



BHARAT CO-OPERATIVE BANK (MUMBAI) LTD.
(MULTI-STATE SCHEDULED BANK)
Central Office : "Marutagiri", Plot No. 13/9A, Sonawala
Road, Goregaon (East), Mumbai-400063.
Tel. : 61890088 / 61890134 / 61890083.

NOTICE FOR REMOVAL OF INVENTORIES

"Notice is hereby given to the public in general and in particular to Mr. Rajen Gunvantrai Sangani Proprietor of M/s. Shree Govardhan Enterprise (Borrower) and M/s. Sejal Rajen Sangani (Joint / Co-Borrower) and Guarantor / or their legal heirs/representatives, that the Authorised Officer of Bharat Co-operative Bank (Mumbai) Ltd. by following due procedure under SARFAESI Act, has taken the Physical Possession of the Immovable Property more particularly described in Schedule below through Court Commissioner in execution of Order dated 08.03.2023 passed by Chief Metropolitan Magistrate, Esplanade Mumbai, in Case No. 1045/SA/2022 under section 14 of SARFAESI Act, 2002 and auction sold the same on 14.12.2023. Despite giving several notices, the Borrower and Joint / Co-borrower have failed/ neglected to remove inventory lying in the premises. Hence, vide this notice to the Borrowers and Joint / Co-Borrower any person claiming are hereby given at least seven (07) days from the date of publication of this notice, failing which the Authorised Officer shall dispose of the movables lying therein as scrap without any resale value and the Authorised Officer and the Secured Bank or its officials not be responsible & liable for the same.

Schedule of Property

Gala No.191, admeasuring 11.62 sq. mtr. Built up area, situated on the Second Floor in the Shopping Centre known as "Sunrays Shopping Centre" of Sunrays Shopping Centre Premises Co-operative Society Ltd., constructed on piece and parcel of land bearing Survey No.149, City Survey No.IC-1/561, situate, lying and being at Village Kandivali, Taluka Borivali, Mumbai Suburban District in the Registration Sub- District of Bandra, Aunha Bazar, RPD No. 5, Charkop Market, Charkop, Kandivali (West), Mumbai 400 067.

Date : 19.07.2024
Place : Mumbai

Sd/-
Authorised Officer

Form No. 14, [See Regulation 33(2)]
By Regd. A/D, Dasti falling which by Publication.

DEBTS RECOVERY TRIBUNAL CHENNAI (DRT 1)
Debts Recovery Tribunal-1, Chennai 7th Floor, Additional Office Building,
Shastri Bhavan, Haddows Road, Nungambakkam, Chennai - 600006.

DEMAND NOTICE
U/S 25 TO 28 NOTICE UNDER SECTIONS 25 TO 28 OF THE RECOVERY OF DEBTS DUE TO BANKS AND FINANCIAL INSTITUTIONS ACT, 1993 AND RULE 2 OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961.
RCI2/2024 20.04.2024

BANK OF INDIA & ANR.
Versus
ALBA-ASIA PVT. LTD.

To
Alba-Asia Pvt. Ltd.,
No.144, Jolly Maker Chambers-II, Nariman Point, Mumbai -400 021.

This is to notify that as per the Recovery Certificate issued in pursuance of orders passed by the Presiding Officer, DEBTS RECOVERY TRIBUNAL CHENNAI (DRT 1) in OA/3110/2022 an amount of **Rs. 141.61,20,434.11 (Rupees One Forty One Crore Sixty One Lakhs Twenty Thousands Four Hundred Thirty Four and Paise Eleven Only)** along with pendente lite and future interest as per DRG w.e.f. 12.03.2024 till realization and costs of **Rs. 2,15,000 (Rupees Two Lakhs Fifteen Thousands Only)** has become due against you (Jointly and severally).

2. You are hereby directed to pay the above sum within 15 days of the receipts of the notice, failing which the recovery shall be made in accordance with the Recovery of Debts Due to Banks and Financial Institutions Act, 1993 and Rules there under.

3. You are hereby ordered to declare on an affidavit the particulars of your assets on or before the next date of hearing.

