

**FORM IV**  
(Summons under sub-section (4) of section 19 of the act, read with sub-rule (2-A) of Rule 5 of the Debts Recovery Tribunal (Procedure) Rules, 1993)

**RECOVERY TRIBUNAL-II AT MUMBAI**

Address: Telephone Bhavan, Shahid Bhagat Singh Rd, Apollo Bandar, Colaba, Mumbai, Maharashtra-400005.

**ORIGINAL APPLICATION NO. 38 OF 2021**

Exh-13

**SUMMONS**  
ICICI Bank Limited ...Applicant Versus Sarvesh Kumar Upadhyay & Anr ...Defendants

Name & address of all the defendants.

1. Sarvesh Kumar Upadhyay Akash Ganga CHS, Flat No. 9, Plot No. 10, Sector 6-E, Kalamboli-410218, Navi Mumbai, Maharashtra.

2. Vibha Upadhyay Akash Ganga CHS, Flat No. 9, Plot No. 10, Sector 6-E, Kalamboli-410218, Navi Mumbai, Maharashtra.

Whereas, Original Application No.38 of 2021 was filed before the Hon'ble Presiding Officer on 22/01/2021

Whereas this Hon'ble Court is pleased to issue summons/notice on the said Application under Section 19(4) of the Act, Original Application filed against you for recovery of debt of Rs.45,24,639.00 (application along with copies of documents etc. annexed).

Whereas the service of summons could not be effected in ordinary manner and whereas the application for substituted service has been allowed by this Hon'ble Tribunal

In accordance with sub section (4) of section 19 of the Act, you, the Defendants are directed as under:

(xi) To Show Cause within 30 (thirty days) of the service of summons as to why relief prayed for should not be granted;

(xii) To disclose particulars of properties or assets other than properties and assets specified by the Applicant under Serial Number 3-A of the Original Application;

(xiii) You are restrained from dealing with or disposing of secured assets or other assets and properties disclosed under Serial Number 3-A of the Original Application, pending hearing and disposal of the application for attachment of properties;

(xiv) You shall not transfer by way of sale, lease or otherwise, except in the ordinary course of his business any of the assets over which security interest is created and/or other assets and properties specified or disclosed with under Serial Number 3-A of the Original Application without prior approval of the Tribunal;

(xv) 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 DRT-II on 15/11/2023 at 11:00 A.M. failing which application shall be heard and decided in your absence.

Given under the hand and seal of Tribunal on this 19th day of August, 2023.

By order of the Tribunal Registrar Debts Recovery Tribunal-II, Mumbai

**PUBLIC NOTICE**

NOTICE IS HEREBY GIVEN that my clients have entered into a Joint Development Agreement dated 8th September 2022 with M/S. K.M.R. ASSOCIATES, a registered Partnership firm having its address at Office No. 2, Vastudeep -1 Condominium, 1st Floor, Junction of Ashok Nagar and Jayraj Nagar, Borivali (West), Mumbai 400091 and (1) MRS. PUSHPA RAMACHANDRAN, (2) MR. KARUMBUR M. RAMACHANDRAN alias N. RAMACHANDRAN, (3) MRS. VIDYA RAMACHANDRAN, (4) MR. SANTOSH RAMACHANDRAN, (5) MR. SHEKHAR RAMACHANDRAN and (6) M/S. PUSHPA RAMACHANDRAN FAMILY TRUST for developing property comprising of all that piece and parcel of land measuring 6084.90 Sq. Mtrs. bearing Survey No. 41, Hissa No. 6 bearing CTS No. 282(pt) and Survey No. 42, Hissa No. 2 (part) and bearing CTS No. 283 (pt.), 284(pt.) and 293 (pt.) (which has been now amalgamated and subdivided and corresponding to new CTS No. 282/1 to 9) and situated at the Junction of Ashok Nagar and Jayraj Nagar, off. Chandavarkar Road, Borivali Village, Taluka and District Borivali, Mumbai Suburban District and more particularly described in the Schedule written hereunder (Hereinafter referred to as "the Said Plot") on the terms and conditions and for the consideration as stated therein.

