


PHYSICAL POSSESSION NOTICE



Branch Office: ICICI Bank LTD Office Number 201-B, 2ND Floor, Road No 1, Plot No-B3, WIFI IT PARK, Wagle Industrial Estate, Thane (West) - 400604.

The Authorised ICICI Bank Officer under the Securitisation, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued Demand Notices to the borrower(s) mentioned below, to repay the amount mentioned in the Notice within 60 days from the date of receipt of the said Notice.

Having failed to repay the amount, the Notice is issued to the borrower and the public in general that the undersigned has taken possession of the property described below, by exercising powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said rules on the below-mentioned dates. The borrower in particular and the public in general are hereby cautioned not to deal with the property. Any dealings with the property will be subject to charges of ICICI Bank Limited.

Sr. No.	Name of the Borrower(s)/ Loan Account Number	Description of Property/ Date of Physical Possession	Date of Demand Notice/ Amount in Demand Notice (Rs.)	Name of Branch
1.	Ms Ruby Electrical Corporation Pvt Ltd/ Charulata Hasmukh Desai/ Ronak Suresh Shah/ LBUMUM00005805178	Showroom No 04 on GF & FF Floor, Hypeshot Situated in Land Bearing R S No 152, Near Kataria Automobiles, Makarpura Main Road Vadodara, Village Makarpura, Vadodara-390014/ June 01, 2025	February 26,2024 Rs. 3,59,91,115.00/-	Mumbai

The above-mentioned borrower(s)/guarantor(s) is/are hereby issued a 30 day Notice to repay the amount, else the mortgaged properties will be sold after 30 days from the date of publishing this Notice, as per the provisions under Rules 8 and 9 of Security Interest (Enforcement) Rules 2002.

Date: June 04, 2025, Place: Maharashtra Sincerely Authorised Officer, For ICICI Bank Ltd.


PUBLIC NOTICE

1. Notice is hereby given for the information of the public that our client, Mr. Rummy Kumar, residing at Condo No.512 (hereinafter referred to as "the said Condo"), 5th Floor, Piccadilly II Cooperative Housing Society Ltd., Royal Palms Estate Aarey Milk Colony, Goregaon (East), Mumbai-400 065, is the sole owner of the said Condo and the related shares, viz., 5 (five) fully paid up shares of Rs. 50/- each bearing Distinctive Nos.441 to 445 (both inclusive) comprised in Share Certificate No.084 (Members Registration No.84) dated 1st January, 2009 (hereinafter referred to as "the said Shares") issued by Piccadilly II Co-operative Housing Society Ltd.


2. Our client has recently come to know that some persons are negotiating to sell, transfer and/or deal with the said Condo and the said Shares. The members of the public are hereby warned to not deal with any person in respect of the said Condo and the said Share, without the express written consent of our client in that respect.

3. Any person's doing so shall do the same entirely at his/her/their risk as to costs and consequences and the same shall not be binding upon our client in any manner whatsoever.

Dated this 3rd day of June, 2025.



Sd/-
Mahesh Menon, Proprietor,
Mahesh Menon & Co.,
Advocates & Notary,
101, 1st floor, 110, Mittal Avenue, Nagindas Master Road,
Fort, Mumbai-400 023. E-mail : mmcolaw@hotmail.com



Phoenix ARC

Regd. Office:3rd Floor, Wallace Tower 139-140/B/1, Crossing of Sahar Road and Western Express Highway Vile Parle (East) Mumbai-400 057 Tel: 022- 6829 2450, Fax : 022- 6741 2313
CIN: U67190MH2007PTC168303 Email: info@phoenixarc.co.in, Website: www.phoenixarc.co.in.

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and to the borrower(s)/guarantor(s) in particular, that the under mentioned property mortgaged to Phoenix ARC Private Limited pursuant to assignment of debt by Mottal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited - Assignor) will be sold on "AS IS WHERE IS, 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 : www.phoenixarc.co.in/ as per the details given below

Sl. No.	Borrower(s) / Guarantor(s) / Loan Account	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price, EMD & Last Date of Submission of EMD	Date and time of E-Auction
1.	LAN: LXAMB00116-170045772 Branch: Ambarnath Borrower: Namdev Laxman Hadavale Co-Borrower: Manisha Namdev Hadavale Guarantor: Ananta Babau Joshi	24-01-2020 For Rs: 16,62,138/- (Rupees Sixteen Lakh Sixty Two Thousand One Hundred & Thirty Eight Only)	Flat No 103, 1St Floor, B Wing, Shree Samarth Krupa, Old S No 75, New Survey No 1775, Village Old Dombivli - West, Kalyan, Thane, Maharashtra - 421201	Reserve Price: Rs.11,00,000/- (Eleven Lakh Only) EMD: Rs. 1,10,000/- (One Lakh Ten Thousand Only) Last date of EMD Deposit: 25-06-2025	Date: 26-06-2025 11:00 AM to 02:00 PM (with unlimited extensions of 5 minute each)
2.	LAN: LXXALK00316-170029304 Branch: Kalyan Borrower: Umesh Sudam Gaikwad Co-Borrower: Ramesh Sudam Gaikwad	15-06-2017 For Rs: 9,04,121/- (Rupees Nine Lakh Four Thousand One Hundred & Twenty One Only)	Flat No 203, 2nd Flr, Surya Apt H.No.161, Talaja Majkur Village, Panvel Panvel Nav-Mumbai Maharashtra 412028	Reserve Price: Rs.3,20,000/- (Three Lakh Twenty Thousand Only) EMD: Rs. 32,000/- (Thirty Two Thousand Only) Last date of EMD Deposit: 25-06-2025	Date: 26-06-2025 11:00 AM to 02:00 PM (with unlimited extensions of 5 minute each)
3.	LAN: LXXALK00316-170024665 Branch: Kalyan Borrower: Aarti Amit Mehta Co-Borrower: Amit Anil Mehta	21-12-2018 For Rs: 14,68,313/- (Rupees Fourteen Lakh Sixty Eight Thousand Three Hundred & Thirteen Only)	Plot No. - 23, Phase - 1, Bella Vista, Mouje Kalamgaon, Near Sai Krupa Hotel, Algaon (W), Shahapur, Thane, Maharashtra - 421601	Reserve Price: Rs.6,60,000/- (Six Lakh Sixty Thousand Only) EMD: Rs. 66,000/- (Sixty Six Thousand Only) Last date of EMD Deposit: 25-06-2025	Date: 26-06-2025 11:00 AM to 02:00 PM (with unlimited extensions of 5 minute each)

Terms and Conditions of E- Auction: 1. 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 visit to the Web Portal: https://www.auctionbazaar.com/ of our e-Auction Service Provider, M/s. ARCA EMART PRIVATE LIMITED for bidding information & support, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online. The interested buyers may go through the auction terms & conditions and process on the same portal and may contact to Chandrashekar Shiram Kumbhar 9372704932 & Kiran Power 9372705151, Ishan dev 882272321, details available in the above mentioned Web Portal and may contact their Centralised Help Desk: + 91 83709 69696. E-mail ID: contact@auctionbazaar.com. 2. All the intending purchasers/ bidders are required to register their name in the portal mentioned above as https://www.auctionbazaar.com/ and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned aforesaid. 3. 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 PANCARD, Board Resolutions in case of Company and Address Proof on or before the Last date for submission of EMD mentioned above. Intending purchasers/bidders are required to submit separate EMDs for each of the Items/Properties detailed herein above. 4. 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. 5. The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, applicable GST on the purchase consideration, stamp duty, registration fees, etc. that is required to be paid in order to get the secured asset conveyed/delivered in his/her/its favour as per the applicable law. 6. The intending bidders should make their own independent enquiries regarding encumbrances, title of secured asset put on auction and claims/rights/dues affecting the secured assets, including statutory dues, etc. prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of Phoenix. The authorized officer of Phoenix shall not be responsible in any way for any third-party claims/rights/dues. 7. 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.

Place: MUMBAI
Date : 04.06.2025

Sd/-Authorized Officer
Phoenix ARC Private Limited

JANA SMALL FINANCE BANK

(A Scheduled Commercial Bank)

Registered Office: The Fairway, Ground & First Floor, Survey No.10/1, 11/2 & 12/2B, Off Domlur, Koramangla Inner Ring Road, Next to EGL Business Park, Challaghatta, Bangalore-560071. Branch Office: Shop No.4 & 5, Ground Floor, Indiabulls Mint Gladys Alvares Road, Hiranandani Meadows, Pokhran Road, Thane West-400610.

E-AUCTION NOTICE

PUBLIC NOTICE FOR SALE THROUGH E-AUCTION UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT (SARFAESI ACT) 2002, READ WITH PROVISIO RULE 8(6) & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES 2002.

The undersigned as authorised officer of Jana Small Finance Bank Limited has taken possession of the following property in exercise of powers conferred under section 13(4) of the SARFAESI ACT. The Borrower in particular and public at large are informed that online auction (e-auction) of the mortgage property in the below mentioned account for realisation of dues of the Bank will be held on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" on the date as prescribed as here under.