4. You are hereby ordered to appear before the undersigned on **29.05.2024 at 10:30 a.m.** for further proceedings.

5. In addition to the sum aforesaid, you will also be liable to pay:
(a) Such interests as is payable for the period commencing immediately after this notice of the certificate / execution proceedings.
(b) All costs, charges and expenses incurred in respect of the service of this notice and warrants and other processes and all other proceedings taken for recovering the amount due.

6. You are further put on notice that in terms of Rule 16 of the Second Schedule to the Income Tax Act, 1961 read with Section 29 of the Recovery of Debts and Bankruptcy Act, 1993, you/your representatives in interest shall not be competent to mortgage, charge, lease or otherwise deal with any property belonging to you, except with the permission of the Recovery Officer.

Given under my hand and the seal of the Tribunal, On 20.04.2024

Sd/-
Debts Recovery Tribunal Chennai (DRT-1)

Next date of Hearing : 01.08.2024

APPENDIX IV-A
Safe Notice for sale of Immovable Property

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 proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described Immovable Property mortgaged to **Sammaan Capital Limited (formerly known as Indiabulls Housing Finance Ltd.) [CIN : L65922DL2005PL316029] ("Secured Creditor")**, the physical possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "as is where is", "as is what is" and "whatever there is" basis on **20.08.2024 from 04.00 P.M. to 05.00 P.M.**, for recovery of **Rs. 30,68,546/- (Rupees Thirty Lakh Sixty Eight Thousand Five Hundred Forty Six only)** i.e. **Rs. 25,94,450/- (Rupees Twenty Five Lakh Ninety Four Thousand Four Hundred Fifty only)** pending towards **Loan Account No. HLH1HN00436045; and Rs. 4,74,096/- (Rupees Four Lakh Seventy Four Thousand Ninety Six only)** pending towards **Loan Account No. H1H1HN00436092**, by way of outstanding principal, arrears (including accrued late charges) and interest till **04.07.2024** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **05.07.2024** along with legal expenses and other charges due to the Secured Creditor from **GANESH VASUDEV KARPE and SWATI GANESH KARPE**.

The Reserve Price of the Immoveable Property will be **Rs. 15,40,000/- (Rupees Fifteen Lakh Forty Thousand only)** and the Earnest Money Deposit ("EMD") will be **Rs. 1,54,000/- (Rupees One Lakh Fifty Four Thousand only)** i.e. equivalent to 10% of the Reserve Price.

DESCRIPTION OF THE IMMOVABLE PROPERTY

FLAT BEARING NUMBER 1 - 405, ADMEASURING CARPET AREA OF 26.94 SQUARE METERS AND BALCONY ADMEASURING 4.14 SQUARE METER ON THE 4TH FLOOR, IN "TYPE - C" IN BUILDING KNOWN AS "IVY", IN THE RESIDENTIAL PROJECT KNOWN AS "LABDHI GARDENS", SITUATED AT REVENUE VILLAGE OF DAHIVALI TARF WAREDI, TALUKA KARAJI, DISTRICT RAIGAD, RAIGAD -410101, MAHARASHTRA.

For detailed terms and conditions of sale, please refer to the link provided on the website of the Secured Creditor i.e. www.sammaancapital.com; Contact No : 0124-6910910, +91 7065451024; E-mail id : auctionhelp@sammancapital.com. For bidding, log on to www.auctionfocus.in.

Sd/-
SAMMAAN CAPITAL LIMITED
(Formerly **INDIABULLS HOUSING FINANCE LTD.**)

Date : 11.07.2024
Place : RAIGAD

Form No. INC-26
[Pursuant to rule 30 the Companies (Incorporation) Rules, 2014]

Before the Central Government
Regional Director, Ministry of Corporate Affairs
Western Region, 5th Floor,
100, Marine Drive, Mumbai -400 002.

In the matter of the Companies Act, 2013, Section 13(4) of Companies Act, 2013 and Rule 30(6) (a) of the Companies (Incorporation) Rules, 2014

AND

In the matter of **Roopfab Industries Private Limited** having its registered office at 101, 1st Floor, Osia Heritage, Jay Prakash Road, Shantawadi, Andheri (West), Mumbai - 400058 Petitioner

Notice is hereby given to the General Public that the company proposes to make application to the Central Government under section 13 of the Companies Act, 2013 seeking confirmation of alteration of the Memorandum of Association of the Company in terms of the special resolution passed at the Extra ordinary general meeting held on Friday 7th June, 2024 to enable the company to change its Registered office from "State of Maharashtra" to "State of Gujarat".