Any person having any claim in respect of the property by way of mortgage, deposit of title deeds, charge, sale, assignment, lien, exchange, lease, tenancy, leave and license, trust, gift, possession, maintenance, settlement or encumbrance of whatsoever nature or otherwise, is hereby required to notify the same in writing with documentary evidence to the undersigned at 301, 3rd Floor, Plot No. 139, Road No.6, Abhinav Nagar Borivali (East), Mumbai - 400 066 within 10 (Ten) days from the date hereof failing which the claim or objection, if any, shall be considered as waived and/or abandoned.

**THE SCHEDULE ABOVE REFERRED TO.**

**ALL THAT piece and parcel of land measuring 6084.90 Sq. Mtrs. bearing Survey No. 41, Hissa No. 6 bearing CTS No. 282(pt) and Survey No.42, Hissa No 2 (part) and bearing CTS No. 283 (pt.), 284(pt.) and 293 (pt.) (which has been now amalgamated and subdivided and corresponding to new CTS No. 282/1 to 9) and situated at the Junction of Ashok Nagar and Jayraj Nagar, off. Chandavarkar Road, Borivali Village, Taluka and District Borivali, Mumbai Suburban District.**

Sd/-  
Ameo Dharmadhikari,  
Advocate, Mumbai

Place : Mumbai.  
Dated : 6th September, 2023.

**PUBLIC NOTICE**

NOTICE is hereby given to the public at large that my client i.e. SHRI ARVIND VRAJAL VAID is the absolute owner in respect of the Residential Premises bearing Flat No. 43, located on the 3rd Floor in the C-Wing of the building known as "Hem Resha" of "Hem Resha Co-operative Housing Society Ltd.", (Registration No. BOM / HSB / 5240 Dated 02/11/1977) (hereinafter referred to as "the said Society"), situated at V.P. Road, Mulund (West), Mumbai - 400 080 (hereinafter referred to as "the said Premises") together with Five fully paid up shares of Rs.50/- each of the said Society bearing Distinctive Nos. 221 to 225 (both inclusive) incorporated in the Share Certificate No. 045 (hereinafter referred to as "the said Shares"). The document in respect of the said Premises is Agreement dated 07/December 1975, registered in the office of Sub-Registrar of Assurances at Mumbai, under Sr. No. PS - 263/1976 executed between MESSRS HEM BUILDERS and SHRI ARVIND VRAJAL VAID. The said Original registered Agreement dated 07/December 1975 in respect of the said Premises is lost / misplaced and even after the diligent search the same is not traceable by my client. My client has custody of the Original unregistered Agreement dated 07/November 1975 in respect of the said Premises, which was duly stamped by the Collector of Stamps Kuria under Case Number COSK/AMN/8356/08/K. If any person/s / Bank / Financial Institutions is having custody of the said Original Registered Agreement dated 07/December 1975 in respect of the said Premises or any right, title, interest, claim/s or demand upon against or in respect of the said Premises or any part thereof, whether by way of sale, exchange, let, lease, tenancy, leave and license, right of way, easement, tenancy, occupancy, assignment, mortgage, inheritance, bequest, succession, gift, lien, charge, maintenance, trust, possession of Original Registered Agreement dated 07/December 1975 or encumbrance/s however, family arrangement/ settlement, decree or order of any Court of Law or any other authority, contracts, agreements, development rights/s or otherwise of whatsoever nature are required to make the same known to me in writing with documentary evidence at my address mentioned below within 14 (fourteen) days from the date of publication hereof, failing which it shall be considered that there exists no such claims or demands in respect of the said Premises and then the claims or demands if any, of such person/s shall be treated as waived and abandoned to all intents and purposes and the title of the said Premises shall be presumed as clear, marketable and free from encumbrances.

Mumbai, Dated this 06th day of September, 2023.

Sd/-  
VIKAS THAKKAR  
Advocate High Court  
401/402, Sainath House, B.P.S Cross Road No. 1,  
Near Sharon School, Mulund (West), Mumbai - 400 080

**NIRMAL BANG SECURITIES PRIVATE LIMITED**  
(CIN : U99999MH1997PTC110659)  
Registered Office: B-302, Marathon Innova, Nr. Peninsula Corporate Park, Lower Parel (W), Mumbai - 400 013  
Tel: 6273 8000;  
Email: cs.roc@nirmalbang.com;  
Website: www.nirmalbang.com

**Notice of Annual General Meeting**

NOTICE is hereby given that the 26th Annual General Meeting ("AGM") of Nirmal Bang Securities Private Limited will be held at shorter notice on Friday, 22nd September, 2023 at 11.00 a.m. IST at the Registered Office of The Company At B-302, Marathon Innova, Ganpatrao Kadam Marg, Peninsula Corporate Park, Lower Parel West, Mumbai-400013.