Sr. No.	Loan Account Number	Name of Original Borrower/ Co-Borrower/ Guarantor	Date of 13-2 Notice	Date of Possession	Present Outstanding balance as on 03.06.2025	Date & Time of Inspection of the property	Reserve Price in INR	Earnest Money Deposit (EMD) in INR	Date and Time of E-Auction	Last date TIME & Place for submission of Bid
1	45678640001307	1) M/s. Supreme Power Services, 2) Mr. Gulzar Gulam Rasul Karzi, 3) Mrs. Shabana Gulzar Kazi	04/12/2024	25/02/2025	Rs.66,85,211.70 (Rupees Sixty Six Lakh Eighty Five Thousand Two Hundred Eleven and Seventy Paise Only)	17.06.2025 09:30 AM to 05:00 PM	Rs.43,35,000/- (Rupees Forty Three Lakh Thirty Five Thousand Only)	Rs.4,33,500/- (Rupees Four Lakh Thirty Three Thousand Five Hundred Only)	23.06.2025 @ 11.30 AM	21.06.2025, before 05.30 PM Jana Small Finance Bank Ltd., Shop No.4 & 5, Ground Floor, Indiabulls Mint Gladys Alvares Road, Hiranandani Meadows, Pokhran Road, Thane West-400610.
Details of Secured Assets: All the piece and parcel of the immovable property Shop No.12, Admeasuring About 247 Sq.ft Build up Area Equivalent to 22.95 Sq.mtrs. Build up. On the Ground Floor of the Building known as Building No.4, in the Rahul Nagar (S.R.A.) Co-Operative Housing Society, situate Lying and being at Rafi Ahmed Kidwai Marg Sewree, Wadala Mumbai-400031. Bering C.S. No.457 of Parel Sewree Division in the Registration District and Sub-District of Mumbai City and Mumbai Suburban Now Great Mumbai.										
2	47609630000333	1) Nandu Ganpat Shinde, 2) Lata Nandu Shinde	15/04/2023	15/02/2025	Rs.7,98,410.70 (Rupees Seven Lakh Ninety Eight Thousand Four Hundred Ten and Seventy Paise Only)	17.06.2025 09:30 AM to 05:00 PM	Rs.16,30,000/- (Rupees Sixteen Lakh Thirty Thousand Only)	Rs.1,63,000/- (Rupees One Lakh Sixty Three Thousand Only)	23.06.2025 @ 11.30 AM	21.06.2025, before 05.30 PM Jana Small Finance Bank Ltd., Shop No.4 & 5, Ground Floor, Indiabulls Mint Gladys Alvares Road, Hiranandani Meadows, Pokhran Road, Thane West-400610.
Details of Secured Assets: All that part and parcel of House No.701, Area Admeasuring 3100 Sq.fts. B. up., Village Chargaon, Tal. Ambemath, Dist. Thane, Pin-421503, within the Limits of Grampanchaty Chargaon, Post Chargaon, Boradpada Road, situated at Revenue Village Chargaon, Tal. Ambemath, Dist. Thane, within the Limits of Grampanchaty Chargaon & within the Jurisdiction of Sub Registrar of Assurances Uhasnagar and Surrounded by: East: Property of Vasant Dhau Padir, West: Property of Pandu Jaitu Lobhi, South: Bhat Sheti, North: Prakash Hari Shinde.										
3	31598950002298 & 31599670000306	1) Reshma Mohammad Ali, 2) Rahamtulla Abubakar Shaikh	23/07/2024	13/05/2025	Rs.3,16,920.40 (Rupees Three Lakh Sixteen Thousand Nine Hundred Twenty and Forty Paise Paisa)	23.06.2025 09:30 AM to 05:00 PM	Rs.19,50,000/- (Rupees Nineteen Lakh Fifty Thousand Only)	Rs.1,95,000/- (Rupees One Lakh Ninety Five Thousand Only)	07.07.2025 @ 11.30 AM	04.07.2025, before 05.30 PM Jana Small Finance Bank Ltd., Shop No.4 & 5, Ground Floor, Indiabulls Mint Gladys Alvares Road, Hiranandani Meadows, Pokhran Road, Thane West-400610.
Details of Secured Assets: All that piece and parcel of the Flat No.201, Admeasuring Area 650 Sq.ft. (Built up Area), in the building known as "Kurshid Palace", Constructed on Gaothanland, Lying, being and situated at Village Sopara, Taluka Vasai, District Palgha, within the Limits of Sub-Registrar Vasai and which is within the limits of Palghar Municipal Corporation and Bounded: As on East: Near Station, As on West: Nallasopara West, As on North: Jain Mandir, As on South: Samel Pada.										
4	45679430000365	1) Mr. Avinash Ashok Thorat, 2) Mrs. Sarita Avinash Thorat	05/09/2024	19/05/2025	Rs.3,73,722.20 (Rupees Three Lakh Seventy Three Thousand Seven Hundred Twenty Two and Twenty Paise Only)	23.06.2025 09:30 AM to 05:00 PM	Rs.5,10,000/- (Rupees Five Lakh Ten Thousand Only)	Rs.51,000/- (Rupees Fifty One Thousand Only)	07.07.2025 @ 11.30 AM	04.07.2025, before 05.30 PM Jana Small Finance Bank Ltd., Shop No.4 & 5, Ground Floor, Indiabulls Mint Gladys Alvares Road, Hiranandani Meadows, Pokhran Road, Thane West-400610.
Details of Secured Assets: All the piece and parcel of House No.212, having Admeasuring Area 340 Sq.ft, Near Hanuman Mandir at Post Kasgaon, Grampanchayat Kasgaon Taluka Murbad, District Thane-421401. On or towards the East by: Jadhav Wadi, On or towards the West by: The Property of Municipal Road, On or towards the North by: the Property of Vatsala Apartments, On or towards the South by: Property of Deshmukh.										
5	45689420002232 & 45689430000802	1) Rajendra Ratan Shelke, 2) Sharada Bansai Lahane	12/08/2022	22/05/2025	Rs.18,04,163.15 (Rupees Eighteen Lakh Four Thousand One Hundred Sixty Three and Fifteen Only)	23.06.2025 09:30 AM to 05:00 PM	Rs.15,08,000/- (Rupees Fifteen Lakh Eight Thousand Only)	Rs.1,50,800/- (Rupees One Lakh Fifty Thousand Eight Hundred Only)	07.07.2025 @ 11.30 AM	04.07.2025, before 05.30 PM Jana Small Finance Bank Ltd., Shop No.4 & 5, Ground Floor, Indiabulls Mint Gladys Alvares Road, Hiranandani Meadows, Pokhran Road, Thane West-400610.
Details of Secured Assets: All that piece and parcel of Flat No.08, 2nd Floor, C Wing, Gills Garden, Matoshree Nagar, Chehadi Pumping, Nashik to Puna Highway, Mauje Chehadi, Budruk, Tal. & Dist. Nashik and within the Jurisdiction of Nashik. Bounded as under: On or towards East: Staircase and Flat No.C-05, On or towards South: Common Space, On or towards West: Common Space, On or towards North: Flat No.C-07.										
6	45689420000364 & 45689430000522	1) Amol Balkrishna Yashwante, 2) Balkrishna Tulsiram Yashwante, 3) Ratnabai Balkrishna Yashwante	17/02/2023	20/05/2025	Rs.24,69,527.51 (Rupees Twenty Four Lakh Sixty Nine Thousand Five Hundred Twenty Seven and Fifty One Only)	23.06.2025 09:30 AM to 05:00 PM	Rs.18,78,000/- (Rupees Eighteen Lakh Seventy Eight Thousand Only)	Rs.1,87,800/- (Rupees One Lakh Eighty Seven Thousand Eight Hundred Only)	07.07.2025 @ 11.30 AM	04.07.2025, before 05.30 PM Jana Small Finance Bank Ltd., Shop No.4 & 5, Ground Floor, Indiabulls Mint Gladys Alvares Road, Hiranandani Meadows, Pokhran Road, Thane West-400610.
Details of Secured Assets: All that piece and parcel of the Immovable Property Admeasuring 750 Sq.ft. Row House No.01, Ground Floor, Gurubrahma Co-Op. Housing Society, Municipal House No.302/4610/GR/0001, SR. No.264/8/1, Plot No.01, Bidi Kangar Nagar, Amrutdham, Panchwati, Nashik-422003 and the Said Land is Bounded as under: On or towards: Towards East by: Marginal Space and Plot No.2, Towards West by: Row House No.2, Towards South by: Marginal Space and Row House No.10, Towards North by: Marginal Space and 60 Feet Road.										
7	32369440000374	1) Anajali Industry, Through Prop. Manisha Sonawane, 2) Kalu Gaware	07/09/2022	21/05/2025	Rs.13,22,786.00 (Rupees Thirteen Lakh Twenty Two Thousand Seven Hundred Eighty Six Only)	23.06.2025 09:30 AM to 05:00 PM	Rs.11,88,000/- (Rupees Eleven Lakh Eighty Eight Thousand Only)	Rs.1,18,800/- (Rupees One Lakh Eighteen Thousand Eight Hundred Only)	07.07.2025 @ 11.30 AM	04.07.2025, before 05.30 PM Jana Small Finance Bank Ltd., Shop No.4 & 5, Ground Floor, Indiabulls Mint Gladys Alvares Road, Hiranandani Meadows, Pokhran Road, Thane West-400610.
Details of Secured Assets: All that piece and parcel of N 44 A, Pawan Nagar, Aadarsh Nagar, Nashik-422008 and within the Jurisdiction of Nashik Municipal Corporation. Bounded as under: East by: Marginal Space and Colony Road, West by: Tenement No.44/A/A-1-14102, North by: Passage and Staircase, South by: Tenement No.44/A/A-1-14104.										
8	30709630001822	1) Kumtark Bhasaheeb Popat, 2) Popat Narayan Kumtark	09/05/2024	20/05/2025	Rs.6,02,304.94 (Rupees Six Lakh Two Thousand Three Hundred Four and Ninety Four Paise Only)	23.06.2025 09:30 AM to 05:00 PM	Rs.9,94,000/- (Rupees Nine Lakh Ninety Four Thousand Only)	Rs.99,400/- (Rupees Ninety Nine Thousand Four Hundred Only)	07.07.2025 @ 11.30 AM	04.07.2025, before 05.30 PM Jana Small Finance Bank Ltd., Shop No.4 & 5, Ground Floor, Indiabulls Mint Gladys Alvares Road, Hiranandani Meadows, Pokhran Road, Thane West-400610.
Details of Secured Assets: All that piece and parcel of the Immovable Property being Land Admeasuring 3000 Sq.ft., being and situate at Milkat No.344, Mauje Pimpalgaon Landga, Tal. Nagar, Dist. Ahmednagar-414001. On or towards: Towards East by: Milkat No.350, Towards West by: Milkat No.343, Towards South by: Milkat No.356, Towards North by: Road.										


