of the secured asset or such extended period as may be agreed upon in writing by the Authorised



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ONLINE E- AUCTION SALE OF ASSETS

Officer at his/her discretion. In case of failure to deposit the balance amount within prescribed period, the amount deposited by the defaulting bidder shall be forfeited and the defaulting bidder shall neither have claim on the secured asset nor on any part of the sum for which may it be subsequently sold.

xiv) 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.

The payment of all statutory/non-statutory dues, taxes, rates, assessments, charges, fees etc. owing to anybody shall be the sole responsibility of successful bidder only.

In case of any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Authorised Officer shall be final. In such an eventuality, Authorised Officer of Phoenix shall in its sole discretion be entitled to call off the sale and put the secured assets to sale once again on any date and at such time.

The sale certificate shall be issued on the receipt of entire sale consideration. Sale Certificate shall be issued by Authorised Officer of Phoenix in the name of the successful bidder only. Addition/deletion of name of any persons / institution shall not be possible. Compliance of all formalities and payment of the required fees as desired by the Government for transfer/delivery of the secured asset/s sold will be completely borne by the successful Bidder.

Other Terms & Conditions for Sale of Secured Asset

- The bidder shall not involve himself or any of his representatives in price manipulation of any kind directly or indirectly by communicating with other bidders.
- The bidder shall not divulge either his bid or any other exclusive details of Phoenix or to any other party.
- The Service Provider / Phoenix shall not have any liability to the bidders for any interruption or delay in access to the site irrespective of the cause.
- The Service Provider / Phoenix are not responsible for any damages, including damages that result from, but are not limited to negligence. The Service Provider will not be held responsible for consequential damages, including but not limited to systems problems, inability to use the system, loss of electronic information etc.

Sd/-Authorised Officer Phoenix ARC Private Limited Phoenix Trust FY 14-13 Scheme A

N.B.: Bidder(s) will have to go through the ANNEXURES uploaded on the Web Portal (https://www.bankeauctions.com) and follow the following procedures:

- Annexure II: All the Prospective Bidder(s) will have to -
 - get the printout
 - fill it up and sign
 - upload the scanned copy while submitting the bid
- Annexure -III: All the Prospective Bidder(s) will have to -
 - get the printout
 - fill it up and sign
 - upload the scanned copy while submitting the bid
- Annexure IV: Just after receiving Training on e-Auction, Bidder(s) will have to -
 - get the printout
 - fill it up and sign
 - e-mail the scanned copy to the Authorised Officer (e-mail ID mentioned in Sale Notice) with a copy to support@bankeauctions.com
- Annexure V: Just after the completion of e-Bidding Process, the H1 Bidder will have to -
 - get the printout
 - fill it up and sign
 - e-mail the scanned copy to the Authorised Officer (e-mail ID mentioned in the Sale Notice) with a copy to <u>support@bankeauctions.com</u>

ANNEXURE-II

DETAILS OF BIDDER

(Read carefully the terms and conditions of sale before filling-up and submitting the bid)

1.	Name(s) of Bidder (in Capital)	:
	(In case the bidder is an entity, constitution of such entity and representative capacity supported with authorization to be submitted)	
2.	Father's/Husband's Name	:
3.	Postal Address of Bidder(s)	:
4.	Phone/Cell Number and E-mail ID	:
5.	Bank Account details to which EMD amount to be returned i) Bank A/c. No.	:
	ii) IFSC Code No.	:
	iii) Branch Name	:
6.	Date of submission of bid	:
7.	PAN Number	:
8.	Property Item No.	:
9.	Whether EMD remitted	: Yes/No.
10.	EMD remittance details*	: Date of remittance : Name of Bank : Branch : A/c. No : IFSC Code No
12.	Bid Amount quoted (not EMD amount)	
and th availal shall a	ne auction notice published in the dailble in the website https://www.banke:	stood all the above terms and conditions of auction sale y newspaper and the tender document which are also auctions.com and https://phoenixarc.co.in?p=4996 and nprove my/our bid by one bid incremental value notified ssful-bidder.
		(Name & Signature of the Bidder)

*Mandatory: Bidders are advised to preserve the EMD Remittance Challan.

Note: This document is required to be duly filled in and signed by the bidder and thereafter uploaded on the website https://www.bankeauctions.com during the time of submission of the bid.

