

**DEBTS RECOVERY TRIBUNAL-1 MUMBAI**  
(Government of India, Ministry of Finance)  
2<sup>nd</sup> Floor, Telephone Bhavan, Colaba Market, Colaba, Mumbai - 400005  
(5th Floor, Scindia House, Ballard Estate, Mumbai - 400 001)  
T.A. No. 780 of 2023

Exh - 12  
...Applicant

MR. MANGESH MARUTTI JADHAV  
Vs  
...Defendants

**DEFENDANT No.1**  
MR. MANGESH MARUTTI JADHAV  
VICTORIA D 606, LODHA CASARIO, KALYAN SHIL ROAD,  
DOMBIVALI (EAST), THANE - 421204  
ALSO AT  
MARUTTI KRUSHNA JADHAV  
AT POST, MALIGRE, TALUKA-AJARA, DIST-KOLHAPUR-416503

**DEFENDANT No.2**  
MRS. SUNAYANA MANGESH JADHAV  
VICTORIA D 606, LODHA CASARIO, KALYAN SHIL ROAD,  
DOMBIVALI (EAST), THANE - 421204  
ALSO AT  
MARUTTI KRUSHNA JADHAV  
AT POST, MALIGRE, TALUKA-AJARA, DIST-KOLHAPUR-416503

**DEFENDANT No.3**  
MR. MARUTTI KRUSHNA JADHAV  
VICTORIA D 606, LODHA CASARIO, KALYAN SHIL ROAD,  
DOMBIVALI (EAST), THANE - 421204  
ALSO AT  
MARUTTI KRUSHNA JADHAV  
AT POST, MALIGRE, TALUKA-AJARA, DIST-KOLHAPUR-416503

**SUMMONS**

- WHEREAS, TA/780/2023 was listed before Hon'ble Presiding Officer/Registrar on 05/03/2024.
- WHEREAS this Hon'ble Tribunal is pleased to issue summons/notice on the said Application under section 19(4) of the Act, (O.A) filed against you for recovery of debts of Rs. 43,60,348.72/-
- WHEREAS the service of summons/notice could not be effected in the ordinary manner and whereas the Application for substitute service has been allowed by this Tribunal.
- In accordance with sub-section (4) of section 19 of the Act, you, the defendants are directed as under-
  - To show cause within thirty days of the service of summons as to why relief prayed for should not be granted;
  - To disclose particulars of properties or assets other than those specified by the applicant under serial number 3A of the original application;
  - You are restrained from dealing with or disposing of secured assets or such other assets and properties disclosed under serial number 3A of the original application, pending hearing and disposal of the application for attachment of properties;
  - You shall not transfer by way of sale, lease or otherwise, except in the ordinary course of your business any of the assets over which security interest is created and/or other assets and properties specified or disclosed under serial number 3A of the original application without the prior approval of the Tribunal;
  - You shall be liable to account for the sale proceeds realised by sale of secured assets or other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with the bank or financial institutions holding security interest over such assets.
- You are also directed to file the written statement with a copy thereof furnished to the applicant and to appear before Registrar on 28/06/2024 at 12:00 Noon, failing which the application shall be heard and decided in your absence.

Given under my hand and the seal of this Tribunal on this 18<sup>th</sup> day of April, 2024.

Registrar,  
Debts Recovery Tribunal-1, Mumbai

**IN THE HIGH COURT OF JUDICATURE AT BOMBAY TESTAMENTARY AND INTERSTATE JURISDICTION**  
PETITION NO. 727 OF 2023

Petition for Letters of Administration with the will annexed to the properties and credits belonging to Aminabegam Hanif Sayyed, Widow, Muslim Sunni, Indian Inhabitant of Mumbai, Occupant; House Wife, who was residing at the time of her death at Room No. 1, Fakir Wadi, Gausiya Masjid, New Link Road, Behram Baug, Jogeshwari (West), Mumbai 400102.

**Mehboob Kadar Sayyed alias Mehboob Abdul Kadar Sayyed**  
age 37 years, Occ.- Service, Muslim Sunni, Indian Inhabitant of Mumbai, residing at Room No. 1, Fakir Wadi, Gausiya Masjid, New Link Road, Behram Baug, Jogeshwari (West), Mumbai 400102.

Being one of the Beneficiary named under the Last Will and Testament of the deceased abovementioned...Petitioner

**CITATION**

All Concern  
If you claim to have any interest in the estate of the abovementioned deceased you are hereby cited to come and see the proceedings before the grant of Letter of Administration with will.