The properties are being held on "AS IS WHERE IS BASIS" & "AS IS WHAT IS BASIS" and the E-Auction will be conducted "On Line". The auction will be conducted through the Bank's approved service provider M/s. 4 Closure at the web portal https://bankauctions.in & www.foreclosureindia.com. For more information and For details, help, procedure and online training on e-auction, prospective bidders may contact M/s. 4 Closure; Contact Mr. Arijit Kumar Das Contact Number: 8142000725. Email id: info@bankauctions.in/ arijit@bankauctions.in.

For further details on terms and conditions to take part in e-auction proceedings and any for any query relating to property please contact Jana Small Finance Bank authorized officers Mr. Manoj Thakur (Mob. No.9822396792), Mr. Dilshad (Mob. No.8433508759), Mr. Ranjan Naik (Mob. No.6362951653). To the best of knowledge and information of the Authorised Officer, there are no encumbrances on the properties. However the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on prior to submitting their bid. No conditional bid will be accepted. This is also a notice to the above named Borrowers/ Guarantor/s/ Mortgageors about e-auction scheduled for the mortgaged properties. The Borrower/ Guarantor/ Mortgageor are hereby notified to pay the sum as mentioned above along with up to date interest and ancillary expenses before the date of auction, failing which the property will be sold and balance dues if any will be recovered with interest and cost.

Date: 04.06.2025, Place: Thane Sd/- Authorized Officer, Jana Small Finance Bank Limited

50+ YEARS OF MOMENTUM

अर्थ सहकारण कल्याणम्



THE KALYAN JANATA SAHAKARI BANK LTD.
MULTI-STATE SCHEDULED BANK

Head Office – "Kalyanam_astu", Om Vijaykrishna Apartment, Adharwadi Road, Kalyan (W) Dist. Thane-421301

NOTICE FOR SALE OF SECURED ASSET - FLAT

Sale of Immovable Asset (Flat) on 'AS IS WHERE IS' basis, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002

Notice is hereby given to the public in general and to the Borrower(s), Mortgageor(s) and Guarantor(s) in particular, that the below described immovable property (secured asset) mortgaged/charged to The Kalyan Janata Sahakari Bank Ltd. and Jalgaon Janata Sahakari Bank Ltd. (secured creditors), the physical possession of which has been taken by the Authorised Officer will be sold on 'As Is Where Is' basis, as per the brief particulars given hereunder.

Name of the Borrower and Guarantors	1. M/s. J D Electronics and Appliances Pvt. Ltd. - Borrower 2. Mr. Sreeranj Sreedharan Manayathavayaleri - Director & Guarantor 3. Miss. Pooja Ramesh Basantani - Director & Guarantor 4. Mr. Ram Jethanand Tanwani - Guarantor 5. Mr. Sethu Madhavan Nair - Guarantor 6. Mrs. Shailaja S. Nair - Guarantor 7. Miss. Nimma Ashokan - Guarantor 8. Mrs. Ajitha K. Ashokan - Guarantor 9. Mrs. Simmi (Kiran) Ram Tanwani - Guarantor 10. Mr. Rajesh Timanna Naik - Guarantor 11. Mrs. Sangeetha Sreeranj S. - Guarantor
Outstanding Loan Balance	At The Kalyan Janata Sahakari Bank Ltd. - Rs. 34,25,67,977.77 (Rupees Thirty-Four Crore Twenty Five Lakh Sixty Seven Thousand Nine Hundred Seventy Seven Paise Seventy Seven Only), Plus Further Interest from 01.06.2025, Penal Charges and Expenses. At Jalgaon Janata Sahakari Bank Ltd. - Rs. 8,78,31,024.00 (Rupees Eight Crore Seventy Eight Lakh Thirty One Thousand Twenty Four Only), Plus Further Interest from 01.03.2025, Penal Charges and Expenses.
Details of Secured Asset	Flat No. 204, area admeasuring 525 sq.ft. (built-up), B Wing, 2nd Floor, in the Building known as Rajlaxmi Apartments, Above Spandan Hospital, situate and constructed on Plot bearing Survey No. 20, Hissa No. 3 part, Plot No. 1, 4, 5 & 6, New D P Road, Village Katrap, Tal. Ambarnath, Dist. Thane, owned by Mr. Sethu Madhavan Nair and Mrs. Shailaja S. Nair.
Reserve Price	Rs. 30,00,000/- (Rupees Thirty Lakhs Only)


IMPORTANT TERMS AND CONDITIONS

1) Sale is strictly subject to the terms and conditions prescribed in this advertisement and the offer document/form. Further details of the property (Flat) and the offer document/forms can be obtained from the Head Office of The Kalyan Janata Sahakari Bank Ltd. at the above address, on payment of Rs. 1,000/- (Non-Refundable) per offer form.
2) The Secured Asset (Flat) will be available for inspection to the interested persons on 16.06.2025 between 01.00 p.m. and 03.00 p.m.
3) Sealed offers, in the prescribed form only, should be submitted along with the DD/PO for EMD of Rs. 1,00,000/- (Rupees One Lakh Only), drawn in favor of The Kalyan Janata Sahakari Bank Ltd., at the Head Office of The Kalyan Janata Sahakari Bank Ltd. at Kalyan before 01.00 p.m. on 11.07.2025.
4) Sealed offers will be opened at 04.00 p.m. on 11.07.2025, at the Head Office of The Kalyan Janata Sahakari Bank Ltd., at Kalyan.
5) The property (flat) offered for sale is strictly on 'As Is Where Is' basis. The Bank, therefore does not undertake any responsibility to procure any permission/license etc in respect of the property offered for sale or for any dues like outstanding water charges, transfer fees, electricity dues, dues of Municipal Corporation/ Local authority/Housing Society or any other dues, taxes, penalty, if any, in respect of the said property/ Borrower.
6) This notice should also be treated as the statutory notice to the borrower, guarantors and mortgageors under rule 8(6) and 9(1) of the SARFAESI Act, 2002.

Place : Kalyan
Date : 03.06.2025

Authorised Officer

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES (Sale through e-bidding only)



HDFC BANK LIMITED

Branch: HDFC Spenta – RPM Dept, 2nd Floor, Next to HDFC Bank House, Mathuradas Mills Compound, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400 013. Tel: 022-66113020.

Regd. Office: HDFC Bank Ltd., HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai 400013.