Any person whose interest is likely to be affected by the proposed change of the registered office of the company may deliver or cause to be delivered or send by registered post of his/her objections supported by an affidavit stating the nature of his/her interest and grounds of opposition to the Regional Director, Western Region, Ministry of Corporate Affairs, 5th Floor, 100, Marine Drive, Mumbai -400 002 within Fourteen days from the date of publication of this notice with a copy of the applicant company at its registered office at the address mentioned below:

101, 1st Floor, Osia Heritage, Jay Prakash Road, Shantawadi, Andheri (West), Mumbai - 400058.

For ROOPFAB INDUSTRIES PRIVATE LIMITED

Sd/-
DIRECTOR
RAJIV JAIN
DIN: 00911919

Date: 19.07-2024
Place: MUMBAI

Unit No. 25, 26 & 27, Laxmi Plaza, Laxmi Industrial Estate, New Link Road, Andheri West, Mumbai - 400053.
Email: mumbai_andheriwest@tmbank.in
Ph: 022 26366240 / 26366260
CIN : L65110TN1921PLC001908



TMB
Tamilnad Mercantile Bank Ltd
Do a step ahead in life

DEMAND NOTICE UNDER SECTION 13(2) OF THE SARFAESI ACT

1. Mrs. Asha Ketan Panchal W/o Late Ketan Panchal
(Borrower/ Legal Heir of Deceased Guarantor) Proprietor of M/s Asha Enterprise, 2101, Jaswanti Gold, Subhash Lane, Kandivali West, Mumbai 400067.

2. Mr. Ketan Shambulal Panchal (Guarantor/Deceased)
Flat No.601, Login Building, New Link Road, Orchid Suburbia, Kandivali, Veena Sitar, Dahanukarwadi, Kandivali west, Mumbai-400067

3. Mr. Shlok Ketan Panchal, S/o. Late Ketan Shambulal Panchal (Legal Heir of Mr.Ketan Shambulal Panchal)
Flat No.601, Login Building, New Link Road, Orchid Suburbia, Kandivali, Veena Sitar, Dahanukarwadi, Kandivali west, Mumbai-400067

4. Ms. Jana Ketan Panchal, D/o. Late Ketan Shambulal Panchal (Legal Heir of Mr.Ketan Shambulal Panchal)
Flat No.601, Login Building, New Link Road, Orchid Suburbia, Kandivali, Veena Sitar, Dahanukarwadi, Kandivali west, Mumbai-400067.

Sub.: Demand Notice Under Section 13(2) of SARFAESI Act in respect of Loan Ac.No 214700050900124 -Overdraft 48.00 Lakh, availed by Mrs. Asha Ketan Panchal, proprietor of M/s. Asha Enterprise availed at Mumbai Andheri West Branch.

At your request, the Bank has granted through its Mumbai Andheri West branch from time to time various credit facilities to the Borrowers as per the particulars mentioned in Schedule-A. You, the Borrower/s have availed the credit facilities with an undertaking to repay the said credit facilities and executed the necessary loan documents in favour of the Bank and created charge in respect of RCAN) movables as mentioned in Schedule -B as primary security.

urther the borrower/guarantors/mortgagor have also created mortgage by way of deposit of title deeds in respect of the property more fully described in Schedule -C as collateral security.

The liability in the above loan account were duly acknowledged by you by executing balance confirmation letters and revival letters and also other security documents from time to time. Further the loan account was personally guaranteed by Late Ketan Shambulal Panchal.

Consequent to the default committed by the borrower/borrowers in repayment of the principal debt and interest thereon, the loan account, has been classified as Non Performing Assets (NPA) as on **28.06.2024** as per the directions / guidelines of Reserve Bank of India relating to asset classifications issued from time to time. Despite repeated requests you, the Borrowers / guarantors have failed and neglected to repay the said dues/outstanding liabilities.

