

TENDER NOTICE
Sealed Item Rate tenders are invited for Civil & Structural Repairs, Waterproofing, Plumbing, Painting & Miscellaneous Work of

HARIA'S DREAM PARK B & C CHSL
Mira Bhayander Road, Mira Road (East), Thane - 401107.
Tender forms are available from

VERSATILE CONSULTING ENGINEERS
230/250, Arun House, Ground floor, RSC-46, Gorai-2, Borivali (West), Mumbai - 400 091.
From 06/03/2025 to 13/03/2025
Time: 11.00 a.m to 5.00 p.m
Tel: 9920115458/9029869000
Cost of tender document Rs. 5,000/- payable by Pay Order in favour of society. (Non Refundable)

Invest Karnataka Forum
(A Government of Karnataka Organisation)
3rd Floor (East Wing), Khanija Bhavan, No.49, D.Devaraj Urs Road, (Race Course Road), Bengaluru-560 001. Ph: 91-080-22206333/22205333.

No. IKF/DD-1/116/IKF-Restru/2024-25 Date: 03.03.2025

Tender for selection of Recruitment Agency to select candidates for six Key Positions at Invest Karnataka Forum-CALL-2
(Through E-Procurement only)

Invest Karnataka Forum (IKF), a company registered under Section 8 of Companies Act 2013 is engaged in promotion of investments in industry and service sector in the State of Karnataka. IKF intends to avail the services of a Recruitment Agency to select candidates for six Key Positions at Invest Karnataka Forum.

IKF invites Proposals for selection of the proposed Recruitment Agency. Tender document containing details of eligibility criteria, scope of work and other terms and conditions may be obtained from the website of e-procurement Department, Government of Karnataka. The last date for submission of Tenders at <https://kppp.karnataka.gov.in> is **20.03.2025 at 4.00 pm**. IKF reserves the right to reject any or all Proposals without assigning any reason, whatsoever.

Sd/- Chief Executive Officer, IKF

NIDO HOME FINANCE LIMITED
(formerly known as Edelweiss Housing Finance Limited) Regd Office: 5th Floor, Tower 3, Wing B, Kohinoor City Mall, Kohinoor City, Kiriol Road, Kurla (W), Mumbai - 400070

E-AUCTION - STATUTORY 30 DAYS SALE NOTICE
Sale by E-Auction under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and The Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to public in general and in particular to borrower and guarantor that below mentioned property will be sold on "AS IS WHERE IS", "AS IS WHAT IS" AND "WHATEVER THERE IS" for the recovery of amount as mentioned in appended table till the recovery of loan dues. The said property is mortgaged to **Nido Home Finance Limited** (formerly known as Edelweiss Housing Finance Limited) for the loan availed by Borrower(s), Co-borrower(s) and Guarantor(s). The secured creditor is having physical possession of the below mentioned Secured Asset.

Sl. No.	Name of Borrower(s)/Co-Borrower(s) Guarantor(s)	Amount of Recovery	Reserve Price and EMD	Date & Time of the Auction
1.	Rajesh S More (Borrower) Roopa Rajesh More (Co-borrower) Surekha S More (Co-borrower)	Rs. 23, 05,725.48/- (Rupees Twenty Three Lakhs Five Thousand Seven Hundred Twenty Five and Forty Eight Paise Only) as on 05.03.2025 + Further Interest thereon + Legal Expenses for Lan no. LMUMOH.0000048482 & LMUMOTU000048706	Rs. 22,99,000/- (Rupees Twenty Two Lakhs Ninety Nine Thousand Only) Earnest Money Deposit:- Rs.23,900/- (Rupees Two Lakhs Twenty Nine Thousand Nine Hundred Only)	17-04-2025 Between 11 am to 12 Noon (With 5 Minutes Unlimited Auto Extensions)

Date & Time of the Inspection: 27-03-2025 between 11.00 am to 3.00 pm Physical Possession Date: 28-01-2025

Description of the secured Asset: All that piece and parcel of Flat No Q-003, admeasuring about 375 square feet of Built up area on Ground Floor, Q-Wing, of building known as "CHANDRESH REGENCY (L TO S)" Co-operative Housing Society Ltd., situated at Lodha Heaven, Nije Kalyan Shil Road, Dombivli (East) 421204, Tal. Kalyan, Dist. Thane consisting of Ground + 4 floor without lift. At land bearing Survey No.138 & Others, Hissa No.12 of Mouje Nile, Tal. Kalyan, Dist. Thane, within the limits of Kalyan Dombivli Municipal corporation, Dombivli Division, within the registration dist. Thane and sub-registration dist kalyan in dombivli division.