CIN: L65920MH1994PLC080618 Website: www.hdfcbank.com

The Authorised Officer of HDFC Bank Limited (erstwhile HDFC Limited having amalgamated with HDFC Bank Limited by virtue of a Scheme of Amalgamation approved by Hon'ble NCLT-Mumbai vide order dated 17th March 2023) (HDFC) issues E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) indicated in Column (A) that the below described immovable property(ies) described in Column (C) mortgaged/charged to the Secured Creditor, the constructive / physical possession of which has been taken as described in column (D) by the Authorised Officer of HDFC Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" as per the details mentioned below :

Notice is hereby given to Borrower / Mortgageor(s) / legal heirs, legal representatives (whether known or unknown), executor(s), administrator(s), successor(s) and assign(s) of the respective Borrower(s) / Mortgageor(s) (since deceased), as the case may be, indicated in Column (A) under Rule 8(6) of the Security Interest (Enforcement) Rules 2002.

For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e. www.hdfcbank.com

Sr No	(A) Name/s of Borrower(s)/ Mortgageor(s)/ Guarantor(s)/ Legal Heirs and Legal Representatives (whether known or unknown) Executor(s), Administrator(s), Successor(s) and Assign(s) of the respective Borrower(s) / Mortgageor(s) / Guarantor(s) (since deceased), as the case may be.	(B) Outstanding dues to be recovered (Secured Debt) (Rs.)*	(C) Description of the Immovable Property / Secured Asset (1 Sq. mtr. is equivalent to 10.76 Sq. ft)	(D) Type of Possession	(E) Reserve Price (Rs.)	(F) Earnest money deposit (Rs.)	(G) Date of Auction and time
LOWER PAREL [WEST]							
1	MR PARIKH ASHISH N M/S SAGAR SAMIR INTERNATIONAL (REPRESENTED THROUGH ITS PARTNER MR PARIKH ASHISH N)	Rs. 2,99,48,450/- As on 30-SEP-2023*	FLAT NO 7002, 70 TH FLOOR, B WING, LODHA MARQUISE, THE PARK, KAMALA MILLS COMPOUND, PANDURANG BUDHKAR MARG, CTS NO 464 AND OTHERS OF LOWER PAREL DIVISION, LOWER PAREL [WEST], MUMBAI – 400018 ADMEASURING 1509 SQ. FT. CARPET AREA + 17 SQ. FT. EBVT AREA WHICH IS EQUIVALENT TO 140.19 SQ. MTRS. CARPET AREA + 1.58 SQ. MTRS. EBVT AREA OR THEREABOUTS. + 2 CAR PARKING Net Area of above-mentioned secured assets is 1526 SQ. FT CARPET AREA (which includes EBVT area) which is equivalent to 141.77 SQ. MTRS. CARPET AREA (which includes EBVT area)	PHYSICAL POSSESSION	Rs. 7,85,00,000/-	Rs. 78,50,000/-	05-JUL-2025 10.00 am to 10.30 am
1. Inspection Date & Time: 16-JUN-2025 between 11.00 am to 4.00 pm 2. Minimum bid increment amount: Rs. 25,000/- 3. EMD Amount Submission on or before: 03-JUL-2025							
* together with further interest, cost and charges as applicable from time to time, up to the date of payment and / or realisation thereof.							
The highest bid shall be subject to approval of HDFC Bank Ltd. Authorised officer reserves the right to accept / reject all or any of the offers/bids so received, or cancel the auction/sale without assigning any reason whatsoever. His/her decision shall be final and binding							
DISCLOSURE OF ENCUMBRANCES / CLAIMS							
To the best of knowledge and information of the Authorised Officer of HDFC, there are no other encumbrances in respect of the above immovable properties / Secured Assets save and except immovable properties / Secured Assets at Sr. No. 1 and the same is disclosed herein below. MR PARIKH ASHISH N has filed a Securitization Application against the HDFC Bank Ltd listed before the Debt Recovery Tribunal 2 Mumbai, wherein HDFC is impleaded as a party and the said Application is pending. The sale shall be subject to the final outcome of and/or orders, directions etc.							
In the abovementioned cases the prospective purchasers are requested to independently ascertain amounts that might be due towards Society/Builder/Others prior to submitting the Bid Documents / Tender Documents / Offer Documents and the prospective purchaser shall clear the outstanding dues and other related charges.							
Date: 04-JUN-2025 Place: Mumbai							
For HDFC Bank Ltd. Sd/- Authorised Officer							

JNU bids bye to ‘kulpati’, welcomes ‘Kulguru’

NEW DELHI

The Jawaharlal Nehru University (JNU) has decided to replace the term 'Kulpati' for vice chancellor with 'Kulguru' in all degree certificates and academic records.

The decision was made during a meeting of the university's Executive Council held in April. The minutes of the meeting stated as agenda: "To change/rename of designation from Kulpati to Kulguru for the signature on the Degree Certificates and other academic documents." The directive has been marked for action by the Controller of Examinations.

PHYSICAL POSSESSION NOTICE
ICICI Bank

Branch Office: ICICI Bank Ltd Office Number 201-B, 2nd Floor, Road No 1 Plot No-B3, WIFIT Park, Wagle Industrial Estate, Thane (West)- 400604

The undersigned being the Authorised Officer of ICICI Bank Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13 (12) R/w Rule 3 of the Security Interest (Enforcement) rules 2002, issued demand notices upon the borrowers mentioned below, (on underlying pool assigned to ICICI Bank by Dewan Housing Finance Ltd.) in relation to the enforcement of security in respect of a Housing Loan facility granted pursuant to a loan agreement entered into between DHFL and the borrower, to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.


As the borrower failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said rules on the below-mentioned dates. The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of ICICI Bank Limited.

Sr. No.	Name of the Borrower(s)/ Co-Borrower(s) (DHFL Old LAN & ICICI New LAN)	Description of Property/ Date of Possession	Date of Demand Notice/ Amount in Demand Notice (Rs.)	Name of Branch
1.	Suraj Sreekantan Nair/ Sreekrumari S Nair/ (Home Loan Account Number 01300008544 and QZNMU00005019757)	Flat No.105, 1st Floor, Bldg No.25-F, Building & Society Known As Pushpa Narayan Complex Co Op Housing Society Ltd, Being Constructed On 57/1, 2, 3 & 4 Survey No. 55/0, at Devad, Tal- Panvel, Dist - Raigad, Panvel- 410206/ May 30, 2025.	October 06, 2023 Rs. 16,16,491/-	Mumbai

The above-mentioned borrowers(s)/ guarantors(s) are hereby given a 30 day notice to repay the amount, else the mortgaged properties will be sold on the expiry of 30 days from the date of publication of this Notice, as per the provisions under the Rules 8 and 9 of Security Interest (Enforcement) Rules 2002.

Date : June 04, 2025
Place: Maharashtra

Authorised Officer
ICICI Bank Limited

**सेंट्रल बैंक ऑफ इंडिया**
Central Bank of India
1911 से केंद्र कीर्ति 'सिद्धि' - CENTRAL TO YOU SINCE 1911

Regional Office Nashik
P-63, Satpur MIDC, Nashik 422007.
Phone No. 02532350475,
Email: recvnasiro@centralbank.co.in

DEMAND NOTICE
(In Pursuance with u/s 13(2) under SARFAESI Act, 2002)

This demand notice is hereby given under Section 13(2) of the Securitisation and Reconstruction and Enforcement of Security Interests Act, 2002 (54 of 2002) read with Rule 3 of the Security Interests (Implementation) Rules, 2002. The undermentioned borrowers/guarantors are hereby called upon to repay the outstanding amount of the credit facilities extended to them/their against their guarantees within 60 days from the date of this notice. In case you fail to repay the undermentioned amount to the Bank along with further interest and incidental costs, expenses etc. as per this notice, the Bank shall exercise all or any of its powers as detailed under Section 13(2) of the Act, sub-section (4) of Section 13 and other applicable provisions of the said Act.


Your kind attention is invited to provisions of sub-section (8) of Section 13 of the SARFAESI Act where under you can tender the entire amount of outstanding dues together with all costs, charges and expenses incurred by the secured creditor only till the date of Publication of the notice for sale of the secured asset(s) by public auction (including e-auction), by inviting quotations, tender from public or by private treaty. Please also note that if the entire amount of outstanding dues together with the costs, charges and expenses incurred by the secured creditor is not deposited before the publication of the sale notice for sale of the secured assets by public auction (including e-auction), by inviting quotations, tender from public or by private treaty, you may not be entitled to redeem the secured asset(s). You are also put on notice that in terms of sub-section (13) of section 13 you shall not transfer by sale, lease or otherwise the said secured assets detailed below of this notice without obtaining written consent of the Bank. The details of the accounts and secured assets along with amount outstanding with interest and other charges and expenses thereon are given below.