Notice convening the AGM along with the Annual Report 2022-23 has been sent only through electronic mode (e-mail) on 05th September, 2023 to those members, debenture trustees and NCD holders whose e-mail addresses are registered with the Company / RTA/ Depositories and will also be available on the Company's Website www.nirmalbang.com

Notice is also hereby given that pursuant to Section 91 of the Companies Act, 2013 read with applicable rules and Regulation 42 of the SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015, the Register of Members and Share Transfer Books of the Company will remain closed from Friday, 15th September, 2023 till Friday, 22nd September, 2023 both days inclusive, for 26th AGM.

For Nirmal Bang Securities Private Limited  
Sd/-  
Kishore Mishral  
Director  
DIN: 09079781  
Date: 05th September, 2023

**PUBLIC NOTICE**

Public at large is hereby informed that, the Balsundar Co-operative Housing Society Limited ("Society") is the Owner of land bearing Tika No. 18, CTS No. 60A, 64, 70, 71B, 74A/2 admeasuring 3190 square meters lying being and situated at Village Naupada, M. G. Road, Taluka and District Thane along with structures constructed thereon ("Said Property"). The Society has decided to carryout self-redevelopment of the said property. The Society has represented that the title of the Said Property is clear and marketable. The Society has instructed us to verify the title of the Said Property.

Any person having any claim by way of sale, lease, inheritance, lien, gift, mortgage, pawn, pledge, etc. whatsoever and howersoever is required to intimate the undersigned about the same along with documentary evidence thereof within Fifteen days from the date of the publication of this notice, failing which all such claims, if any, shall be deemed to have been knowingly abandoned or waived, and any claim raised after the expiry of the said period shall not be entertained and Said Society may proceed to carryout self-redevelopment concluding that the title of the Said Property is clear and marketable.

Date: 06/09/2023

Advocate Prasanna Mate  
Prasanna Mate & Associates  
701, Tropical Prima, M.G. Road & Sambhaji Road, Naupada Thane (West), Pin - 400602 Email: matessociates@outlook.com  
Contact: 25426677 / 887967117

**RODIUM REALTY LIMITED**  
(CIN: L8510MH1993PLC206012)  
Registered Office: 636, 501, X-Cube, Off. New Link Road, Andheri (West) Mumbai - 400053 Tel: 022 4231 0800 Fax: 022 4231 0855  
Website: www.rodium.net

**NOTICE OF 30th ANNUAL GENERAL MEETING (AGM) TO BE HELD THROUGH VIDEO CONFERENCE (VC)/OAVM FACILITY, E-VOTING AND BOOK CLOSURE INFORMATION**

NOTICE is hereby given that the 30th Annual General Meeting ("AGM") of Rodium Realty Limited ("the Company") will be held on Thursday, September 28, 2023 at 3:00 p.m. (IST) through Video Conferencing ("VC"/Other Audio Visuals Means (OAVM) facility, in compliance with the applicable provisions of the Companies Act, 2013 ("the Act") and Rules framed thereunder and SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015 read with General Circulars No. 10/2022, 11/2022, dated 28th December, 2022, 02/2022, dated 05th May, 2022, No. 02/2021 dated January 13, 2021, No. 14/2020 dated April 8, 2020, No. 17/2020 dated April 13, 2020 and No. 20/2020 dated May 5, 2020 issued by the Ministry of Corporate Affairs ("MCA") and circular dated 5th January 2023, 13 th May 2022, January 15, 2021 and May 12, 2020 issued by SEBI (collectively referred to as "relevant circulars"), to transact the business set out in the Notice of AGM without the physical presence of members at the common venue.