Note:- 1) The auction sale will be conducted online through the website <https://sarfaesi.auctiontiger.net> and Only those bidders having valid EMD, ID PROOF & PHOTO PROOF, PAN CARD and have duly remitted payment of EMD through DEMAND DRAFT/ NEFT/RTGS shall be eligible to participate in this "online e-Auction".
2) The intending bidders have to submit their EMD by way of remittance by DEMAND DRAFT / RTGS/NEFT to: Beneficiary Name: NIDO HOME FINANCE LIMITED, Bank: STATE BANK OF INDIA Account No. 65226845199 -, SARFAESI-Auction, NIDO HOME FINANCE LIMITED, IFSC CODE: SBIN001593.
3) Last date for submission of online application BID form along with EMD is 16-04-2025.
4) For detailed terms and condition of the sale, please visit the website <https://sarfaesi.auctiontiger.net> or Please contact Mr. Maulik Shrivail Ph. +91- 6351896643/9173528727, Help Line e-mail ID: Support@auctiontiger.net.

Mobile No. 9004359835/ 9768746624 Sd/- Authorized Officer
Date: 06.03.2025 Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited)

PROCTER & GAMBLE HYGIENE AND HEALTH CARE LIMITED
CIN: L24239MH1964PLC012971
P&G Plaza, Cardinal Gracias Road, Chakala, Andheri (E), Mumbai - 400099
Tel: (91-22) 6958 6000 Fax: (91-22) 6958 7337 Email ID: investor@pg.hm.in/pg.com; in.pg.com

NOTICE is hereby given that following share certificates issued by the Company are stated to be lost / misplaced and the registered holders thereof have applied to the Company for issue of duplicate share certificates.

Folio No.	Name of the Shareholder	Share Certificate No.	Distinctive Numbers	No. of Shares
M000 1369	VIJAYA MEHTA RAMA MEHTA (deceased)	5561	From 1597960 To 1598125	166
16069	VIJAYA KHAN RAMA MEHTA (deceased)	45	4226 4433	208

The public is hereby warned against purchasing or dealing in any way with the above share certificates. Any person(s) who has/have any claim(s) with the Company in respect of the said share certificates should lodge such claims at its registered office at the address given above within 15 days of the publication of this notice after which no claim will be entertained and the Company will proceed with issuance of duplicate share certificates.

For Procter & Gamble Hygiene & Health Care Limited
Sd/-
Ghanashyam Hegde
Director & Company Secretary

Place: Mumbai
Date: : March 5, 2025

PUBLIC NOTICE FOR TITLE VERIFICATION

The public at large is informed that

The land properties described in the Schedule herein under writing admeasuring 39597.35 Square meters along with construction thereof admeasuring 10123.40 Square Meters of Built Up Area is owned and possessed by **RIGHT TIGHT FASTNERS PRIVATE LIMITED** having office at Office No 112, Bhaveshwar Arcade Annex, Near Shreyas Cinemas, Ghatkopar West, Mumbai-400086.

The said authorized signatory of the Company declares that title of the said company to the said properties is free, clear and marketable and without any encumbrance. The undersigned is carrying work of investigation of title for the said properties.

Any person having any right, title, benefit, interest, claim or demand in respect of the said Properties or any part/s thereof as and by way of sale agreement, memorandum of understanding, exchange, lease, sub-lease, assignment, mortgage, charge, lien, inheritance, bequest, succession, gift, maintenance, easement, trust, tenancy, sub-tenancy, leave and license, care-taker basis, occupation, possession, family arrangement/settlement, or otherwise howsoever, are hereby required to make the same known in writing, along with documentary evidence, to the undersigned within 15 (Fifteen) days from the date hereof, failing which, such right, title, benefit, interest, claim and/or demand, if any, shall be deemed to have been abandoned, surrendered, relinquished, released, waived, and given up. Accordingly final title certificate shall be issued. Any claim published in daily news paper directly or received after the notice period is over shall not be entertained. Cognizance of objection received without documentary proof shall not be taken into consideration and title certificate shall be issued.