Name & Address of Borrower/Guarantors/Mortgagors:
1. Late Mr. Yuvraj Ravindra Pawar (Since Deceased) (Borrower) Through Legal Heirs (a) Mrs. Dipti Yuvraj Pawar, Wd/o Yuvraj Pawar (b) Minor Saisheer Yuvraj Pawar S/o of D/o Yuvraj Pawar represented through Natural Guardian Mother -Mrs Dipti Yuvraj Pawar
All Residing at Flat No. 303, (i.e. Flat No. 12 as per approved building Plan) Maitreya Sankul-II, Plot No. 01, Survey No. 212/1/1/1, Pathardi Shivar, Nasik- 422009
2. Mrs Dipti Yuvraj Pawar (Co- Borrower)
All Residing at Flat No. 303, (i.e. Flat No. 12 as per approved building Plan) Maitreya Sankul-II, Plot No. 01, Survey No. 212/1/1/1, Pathardi Shivar, Nasik- 422009

Amount Outstanding on dated: Rs. 10,33,698.00 (Rs, Ten Lakhs Thirty Three Thousand Six Hundred Ninety Eight Only) + Interest + Charges + Expenses thereon (**Demand Notice dated 27.05.2025**) **NPA Date :** 30/03/2025 Branch: Ambad

Description of the Properties Mortgaged (Movable / Immovable): All that piece and parcel of the property bearing Flat No. 303 (i.e. Flat No. 12 as per approved building plan) situated on Third Floor, admeasuring 676.39 Square Feet, alongwith parking area 100.00 Sq. Ft on ground floor, situated in the building known as "Maitreya Sankul - II, constructed on Plot No. 01, Survey No. 212/1/1/1, situated at village Pathardi, Tal. & Dist. Nasik, which is bounded as under:
East : Side Margin
West : Stair case, Passage & Flat No. 302
South : Side Margin
North : Flat No. 304

Date : 03.06.2025
Place : Nashik

**Authorized Officer**
Central Bank of India

**Phoenix ARC**

Phoenix ARC Private Limited
Regd. Office:3rd Floor, Wallace Tower 139-140/B/1, Crossing of Sahar Road and Western Express Highway Vile Parle (East) Mumbai-400 057 Tel:- 022- 6849 2450, Fax:- 022- 6741 2313
CIN: U67190MH2007PTC168303 Email: info@phoenixarc.co.in, Website: www.phoenixarc.co.in.

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and to the borrowers/guarantors/mortgagors in particular, that the under mentioned property mortgaged to Phoenix ARC Private Limited pursuant to assignment of debt by Mofco Oseal Home Finance Limited (Earlier known as Oseal Home Finance Corporation limited - Assignor) will be sold on "AS IS WHERE IS, 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 : www.phoenixarc.co.in/ as per the details given below

Sl. No.	Borrower(s) / Guarantor(s) / Loan Account	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price, EMD & Last Date of Submission of EMD	Date and time of E-Auction
1.	LAN: LXTT010117-180060293 Branch: Titwala Borrower: Nikita Dinesh Kanojia Co-Borrower: Dinesh Bhai Raj Kanojia	07-12-2020 For Rs: 24,93,873/- (Rupees Twenty Four Lakh Ninety Three Thousand Eight Hundred & Seventy Three Only)	Flat No 304, 3rd Floor, S. No. - 137, H. No. - 3, Bhargava Palace, Sanganu, Dombivali East, Kalyan, Thane, Maharashtra - 421206	Reserve Price: Rs.12,50,000/- (Twelve Lakh Fifty Thousand Only) EMD: Rs. 1,25,000/- (One Lakh Twenty Five Thousand Only) Last date of EMD Deposit: 13-07-2025	Date: 14-07-2025 11:00 AM to 02:00 PM (with unlimited extensions of 5 minute each)
2.	LAN: LXPAN00315-160014475 Branch: Panvel Borrower: Mangesh Maruti Varande Co-Borrower: Sandhya Mangesh Varande	08-03-2022 For Rs: 26,11,367/- (Rupees Twenty Six Lakh Eleven Thousand Three Hundred & Sixty Seven Only)	Flat No.101, 1st Floor, Sunanda Niwas, S.No.1450, At Village Pali, Old S.T Stand, Tal. Sudhagad, Raigad 410205, Maharashtra.	Reserve Price: Rs.15,00,000/- (Fifteen Lakh Only) EMD: Rs. 1,50,000/- (One Lakh Fifty Thousand Only) Last date of EMD Deposit: 13-07-2025	Date: 14-07-2025 11:00 AM to 02:00 PM (with unlimited extensions of 5 minute each)
3.	LAN: LXNAX01416-170047283 Branch: Naigao Borrower: Sunita Shankar Rathod Co-Borrower: Gurantor : Kamal Purushotham Rathod	08-02-2018 For Rs: 10,24,756/- (Rupees Ten Lakh Twenty Four Thousand Seven Hundred & Fifty Six Only)	Flat No 314 3rd Floor Sai Iocha Building S No 153/62 Dhama Camp Dhansar Nr.Shivnasa Shakhia Village Dhansar Post-Taloja Tal-Panvel Dist-Raigad Dhama Camp, Dhansar, Taljoja, Panvel 410206 Navi-Mumbai Maharashtra	Reserve Price: Rs.3,50,000/- (Three Lakh Fifty Thousand Only) EMD: Rs. 35,000/- (Thirty Five Thousand Only) Last date of EMD Deposit: 13-07-2025	Date: 14-07-2025 11:00 AM to 02:00 PM (with unlimited extensions of 5 minute each)
4.	LAN: LXXKA00315-160019377 Branch: Kalyan Borrower: Dinkar Tulsiaram Gawali Co-Borrower: Jayshree Dinkar Gawali	15-06-2017 For Rs: 27,68,574/- (Rupees Twenty Seven Lakh Sixty Eight Thousand Five Hundred & Seventy Four Only)	Flat No-202, 2nd Flr, Sai Shradh-dha Apt-A/Wing, Opp. Goodwill Residency, Kalker Pada, S.No.72, Hissa No.11, Kalker, Bhiwandi, Thane Opp. Goodwill Residency Bhiwandi Thane Maharashtra 421302	Reserve Price: Rs.11,50,000/- (Ten Lakh Only) EMD: Rs. 1,00,000/- (One Lakh Only) Last date of EMD Deposit: 13-07-2025	Date: 14-07-2025 11:00 AM to 02:00 PM (with unlimited extensions of 5 minute each)
5.	LAN: LXVAS00417-180068979 Branch: Vasai Borrower: Shivanand Rajaram Tiwari Co-Borrower: Savita Shivanand Tiwari	07-12-2020 For Rs: 8,45,408/- (Rupees Eight Lakh Forty Five Thousand Four Hundred & Eight Only)	Flat No -005, Ground Floor, Shree Ganesh Apartment, Near Grampanchayat Water Tank, Dandipada, Borsar (E), Palghar, Maharashtra - 401501	Reserve Price: Rs.5,00,000/- (Five Lakh Only) EMD: Rs. 50,000/- (Fifty Thousand Only) Last date of EMD Deposit: 13-07-2025	Date: 14-07-2025 11:00 AM to 02:00 PM (with unlimited extensions of 5 minute each)
6.	LAN: LXPEN00316-170025942 Branch: Pen Borrower: Abdulwahid Abdulmasood Shaikh Co-Borrower: Asia Abdulwahid Shaikh	23-10-2019 For Rs: 14,48,945/- (Rupees Fourteen Lakh Forty Eight Thousand Nine Hundred & Forty Five Only)	Flat No 207, 2nd Flr A Wing, Omkar Complex, S.No.45, H.No.16 B, Near Tulsi Park, Mz -Adivali -Dhokali, Kalyan(E), Thane, Maharashtra - 421306	Reserve Price: Rs.11,50,000/- (Eleven Lakh Fifty Thousand Only) EMD: Rs. 1,15,000/- (One Lakh Fifteen Thousand Only) Last date of EMD Deposit:13-07-2025	Date: 14-07-2025 11:00 AM to 02:00 PM (with unlimited extensions of 5 minute each)

Terms and Conditions of E-Auction: 1. 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 visit to the Web Portal: <https://www.auctionbazaar.com> or the e-Auction Service Provider, M/s. ARCA EMART PRIVATE LIMITED for bidding information & support, the details of the secured asset put up for e-auction and the Bid Form which will be submitted online. The interested buyers may go through the auction terms & conditions and process on the same portal and may contact to **Chandrasekhar Shriram Kumbhar 9327704932 & Krishnamurari Bajjarangi Singh 96199537479**, Sales/ycenga 9833801159, details available in the above mentioned Web Portal and may contact their Centralised Help Desk + 91 83709 69696, E-mail ID: contact@auctionbazaar.com. 2. All the intending purchasers/bidders are required to register their name in the portal mentioned above as <https://www.auctionbazaar.com> and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned aforesaid. 3. 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 PAN/CARD, Board Resolutions in case of Company and Address Proof on or before the Last date for submission of EMD mentioned above. Intending purchasers/bidders are required to submit separate EMDs for each of the Items/Properties detailed herein above. 4. At any stage of the auction, the Authorised officer may accept/reject/modify/cancel the bid/off or post-pone the auction without assigning any reason therefor and without any prior notice. 5. The successful purchaser/bidder shall bear any statutory dues, taxes, fees, payable, applicable GST on the purchase consideration, stamp duty, registration fees, etc. that is required to be paid in order to get the secured asset conveyed/delivered in his/her/its favour as per the applicable law. 6. The intending bidders should make their own independent enquiries regarding encumbrances, title of secured asset put on auction and claims/rights/dues affecting the secured assets, including statutory dues, etc. prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of Phoenix. The authorized officer of Phoenix shall not be responsible in any way for any third-party claims/rights/dues. 7. 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.