You, the Borrower, Guarantors, Mortgagor are hereby called upon by this Notice under Section 13(2) to discharge the liabilities in full to the bank and to repay a sum of **Rs. 50,00,064.33 (Rupees Fifty Lakhs sixty four rupees and thirty three paise only) as on 30.06.2024** to the Bank within 60 days from date of this notice. You are also liable to pay future interest @ 12.30% plus 2.00% penal interest on the aforesaid amount together with incidental expenses, Cost, charges etc.

Bank will exercise all or any of the rights detailed under Sub-Section (4) of Section 13 and under other applicable provisions of the Act if you fail to repay the Bank the aforesaid amount with future interest and all costs and expenses thereon.

The Borrower's / Guarantor's / Mortgagor's attention is hereby invited to the provisions of sub section 8 of Section 13 of the Act, in respect of time available to redeem the assets.

Section 13(8) of the SARFAESI Act.

Where the amount of dues of the secured creditor together with all costs, charges and expenses incurred by him is tendered to the secured creditor at any time before the date of publication of notice for public auction or inviting quotations or tender from public or private treaty for transfer by way of lease, assignment or sale of the secured assets (i) the secured assets shall not be transferred by way of lease assignment or sale by the secured creditor and

(ii) in case, any step has been taken by the secured creditor for transfer by way of lease or assignment or sale of the assets before tendering of such amount under this sub-section, no further step shall be taken by such secured creditor for transfer by way of lease or assignment or sale of such secured assets.

his notice is issued without prejudice to the Bank's right to initiate such other actions or legal proceedings as it deems necessary under any applicable provisions of law.

SCHEDULE - A			
S.No	Nature of Facility with Account Number	Amount Outstanding as on 30-06-2024	Date of Execution of Loan Documents / Renewal
1	Over Draft 214700050900124	Rs. 50,00,064.33	22-04-2022 09-10-2023
	Total	Rs. 50,00,064.33	

SCHEDULE - B (Primary Security)		
S.No	Limit details	Details of Security
1	Over Draft - Rs.48.00 Lakh	On hypothecation of stock in trade of all kinds of equipments & Accessories related to Welding & Fabrication industry etc., and on hypothecation of book debt arising out of genuine trade transaction.

SCHEDULE - C (Collateral Security)			
On extension of equitable mortgage of Residential Flat No. 303, admeasuring 423 Sq. Ft. i.e. 39.29 Sq. Mt. carpet area and Open Terrace 126 Sq. Ft. i.e. 11.70 Sq. Mt. Area, 3rd Floor, C Wing, Building known as "Shri Shiv Sagar Co-operative Housing Society Limited", Plot No. A-8, Sector 7, Khanda Colony, New Panvel (West), Taluka Panvel, District Raigad-410206, standing in the name of Late Ketan Panchal.			
Boundaries			
North: 40 Ft. Broad Road		East: Middle Class Co-op	
South: 30 Ft. Broad Road		West: Panvel Municipal Council Road	

Sd/-
Authorised Officer
Tamilnad Mercantile Bank Ltd.,
(For Mumbai Andheri West Branch)





STATE BANK OF INDIA – HLC BORIVALI WEST (15545)
ELEGANT CORNER, GURU TAPASYA CHS LTD. 620/4, NEW SUVARNA HOSPITAL, KASTUR PARK, SHIMPOLI ROAD, BORIVALI WEST-400092
TEL-022-29687528/527, EMAIL ID-raccp.borivali@sbi.co.in

POSSESSION NOTICE

Whereas,
The undersigned being the authorized officer of State Bank Of India the Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 (No. 54 of 2002) and on exercise of powers conferred under section 13(2) read with rule 9 of the security interest (Enforcement) Rules, 2002, issued the demand notice calling upon the following borrowers, to repay the amount being mentioned against their name.