ANNEXURE-III

DECLARATION BY BIDDER (S)

To:	Date:
The Authorised Officer,	Date.
Phoenix ARC Private Limited	
Trustee of Phoenix Trust FY 14-13 Scheme A ("Phoenix"),	

Mumbai - 400 098.

Dear Sir,

- 1. I/We, the bidder/s do hereby state that, I/We have read the entire terms and conditions of the sale and have understood them fully. I/We, hereby unconditionally agree to abide with and to be bound by the said terms and conditions and agree to take part in the Online Electronic Auction being fully aware that the Sale is on <u>"AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS"</u>.
- 2. I/We declare that the EMD and other deposit towards purchase-price were made by me/us as against my/our offer and that the particulars of remittance given by me/us in the bid form are true and correct.
- 3. I/We further declare that the information revealed by me/us in the bid document is true and correct to the best of my/our belief. I/We understand and agree that if any of the statement/information revealed by me/us is found to be incorrect and/or untrue, the offer/bid submitted by me/us is liable to be cancelled and in such case, the EMD paid by me/us is liable to be forfeited by the Authorised Officer and that the Authorised Officer will be at liberty to annul the offer made to me/us at any point of time.
- 4. I/We understand that in the event of me/us being declared as successful bidder by the Authorised Officer in his sole discretion, I/We are unconditionally bound to comply with the Terms and Conditions of Sale. I/We also agree that if my/our bid for purchase of the asset/s is accepted by the Authorised Officer and thereafter if I/We fail to comply or act upon the terms and conditions of the sale or am/are not able to complete the transaction within the time limit specified for any reason whatsoever and/or fail to fulfill any/all of the terms and conditions, the EMD and any other monies paid by me/us along with the bid and thereafter, is/are liable to be forfeited by the Authorised Officer.
- 5. I/We also agree that in the eventuality of forfeiture of the amount by Authroised Officer, the defaulting bidder shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.
- 6. The EMD of all other bidders who did not succeed in the e- auction will be refunded by Phoenix within 48 hours of the closure of the e-auction. The EMD will not carry any interest. I/we state that I/We have fully understood the terms and conditions of auction and agree to be bound by the same.
- 7. I also undertake to abide by the additional conditions if announced during the auction including the announcement of correcting and/or additions or deletions of times being offered for sale.
- 8. The Bidder hereby undertakes that he/she, is/are not disqualified as per provisions of Section 29(A) of Insolvency and Bankruptcy Code, 2016 and has to furnish an undertaking as per Annexure VII.

Signature:
Name:
Address:
E-mail id

Note: This document is required to be duly filled in and signed by the bidder and thereafter uploaded in the website https://www.bankeauctions.com during the time of submission of the bid.

Annexure - IV

Confirmation by Bidder Regarding Receipt of Training

To,
The Authorised Officer,
Phoenix ARC Private Limited,
As the Trustee of Phoenix Trust FY 14-13 Scheme A ("Phoenix")
Mumbai – 400 098.

Sub: Confirmation regarding receipt of e- Auction Training.

Dear Sir,

This has reference to the Terms & Conditions for the e-Auction mentioned in the Tender document and available on the website https://www.bankeauctions.com https://www.bankeauctions.com

I/We confirm that:

- a. I/We have read and understood the Terms and Condition governing the e-Auction as mentioned in Tender Document available on the website https://www.bankeauctions.com & https://phoenixarc.co.in?p=4996 and also e-Auction notice published by Phoenix ARC Private Limited in daily newspapers and unconditionally agree to them.
- b. I/We also confirm that we have taken training on the on-line bidding/auction and confirm that we are fully conversant with the functionality and process.
- c. I/We confirm that bank and M/S. C1 India Private Limited shall not be liable & responsible in any manner whatsoever for my/our failure to access & bid on the e-Auction platform due to loss of internet connectivity, electricity failure, virus attack, problems with the PC, any other unforeseen circumstances etc. before or during the auction event.
- d. We hereby confirm that we will honour the Bids placed by us during the e-Auction process.

With regards

Signature of the Bidder:

Name of Bidder:

Date:

Address of Bidder:

<u>Copy to:</u> M/S. C1 India Private Limited, Gulf Petro Chem, Building No.301,1st Floor, Udyog Vihar Phase-2, Gurgaon (Haryana)-122015, Help Line No: 0124-4302000/21/22/23/24.