In compliance with the aforesaid Circulars, notice of 30th AGM along with the link to Annual Report has been dispatched through electronic mode on September 04, 2023 to those members whose email addresses are registered with the Company / Depositories Participant ("DP") Registrar and Share Transfer Agent ("RTA"). The Notice of 30th AGM and the Annual Report for the F.Y. 2022-2023 is also available on the Company's website at <http://www.rodium.net/annual-report.html> and can also be accessed on website of stock exchange at [www.bseindia.com](http://www.bseindia.com) and website of NSDL at [www.evoting.nsdl.com](http://www.evoting.nsdl.com)

Pursuant to the provisions of Section 91 of the Act and regulation 42 of the SEBI LODR, 2015 the Register of Members and Share Transfer Books will remain closed from Friday, September 22, 2023 till Thursday, September 28, 2023 (both days inclusive) for the purpose of forthcoming Annual General Meeting.

Members can attend AGM through VC/OAVM facility on live streaming link made available by NSDL at [www.evoting.nsdl.com](http://www.evoting.nsdl.com) by using their remote e-voting login credentials and selecting the EVEN of the Company. The procedure for joining the AGM through VC/OAVM facility and to raise questions during AGM have been set out in the Notice of 30th AGM.

**VOTING THROUGH ELECTRONIC MODE:** In terms of Section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management and Administration) Rules, 2014 and Secretarial Standard 2 on General Meeting issued by Institute of Company Secretaries of India and Regulation 44 of SEBI (Listing Obligation & Disclosures Requirements) Regulations, 2015, the Company has engaged the services of National Securities Depository Limited (NSDL) to provide remote e-voting as well as e-voting facility during AGM. The details of the remote e-voting/ e-voting during AGM are as under:

- The Members holding shares either in physical form or dematerialized form, as on the Cut-off date i.e., Thursday, September 21, 2023 will be entitled to avail the facility of remote e-voting/e-voting during AGM. The business as set out in the Notice of AGM will be transacted through voting by electronic means only.
- The remote e-voting period commences on Monday, September 25, 2023 at 9.00 a.m. and ends on Wednesday, September 27, 2023 at 5.00 p.m. The Remote e-voting module shall be disabled by NSDL for voting thereafter and Members will not be allowed to vote electronically beyond the said end time and date. Once the votes on resolutions are cast by the Members, the members shall not be allowed to change it subsequently.
- The facility of e-voting shall also be made available during the AGM and the Members attending the AGM, who have not already cast their vote by remote e-voting shall be eligible to cast the vote through e-voting during the AGM. Members who have cast their vote by remote e-voting prior to AGM may also attend the AGM electronically, but shall not be entitled to vote at the AGM.
- The persons who have become the Member of the Company after circulation of the Notice and Annual Report and their names appear in the Register of Members/Registrar of Beneficial Owners as on Cut-off date should follow the instructions given in the Notice of AGM available on Company's website to obtain the Notice of AGM and the login id and password for casting vote electronically. However, if a person is already registered with NSDL for e-voting, then existing User ID and password can be used to cast vote.
- Members are requested to refer to the Notice of AGM for the process of registration/ update of email address/Mobile No. and PAN of the Members who have not updated or registered their email/Mobile No. and PAN yet and read the instructions given in the Notice of AGM for accessing and participating at the 30th AGM through VC/OAVM facility.

In case of any queries, you may refer to the Frequently Asked Questions (FAQs) section for shareholders and e-voting user manual available at the "Downloads" section of [www.evoting.nsdl.com](http://www.evoting.nsdl.com) or Members who need assistance before or during the AGM, can contact NSDL on their Toll free no.: 1800-1020-990/1800-224-430 or send a request at [evoting@nsdl.co.in](mailto:evoting@nsdl.co.in)

For Rodium Realty Limited  
Sd/-  
Jyoti Singh  
Company Secretary  
Date: September 6, 2023  
Place: Mumbai

**SHAHI SHIPPING LIMITED**  
CIN: L61100MH1990PLC058680  
Regd office: 404 Abhay Steel House, 4th Flr, Baroda Street, Mumbai-09. Ph: +91 022-23730713  
Website: www.shahiship.com; Email: shahishippingsecretarial@gmail.com