Place: MUMBAI
Date : 04.06.2025

Sd/-Authorized Officer
Phoenix ARC Private Limited

COMING CLOSER | New Delhi acknowledges London’s support in fight against terrorism

India, UK hold talks to bolster def, energy ties

PTI
NEW DELHI

India and the UK on Tuesday held extensive talks boosting cooperation in areas such as defence and security, counter-terrorism, and green energy.

The two sides discussed ways to expand the ties at the 17th India-UK foreign office consultations (FOC) and first strategic exports and technology cooperation dialogue.

The Indian delegation was led by Foreign Secretary Vikram Misri while the UK side was headed by Sir Oliver Robbins, Permanent Under-Secretary (PUS) at Foreign, Commonwealth and Development Office.

In the FOC meeting, Misri conveyed India's appreci-



Foreign Secretary Vikram Misri with UK's Oliver Robbins

ation for the British government's solidarity and support to India in its fight against terrorism. India and the UK are strategic partners.

"The FOC provided an

opportunity to review and discuss the entire gamut of bilateral relations. Both sides welcomed the conclusion of the India-UK free trade agreement and double contribution convention," the Ministry of External Affairs (MEA) said.

Last month, India and the UK sealed a landmark free trade agreement that will benefit 99 per cent Indian exports from tariff and will make it easier for British firms to export whisky, cars and other products to India besides boosting overall trade basket.

Along with the FTA -- the biggest the UK has done since leaving the European Union -- the two sides also sealed a double contribution convention.

Gaganaut's ISS mission postponed to June 10

PTI
NEW DELHI



Axiom Space's mission to the International Space Station (ISS), carrying Indian astronaut Shubhanshu Shukla and three others, has been postponed to June 10 at 5:52 pm IST, onboard SpaceX's Falcon-9 rocket from Kennedy Space Centre in Florida.

The announcement was made during a virtual press conference with the Axiom-4 mission crew members, who are currently in quarantine before their travel to the ISS.

The spaceflight was originally scheduled for May 29 and then rescheduled to June 8. Shukla will be the second Indian to travel to space four decades after Rakesh Sharma's iconic spaceflight onboard Russia's Soyuz spacecraft in 1984.

Prime Minister Narendra Modi is expected to interact with the Axiom-4 crew during

their 14-day stay at the ISS.

"We will have one with an Indian VIP," Shukla said to a question on interaction with the prime minister from space.

Shukla said the Axiom-4 crew will interact with school students, educators and members of the Indian space industry.

"For the people of India: This mission is a milestone and I request India to pray for the success of the mission. Even stars are attainable, Jai Hind," Shukla said. Shukla said he would be carrying Indian delicacies such as mango nectar, moong dal halwa and carrot halwa on the space flight.


NOTICE INVITING E-TENDER
Slum Rehabilitation Authority, Brihanmumbai invites Online Tender for Appointment of Social Media Agency for Promotion on SRA Social Media.

Name of Work	Tender Cost (Non-Refundable)	Date & Time of Tender Submission	Last Date of Tender Submission
Social Media Promotion for the Slum Rehabilitation Authority, Brihanmumbai	25,000/-	04/06/2025 12:00 pm	18/06/2025 upto 5:00 pm

Complete details are available in the Tender Document, uploaded on the SRA official website www.sra.gov.in and www.mahatenders.gov.in in the downloadable format.

Sd/-
Secretary
Slum Rehabilitation Authority, Brihanmumbai

No. SRA/PRO/T-1/282/2025
Date : 03.06.2025

**BRIHANMUMBAI MUNICIPAL CORPORATION**

e-Tender Notice

Department	: Hydraulic Engineer/Dy. Hydraulic Engineer (Maint.)
Section	: A.E(Maint) W.W.E.S-I
Bid No	: i) 2025_MCGM_1185237_1 ii) 2025_MCGM_1185233_1 iii) 2025_MCGM_1185227_1 iv) 2025_MCGM_1185218_1
Subject	: i) Supply of material required for arresting leakage of 50mm dia. water main for A.E.W.W.'S' ward & A.E.W.W(Main)E.S-I division. ii) Supply of various sizes Kinetic air valves for emergency section under A.E.W.W.(Maint.)E.S-I. iii) Supply of various sizes Glandless Sluice Valves for emergency section under A. E.W.W. (Maint. JE.S-I. iv) Supply of 900mm dia. x 10 Bar & 750mm dia. x 10 Bar Manually operated Double Flanged Butter Fly Valves with Flange Adaptor under A.E.W.W(M)E.S-I
Bid Start Date & Time	: 04.06.2025 from 10:00 AM
Bid End Date & Time	: 13.06.2025 till 16:00 PM
Website	:
Contact Person :-	:
a Name	: Shri A. M. Kolte, A.E(M)W.W.E.S
b Telephone	: 022-25153249/50
c Mobile No.	: 9930260508
d E-mail Id	: aewwmes.he@mcgm.gov.in

Sd/-
Executive Engineer
(Head Works) Water Works

PRO/570/ADV/2025-26

Keep the terraces clean, remove odd articles/junk/scrap

EVEREST NISARG GREENLAND DEVELOPERS PRIVATE LIMITED
CIN U45200MH2008PTC180410
Registered address: Plot No. 28,29,32,33, Sector No. 17, Vashi, Navi Mumbai, Thane, Maharashtra, 400703. Email: everestnisarggreenland@gmail.com contact 8369215131

FINANCIAL RESULTS FOR THE QUARTER ENDED 31st March, 2025
(Regulation 52 (8), read with Regulation 52 (4) of the SEBI (Listing and Other Disclosure Requirements) Regulations, 2015 (LODR Regulations))
Amount Rs in Lacs (except EPS)

Sr.No	Particulars	Qtr ending/ Current Year ended	Corresponding Qtr for the previous year ended	Previous year ended
		31.03.2025 (audited)	31.03.2024 (audited)	31.03.2024 (audited)
1.	Total Income from Operations	-	-	-
2.	Net Profit / (Loss) for the period (before Tax, Exceptional and/or Extraordinary items)	(1275.94)	1514.81	(2187.24)
3.	Net Profit / (Loss) for the period before tax (after Exceptional and/or Extraordinary items)	(1275.94)	1514.81	(2187.24)
4.	Net Profit / (Loss) for the period after tax (after Exceptional and/or Extraordinary items)	311.01	2060.75	(1641.30)
5.	Total Comprehensive Income for the period [Comprising Profit/ (Loss) for the period (after tax) & Other Comprehensive Income (after tax)]	311.01	2060.75	(1641.30)
6.	Paid up Equity Share Capital	1.00	1.00	1.00
7.	Reserves (excluding Revaluation Reserve)	(6327.52)	(1736.08)	(1736.08)
8.	Securities Premium Account	-	-	-
9.	Net worth	(6328.52)	(1736.07)	(1735.08)
10.	Paid up Debt Capital/ Outstanding Debt	36647.79	38012.24	38012.24
11.	Outstanding Redeemable Preference Shares	-	-	-
12.	Debt Equity Ratio	(5.79)	(21.91)	(21.91)
13.	Earnings Per Share (of Rs. ___/ each) (for continuing and discontinued operations)	(-45914.50)	20607.50	(16412.93)
	1. Basic:			
	2. Diluted:			
14.	Capital Redemption Reserve	-	-	-
15.	Debenture Redemption Reserve	-	-	-
16.	Debt Service Coverage Ratio	0.1016	0.08	0.08
17.	Interest Service Coverage Ratio	0.3761	0.59	0.59

Notes: (1) The above is an extract of the detailed format of quarterly and yearly financial results with the stock exchange under Regulation 52 of the SEBI (Listing and Other Disclosure Requirements) Regulations, 2015 (LODR Regulations). The full format of the financial results are available on the website of BSE Limited at www.bseindia.com and also on Companies website www.engdpl.com (2) For the other items referred in Regulation 52(4) of the SEBI (Listing and Other Disclosure Requirements) Regulations, 2015 the pertinent disclosures have been made to stock exchange can be accessed on www.bseindia.com

Sd/-
Mahadev Pragji Gothi - Director
DIN: 09388000

Date: 30.05.2025
Place: Navi Mumbai

PUBLIC NOTICE
Please Take Notice that Shina Hira Kudu, Gulab Nana Kudu, Rekha Vijay Kini, Shamrao Nana Kudu, Mamata Prakash Kini, Sangram Nana Kudu are owners of land bearing S.No.15/1 admeasuring 0.32-10 HR and land bearing S.No.16/3 admeasuring 0.59-40 HR of Village kashidkopar, Tal. Vasai, Dist. Palghar have agreed to sale the said land to our client.
Also Shri Manoj Chhaibihari Agarwal is owner of land bearing S.No. 15/1 admeasuring 0.23-00 HR of Village kashidkopar Tal. Vasai, Dist. Palghar have agreed to sale the said land to our client.
If any person having any claim, right, title and on interest therein or any part thereof in the nature of sale, lease, gift, mortgage, assignment, trust, charge, legacy, lien etc. or in any other manner or authority, may record their written objections duly supported by documents to undersigned at address mentioned herein below within 14 days from the date of publication of these notice failing which any such claims shall not be considered and shall be deemed to have been waived.
Sd/-
Kirit A. Sanghavi, Advocate
203, Purvee Chambers, Behind Mahanagar Palika Office, Station Road, Vasai (West).