Note: This document is required to be duly filled in and signed by the bidder and thereafter sent the scanned copy of that to the Authorised Officer, Phoenix ARC Private Limited, acting in capacity of Trustee for Phoenix Trust FY 14-13 Scheme A mentioned in the Sale Notice just after availing training on e-Auction with a copy to support@bankeauctions.com

Annexure - V

Price Confirmation Letter by Bidder(s)

To,
The Authorised Officer,
Phoenix ARC Pvt. Ltd.,
As the Trustee of Phoenix Trust FY 14-13 Scheme A,
<u>Mumbai – 400 098.</u>
Sub.: E-auction sale vide Sale Notice dated 25.04.2024 - Final bid quoted during e-auction - Sale of Property by Phoenix ARC Private Limited (Trustee of Phoenix Trust FY 14-13 Scheme A)
Dear Sir,
We confirm that we have quoted the highest bid of Rs/- (In Words
) for the purchase of the Secured
Asset/ property mentioned in the Sale Notice in the subject Auction during e-Auction of the said
property conducted by The Authorised Officer of M/s. Phoenix ARC Private Limited, through the website
of M/S C1 India Pvt. Ltd. on
Yours sincerely,
Signature:
Name of Bidder:
Date:
Copy to: M/S. C1 India Private Limited, Gulf Petro Chem, Building No.301,1st Floor, Udyog Vihar Phase-2,

<u>Copy to</u>: M/S. C1 India Private Limited, Gulf Petro Chem, Building No.301,1st Floor, Udyog Vihar Phase-2 Gurgaon (Haryana)-122015, Help Line No: 0124-4302000/21/22/23/24.

Note: This document is required to be duly filled in and signed by the H1 bidder and thereafter e-mail scanned letter to the Authorised Officer, Phoenix ARC Private Limited mentioned in the Sale Notice & copy to support@bankeauctions.com, immediately on completion of the bidding.

Annexure VI

Declaration from Bidder / Buyer*

Date:
To, Phoenix ARC Private Limited Trustee of Phoenix Trust-FY14-13
Dear Sir/Madam,
Subject: Payment under e-auction sale notice dated 25.04.2024 for the secured asset (Item) for the e-auction held on 14.05.2024.
Ref: Deposit of Rs made by me on// being highest bidder / buyer for auction of held on Svide cash/cheque/DD/RTGS/NEFT no
 I have participated in the bidding process of (property details) and have been declared highest bidder vide letter dated / I am buying (property details) The source of the amount being paid by me is My PAN is (copy of which is attached) / I do not have a PAN hence I am attaching herewith Form 60 along with KYC documents. (Strike out whichever is not applicable) I am responsible for declaring the same in my Income tax return. I am not politically exposed person. I have not violated any provision of Foreign Exchange Management Act. I have not received notice from Directorate of Enforcement. I do not have any account in the name of individuals / entities (buyers of secured assets / vendors /security receipt investors) appearing in the lists of individuals and entities, suspected of having terrorist links, which are approved by and periodically circulated by the United
Nations Security Council (UNSC). The details of the two lists are as under: The "ISIL (Da'esh) &Al-Qaida Sanctions List", established and maintained pursuant to Security Council resolutions 1267/1989/2253, which includes names of individuals and entities associated with the Al-Qaida is available at (https://scsanctions.un.org/ohz5jen-alqaida.html) The "Taliban Sanctions List", established and maintained pursuant to Security Council resolution 1988 (2011), which includes names of individuals and entities associated with the Taliban is available at (https://scsanctions.un.org/3ppp1en-taliban.htm)
Signature: Name of the Bidder / Buyer / Depositor:

Annexure VII Undertaking

(TO BE EXECUTED ON RS. 600 STAMP PAPER AND NOTARISED)

AFFIDAVIT REGARDING SECTION 29A OF THE INSOLVENCY AND BANKRUPTCY CODE, 2016
I,, aged years, the Deponent, residing at, ("Applicant") do hereby solemnly affirm and irrevocably and unconditionally state, in relation to proposed purchase of immovable property owned by IVF Craaft India Private Limited ("Mortgagor") by the Applicant, being mortgaged in favour of Phoenix ARC Private Limited (Trustee of Phoenix Trust-FY14-13) ("Phoenix") in the loan account of IVF Craaft India Private Limited ("Borrower"), as follows:

1. I hereby unconditionally state, submit and confirm that I/we are not disqualified from purchasing the immovable property owned by the Mortgagor by the Applicant, being mortgaged in favour of

Phoenix in the loan account of Borrower, pursuant to the provisions Section 29A of The Insolvency and Bankruptcy Code, 2016 ("IBC") and/or otherwise.