SCHEDULE OF THE SAID PROPERTIES

All the pieces and parcels of Non Agricultural Lands situated at Village Gonde Dumala, Tal Igatpuri & District: Nashik in Sub Registration District Igatpuri and Registration District Nashik alongwith the Building and other Constructed Structures standing thereon and admeasuring in aggregate approximately 10123.40 Square Meter Built Up Area alongwith system and Utilities on the following land parcels bearing

Sr. No.	Survey No.	Area in square meters	Sr. No.	Survey No.	Area in square meters
1	178	6510	12	179/1/2/3/11	450
2	179/1/2/3/1	438.75	13	179/1/2/3/12	436
3	179/1/2/3/2	416.50	14	179/1/2/3/13	436
4	179/1/2/3/3	423.50	15	179/1/2/3/14	435
5	179/1/2/3/4	430.50	16	179/1/2/3/15	461.25
6	179/1/2/3/5	417.98	17	179/4	3869
7	179/1/2/3/6	468.87	18	179/5	5947
8	179/1/2/3/7	434	19	180	2280
9	179/1/2/3/8	434	20	181	4730
10	179/1/2/3/9	434	21	182	9680
11	179/1/2/3/10	465	Total		39597.35

The said lands are continuous piece and are bounded as per site situation. Dated: 04/03/2025

S.L. Deshpande, Advocate
2/3, Balawant Chambers, New Pandit Colony, Sharanpur Road, Nashik 422002

BASF India Limited
Regd. Office: Unit No.10A, 10B & 10C (part), Floor, Godrej One, Pirojsha Nagar, Eastern Express Highway Vikhroli (East), Mumbai - 400 079, India
CIN - L33112MH1943FLC003972 Tel +91 22 6834 7000
Website: www.basf.com/in/Email: investor-grievance-india@basf.com

NOTICE TO SHAREHOLDERS FOR TRANSFER OF EQUITY SHARES TO INVESTOR EDUCATION & PROTECTION FUND (IEPF)

Notice is hereby given pursuant to the provisions of Section 124(6) of the Companies Act, 2013 read along with the Investor Education and Protection Fund Authority (Accounting, Audit, Transfer and Refund) Rules, 2016 ("the Rules") as amended, for transfer of equity shares of the Company in respect of which dividend has remained unpaid or unclaimed for seven consecutive years, to the IEPF set up by the Central Government.

Accordingly, individual communication has been sent to those Shareholders whose shares are liable to be transferred to IEPF under the said Rules at their latest available address. The Company has also uploaded the details of such shareholders and shares due for transfer to IEPF on its website. Shareholders are requested to refer to the weblink www.basf.com/in to verify the details of the shares liable to be transferred to IEPF.

In view of the above, all such Shareholders are requested to make an application to the Company / Registrar & Share Transfer Agent (RTA) by 16th August 2025 for claiming the dividend declared during the financial year 2017-2018 and onwards, so that their shares are not transferred to the IEPF. It may please be noted that if no claim / application is received by the Company or the RTA along with the requisite valid documents i.e., Investor Service Request Form ISR - 1, Form ISR - 2 and Form No. SH 13 (Nomination Form), original cancelled cheque stating your name as the Account holder and other supporting documents, the Company will be compelled to transfer the underlying shares to the IEPF, without any further notice.

Further, as per the Circular dated November 3, 2021 and December 14, 2021 issued by Securities and Exchange Board of India, outstanding payments will be credited directly to the bank account if the folio is KYC Compliant. The Investor Request Forms are available at the website of our RTA at: www.tcplindia.co.in → Investor Services → Downloads → Forms → Formats for KYC. Payment can be made to shareholders holding shares in physical form only if the folio is KYC compliant.

Kindly note that all the future benefits, dividends arising on such shares would be transferred to IEPF. The Shareholders are requested to note the above provisions and claim all unpaid dividends from time to time. It may be noted that as per present rules, the shares transferred to IEPF, including all benefits accruing on such shares, if any, can be claimed back from IEPF authority after following the procedure prescribed under the said Rules.

Further, the Shareholder are also requested to note that, effective November 15, 2024, the Company's registered office has been shifted to M/s. BASF India Ltd, Unit No. 10A, 10B, 10C (Part), 10th Floor, Godrej One, Pirojsha Nagar, Eastern Express Highway, Vikhroli (East), Mumbai - 400083.