In case, you intend to oppose the grant of Letters of Administration with the will, you should file in the Office of the Prothonotary and Senior Master a caveat within 14 days from the service of this citation upon you.

You are hereby informed that the free legal services from the State Legal Services Authorities, High Court Legal Services Committees, District Legal Services Authorities and Taluka Legal Services Committees as per eligibility criteria are available to you and in case, you are eligible and desire to avail the free legal services, you may contact any of the above Legal Services Authorities / Committees.

WITNESS Shri Devendra Kumar Upadhyaya  
Chief Justice of Bombay aforesaid, this 23rd day of April, 2024.

Sd/-  
For Prothonotary and Senior Master  
Sealer  
This 23rd day of April, 2024.  
Advocate for the Petitioner  
Umeshchandra Tiwari

**केनरा बँक Canara Bank**  
ARM BRANCH - I MUMBAI  
37, KshamaLaya, Opp. Patkar Hall, New Marine Lines, Thackersey Marg, Mumbai - 400020.  
Email: cb2360@canarabank.com | Tel: -022-22065425/30 Web: www.canarabank.com

**SALE NOTICE**

**E-Auction Sale Notice for Sale of Immovable Properties 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) that the below described immovable properties mortgaged/charged to the Secured Creditor, the Physical Possession of which has been taken by the Authorized Officer of Canara Bank, will be sold on "As is where is", "As is what is" basis on **24.05.2024** for recovery of **Rs. 1,83,92,634.27** (as on 23.11.2023 plus further interest and cost from 24.11.2023) due to the ARM I Branch of Canara Bank from **M/s. Mahakali Enterprises** represented by Proprietor/Borrower/Guarantor - **Mr. Asif S. Hudda.**

Description of the Property	Reserve Price	Earnest Money Deposit
Flat No. 501, on 5th Floor, 'C' wing of Vesava Mangela Mankhichar Sarnaj Sarvodaya CHSL, Near Renaissance Club, Four Bungalows, Juhu Versova Link Road, Andheri West Mumbai - 400053, measuring area 560 sq. ft. (Built-up) on the property bearing CTN No. 1376/157, Survey No. 161, Part A, Plot No. 9 and 10 of Village Versova, Taluka Andheri, in the Registration District of Mumbai City and Mumbai suburbs standing in the name of <b>Mr. Asif S. Hudda.</b>	<b>Rs. 87,00,000/-</b>	<b>Rs. 87,00,000/-</b>

The Earnest Money Deposit shall be deposited on or before **22.05.2024 upto 5.00 p.m.** There is no encumbrance to the knowledge of the Bank.

EMD amount of 10% of the Reserve Price is to be deposited by way of Demand Draft in favour of Authorized Officer, Canara Bank ARM I Branch Mumbai or shall be deposited through RTGS/NET/Funds Transfer to credit account of Canara Bank ARM I Branch Mumbai A/c No. 209272434 IFSC Code CNRB0002360 on or before **22.05.2024 upto 5.00 p.m.** and other documents to be submitted to service provider on or before **22.05.2024 upto 5.00 p.m.** Date up to which documents can be deposited with Bank is **22.05.2024.**

Date of inspection of properties on **18.05.2024 (Saturday) between 3.00 to 5.00 p.m.**

For detailed terms and conditions of the sale, please refer the link "E-Auction" provided in Canara Bank's website ([www.canarabank.com](http://www.canarabank.com)) or may contact Mr. Seema Sonikwar, Chief Manager, Canara Bank, ARM I Branch, Mumbai (Ph. No.: 022 -22065425/30/ Mob. No. 9881365087) or S. A. Rudra (Officer) 8355594972, E-mail id: cb2360@canarabank.com during office hours on any working day or the service provider M/s. C1 India Pvt. Ltd., Udyog Vihar, Phase - 2, Gulf Petrochem Building, Building No. 301, Gurgaon, Haryana, Pin-122015 Contact Person Mr. Bhavik Pandya Mob. No. 886662937 (Contact No. +912443020201/22/23/24, maharashtra@c1india.com, support@bankeauctions.com).