Sr. No.	Borrowers Name & A/C No.	Description of secured assets	Outstanding dues	Date of demand notice	Date of Possession
1	Mr. Ramesh Madan Patel & Mrs. Deviden Ramesh Patel (A/C No. 40821185285)	Flat No. 1004, 10Th Floor, Wing A, Godrej RKS, V. N. Purav Marg, Village-Borla, Chembur East, Mumbai 400071	Rs. 4,48,92,147.52/- as on 06.05.2024	06.05.2024	15.07.2024
2	Mr. Feroz Shahu Shaikh & Mrs. Fayaz Shaikh (A/C No. 65152209381, 65226195863, 65152220780, 65227233195)	Flat No. 104, 1St Floor, MalwaniApnaGhar Co-op. Housing Society, Adm. 760 Sq.Ft. Built Up Bearing CTS. No. 3525A, Behind Malwani Bus Depot, Village Malwani, Malad West, Tal. Borivali, Mumbai-400095	Rs. 25,55,674 /- as on 23.04.2024	23.4.2024	16.07.2024
3	Mr. Azim Mohmed Mukhaddam & Mrs. Kaisar Azim Mukaddam (A/C No. 37442439688, 37443315083, 38675137822, 37444729831)	Flat No. 1001, 10th Floor, A-Wing, Building Known As Sugra Park, Rani Sati Marg, Malad East, Mumbai 400097	Rs. 50,32,887 /- as on 05.03.2024	05.03.2024	16.07.2024

Together with further interest, incidental expenses, cost, charges etc. till the date of payment within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount mentioned in demand notice. Notice is hereby given to the borrowers and the public in general that the undersigned has taken **Symbolic Possession** (Peaceful) of the property described herein above in exercise of powers conferred on them under section 13(4) of the said act read with rule 9 of the said rules on the possession date mentioned above against their name. The borrowers in particular and the public in general are hereby cautioned not to deal with the property mentioned above and any dealings with the property will be subject to the charge of the **State Bank Of India**, for the amount mentioned herein above.

Date : 18/07/2024
Place : Mumbai

Sd/-
Authorized Officer
State Bank of India



Circle SASTRA Thane
PNB Pragati Tower, 3rd Floor, Plot C-9, Block- G, Bandra Kurla Complex, Bandra, (East), Mumbai - 400051.
Email: cs8323@pnb.co.in

SALE NOTICE FOR SALE OF SECURED ASSETS UNDER SARFAESI ACT

E-Auction Sale Notice for Sale of Secured Assets under the Securitisation & 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) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive/physical/symbolic possession of which has been taken by the Authorised Officer of the Bank/ Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