For any clarification on the matter, Shareholders may kindly contact the Company's RTA, MUFNG Intime India Private Limited (Formerly known as Link Intime India Private Limited) having their office at C-101, Embassy 247, Lal Bahadur Shastri Marg, Vikhroli (West), Mumbai - 400 083, Tel: +91-810 811 8484 Email id: csg-unit@linkintime.co.in

For BASF India Limited
Sd/-
Manohar Kamath
Director-Legal, General Counsel (India) & Company Secretary

Place : Mumbai
Dated : 6th March 2025

BEFORE THE HON'BLE STATE CONSUMER DISPUTES REDRESSAL COMMISSION, CHENNAI
CMP No. 147 OF 2025
IN
F.A. No. 182 OF 2024
AGAINST
C.C. No. 9 OF 2022
(On the file of Hon'ble District Consumer Disputes Redressal Commission Of Ariyalur)

1. AADHAR HOUSING FINANCE Ltd.,
Represent by its Branch Manager, No.2 & 3, Lakshmvilas Street, Near Anbu Hospital, Premium Towers, 1st floor, Kumbakonam-612 001, Thanjavur District
...Appellant/2nd Opposite Party

Vs.
1. Ramalingam(aged 46) S/o Ramasamy,
No.47A, South Street, New Colony, Udayarpalayam East, Udayarpalayam Taluk, Ariyalur District-621 804
...1st Respondent/Complainant

2. M/s. Navi General Insurance Company, (Previously DHFL General Insurance Limited) Represented by its Branch Manager,
No.402, 403&404, A & B Wing, 4th Floor, Fulcrum, Sahar road, Next to Hyatt Regency, Andheri(E), Mumbai-400 099.
...2nd Respondent/1st Opposite Party

NOTICE
In respect of the above referred petition filed in CMP No. 147 of 2025 in FA No. 182 of 2024 against CC. No. 9 of 2022 filed by Petitioner/Appellant/2nd Opposite Party the stay petition has been filed against the order dated 17.03.2023 passed in CC. No. 9 of 2022 by Hon'ble District Consumer Redressal Commission, Ariyalur. The Notice sent to R2 was returned with the postal endorsement as 'addressee left with no instruction'. Hence, The Hon'ble Commission directed us to take notice to the 2nd Respondent by way of Substitution Service for publication in any one of the daily circulating newspapers in English edition and posted the case to **24.03.2025** for your appearance. Please take notice and make your presence either in person or through counsel without fail on **24.03.2025**, falling which the matter may be decided in your absence.

Yours truly
V.BALASUBRAMANI
(Advocate)

PUBLIC NOTICE
NOTICE IS HEREBY GIVEN TO THE PUBLIC AT LARGE THAT, my clients **TUSCONE FURNITURE**, a partnership firm, having its registered office at: **Shop No. G4 and F4, Ground Floor and First Floor, 55 Corporate Avenue, Tungwa, Saki Vihar Road, Sakinaka, Andheri [East], Mumbai 400 072, Maharashtra,** ["the Intending Purchaser(s)"] are intending to purchase the immovable property more particularly described in the "SCHEDULED" writing hereunder, ["the said premises"], from ["1] MR. HARDEEP TARACHAND THAPAR, [2] MR. GURDEEP SINGH BHAMRI, [3] MR. JASMEET SINGH BHAMRI and [4] MR. SIDDHARTH HARDEEP THAPAR", representing themselves as the owners of the said premises.

The undersigned Advocate hereby invites all or any person(s), bank(s) and financial institution(s), having any rights, title, interests, claims, demand etc. ... against or in respect of said premises or any part thereof, including but not limited to its FSI or TDR benefit, by way of sale, exchange, mortgage, gift, trust, inheritance, succession, maintenance, bequest, possession, lease, sub-lease, assignment, license, charge, pledge, guarantee, lien, easement, transfer, injunction, family arrangement, development rights, loans, advances, attachment, lispendens, right of prescription or pre-emption or under any Agreement for Sale or other disposition or any partnership, Joint Venture or under any decree, order or award passed or otherwise howsoever are hereby requested to notify the same in writing to me with documentary evidence in support of his/her/their claims/objections, at the address mentioned herein below within a period of 15 [Fifteen] Days from the date of publication hereof.

If no claims/objections are received within a stipulated period mentioned above, it shall be presumed and/or deemed that there are no such claims/objections and therefore my clients shall proceed further to purchase the said premises, without any reference or regard to any such claims/objections and if any, the same shall be deemed to have been waived and/or abandoned for all the intents and purposes and shall not binding on my clients.