**Date: 07.05.2024** Authorised Officer  
**Place: Mumbai** Canara Bank, ARM-I Branch

**PUBLIC NOTICE**

All members and/or any person related to Proposed amalgamation of Slum Rehabilitation Scheme of Shivshanti SRA/CHS on land bearing C.T.S. No. 414, 414/1 to 56, 415(Pt), 416(Pt) & 417 of Village Bandra (East) in HC Ward with the sanctioned '3R Slum' Rehabilitation Scheme namely Pragati Mandal SRA C.H.S. and 50 other societies on land bearing C.T.S. Nos. 13 (P), 14 (P), 17 (P), 18, 19 (P), 20, 22 (P), 24 (P), 27 (P), 29 (P), 30 (P), 33 (P), 35, 37 (P), 40, 40/1 to 3/41 (P), 42 (P), 43 (P), 44 (P), 45 (P), 46, 46/1 to 254, 47 & 48, 184 (P), 184/1 to 3, 185 (P), 185/1 to 10, 185/11(Pt), 185/12 to 19, 186(Pt), 186/1 to 3, 255(Pt), 255/1 to 36, 256(Pt), 256/1 to 24, 257 (P), 257/1 to 7, 282 (P), 282/1 to 3, 282/2 (P), 282/3 to 48 & 282/54 to 73 of village Bandra (East) at Golibar, Santacruz (East), Mumbai Suburban District, under Regulation 33(10) of Development Control and Promotion Regulations for Greater Mumbai, 2034 are informed that Slum Rehabilitation Authority having address at Administrative Building, Anant Kanekar Marg, Bandra (East), Mumbai-400 051 has issued Revised Letter of Intent bearing No. SRA/ENG/1188/HE / MHL /PL /LO dated 28th March 2024 in favour of Shivalki Ventures Private Limited for development of the said property. Hence member and or any person who has any objection may make the same known to Slum Rehabilitation Authority on above address or Shivalki Ventures Private Limited on 401, 4th Floor, Harmony Building, Ranade Road, Dadar (West), Mumbai-400 028 within 7 days from the date of publication of this notice.

Shivalki Ventures Private Limited  
Sd/-  
Director/Authorised Signatory  
Date: 08th May, 2024

**MUMBAI DEBTS RECOVERY TRIBUNAL NO. - 3**  
MINISTRY OF FINANCE, GOVERNMENT OF INDIA  
SECTOR 30A, NEXT TO RAGHULEELA MALL  
NEAR VASHI RAILWAY STATION VASHI, NAVI MUMBAI - 400703  
R. P. NO. 113 OF 2019

IDBI BANK Vs ...CERTIFICATE HOLDER

**MR. RAGHAV DINDAYAL SHASTRY & ANR** Vs ...CERTIFICATE DEBTORS

**NOTICE FOR SETTLING THE SALE PROCLAMATION**

**CD-1. MR. RAGHAV DINDAYAL SHASTRY**  
RESIDING AT- 603 ARTS TO DIVINE PLOT NO. 75 SECTOR-18, KHARGHAR, NAVI MUMBAI -41021, DREAM CORNER BUILDING PLOT NO. 18, SECTOR-34A, OWE KHARGHAR, NAVI MUMBAI -410210.

**CD-2. MRS. SUPRIYA RAGHAV SHASTRY**  
RESIDING AT- 603 ARTS TO DIVINE PLOT NO. 75 SECTOR-18, KHARGHAR, NAVI MUMBAI -410210  
ALSO AT FLAT NO 402, 4TH FLOOR, DREAM CORNER BUILDING PLOT NO. 18, SECTOR-34A, OWE KHARGHAR, NAVI MUMBAI -410210.

Whereas the Hon'ble Presiding Officer has issued Recovery Certificate in O.A. No. 793 of 2017 by pay to the Applicant Bank/Financial Institution a sum of 36,97,995.55 (Rupees Thirty Six Lakh Ninety Seven Thousand Nine hundred Ninety Five and Paise Fifty Five Only) alongwith interest and cost, and Whereas you the CDs have not paid the amount and the undersigned has attached the under-mentioned property and ordered its sale.

Therefore, you are hereby informed that the 9/5/2024 has been fixed for drawing up the proclamation of sale and settling the terms thereof. You are hereby called upon to participate in the settlement of the terms of proclamation and to bring to the notice of the undersigned any encumbrances, charges, claims or liabilities attaching to the said properties or any portion thereof.