**NOTICE OF 33RD ANNUAL GENERAL MEETING OF SHAHI SHIPPING LIMITED**

**NOTICE OF 33rd ANNUAL GENERAL MEETING AND BOOK CLOSURE**

1. NOTICE is hereby given that the 33rd Annual General Meeting (AGM) of the Company will be held on 28th September, 2023 at 03.00 p.m. through Audio Visual Means, to transact the business as set out in the Notice convening the said Meeting and the Explanatory Statement thereto, in compliance with the provisions of the Companies Act, 2013 & Rules made thereunder and the Securities and Exchange Board of India (Listing Obligations and Disclosures Requirements) Regulations, 2015 read with Circular Nos. 14/2020, 17/2020 and 20/2020 dated 8th April, 2020, 13th April, 2020, 5th May, 2020, 13th January, 2021, 8th December, 2022 & 5th May, 2022 respectively, issued by the Ministry of Corporate Affairs and Circular No. SEBI/HO/CFD/CMD2/CIR/P/2022/62 dated 13th May, 2022 issued by the Securities and Exchange Board of India. Members will be able to attend and participate in the ensuing AGM through audio visual means and the facility of appointment of proxy will not be available. Members attending the AGM through audio visual means will be counted for the purpose of reckoning the quorum under Section 103 of the Companies Act, 2013.

2. Electronic copies of the Notice of AGM and Annual Report for the financial year ended on March 31, 2023 have been sent to all the members whose email IDs are registered with the Company/ Depository participant(s). The same is also available on the website of the Company [www.shahiship.com](http://www.shahiship.com). The dispatch of Notice of 33rd Annual General Meeting has been completed on September 04, 2023. The requirement of sending physical copy of the Notice of the 33rd AGM and Annual Report to the Members have been dispensed with vide MCA Circular and SEBI Circular.

3. Members holding shares either in physical form or in dematerialized form, as on the cut-off date of September 21, 2023 may cast their vote electronically on the Business(es) as set out in the Notice of the 33rd AGM through electronic voting system of M/s Link Intime India Private Limited from a place other than the Venue of AGM (Remote e-voting). All the members are informed that:

- The Ordinary Resolution as set out in the Notice of AGM may be transacted through voting by electronic means.
- The remote e-voting shall commence on Monday, September 25, 2023 (at 9.00 a.m.)
- The remote e-voting shall end on Wednesday, September 27, 2023 (at 5.00 p.m.)
- The cut-off date for determining the eligibility to vote by electronic means or at the AGM is Thursday, September 21, 2023.

4. Person who acquires shares of the Company and becomes the member of the Company after the dispatch of Notice of AGM & holding shares as on cut-off date i.e., Thursday, Sept. 21, 2023 can follow the process of generating the login ID & password as provided in the Notice of AGM.

5. Members may note that a) the remote e-voting module shall be disabled by the Link Intime after the aforesaid date and time for voting and once the vote on the resolution is cast by the member, the member shall not be allowed to change it subsequently; b) the member who has cast their vote by remote e-voting prior to the AGM may also attend the AGM but shall not be entitled to cast their vote again; c) the facility for voting through e-voting shall be made available during the course of AGM for those who have not voted previously; and d) a person whose name is recorded in the register of members or in the register of beneficial owner maintained by the depositories as on cut-off date only shall be entitled to avail the facility of remote e-voting as well as voting at the AGM through e-voting.

6. The Notice of AGM is available at the website of the Company [www.shahiship.com](http://www.shahiship.com) and also on Link Intime website <https://instavote.linkintime.co.in>.

7. In case of any queries, members refer frequently Asked Question (FAQ)'s and e-voting manual available at <https://instavote.linkintime.co.in> under help section or write an e-mail to [enotices@linkintime.co.in](mailto:enotices@linkintime.co.in) or contact Link Intime officials contact on: Tel: 022 - 4918 6000. Who will address the grievance connected with the facility for voting by electronic means.

8. The company has appointed CS Gaurang Shah from GMS & Co., Practicing Company Secretaries, as the scrutinizer to scrutinize the Notice of AGM in a fair and transparent manner.

9. The Register of Members and Share Transfer Register in respect of equity shares of the Company will remain closed from 22.09.2023 to 28.09.2023 (both days inclusive).