SCHEDULE OF THE IMMOVABLE PROPERTY
Shop No. G-4, on the Ground Floor, admeasuring about 835.00 Square Feet Carpet area and Shop No. F-4, on the First Floor, admeasuring about 835.00 Square Feet Carpet area, in the building known as "55 Corporate Avenue "A" Wing", Tungwa, Saki Vihar Road, Sakinaka, Andheri [East], Mumbai - 400 072, Maharashtra, **Plus Two Open Car Parking Space**, constructed on the Final Plot No. 55, situated at land bearing Survey No. 55, then bearing CTS No. 183, 183 / 1 to 6 of Village Tungwa, Taluka - Kurla, in "L" Ward of the Municipal Corporation of Greater Mumbai [MCGM], in the Registration District and Sub - District of Mumbai City and Mumbai Suburban District, within the limits of the Municipal Corporation of Greater Mumbai.
Place: Mumbai
Date: 05.03.2025

Sd/-
MRS. USHA RAVI BELLARA
[Advocate High Court, Bombay]
49/4, First Floor, Shivaji Chowk, Mulund Colony, Mulund [West], Mumbai - 400 082, Maharashtra
E-Mail ID: adv.usharavibellara@gmail.com
Contact No.: +91 98213 99913

BEFORE THE NATIONAL COMPANY LAW TRIBUNAL, AT MUMBAI COMPANY PETITION NO CP / 86 (MB) 2024
IN THE MATTER OF
PETITION FOR REDUCTION OF SHARE CAPITAL UNDER SECTION 66 READ WITH SECTION 52 OF THE COMPANIES ACT, 2013
AND
IN THE MATTER OF
THE COMPANIES ACT, 2013 INCLUDING ANY STATUTORY MODIFICATION OR RE-ENACTMENTS THEREOF FOR THE TIME BEING IN FORCE AND INCLUDING RULES THEREUNDER;
One International Center Private Limited
CIN: U70101MH2005PTC407477
A private limited company incorporated under the Companies Act, 1956, having its registered office at One International Center Tower - 1, Plot No. 612-613, Senapati Bapat Marg, Elphinstone Road, Delisle Road, Mumbai - 400013, Maharashtra, India.
..... Petitioner Company

NOTICE OF ORDER CONFIRMING REDUCTION OF SHARE CAPITAL

Notice is hereby given that, the Hon'ble National Company Law Tribunal at Mumbai ('Hon'ble NCLT') by its order dated the 12th February, 2025, confirmed the reduction of share capital of the above-named company, wherein the members of the company resolved to reduce (i) the issued, subscribed and paid-up equity share capital from Rs. 3,83,39,580.00/- (Rupees Three Crore Eighty Three Lakhs Thirty Nine Thousand Five Hundred and Eighty only) comprising of 38,33,958 (Thirty Eight Lakh Thirty Three Thousand Nine Hundred and Fifty Eight) equity shares of Rs. 10/- (Rupees Ten only) each fully paid-up to Rs. 3,68,05,996.80/- (Rupees Three Crore Sixty Eight Lakhs Five Thousand Nine Hundred and Ninety Six point Eight Zero only) each comprising of 38,33,958 (Thirty Eight Lakh Thirty Three Thousand Nine Hundred and Fifty Eight) equity shares of Rs. 9.60/- (Rupees Nine point Six Zero only) each fully paid-up and that such reduction be effected by reducing the face value of each share from Rs. 10/- (Rupees Ten only) to Rs. 9.60/- (Rupees Nine point Six Zero only) each fully paid-up thereby reducing the equity share capital to the extent of Rs. 15,33,583.20/- (Rupees Fifteen Lakhs Thirty Three Thousand Five Hundred and Eighty Three point Two Zero only) and pay all the equity shareholders an amount of Rs. 326,00/- (Rupees Three Hundred and Twenty Six only) per share, aggregating to Rs. 1,24,98,70,308.00/- (Rupees One Hundred and Twenty Four Crores Ninety Eight Lakhs Seventy Thousand Three Hundred and Eight only) comprising of the face value of Rs. 0.40/- (Rupees Zero point Four Zero only) for the paid-up equity share capital being reduced for each share; and (ii) the balance of Rs. 6,99,10,33,275.20/- (Rupees Six Hundred and Ninety Nine Crore Ten Lakh Thirty Three Thousand Two Hundred and Seventy Five point Two Zero only) from the amount available in the securities premium account of the Petitioner Company for setting-off against the accumulated losses (i.e., debit balance of profit and loss account) to an extent of Rs. 6,99,10,33,275.20/- (Rupees Six Hundred and Ninety Nine Crore Ten Lakh Thirty Three Thousand Two Hundred and Seventy Five point Two Zero only) by passing a special resolution in the extraordinary general meeting of the above-named company held on 24th June, 2024.