**SCHEDULE OF IMMOVABLE / MOVABLE PROPERTY**

**FLAT NO. 402, 4TH FLOOR OF BUILDING KNOWN AS "DREAM CORNER", PLOT NO. 18, SECTOR 34A (GES), ADMEASURING ABOUT 535 SQ FT BUILT UP AREA, SITUATED AT OWE KHARGHAR, TALUKA PANVEL, DISTRICT RAIGAD.**

Give under my hand & seal of the Tribunal on 04/05/2024

Sd/-  
(DEEPA SUBRAMANIAN)  
Recovery Officer-1  
Debts Recovery Tribunal-3,

**NKGSB CO-OP. BANK LTD.**  
Recovery Dept. : Laxmi Sadan, 361, V. P. Road, Girgaum, Mumbai-400004  
Tel. No. : (022) 67545020/21/25/40/48/73/98, Email id - recovery@nkgsb.com

**DEMAND NOTICE [Under Section 13(2) of SARFAESI ACT, 2002]**

WHEREAS, The undersigned, being an Authorized Officer of NKGSB Co-operative Bank Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (Enforcement) Act, 2002 (SARFAESI ACT, 2002) and in exercise of powers conferred under Section 13(12) read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice to the following Borrowers, Mortgagors and Guarantors; calling upon them to pay the amount mentioned in the said notice within 60 days from the date of the receipt of the same. The said notice was sent to the borrowers/guarantors through Registered Post A.D. / Hand-Delivery at their last known addresses, but the same could not be served and were returned un-served to the undersigned. Hence the borrowers/guarantors as mentioned below are by this notice are once again called upon to pay the amounts mentioned against their respective names within 60 days from publication of this notice failing which, the undersigned shall be constrained to exercise the powers conferred upon him Under Section 13 of SARFAESI ACT, 2002 against the secured/hypothecated asset mentioned below :-

Name of Borrower / Mortgagor / Guarantor	Date of N.P.A.	Date of Demand Notice Issued	Total Amount Due (as mentioned in Demand Notice)
1. Mr. Hindurao Sambhaji Khedekar 2. Smt. Nirabai Sambhaji Khedekar 3. Mr. Somnath Haribhau Todkar	31.03.2023	24.04.2024	Rs. 18,23,289.28 as on 31.03.2024 with further interest and charges, as applicable.

**DESCRIPTION OF MORTGAGED IMMOVABLE PROPERTY**

All that Piece and parcel of Flat No. 11 admeasuring 667.00 Sq.Fts. equivalent to 61.98 Sq.Mts situated on the Fourth Floor of the building known as "Sathir Apartment" constructed over land admeasuring about 0H-8.5R comprising of a portion of land admeasuring about 0H-5R out of larger land bearing Survey No. 6/11/9/1 and land admeasuring about 0H-3.5R from and out of larger land bearing Survey No. 6/11/10, lying and situated at Village Narhe within the registration district of Pune, Sub Registration Taluka, within the limits of Pune Zilla Parishad, Taluka Panchayati Samiti Haveli and within the limits of Grampachayat Narhe. Owned by Mr. Hindurao Sambhaji Khedekar Bounded by as follows :

East	West	North	South
Staircase & Lift	Open Space and property of Shri. Ambekar	Flat No. 12	Flat No. 10

Note : This notice is given without prejudice to the Bank's Right to initiate such another actions or legal proceedings, as it may deem fit, proper and necessary under any other applicable provision of law.

Sd/-  
AUTHORIZED OFFICER  
NKGSB Co-op. Bank Ltd.  
(Under the SARFAESI ACT 2002)

Place : Pune  
Date : 08/05/2024

**RBL BANK LTD.**  
Registered Office: 1st Lane, Shahupuri, Kolhapur-416001  
apna ka bank Branch Office at: 9th Floor, Techniplex-I, Off Veer Savarkar Flyover, Goregaon (West) Mumbai-400 062

**NOTICE OF SALE THROUGH PRIVATE TREATY**

**SALE OF IMMOVABLE ASSETS CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002. (SARFAESI ACT)**

The undersigned as Authorized Officer of RBL Bank Ltd has taken Symbolic Possession of the schedule property under the SARFAESI Act.

The Authorized Officer of M/s. RBL Bank Ltd, had already conducted multiple public auctions for selling the property, but they turned out to be unsuccessful as no bids were received. Hence please be informed that if the total outstanding dues in the aforesaid loan account are not paid within **Fifteen (15) Days** from the date of this publication of this notice, then the Authorized officer will proceed for sale via private treaty of the property as stated below.

Public at large is informed that the secured property as mentioned in the Schedule are available for sale through Private Treaty, as per the terms agreeable to the Bank for realization of Bank's dues on "AS IS WHERE IS" and "AS IS WHAT IS" BASIS.