For & on Behalf of the Company  
Shahi Shipping Limited

Sd/-  
Sarvesh Kumar Shahi  
Managing Director  
DIN: 00359535

Date: 05.09.2023  
Place: Mumbai

**SBI State Bank of India**

**SARB THANE (11697):** 1st Floor, Kerom, Plot No. 112, Circle Road No. 22, Wagle Industrial Estate, Thane (West) 400604  
E-mail Id: sbi.11697@sbi.co.in

**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 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 Physical possession of which has been taken by the Authorised Officer of State Bank of India, the Secured Creditor, will be sold on "As is Where is", "As is What is" and "Whatever there is basis" on 27.09.2023

Name of the Borrower (s)	Outstanding Dues for Recovery of which Property/ies is/are Being Sold
Ms. Veena P. Naik	Rs. 26,19,025/- (Rupees Twenty Six Lakh Nineteen Thousand Twenty Five only) as on 04.03.2021, plus future interest at the contractual rate on the aforesaid amount together with incidental expenses, Cost and charges as per Demand Notice dated 04.03.2021.

**Property Add.:** Flat No. 101, 1st Floor, Building No. 03, Daffodil, Tycoons Solitaire-1, Barave -Khadakpada, Kalyan (W), Thane - 400602, Carpet Area 426.04 Sq Ft and exclusive usable area 91.28 Sq Ft. Total aggregating area 517.31 Sq Ft. 2 BHK Flat. Owner Ms. Veena P Naik. Status of Possession : Physical

The reserve price will be Rs. 40,00,000/- (Rupees Forty Lakh only) and the earnest money deposit will be Rs. 4,00,000/- (Rupees Four Lakh only). Bid increment amount Rs. 10,000/-.

**Date and time for submission of request letter of participation / KYC Documents/ Proof of EMD etc. - on or before 26.09.2023, up to 5.00 p.m.**

**Date & Time of e-Auction - Date:- 27.09.2023 Time:- From 1.00 p.m. To 3.00 p.m. with unlimited extensions of 10 Minutes each**

**Date & Time of inspection of the properties:- 21.09.2023 from 1.00 P.M. to 2.00 P.M.**

(Contact : Shri Pransh Thakur, Authorised Officer, Mob No. 7087438999 & Shri Bipin Kumar Singh - Mob. No. 9702479741)

EMD to be transferred /deposited by bidder in his /her/his own wallet provided by M/s MSTC Ltd.  
On <https://www.mstccommerce.com/auctionhome/bapi/index.jsp> by means of NEFT

**Terms and conditions of the e-auction are as under:**

The auction will be conducted through Bank's approved service M/s MSTC Ltd at their web portal <https://www.mstccommerce.com>.

The intending bidders should make their own independent inquiries regarding encumbrances, title of property put on auction and claims/ rights / society dues affecting the property prior to submitting their bid. In this regard, e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank.

The successful purchasers / bidders are required to deposit remaining amount either through NEFT in the Account No 31049575155, SARB Thane Payment Account (Unit Name), IFSC Code: SBIN061707 or by way of demand draft drawn in favour of State Bank of India A/c (unit name), SARB THANE, 11697 (Name of the Branch) drawn on any Nationalized or Scheduled Bank.

For detail terms and conditions of the sale, please refer to the link provided in State Bank of India, the Secured Creditors Website

- <https://www.mstccommerce.com/auctionhome/bapi/index.jsp>
- <http://www.sbi.co.in>

Date : 06.09.2023  
Place : Thane

Sd/-  
Pransh Thakur  
Chief Manager & Authorised Officer

**PUBLIC NOTICE**

Notice is hereby given that our client is investigating the title of **MR. SANDIP MUKHOPADHYAY**, as owner in relation to Agricultural Land bearing Survey No. 58 Hissa No. 2/2 area admeasuring 2 Hectare 87 Ares, situated at Village Mandvane, Taluka Karjat, District Raigad, within the limits of Panchayat Samiti Karjat, within the limits of Sub-Registrar of Assurances, Karjat in the Registration District of Raigad, hereinafter referred to as "the said Property"

All persons having any claim, right, title, estate or interest in respect of the said Property or any part thereof by way of sale, transfer, exchange, assignment, mortgage, charge, gift, trust, covenant, inheritance, claim, possession, lease, sub-lease, license, lien, share, tenancy, sub-tenancy, maintenance, devise, bequest, encumbrance by operation of law or otherwise, howsoever, are hereby requested to make the same known in writing along with certified true copies of documentary proof to the undersigned at their office at 116, Free Press House, 11th Floor, 215, Backbay Reclamation III, Nariman Point, Mumbai 400 021, within 14 (fourteen) days from the date hereof, failing which, it shall be presumed that the said **MR. SANDIP MUKHOPADHYAY**, is the absolute owner of the said Property and that the said Property is free from all encumbrances and matter of investigation of title shall be completed without having any reference to such claim if any, and the same shall be considered as waived and/or any such alleged claims if made later, shall not be binding on our clients and/or an impediment to the title **MR. SANDIP MUKHOPADHYAY** as owner, and shall be deemed to be waived and the proposed transaction will be concluded without any reference or regard to any such purported claim or interest in the said Property.