The Petition allowed by the Hon'ble Tribunal, of the above-named company as required by the above Act, were registered by the Registrar of Companies, Mumbai on the 28th February, 2025.

Dated this 6th day of March, 2025 at Mumbai

For One International Center Private Limited
Sd/-
Aaryaman Pankaj Tibrewal
Director
DIN: 09694867
Address : 8/C, 601, Alica Nagar, Akurli Road, Kandivali East, Mumbai - 400101, Maharashtra, India

झारखण्ड सरकार
कार्यपालक अभियंता, का कार्यालय,
ग्रामीण विकास विशेष प्रमंडल, पाकुड़

-:शुद्धि पत्र:-

इस कार्यालय द्वारा निकाले गए अल्पकालीन ई- निविदा सूचना संख्या - RDD/SD/PAKUR/19/2024-25 जिसका PR No 345502 Rural Development 2024-25 है में आंशिक सशोधन किया जाता है। जो निम्न प्रकार से है-

पूर्व में निकाली गई	संशोधित
01	02
वेबसाइट में निविदा प्रकाशन की तिथि - 27.02.2025	वेबसाइट में निविदा प्रकाशन की तिथि - 27.02.2025
ई-निविदा प्रारंभ की तिथि एवं समय - दिनांक 27.02.2025 से दिनांक 07.03.2025 को अपराह्न 5:00 बजे तक	ई-निविदा प्रारंभ की तिथि एवं समय - दिनांक 27.02.2025 से दिनांक 19.03.2025 को अपराह्न 5:00 बजे तक
ई-निविदा खोलने की तिथि एवं समय -10.03.2025 अपराह्न 2:00 बजे	ई-निविदा खोलने की तिथि एवं समय -21.03.2025 अपराह्न 2:00 बजे

शेष क्रमक एवं सभी शर्तें यथावत रहेंगे।

कार्यपालक अभियंता,
ग्रामीण विकास विशेष प्रमंडल, पाकुड़

PR 347864 Rural Development(24-25)#D

Government of India, Ministry of Finance
DEBTS RECOVERY TRIBUNAL-II
3rd Floor, Bhikhubhai Chambers, Near Kochrab Ashram Paldi, Ahmedabad, Gujarat

FORM NO. 22 (Earlier 62) [Regulation 36 & 37 of DRT Regulations, 2015]
[See Rule 52 (1) (2) of the Second Schedule to the Income Tax Act, 1961]
READ WITH THE RECOVERY OF DEBTS DUE TO BANK AND FINANCIAL INSTITUTIONS ACT, 1993

E-AUCTION / SALE NOTICE TRP/TRC NO.30/2023
THROUGH REGD. AD/DASTI/AFFIXATION/BEAT OF DRUM/PUBLICATION O.A No. 86/2017

Certificate Holder Bank Vs. Omkara Assets Reconstruction Pvt. Ltd.

Certificate Debtors Vs. Gujarat Oleo Chem Ltd & Ors

To
C.D.No.1. Gujarat Oleo Chem Ltd (In Liquidation) Shri Anil Goel, GIDC Panoli Industrial Area, Ankleshwar (Post) Bharuch Distt. (Gujarat)
C.D.No.2. Mr. Santosh Dhirajlal Pathak, S/o Shri Dhirajlal Pathak, Residing at: C-41-42, Troika Apartments, Lokhandwala Complex, Andheri (W), Mumbai - 400053
C.D.No.3. Mr. Sudhir Pathak, Residing at Residing at: C-41-42, Troika Apartments, Lokhandwala Complex, Andheri (W), Mumbai - 400053
C.D.No.4. Mr. Sandeep Chaturvedi, Residing at Residing at: C-41-42, Troika Apartments, Lokhandwala Complex, Andheri (W), Mumbai - 400053
And Also at:- 412, Royal Sands, Off. Link Road, Andheri (West), Mumbai - 400053
C.D.No. 5. Mrs. Uma Pathak, W/o Santosh Kumar Dhirajlal Pathak, Residing at Residing at: C-41-42, Troika Apartments, Lokhandwala Complex, Andheri (W), Mumbai - 400053

The aforesaid CDs No.1-5 have failed to Pay the outstanding dues of Rs.161,66,79,295 (Rupees One Hundred Sixty One Crore Sixty Six Lacs Seventy Nine thousand Two hundred ninety Five only) on 13/11/2020 including interest in terms of judgment and decree dated 22/11/2019 passed in O.A. No. 86/2017 as per my order dated 19/02/2025 the under mentioned property (s) will be sold by public e-auction in the aforementioned matter. The auction sale will be held through "online e-auction" Website:- <https://www.drt.auctiontiger.net>.