**Standard terms & conditions for sale of property through Private Treaty are as under:**

- Sale through Private Treaty will be on "AS IS WHERE IS" and "AS IS WHAT IS" BASIS.
- The purchaser will be required to deposit 25% of the sale consideration on the next working day of receipt of Bank's acceptance of offer for purchase of property and the remaining amount within 15 days thereafter.
- The purchaser has to deposit 10% of the offered amount along with application which will be adjusted against 25% of the deposit to be made as per clause (2) above.
- Failure to remit the amount as required under clause (2) above, will cause forfeiture of amount already paid including 10% of the amount paid along with application.
- In case of non-acceptance of offer for purchase by the Bank, the amount of 10% paid along with the application will be refunded without any interest.
- The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his satisfaction. The purchaser shall not be entitled to make any claim against the Authorized Officer / Secured Creditor in this regard at a later date.
- The Bank reserves the right to reject any offer of purchase without assigning any reason.
- In case of more than one offer, the Bank will accept the highest offer.
- The interested parties may contact the Authorized Officer for further details / clarifications and for submitting their application.
- The purchaser has to bear all stamp duty, registration fee, and other expenses, taxes, duties, society dues in respect of purchase of the property.
- Sale shall be in accordance with the provisions of SARFAESI Act / Rules.

**SCHEDULE**

Loan Account No. Name and Address of Borrower/Co-borrowers	Amount as per 13(2) Demand Notice under SARFAESI Act	Description of Secured Assets/Immovable Properties
<b>Loan Account No. 809001310831, 809002760598 &amp; 809003170242</b> 1) M/s. Sanchaiti Hospital Private Limited (Applicant), 2) Mrs. Sucheta Kamlesh Madhakar (Co-Applicant & Mortgagor) and also in capacity of Legal Heirs / Legal Representative of Late Mr. Kamlesh Tukaram Madhakar (Co-Applicant)	<b>Rs.2,91,95,155.05/-</b> (Rupees Two Crore Ninety-One Laks Ninety-Five Thousand One Hundred Fifty-Five and Five Paise Only) as on 05/06/2021 <b>Demand notice dated 05/06/2023.</b>	<b>Property No. 01</b> <b>Owned by Mrs. Sucheta Kamlesh Madhakar</b> Residential property bearing Flat No. 902-A, on 9th floor, admeasuring carpet area 695 sq.ft. Wing 'C' Building no.3, in the building known as "Oberoi Gardens Co-operative Housing Society Limited" situated at Western Express Highway, Kandivali (East), Mumbai 400101. <b>Property No. 02</b> <b>Owned by Mrs. Sucheta Kamlesh Madhakar</b> Residential property bearing Flat No 902-B, on 9th floor, admeasuring carpet area 600 sq.ft. Wing 'C', Building no.3, in the building known as "Oberoi Gardens Co-operative Housing Society Limited" situated at Western Express Highway, Kandivali (East), Mumbai 400101 Towards East Challenger C.H.S.L., Towards South Open Plot, Towards West 90 Feet Road, Towards North 60 Feet Road.

The aforesaid Borrower/s/Co-borrower's attention is invited to provisions of section 13(8) of SARFAESI Act for redemption of secured assets mentioned hereinabove by tendering the aforementioned outstanding dues together with all costs, charges and expenses incurred by the bank before the sale of secured assets.

**Correspondence Address:** Rahul Kulkarni, Deputy Vice President (9823495081), RBL Bank Ltd. 9th Floor, Techniplex-I, Off Veer Savarkar Flyover, Goregaon (West) Mumbai-400 062

Authorized Officer  
Rahul Kulkarni  
RBL Bank Ltd.

Date: 07/05/2024  
Place: Mumbai

**SBI State Bank of India**

Stressed Assets Management Branch-II :- Raheja Chambers, Ground Floor, Wing-B, Free Press Journal Marg, Nariman Point, Mumbai 400021. Tel No:022-41611403, Fax No:022-22811403, E-mail id: team7\_sbi.15859@sbi.co.in

Authorized Officer's Details:-  
Name- M Syam Kishore Mobile No: - 985592115, Landline No.(0) -022-41611402

**Appendix - IV - A [See Proviso to Rule 8(6)] SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

**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 Security Interest (Enforcement) Rules, 2002**

The undersigned as Authorized Officer of State Bank of India has taken over possession of the following property/ies u/s 13(4) of the SARFAESI Act.

Public at large is informed that e-auction (under SARFAESI Act, 2002) of the charged property/ies in the below mentioned cases for realisation of Bank's dues will be held on "AS IS WHERE IS BASIS, AS IS WHAT IS BASIS AND WHATEVER THERE IS BASIS" and on the terms and conditions specified hereunder.