PUBLIC NOTICE
All the members & any person or persons interested in the land bearing C.T.S. No. 128A/7, 128A/8A(pt.) & 128A/9 of village Kandivali, Taluka Borivali Bunder Pakhadi Road, Kandivali (West), Mumbai-67 for "Shiv Samrat SRA CHS(prop.) & Jijasa SRA CHS(prop.)", are informed that SRA, Administrative Building, Anant Kanekar marg, Bandra (E), Mumbai - 400051, has issued LOI to Developer M/s. Conwood Agencies Pvt. Ltd. to develop the said property. Hence any person having any interest in the said property or any objection on the said property may please contact within fifteen days from publishing of this notice, the Engineers of SRA on the above address or Mr. Jitendra B. Patel (Lic. Surveyor) at M/s. Aakar Architect & Consultants, Ground Floor, Satyanarayanprasad Commercial Centre, Dayaldas Road, Vile Parle (E), Mumbai - 400 057.
Place :- Mumbai
Date :- 04.06.2025
M/s. Conwood Agencies Pvt. Ltd.

PUBLIC NOTICE
Notice is hereby given to the public at large that, my clients Mr. Rajesh Gopaladas Ahuja & Mrs. Jhanveeka Rajesh Ahuja, Partners of M/s Real Asset has agreed to purchase the leasehold right in respect of Plot Nos.R-216 & R-217 in MIDC, Trance Thane Creek (TTC) Industrial Area, situated within the Village limits of Rabale & Tetavali, within the limits of Navi Mumbai Municipal Corporation, Tal. and Registration Sub-District Thane, District and Registration District Thane, containing by admeasuring 2363 Sq. Mtrs. & 2254 Sq. Mtrs. respectively thereabout along with structure standing thereon (hereinafter referred to as "the said Property") from M/s Baitime Machines Pvt. Ltd.
Hence this notice to the public at large that, if any person or persons or having any claim, charge, right, interest, lease, sub-lease, lien, or any other claim of whatsoever nature, against the said Property or any portion thereof, he/she/it may lodge his/her/their claim in writing supported by the relevant documents within Fifteen days from the date of publication hereof, to the undersigned at the address given below.
If no such claim or objection be lodged with the undersigned within the aforesaid period, my clients shall be free to complete the said transaction, without regard to any such claim and the same, if any, shall be considered as waived.
Dt. 4th June 2025.
G-1, Nirmal "B" CHS, Behind Janam Hospital, Uttam Angre Road, Charai, Thane (W).

Sd/-
Adv. Sangeeta Garje

FGP LIMITED
Corporate Identification Number: L26100MH1962PLC012406
Registered Office : Commercial Union House, 9, Wallace Street, Fort, Mumbai - 400 001
Tel: 2207 0273/ 2201 5269; Email : investors@fgpltd.in; Website : www.fgpltd.in

NOTICE OF THE SIXTY-THIRD ANNUAL GENERAL MEETING AND EVOTING INFORMATION
NOTICE is hereby given that the Sixty-Third Annual General Meeting ("AGM") of the members of FGP Limited ("the Company") will be held on Thursday, June 26, 2025 at 11.00 a.m. (I.S.T.) through Video Conferencing ("VC") / Other Audio Visual Means ("OAVM") to transact the business as set out in the Notice of the AGM dated May 09, 2025, without physical presence of the members at a common venue.
In compliance with all the applicable provisions of the Companies Act, 2013 and the Rules made thereunder, read with General Circular No. 09/2022 dated September 19, 2024 alongwith the General Circulars Nos. 14/2020, 17/2020, 20/2020, 02/2021, 21/2021, 02/2022, 10/2022, 09/2023 dated April 08, 2020, April 13, 2020, May 05, 2020, January 13, 2021, December 14, 2021, May 05, 2022, December 28, 2022, September 25, 2023 respectively, issued by the Ministry of Corporate Affairs and the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), read with SEBI Circular dated October 03, 2024 alongwith the SEBI Circulars dated May 12, 2020, January 15, 2021, May 13, 2022, January 5, 2023 and October 07, 2023, the Company has sent the Annual Report 2024-25 alongwith Notice of the AGM on June 03, 2025, through electronic mode to all the members whose email IDs are registered with the Depository Participant(s) of the Company/Bishare Services Pvt.Ltd, the Company's Registrar and Share Transfer Agents ("RTA").
The Annual Report of the Company for the FY 2024-25 along with Notice of AGM and e-voting instructions is also available on the Company's website (www.fgpltd.in), website of the Stock Exchange i.e. BSE Limited (www.bseindia.com) and also on the website of National Securities Depository Limited ("NSDL") (www.evoting.nsdl.com).
Pursuant to the provisions of Section 108 of the Act, read with Rule 20 of the Companies (Management and Administration) Rules, 2014 and Regulation 44 of the Listing Regulations, the Company is pleased to provide the Members with the facility to cast their votes electronically ("remote e-voting") as well as e-voting during the AGM through e-voting services of NSDL in respect of all the businesses to be transacted at the AGM.
The voting rights of the Members shall be in proportion to their share in the paid-up equity share capital of the Company as on Thursday, June 19, 2025 ("cut-off date"). Any person, whose name is recorded in the Register of Members or in the Register of Beneficial Owners maintained by the Depositories/RTAs as on the cut-off date only shall be entitled to cast vote either through remote e-voting or e-voting at the AGM. Any person who acquires the shares of the Company and becomes a Member of the Company after the dispatch of the Notice of AGM and holding shares as on cut-off date, may follow instructions given in the Notice of AGM to cast their vote and attend the AGM. The remote e-voting period shall commence from 09.00 a.m. (I.S.T.) on Monday, June 23, 2025 and will end at 5.00 p.m. (I.S.T.) on Wednesday, June 25, 2025. During this period, Members can select EVEN 133795 to cast their votes electronically. The remote e-voting module shall be disabled by NSDL after 5.00 p.m. on Wednesday, June 25, 2025. A vote once cast on the resolution by the member, cannot be modified subsequently.
The facility for voting through electronic means shall also be provided at the AGM. Those Members who are present at the AGM through VC/OAVM facility and have not already cast their votes on the resolutions via remote e-voting shall be eligible to vote through e-voting system during the AGM. The Members, who have cast their vote by remote e-voting prior to AGM, may also attend the AGM through VC/OAVM but shall not be entitled to cast their vote again at the AGM. The procedure and manner to attend AGM and cast vote using e-voting system of NSDL has been provided in the Notice of AGM.
The members of the Company who

TENDER DOCUMENT FOR E AUCTION

Whereas Phoenix ARC Private Limited acting in its capacity as Trustee of Phoenix Trust FY ____ Need to fill Trustee details as per Loan number which is shared in Excel _____ (hereinafter referred to as Phoenix) pursuant to Assignment of debt by Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited -Assignor), in exercise of its powers under The Securitization 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 of the **ANNEXURE - I** for realization of the secured debts due to Phoenix mentioned in the sale notice **with future interest, cost, charges and other expenses till realisation of the payment mentioned in demand notices issued under section 13(2) of the SARFAESI Act, 2002** to the borrower/Co-Borrowers 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:

Auctioneer Name	Phoenix ARC Private Limited acting in its capacity as Trustee of Phoenix Trust FY ____ Need to fill Trustee details as per Loan number which is shared in Excel _____ (hereinafter referred to as Phoenix) pursuant to assignment of debt by Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation Limited-Assignor) 3 rd Floor, Wallace Towers (earlier known as Shiv Building), 139/140/B/1, Crossing of Sahar Road and Western Express Highway, Vile Parle East, Mumbai, Maharashtra – 400057, India
Auction held with the aid by	E-Auction details As per Publication copy Help Line No: As per Publication copy Help Line e-mail ID: As per Publication copy
Auction Schedule	Date of Auction: - As per Publication copy (Mentioned in Annexure – I) Timings: - As per Publication copy (Mentioned in Annexure – I) Auction Website: - As per Publication copy
Annexure	<ol style="list-style-type: none">1) Terms & conditions of e-Auction2) Soft Copy of Auction Notice published in newspapers (Annexure – I)3) Details of Bidder (Annexure – II)4) Declaration by Bidder (Annexure – III)5) KYC documents to be submitted as per the Annexure-(IV)6) Confirmation by Bidder Regarding Receipt of Training (Annexure – V)7) Price Confirmation Letter by H1 Bidder (Annexure – VI)

Special Instructions	<u>Bidding in the last minutes and seconds should be avoided in the bidders own interest. Neither the Service Provider nor Phoenix will be responsible for any lapses / failure on the part of the bidder, in such cases.</u>
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E-Auction bidding 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.*
2. 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 assets by Phoenix under SARFAESI Act, 2002.
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. In case of a sole bidder, the said bidder has to mandatorily increase one bid over and above the reserve price in compliance with Rule 9(2) of SARFAESI Act, 2002.