Lot No	Description of the property	Reserve price (in Rs.) or rounded off	EMD 10% (in Rs.) or rounded off
1	Unitno. 202, 2nd Floor, Rajshila Premises CHSL Street No. 597, New Survey No. 87 And Cadastral Survey No.958 Of Bhuleshwar Division, Jss Road, Charni Road (East), Mumbai, Maharashtra-400002 Admeasuring 245 Sq. Fts.	Rs.60.00 Lakh	Rs.6.00 Lakh

Note* In respect of any claims to be received, if any, priority of payment will be decided in terms of Section 31-B of the RDB Act, 1991 (as amended in the year 2016).
EMD shall be deposited by through RTGS/NEFT in the account as per details as under:

Beneficiary Bank Name:-Kotak Mahindra Bank	Beneficiary Bank Address:-Mumbai - BKC.
Beneficiary Account No. 1149321155	IFSC Code:-KKBK0001405
Account Name:-Omkara PS 13/2024-25 Trust	

1) The bid increase amount will be Rs. 10,000/-for lot no. 1.
2) Prospective bidders may avail online training for service provider M/s E-Procurement Technologies Ltd. (Tel Helpline No.9265562821-079 61200594/598/568/587/538 & Mr. Chintan Bhatt (Mobile No.09978591888), Helpline E-mailid: support@auctiontiger.net & for any property related queries may contact Mr. Vishal Bodha, Chief Manager, (Mobile No. 80824 88907).
3) Prospective bidders are advised to visit website <https://www.drt.auctiontiger.net> for detailed terms & conditions and procedure of sale before submitting their bids.
4) The prospective bidders are advised to adhere payment schedule of 25% (minus EMD) immediately after fall of hammer/close of auction and 75% within 15 days from the date of auction and if 15th day is Sunday or other Holiday, then on immediate next first bank working day. No request for extension will be entertained.
5) The properties are being put to sale on "as is where is", "as is what is" and "as is whatever" basis and prospective buyers are advised to carry out due diligence property.
6) Schedule of auction is as under-

Schedule of Auction

1	Inspection of property : -25/03/2025 Between 11.00am to 2.00 pm.
2	Last date for receiving bids alongwith earnest money and uploading documents including proof of payment made:- 14/04/2025 Upto 05.00pm
3	e-auction:- 15/04/2025, Between 12.00pm to 01.30pm (with auto extension clause of 03 minutes, till E-Auction ends)