SCHEDULE OF THE SECURED ASSETS						
Sr No.	Name of the Branch	Description of the Immovable Properties Mortgaged	A) Date of Demand Notice u/s 13(2) of SARFAESI ACT 2002	A) Reserve Price	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors
	Name & addresses of the Borrower(s) / Mortgagor(s) / Guarantors	Name of Mortgagor / Owner of property	B) Outstanding Amount as on C) Possession Date u/s 13(4) of SARFAESI ACT 2002	B) EMD (Last date of deposit of EMD)		
			D) Nature of Possession Symbolic / Physical Constructive	C) Bid Incremental Amount		Name & Number of the Contact Person
1	Circle SASTRA Thane Mr. Tapan Mohan Khara Mrs. Shobha Tapan Khara Mr. Hedoy Mohan Khara Flat no 701 & 702 7th floor Building no 9, NG Regency Balkum Naka Thane west-400604	Flat no 701 & 702 7th floor Building no 9, NG Regency Balkum Naka Thane west-400604	A)18.08.2022 B)Rs.99.85,124.37 plus Interest and Charges C)09.11.2022 D) Symbolic	A) Rs. 86,72,400/- B) Rs. 8,67,240 (02.08.2024) C) Rs.10,000/-	03.08.2024 10.00 am 04.00 pm	Nil Mrs Amutha Ponnur 9769195831
2	Circle SASTRA Thane Mrs. Meenakshi Kunal Jethi (Borrower) Mr. Kunal Rajan Jethi (Guarantor) Flat no 1902 Sai crystal sector 35D near ICICI Bank Kharghar Navi Mumbai-410210	Flat no 1004 10th floor Nirmal Heights Plot no 36 and 53 sector 51, Dronagiri, Tal Uran, Dist Raigad. Built up area 387.60 sq.ft Mrs. Meenakshi Kunal Jethi	A)18.10.2021 B)Rs.25,96,020/- (as on 30.06.2021 plus interest and charges) C)11.02.2022 D)Physical	A)Rs.30,70,000/- B)Rs.3,07,000/- (27.08.2024) C)Rs.5,000/-	28.08.2024 10.00 am 04.00 pm	Nil Mrs Amutha Ponnur 9769195831
3	Circle SASTRA Thane M/S Krishna Silk Mills Proprietor: Mr. Suresh P Laungani Oswal Industrial Complex-2 K-1.2.3 Behind Raj R Ajeshwari Compund Solanke Bhiwandi Maharashtra-421302	Flat no 103, Vishal Tower, Plot no 1256, OT Section Ulhas Nagar 5, Dist Thane 421005 in the name of Mr. Suresh P Laungani Built Up: 630.00 Sq Ft Flat no 105, Vishal Tower Plot no 1256, OT Section Ulhas Nagar 5, Dist Thane -421005 in the name of Smt. Saraswati P Laungani Built Up: 679.00 Sq Ft Shop no 02 Ground Floor, Nr Prabhu Darshan Apt, Chalta No 186, Sheet no 76, Ulhas Nagar-5 Thane in the name of Mr. Saraswati P Laungani Built Up: 609.00 Sq Ft	A)27.03.2023 B) Rs. 1,30,99,815.30 plus Interest & charges less recovery thereon C) 19.06.2023 D) Symbolic	A) Rs. 26,09,000/- B) Rs. 2,61,000/- (27.08.2024) Rs. 5,000/- A) Rs. 54,27,000/- B) Rs. 5,43,000/- (27.08.2024) Rs. 5,000/-	28.08.2024 (11.00 A.M. TO 04.00 P.M.)	Nil Manisha Kumari 7710044341
4	Circle SASTRA Thane M/s JV Tradelink Flat No 142, 14th Floor Santosh Tower CHSL Cross Road No 3 Lokhandwala Complex Andheri (W) Mumbai 400058 standing in the name of Jyotsna Hakani & Vasant P Hakani having BUA of 1178 Sq Ft 2. Flat No 132, 13th Floor Santosh Tower CHSL Cross Road No 3 Lokhandwala Complex Andheri (W) Mumbai 400058 standing in the name of Jyotsna Hakani & Vasant P Hakani having BUA of 959 Sq Ft Both the flats are merged together	A)02/05/2017 B) Rs. 1,46,74,058/- as on 30/04/2017 plus intt & charges less recovery C) Rs. 2,82,000/- (1.00.00 PM) D) Symbolic	A) Rs. 7,62,00,000/- B) Rs. 76,20,000/- (27.08.2024) C) Rs. 1,00,000/- (combined Flats)	28.08.2024 (10.00 A.M. TO 04.00 P.M.)	Manisha Kumari 7710044341	
5	Circle SASTRA Thane M/s Superstar Online Flat no.1103, 11th Floor, I wing, Raheja Vista, Chandivali, Farm Road, Mumbai-400072. 2. Mr. Madhusudan Ghanshyam Parida Flat 301,3rd Floor-B wing,Kohlior Plaza,Plot No 11-2,Sector 15, Mahim Merchant Co op Housing Society Ltd,Opp. Apeela school,Nerul, Navi Mumbai	Shop No. 03, Ground Floor and Room no. 01,02 & 03, 1st floor, Gaon devi Complex, Plot no. 148, Near Gaon devi Mandir, Opp. MGM Complex, Sector 11, Juhu Village, Vashi, Navi Mumbai 400703	A)06.05.2022 B) Rs. 1,03,59,911.88 (As on 31.03.2022) plus interest & charges C) 30.08.2022 D) Symbolic	A) Rs. 1,12,54,000/- B) Rs. 11,25,400/- (27.08.2024) C) Rs. 10,000/-	28.08.2024 (10:00 am to 04:00 pm)	Nil Manisha Kumari 7710044341