Name of Borrower(s)	Name of Guarantor(s)	Outstanding Dues for Recovery of which Property/ies/are Being Sold
M/s Westin Developer's Pvt Ltd	1. Manish J Rach (Director), 2. Amol P Karpe (Director), 3. Mr. Shankar Wade (Guarantor), 4. Mrs. Ranjana Dhage (Guarantor), 5. Shabbir Sirioha (Guarantor), 6. Meena Phutankar (Guarantor), 7. Vijay Prabhurathod (Guarantor), 8. Rekha Dineshkumar Rathod (Guarantor), 9. Uttam Phutankar (Guarantor)	Rs. 12,20,29,204.00 (Rs. Twelve Crore Twenty Nine Thousand Two Hundred and Four only) as inclusive of interest up to 27.09.2018,+ interest at contracted rate till date thereon + expenses & costs (less cash recoveries, if any) (Outstanding as per 13(2) notice)

Name of the Unit	Description of property/ies	Date & Time of e-Auction:	Reserve Price / EMD / Bid Increment Amount
M/s Westin Developer's Pvt Ltd	301 and 302 comprising entire 3rd Floor, SBI Staff Pallavi Housing Co-operative Society, Survey No. 150-A, Ambivali Village, Veera Desai Road, Andheri West, Mumbai, 400053 (Property is Under Symbolic Possession)	Date:- 28.05.2024 Time:- 11:00:00 a.m. to 4.00 p.m. with unlimited extensions of 10 Minutes each	Reserve Price Rs.4.31 Crores Below which the property will not be sold. Earnest Money Deposit (EMD) 10% of the Reserve Price i. e. Rs.0.431 crores Bid Increment Amount Rs.1,00,000/-

**Date and time for submission of EMD and request letter of participation / KYC Documents/ Proof of EMD etc. ON OR BEFORE 27.05.2024 BEFORE 4.30 P.M**

**Date & Time of Inspection property**  
Date:- 17.05.2024 from 11.00 a.m. to 2.30 p.m.] Contact Person-M Syam Kishore, Mobile-985592115

**\*CARE: It may be noted that, this e-auction is being held on "As is where is basis, As is what is basis and whatever there is basis"**

For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India the Secured Creditor's website: [www.sbi.co.in](http://www.sbi.co.in) & <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp>

The property is being sold with all existing and future encumbrances whether known or unknown to the bank. The Authorized officer / secured creditor shall not be responsible in any way for any third party claim/rights/dues.

The sale shall be subjected to rules / conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The Borrowers / Guarantors are hereby notified that the property will be auctioned and balance if any will be recovered with interest and cost from you.

For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the Secured Creditor's website: [www.sbi.co.in](http://www.sbi.co.in), <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp>.

Bank website	E-auction website	Property / Location	Video / Photos of Property	USP
<a href="http://www.sbi.co.in">www.sbi.co.in</a>	<a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a>			

Date: 07.05.2024  
Place: Mumbai

Property ID No:- SBIIN200015425623 (Lot-I) Sd/-  
Authorized Officer, State Bank of India

**इंडियन बैंक Indian Bank**  
इलाहाबाद ALLAHABAD

CBD BELAPUR BRANCH : Shop No. 9, 10 & 11, Balaji Bhavan, Sector 11, CBD Belapur, Navi Mumbai-400 614, Maharashtra

**DEMAND NOTICE**

**NOTICE U.S. 13 (2) OF THE SECURITIZATION & RECONSTRUCTION OF FINANCIAL ASSETS & ENFORCEMENT OF SECURITY INTEREST ACT 2002**

1. **MR. NISHANT NARENDRA AWASKAR, Husband and Legal Heir of Ms Megha Krushna Patil (Deceased / Borrower)**  
Koliwada, At Post Pen, Raigad Dt.-402 107.

2. **MRS. MANJULA KRUSHNA PATIL (Guarantor)**  
House No. 1100, Hanuman Pada, Mari Aai Mandir, Dolghar, Barapada, Taluka Panvel, Raigad Dt.-410 221. Sir/Madam,

Sub.: Your loan Accounts/- Ms. Megha Krushna Patil (Home Loan) 7382208351 with Indian Bank CBD Belapur Branch - Reg. The first of you is an individual and Husband also Legal Heir of the deceased / borrower / Ms. Megha Krushna Patil). The Second of you is an individual and also the Guarantor for the loan availed by Ms. Megha Krushna Patil (Deceased / Borrower), Ms. Megha Krushna Patil (Deceased / Borrower) is / are the mortgagor having offered their assets as security to the loan accounts availed by Ms. Megha Krushna Patil (Deceased / Borrower).