Sd/-
(PRAKASH MEENA), RECOVERY OFFICER - II
DEBTS RECOVERY TRIBUNAL -II, AHMEDABAD

TERMS AND CONDITIONS OF SALE

- The property shall be sold "AS IS WHERE BASIS" and shall be subject to other terms and conditions as published on the official website of the e-auction agency.
- All the payments shall be made through RTGS/NEFT in the account details of which are given in the sale notice.
- The Bid increase amount shall be as mentioned in the Public Sale Notice.
- The highest bid received shall become the base price for auction for that particular property and bidders shall be allowed to increase the bids beyond that amount and the amount by which each bid is to be as mentioned in the sale notice.
- Any person, unless disqualified, may submit bid which shall be accompanied by the earnest money not less than 10% of the reserve price or as prescribed in auction sale notice as decided by the Recovery Officer and uploaded on the website. The amount in the case of the successful bidder shall be adjusted towards the consideration amount and in case of unsuccessful bidders, the same shall be returned at the close of the Auction to all concerned through RTGS/NEFT in the same accounts from which transaction is made to deposit the EMD. The prospective bidders are also advised to give complete details of their accounts.
- The highest bidder shall have to deposit 25% of his final bid amount after adjustment of EMD already paid, IMMEDIATELY after being declared as highest bidder (H1). As regards declaration as H1 is concerned, the concerned e-auction agency is directed to send an e-mail (if possible auto-generated) immediately after completion of bid process as per schedule to the H1 that he is the highest bidder advising him to deposit 25% of bid money minus the amount paid as earnest money immediately. For the purpose of this provision, the meaning of word "immediately" means same day but if banking time is over, immediately means next banking working day by 4:00 P.M. through RTGS/NEFT in the account as mentioned in sale notice.
- The successful bidder/auction purchaser shall deposit the balance 75% of sale consideration amount on or before 15th day from the date of the sale of the property. If the 15th day is Sunday or other Holiday, then on immediate first bank working day through RTGS/NEFT in the account as mentioned in sale notice. Further the purchaser shall also be liable to make good of any shortfall or difference between his final bid amount and the price for which it is subsequently sold.
- The purchaser shall also deposit poundage fee @1% on total sale consideration money (plus Rs. 10) through DD in favour of The Registrar, DRT-II, Ahmedabad. The DD prepared towards poundage's fees shall be submitted directly with the office of Recovery Officer-II, DRT-II, Ahmedabad. The poundage fee Draft should be separately prepared in favour of The Registrar, DRT-II, Ahmedabad and payment of poundage fee will not be accepted through RTGS/NEFT in any circumstances.
- In case of default of payment within the prescribed period, the deposit, after deduction of the expenses of the sale, may, if the undersigned thinks fit, be forfeited to the Government Account and the defaulting purchaser shall forfeit all claims to the property or the amount deposited. The property shall be resold forthwith, after the issue of fresh proclamation of sale.
- The bidder shall give his full name and complete address and state clearly whether he is submitting bid for himself or on behalf of another and in the latter case furnish proper authority (in original) in that regard and the full name and complete address of such party his PAN/TAN Number and photocopy thereof. In case of proper authority, the decision of Recovery Officer taken at the time of confirmation of sale shall be final.
- The properties shall ordinary be sold in the same order in which they appear in the proclamation.
- In case of stay of sale or Recovery Proceeding by any superior court of Competent Jurisdiction, the auction may either be postponed/ cancelled in compliance of such order, without any further notice and the persons participating in the sale shall have no right to claim damages, compensation or cost for such postponement/cancellation etc.
- The property is sold on "as is where is/on what is" basis; Prospective bidders are advised to peruse/verify copies of title deeds/ documents, if any available with concerned branch of CH Bank and may make, their own inquiries regarding encumbrances, search results and other revenue records relating to the property and shall satisfy themselves regarding the nature and description of property, condition, lien, charges, statutory dues, etc. before submitting the bid.
- In any circumstances, the property will not be base price for auction for that particular property and bidders shall be allowed to increase the bids beyond that amount and the amount by which each bid is to be as mentioned in the sale notice.
- Any one of the following documents alone will be accepted as D proof, viz, (a) Voters ID Card/Adhar Card (b) PAN CARD; or (c) Ration Card carrying Photo and the name of the bidder(s); or (d) Valid Driving Licence with photo, (e) Passport or (f) any other Government ID carrying the photograph of the bidder(s). The bids submitted only as per schedule and hard copies of the documents alongwith proof of EMD be submitted to the Recovery Officer-II, DRT-II, Ahmedabad so as to reach on or before the last date of submission of bids.
- Incomplete/bids without proper EMD, bids not in conformity with the terms and conditions of sale and bids submitted after the stipulated date and time will be summarily rejected.
- No bidder shall be permitted to withdraw the bid from the auction proceedings after submission of the bid form, till completion of auction.
- In the event of postponement/cancellation of auction/sale after submission of the bids, on the EMD submitted by the bidders will be returned in their respective accounts for which no interest or charges will be paid.
- The Particulars of property given in the sale proclamation have been stated to the best of the information of the Recovery Officer thereafter the Recovery Officer shall not be answerable for any error or omission.
- If for any reason the sale is not confirmed or is set aside, or stayed, the consideration paid will be money refunded to the auction purchaser. The purchaser shall be deemed to have purchased the property with full knowledge and subject to all the reservations/encumbrance, if any.
- The sale, in normal circumstances, will be confirmed after expiry of 30 days from the date of auction sale, provided full bid amount and poundage fee is deposited as stipulated and there are no objections from any side.
- No request for inclusion/substitution in the sale certificate of names of any person(s) other than those mentioned in the bid from shall be entertained.
- All expenses incidental thereto shall be borne by the auction purchaser.
- The Recovery Officer has the absolute right to accept or reject a bid or to postpone/cancel the notified auction-sale without assigning any reasons.
- The CDs are also given liberty to participate in the sale so as to fetch maximum value of the property.
- All terms & conditions mentioned herein above shall be binding to the bidder/auction process.

Sd/-
RECOVERY OFFICER-II
DEBTS RECOVERY TRIBUNAL-II, AHMEDABAD