- 2. I hereby state, submit and declare that none of: (a) the Applicant, being the Proposed Investor; (b) any other person acting jointly or in concert with the Applicant:
 - a) is an undischarged insolvent;
 - b) is a willful defaulter in accordance with the guidelines of the Reserve Bank of India ("RBI") issued under the Banking Regulation Act, 1949 (the "BR Act");
 - c) at the time of investing and subscribing to the security receipts, has an account or an account of the Borrower which is under management or control of such person(s) or of whom such person(s) is a promoter, classified as non-performing asset in accordance with the guidelines of the RBI issued under the BR Act or the guidelines of a financial sector regulator issued under any other law for the time being in force;
 - d) has been convicted for any offence punishable with imprisonment:
 - (i) for 2 (two) years or more under any Act specified under the Twelfth Schedule of the IBC; or
 - (ii) for 7 (seven) years or more under any law for the time being in force.
 - e) is disqualified to act as a director under the Companies Act, 2013;
 - f) is prohibited by the Securities and Exchange Board of India ("SEBI") from trading in securities or accessing the securities markets;
 - g) has been a promoter or in the management or control of a Borrower in which a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction has taken place;
 - h) has executed a guarantee in favour of a creditor in respect of a Borrower against which an application for insolvency resolution made by such creditor has been admitted under the IBC and such guarantee has been invoked by the creditor and remains unpaid in full or part;
 - i) is subject to any disability, corresponding to abovementioned clauses (a) to (h) above, under any law in a jurisdiction outside India;
 - j) has a connected person not eligible under the abovementioned clauses (a) to (i). A list of all the connected persons is set out in **Schedule A** hereto.
- 3. I, hereby state and confirm that the Applicant and each of its Affiliates are not Related Parties (as defined in the Companies Act, 2013 (as amended from time to time) and any other applicable law for the time being in force) of the Borrower.

- 4. I hereby undertake and confirm that I shall immediately intimate Phoenix, and in no event more than 5 (five) days, in the event the Applicant or any of its Affiliates qualify to be Related Parties of the Borrower at any time.
- 5. I irrevocably and unconditionally submit to the Phoenix, that the list of the connected persons set out in Schedule A hereto is exhaustive in all respects and the names of all the connected persons have been set out thereunder without any omission whatsoever.
- 6. I submit to the Phoenix, that the Applicant unconditionally and irrevocably agrees and undertakes that it shall make full disclosure in respect of itself and all its connected persons.
- 7. I submit that, as and when any of the statements made hereunder are invalid, incorrect or misrepresented by us/ any other person acting in jointly or in concert with us, I agree that such an event shall be considered to be a breach of the terms and hold the Applicant ineligible.
- 8. I agree and acknowledge that Phoenix is entitled to rely on the statements and affirmations made in this Affidavit for the purposes of determining eligibility and assessing, agreeing and issuing the No Objection for sale in favour of the Applicant.
- 9. I, unconditionally and irrevocably undertake, that we shall provide all data, documents and information as may be required to verify the statements made under this Affidavit, to the satisfaction of Phoenix.
- 10. I agree that in the event any of the above statements are found to be untrue or incorrect, then the Applicant unconditionally agrees to indemnify and hold harmless the Phoenix against any losses, claims or damages incurred by the Phoenix, as the case may be, on account of such ineligibility of the Applicant.
- 11. This Affidavit shall be governed in accordance with the laws of India and the courts of Mumbai shall have an exclusive jurisdiction over any dispute arising under this Affidavit.
- 12. I submit that, the contents of the Affidavit, as provided above are correct, true, valid and genuine.
- 13. I submit that, no information/details, have been concealed while signing the Affidavit and there are no further facts to be disclosed to determine eligibility of the Applicant, in terms of Section 29A of the IBC.

Solemnly, affirmed at _	on	day of	
Before me,			
Notary			

VERIFICATION

I, the Deponent h this Affidavit are concealed therefr	true and correc	nereby verify and ct to my knowle	affirm that the condege and belief and	tents of parag I no material	raph 1 to facts have b	_ o ceer
Verified at	on this	day of	, 2024.			
					Deponent	

Schedule A

LIST OF THE CONNECTED PERSONS