At the request of the Ms. Megha Krushna Patil (Deceased / Borrower) and Second of you, in the course of banking business, the following facilities were sanctioned and were availed by Ms. Megha Krushna Patil (Deceased / Borrower).

Sl No	Nature of Facility / Loan Account No.	Limit & Rate of Interest	Outstanding as on 05.05.2024	Interest accrued but not debited as on 05.05.2024	Penal Int. @2% (simple) accrued but not debited in account up to 05.05.2024	Other charges as on 05.05.2024	Total U.S. as on 05.05.2024
1	7382028351 HL-GEN-CBL 726-750-REPO	24,65,000/- ROI-9.20%	23,86,414/-	1,26,895/-	352/-	-	25,13,661/-
	<b>Total</b>	24,65,000/-	23,86,414/-	1,26,895/- Plus Interest to be accrued till full & final settlement of dues.	352/-	-	25,13,661/- Plus Interest to be accrued till full & final settlement of dues.

The Ms. Megha Krushna Patil (Deceased / Borrower) & Second of you have executed the following documents for each of the said facilities:

Nature of Facility	Nature of Documents
Home Loan	1. D-1 : Demand Promissory Note) dated 27.12.2022; 2. D-128 : Term Loan Agreement for Home Loan dated 27.12.2022; 3. Annexure to Loan Document dated 27.12.2022; 4. F-190 : Letter of Authority from the borrower dated 27.12.2022; 5. D-57 : Agreement of Guaranteee dated 27.12.2022; 6. D-32 : Letter from party to Bank confirming the creation of Equitable Mortgage dated 03.01.2023.

The repayment of the aforesaid loans is personally Guaranteed by Second of you by executing an agreement of Guarantee dated 27.12.2022. The repayment of the said loans are secured by Mortgage of property situated at Flat No. 101, 1<sup>st</sup> Flr., Siddhivayak Residency, City Survey No. 11995, Old Survey No. 300/A-2, Vill. - Pen, Tal. - Pen, Dist. Raigad-402 107 measuring area 548 sq. ft. as given in the schedule hereunder belonging to Ms. Megha Krushna Patil (Deceased / Borrower). Despite repeated requests calling upon you to pay the amounts together with interest, all of you and each of you who are jointly and severally liable have failed and committed default in repaying the amount due. The loan account has been classified as Non Performing Asset since 05.02.2024 in accordance with directions / guidelines relating to asset classifications issued by Reserve Bank of India.

The outstanding dues payable by you as on 05.05.2024 amounts to ₹ 25,13,661/- (Rs. Twenty Five Lakhs Thirteen Thousand Six Hundred Sixty One Only) and the said amount carries further interest at the agreed rate from 06.05.2024 till date of repayment.

The term borrower, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, means, any person who has been granted financial assistance by Bank or who has given any guarantee or created any mortgage / created charge as security for the said financial assistance granted by the Bank.

Therefore, all of you and each of you are hereby called upon to pay the amount due as on date viz ₹ 25,13,661/- (Rs. Twenty Five Lakhs Thirteen Thousand Six Hundred Sixty One Only) together with interest from this date till date of payment within 60 days from the date of this notice, issued under Sec. 13 (2) of the Act failing which bank will be constrained to exercise its right of enforcement of security interest without any further reference to you under the said Act. If you fail to discharge your liabilities in full within 60 days from the date of this notice, Bank shall be exercising its enforcement rights under Sec. 13 (4) of the Act as against the secured assets given in the schedule hereunder.

On the expiry of 60 days from the date of this notice and on your failure to comply with the demand, bank shall take necessary steps to take possession for exercising its right under the Act.

Please note that as per the provisions of Sec. 13 (13) of the Act no transfer of the secured assets (Given in the schedule hereunder) by way of sale, lease or otherwise, shall be made after the date of this notice without the prior written consent of the bank. Needless to mention, that this notice is addressed to you without prejudice to any other remedy available to the Bank. Please note that this notice is issued without prejudice to the Bank's right to proceed with the proceedings presently pending before DRT / RO of DRT / DRAT / Court and proceed with the execution of order / decree obtained / to be obtained.