- 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 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.
 13. 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.
 15. The bidders are required to submit acceptance of the terms & conditions and modality of e-Auction given above before participating in 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.

Terms & Conditions for Sale of Secured Assets

- i) The E-Auction is being held on “**AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS**” condition.
- ii) The intending bidders should make their own independent enquiries regarding the 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.

- iii) It shall be the responsibility of the bidders to inspect and satisfy themselves about the secured assets and specification before submitting the bid.
- iv) The particulars specified in the auction notice published in the newspapers and annexed herein below as **ANNEXURE I**, 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.
- v) 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**.
- vi) The tender form shall be accompanied by pay order/Demand Draft drawn on a scheduled Bank in favour of "Motilal Oswal Home Finance Limited" towards Earnest Money Deposit (EMD). EMD amount can also be transferred directly to account bearing details HDFC BANK, A/C 00600340073530 IFSC Code HDFC0000060, Lower Parel branch beneficiary name as "Motilal Oswal Home Finance Limited" Transfer acknowledgement to be attached along with the tender form.

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 Demand Draft
3. Copy of PAN Card
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.

- vii) The E-Auction will take place through web portal "<https://www.auctionbazaar.com/>" on the time specified in the E- Auction notice published in the newspaper and annexed herewith as **ANNEXURE-I**.
- viii) The bid/s shall be accompanied by an Earnest Money Deposit (EMD) equal to 10 % of the Reserve Price, by NEFT / RTGS. **The secured assets shall not be sold at and/or below the reserve price.**
- ix) 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.**
- x) 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.
- xi) The auction is by way of inter-se bidding amongst the bidders and the bidders shall increase the bid amount for each item(property) in the multiple of amount mentioned in **ANNEXURE-I** against the secured assets under column "**Bid Increment Amount**". The inter-se bidding amongst the bidders shall commence online exactly on the date & time specified in the public notice annexed as **ANNEXURE-I**.
- xii) The EMD of unsuccessful bidders will be refunded to their respective A/c No. shared in e-Auction Portal (<https://www.auctionbazaar.com/>) online within 72 hours of the working days from the auction. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).
- xiii) 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.

- xiv) The successful bidder shall deposit 25 % (inclusive of EMD) of its/his offer by way of RTGS / NEFT to the account mentioned in public notice annexed as ANNEXURE – I, on the date of auction mentioned in the Sale Notice or not later than next working day before closing of banking hours, 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 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.
- xv) 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.
- xvi) The payment of all statutory/non statutory dues, taxes, rates, assessments, charges, fees etc. owing to anybody shall be the sole responsibility of successful purchaser/bidder only.
- xvii) The successful purchaser/bidder shall be solely responsible for any cost / expenses /fees / charges / transfer charges etc. payable to society or any other authority towards the transfer of the rights in its / his / her favour.
- xviii) 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.
- xix) 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 and/or his/her/its nominee 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
Trustee of Phoenix Trust FY

N.B.: Bidder(s) will have to go through the ANNEXURES uploaded on the Web Portal (<https://www.auctionbazaar.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 – V:** 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 contact@auctionbazaar.com
- **Annexure – VI:** 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 contact@auctionbazaar.com

Annexure -I

Auction Notice(Publication Draft)

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 : _____ (Rupees _____

_____)

I/We declare that I/We have read and understood all the above terms and conditions of auction sale and the auction notice published in the daily newspaper and the tender document which are also available in the website : <https://www.auctionbazaar.com/> and shall abide by them. I/We also undertake to improve my/our bid by one bid incremental value notified in the sale notice if I/We am/are the sole successful-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 in the website : <https://www.auctionbazaar.com/> during the time of submission of the bid.

Annexure III
Declaration from Bidder /Buyer*

Date:

To,

Phoenix ARC Private Limited acting in its capacity as Trustee of Phoenix Trust FY _____ to assignment of debt by **Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited -Assignor),**

Trustee of Phoenix Trust-FY

Dear Sir/Madam,

Subject: Payment under auction dated Auction Date _____/ private treaty sale

Ref: Deposit of Rs. EMD Details_-made by me through cheque/DD/RTGS/NEFT no vide _____ on __/__/____ being highest bidder buyer for auction held on Auction Date.....

I / We hereby declare:

- 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 Amount deposits details i.e cheque/neft

- 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:

- o 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>)
- o 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>)

I / We hereby further declare:

1. I hereby unconditionally state, submit and confirm that I am not disqualified from purchasing the immovable property owned by _Borrower property details_____ ("Mortgagor") mortgaged in favour of Phoenix ARC Private Limited (Trustee of Phoenix Trust- FY _____) ("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 Bidder / Buyer, being the Proposed Investor; (b) any other person acting jointly or in concert with the Bidder / Buyer:
 - 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 Annexure hereto.
3. I, hereby state and confirm that the Bidder / Buyer 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 Bidder / Buyer 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 Annexure I 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 Bidder / Buyer 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 Bidder / Buyer ineligible.
8. I agree and acknowledge that Phoenix is entitled to rely on the statements and affirmations made in this declaration for the purposes of determining the eligibility and assessing, agreeing and issuing the No Objection for sale in favour of the Bidder / Buyer.
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 declaration, 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 Bidder / Buyer 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 Bidder / Buyer.

Signature:

Name of the Bidder / Buyer / Depositor:

*If the Source of fund is through some Third Party other than the Bidder / Buyer, this declaration is to be obtained from such third party as well

Annexure-IV

KYC Documents for bidder to be submitted as per the below mentioned list:

For Individuals

	Documents
Proof of identity	<p>one copy of any one of the following:</p> <ul style="list-style-type: none"> • 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	<p>One copy of any one of the following containing addresses (if address not mentioned in identity proof):</p> <ul style="list-style-type: none"> • 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 and leave and license agreements with such employers allotting official accommodation.
Proof of address (Foreign National)	Documents issued by Government departments of foreign jurisdictions and letter issued by Foreign Embassy or Mission in India.

For Non-Individuals

	Documents
Auction Bidders, Promoter/Guarantors offering settlement, buyers under private treaty sale.	<ul style="list-style-type: none"> • Certificate of Incorporation / Registration Certificate (if applicable) • Memorandum & Articles of Association / Partnership Deed / Trust Deed • PAN Card • A resolution from the Board of Directors or Board of Trustee/authority letter granted to transact on its behalf. • Obtaining and verification of OVD of officers & employees holding authority to transact on its behalf. • OVD of ultimate Beneficial Owner

Annexure – V

Confirmation by Bidder Regarding Receipt of Training

To,

Phoenix ARC Private Limited acting in its capacity as Trustee of Phoenix Trust FY pursuant to assignment of debt by Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited -Assignor),

As the Trustee of Phoenix Trust FY (“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.auctionbazaar.com/>

I/We confirm that:

- 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.auctionbazaar.com/> and also e-Auction notice published by Phoenix ARC Private Limited in daily newspapers and unconditionally agree to them.
- 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.
- I/We confirm that bank 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:

Copy to:

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 19-21 mentioned in the Sale Notice just after availing training on e-Auction with a copy to contact@auctionbazaar.com

Annexure – VI
Price Confirmation Letter by Bidder(s)

To,

Phoenix ARC Private Limited acting in its capacity as Trustee of Phoenix Trust FY _____ to
assignment of debt by **Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance
Corporation limited -Assignor),**

Phoenix ARC Private Limited,
As the Trustee of Phoenix Trust FY _____,
Mumbai – 400 098.

Sub.: Auction Sale of Property mortgaged in _____ - Final bid quoted during e- Auction -
Sale of Property by Phoenix ARC Private Limited

Dear Sir,

We confirm that we have quoted the highest bid of Rs. _____/- (In Words
_____) for the purchase of the property mentioned in the
Sale Notice in the subject Auction during e-Auction of the said property conducted by the Authorised
Officer of Phoenix ARC Private Limited, through the website of **M/S ARCA EMART PRIVATE**. on
_____.

Yours sincerely,

Signature:

Name of Bidder:

Date:

Copy to:

**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 contact@auctionbazaar.com, immediately on completion of the bidding.**