TERMS AND CONDITIONS OF E-AUCTION SALE

The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions. (1) The auction sale will be "online through e-auction" portal (<https://psballance.com/ebkay>, www.pnbndia.in). 2. The intending Bidders/Purchasers are requested to register on portal (<https://psballance.com/ebkay>) using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet by one working day before the e-Auction Date and time in the portal. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction. 3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through 3 mode i.e. NEFT/ Cash/ Transfer (After generation of Challan from (<https://www.ebkay.in>) in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Commercial Bank, however for Cash/ Transfer the bidder has to visit Punjab National Bank Branch, Payment of EMD by any other mode such as Cheques will not be accepted. Bidders, not depositing the required EMD amount, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest. 4. Platform (<https://psballance.com/ebkay>) for e-Auction will be provided by Auction service provider MIS PSB Alliance having its office at Unit 1, 3rd Floor, Vios Tower, Off Eastern Freeway, Near Wadala Truck Terminal, New Cuffe Parade, Wadala East, Mumbai, Maharashtra 400037. The intending Bidders/Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website (<https://psballance.com/ebkay>). This Service Provider will also provide online demonstration/ training on e-Auction on the portal. 5. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ web page portal: (1) <https://psballance.com/ebkay>, (2) www.pnbndia.in. 6. The intending participants of e-auction may download free of cost, copies of the Sale Notice. Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from e-Bkay (<https://psballance.com/ebkay>). 7. The intending Bidders/Purchasers are requested to register on portal (<https://psballance.com/ebkay>) using their mobile number and email-id. Further, they will upload the requisite KYC documents. Once the KYC documents are verified by e-auction service provider, the intending Bidders/Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet. Only after having sufficient EMD in his Wallet, the interest bidder will be able to bid on the date of e-auction. 8. Bidder's Global Wallet should have sufficient balance (>EMD amount) at the time of bidding. 9. During the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the minimum increase in the bid amount must be as per the bid incremental amount to the last higher bid of the bidders. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed. 10. It is the responsibility of intending Bidder(s) to properly read the Sale Notice. Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly. (1) In case of any difficulty or need of assistance before or during e-Auction process may contact authorized representative of our e-Auction Service Provider (<https://psballance.com/ebkay>). Details of which are available on the e-Auction portal. 11. After finalization of e-Auction by the Authorized Officer, any successful bidder will be informed by our above referred service provider through SMS/ email. (On mobile no/ email address given by them/ registered with the service provider). 12. The secured asset will not be sold below the reserve price. 13. The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, less EMD amount deposited, on the same day or not later than the next working day and the remaining amount shall be paid within 15 days from the date of auction in the form of Banker's Cheque/ Demand Draft issued by a Scheduled Commercial Bank drawn in favor of "The Authorized Officer, Punjab National Bank, A/c (Name of the A/C) Payable at In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited. 14. Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194 - 1A of Income Tax Act 1961 and TDS to be made by the successful bidder only at the time of deposit of remaining 75 % of the bid amount/ full deposit of BID amount. 15. The Authorized Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel/auction/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final. The minimum (first) bid would be Reserve Price Plus one Incremental bid amount). Thereafter, bidders shall improve their offer in multiple of incremental bid amount as mentioned in advertisement. 16. The sale shall be confirmed in favour of the purchaser who has offered the highest sale price in his bid or tender or quotation or offer to the authorized officer and shall be subject to confirmation by the secured creditor. 17. The sale certificate shall be issued in the favour of successful bidder on deposit of full bid amount as per the provisions of the act. 18. The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS". 19. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorized Officer, but the Authorized Officer shall not be answerable for any error, misstatement or omission in this proclamation. 20. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The bidder inspect the property in consultation with the dealing official as per the details provide. 21. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall be to be borne by the purchaser. 22. The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties (E-Auctioned) not known to the Bank. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc. 23. The bidder should ensure proper internet connectivity, power back-up etc. The Bank shall not be liable for any disruption due to internet failure, power failure or technical reasons or reasons/contingencies affecting the e-auctions. 24. It is open to the Bank to appoint a representative and make self bid and participate in the auction. For detailed term and conditions of the sale, please refer <https://psballance.com/ebkay>, www.pnbndia.in.

Date: 19.07.2024
Place: Mumbai

Sd/-
Authorized Officer,
Punjab National Bank



ORIENT CERATECH LIMITED
(Formerly known as Orient Abrasives Limited)
CIN No.: L24299MH1971PLC366531
Regd. Office: Lawrence & Mayo House,