Please note that the Bank reserves its right to call upon you to repay the liabilities that may arise under the outstanding bills discounted, Bank guarantees and Letter of Credit issued and established on your behalf as well as other contingent liabilities. The Undersigned is a duly Authorized Officer of the Bank to issue this Notice and exercise powers under Section 13 aforesaid.

**SCHEDULE :-**

The specific details of the Assets in which security interest is created are enumerated hereunder:

**EM of Property :-**  
Flat No. 101, 1<sup>st</sup> Floor, Siddhivayak Residency, City Survey No. 11995, Old Survey No. 300/A-2, Village : Pen, Taluka : Pen, Dist. Raigad-402 107 admeasuring builtup area of 548 Sq. Ft. > Plot Boundaries :- On or towards the NORTH by : Kachha Road + Bungalow; On or towards the SOUTH by : Frabag Mhane Bungalow; On or towards the EAST by : Open Area; On or towards the WEST by : Internal Road.

Sd/-  
Date : 06.05.2024  
Place : Navi Mumbai

Authorized Officer  
For Indian Bank

**IN THE HIGH COURT OF JUDICATURE AT BOMBAY**  
ORDINARY ORIGINAL CIVIL JURISDICTION  
EXECUTION APPLICATION (L) NO. 28519 OF 2022

IN

**AWARD DATED 28TH APRIL, 2022**  
(APPLICATION FOR EXECUTION UNDER ORDER XXI, RULE 11(2) OF THE CODE OF CIVIL PROCEDURE)

IN THE MATTER OF ARBITRATION AND CONCILIATION ACT, 1996

AND

**IN THE MATTER OF EXECUTION OF ARBITRAL AWARD DATED 28.04.2022 PASSED IN THE FAVOUR OF UNITY SMALL FINANCE BANK LTD AGAINST SERVEALL CONSTRUCTIONS PVT LTD. UNDER ORDER XXI RULE 11(2) OF THE CIVIL PROCEDURE CODE, 1908**

AND IN THE MATTER OF :  
UNITY SMALL FINANCE BANK LTD. )  
Having registered office at 40, Basant Lok, Vasant Vihar, )  
New Delhi - 110057 )  
And its regional / head office at Centrum House, C.S.T. Road, )  
Vidyanagar Marg, Kalina, Santacruz East, Mumbai - 400098 ) ...CLAIMANT

VERSUS

SERVEALL CONSTRUCTIONS PVT LTD )  
A company registered under Companies Act, )  
and having its registered office at A-20, )  
Kailash Colony, New Delhi, Delhi - 110048 )  
Also at- Dheeraaj Apartment, Ground Floor, )  
PP. Dias Compound, Nataraj Nagar, Road No. 1, )  
Jogeshwari (E), Mumbai- 400006 ) ... RESPONDENT

**NOTICE OF THE EXECUTION APPLICATION (L) NO. 28519 OF 2022**

An Execution Application under Order XXI Rule 11(2) of the Civil Procedure Code was presented by Unity Small Finance Bank Ltd. (being the "Claimant") against Serveall Constructions Pvt Ltd (being the "Respondent").

The Execution Application (L) No. 28519 of 2022 was listed before the Hon'ble Bombay High Court, Mumbai before Hon'ble Shri Justice R. I. Chagla on 04th January 2024, and 29th January 2024 and before Hon'ble Shri Justice Abhay Anand on 05th February 2024, 29th February 2024, 18th March 2024 and 19th March 2024. The Hon'ble Bombay High Court, Mumbai has directed Serveall Construction Private Limited to be present on the Next Date of Hearing of the Execution Application (L) No. 28519 of 2022 i.e. 26th June 2024.

The Hon'ble Bombay High Court has directed Unity Small Finance Bank Ltd. to take out substitute service of a paper publication against Serveall Constructions Pvt Ltd.

**THE NOTICE IS HEREBY GIVEN TO SERVEALL CONSTRUCTIONS PVT LTD to be present before the Hon'ble Bombay High Court on the Next Date of Hearing of the Execution Application (L) No. 28519 of 2022 i.e. 26th June 2024 as per the order dated 19th March, 2024.**

Any person desirous of opposing the said petition should be present in person or through its advocate on the next date of hearing before the Hon'ble Bombay High Court and should send a notice of his intention signed by him or his advocate, with his name and address, to the advocate of Unity Small Finance Bank Ltd.

The registered office address of Unity Small Finance Bank Ltd. is 40, Basant Lok, Vasant Vihar, New Delhi- 110057 and its regional / head office at Centrum House, C.S.T. Road,