**SCHEDULE OF THE PROPERTY ABOVE REFERRED TO**

ALL THAT piece and parcel of Agricultural Land bearing Survey No. 58/2/2 admeasuring 2 Hectare 87 Ares situated at Village Mandvane, Taluka Karjat, District Raigad within the limits of Panchayat Samiti Karjat, within the limits of Sub-Registrar of Assurances, Karjat in the Registration District of Raigad, Dated this 6th Day of September, 2023.

Dua Associates  
Advocates & Solicitors,  
116, Free Press House, 11th Floor, 215, Backbay Reclamation III, Nariman Point, Mumbai 400 021.  
Email: nashia@duaassociates.com

**RBL BANK LIMITED**  
Registered Office: 1st Lane, Shahupuri, Kolhapur-416001  
Branch Office at: RBL Bank Ltd. 9th Floor, Techniplex-I, Off Veer Savarkar Flyover, Goregaon (West) Mumbai-400062

**E-AUCTION SALE NOTICE (UNDER SARFAESI ACT, 2002)**

**E-auction Sale Notice For Sale of Immovable Asset Charged to The Bank Under The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("sarfaesi Act") Read With Rule 8(6) of The Security Interest (enforcement) Rules, 2002 ("Rules")**

Notice is hereby given to the public in general and in particular to the Borrower, Guarantor (s) and Mortgagor (s) that the below described immovable properties mortgaged/charged (collectively referred as "Property") to RBL Bank Ltd. ("Secured Creditor/Bank"), the Symbolic Possession of which has been taken by the Authorised Officer of the Bank under section 13(4) & section 14 of the SARFAESI Act read with the Rules, as detailed hereunder, will be sold on "As is where is", "As is what is", "Whatever there is" and "Without Recourse Basis" on 27/09/2023, for recovery of the Bank's outstanding dues plus interest as detailed hereunder under Rules 8 and 9 of the Rules by inviting bids as per below e-auction schedule:

**Brief Description of Parties, Outstanding dues and Property**

S. No.	Name of the Borrower & Guarantor (s)	Details of Property(ies) & Mortgagor	Amount as per Demand Notice & Date of Demand & Possession Notice under SARFAESI Act	Inspection Date and Time	Reserve Price	Date/ Time of E-Auction	Last Date for Receipt of Bids along with documents	Name of Authorised Officer/ Phone No./ Email Id
1	1) M/s. Seven Star Satellite Private Limited (Applicant), 2) Mrs. Radhika Atul Saraf (Co-Applicant) 3) Mr. Atul Banwarilal Saraf (Co-Applicant and Mortgagor) <b>Address of Correspondence</b> 1) Office no. B 16, 7th floor, Hariom Chambers, Veera Industrial Estate, Off New Link Road, Andheri (West), Mumbai 400053 2) B-3, Saraf Kutir Kapole Society, V.M. Road, JYPD, Near Amitabh Bachan Bunglow, Vile Parle West, Mumbai - 400049 3) Office no. 701 & 702 on 7th floor, Hariom Chambers, Veera Industrial Estate, Oshivara, off Link Road, Andheri (West), Mumbai 400053.	Property owned by: Mr. Atul Banwarilal Saraf Commercial property bearing Office No. 701 & 702 on 7th floor, both admeasuring carpet area 902.62 sq.ft. In the building known as "Hariom Chambers" along with 4 stilt car parking space situated at Plot No. 41 (old), New Plot No. B-16, Veera Industrial Estate, Corresponding CTS No. 604 of Village Oshivara, off Link Road, Andheri (West), Mumbai 400053, bounded and surrounded by... Towards East : internal road Towards South : internal road Towards West : other building Towards North : plot no. B-15	INR 2,79,10,543.14/- (Rupees Two Crore Seventy-Nine Laks Ten Thousand Five Hundred Forty Three and Fourteen Paise Only) as on 02/02/2023 <b>Demand notice dated 02/02/2023</b> <b>Date of Symbolic Possession Notice- 15/04/2023</b>	15/09/2023 between 11:00 am to 12:00 p.m.	Reserve price: 2,91,00,000.00 (Rupees Two Crore Ninety One Laks Only) <b>EMD: 10% of Reserve Price</b> <b>Bid Increase amount: 50,000.00 (Rupees Fifty Thousand Only)</b>	27/09/2023 12:30 PM to 01:30 PM	On or before 26/09/2023 upto 5:00 PM	Samir Bhagat / 9833629887 / samirb@rblbank.com

**Terms and Conditions:**

- The E-Auction Sale will be online through e-auction portal. The interested bidders are advised to go through the detailed terms and conditions of auction available on the website of <https://www.bankauctions.com> & <https://www.rblbank.com/pdf-pages/news> before submitting their bids and taking part in e-auction.
- It shall be the responsibility of the bidders to inspect and satisfy themselves about the Property and specification before submitting the bid.
- The interested bidders shall submit their EMD details and documents through Web Portal: <https://www.bankauctions.com> (the user ID & Password can be obtained free of cost by registering name with <https://www.bankauctions.com>) through Login ID & Password. The EMD shall be payable through DD at RBL Bank Ltd. 9th Floor, Techniplex-I, Off Veer Savarkar Flyover, Goregaon (West) Mumbai-400062 before 5:00 PM on or before 26/09/2023.
- Interested bidders may avail support/ online training on E-Auction from M/s. C1 India Pvt Ltd Contact No: 7291981124/25/26. Contact Person Mr. Hareesh Gowda Mob No: 09594597555, e-mail-id: hareesh.gowda@c1india.com and for any query in relation to Property, they may contact Mr. Samir Bhagat, Authorised Officer (Mob. No. 9833628887 email: Samir.Bhagat@rblbank.com)
- The Authorised Officer of the Bank reserves the right to accept or reject any or all bids, &/ or to postpone/cancel the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final and binding.
- The asset shall not be sold below reserve price.
- The EMD shall be refunded only after 02 Working days, without interest, if the bid is not successful.
- Time and manner of payment:
- a) Payment of 25% inclusive of 10% of EMD of the sale amount on acceptance of the offer by the Bank on the same day of acceptance of offer or not later than next working day.
- b) Balance within 15 days of the confirmation of sale by the Bank.
- c) In case of default of payment, all amounts paid shall be forfeited, as per provisions of the SARFAESI Act, 2002 and SARFAESI Rules, as case may be.
- The above sale shall be subject to the final approval of Bank.
- Interested parties are requested to verify/confirm the statutory and other dues like Sales/Property tax, Electricity dues, and society dues, from the respective departments/offices. The Bank does not undertake any responsibility of payment of above dues.
- The particulars in respect of the Secured Assets specified herein above have been stated to the information of the undersigned who however shall not be responsible for any error, misstatement or omission in the said particulars. The prospective purchasers, tenders are therefore requested to check and confirm in their own interest these particulars and other details in respect of the Secured Assets before submitting tenders.
- Sale is strictly subject to the terms and conditions incorporated in this advertisement and in the prescribed tender form.
- The bidders / tenderers / offerors shall improve their further offers in multiples of Rs. 50,000/- (Rupees Fifty Thousand Only).
- The successful bidder/offeror shall bear all stamp duty, registration fees, and incidental expenses for getting sale certificate registered as applicable as per law.
- The Authorised Officer has the absolute right to accept or reject the bid or adjourn / postpone / cancel the tender without assigning any reason thereof and also to modify any terms and conditions of this sale without any prior notice.

**STATUTORY 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT**

The Borrower, Guarantor(s) and Mortgagor(s) are hereby notified by the aforesaid notice along with further interest thereon plus penal and other interest and amounts as per the Transaction Documents before the date of E-Auction failing which, the Property will be auctioned/ sold to recover the outstanding dues.

Sd/-  
Authorised Officer  
RBL Bank Ltd.

Date : 05/09/2023  
Place: Mumbai

**SBI State Bank of India**

**RACPC Andheri Branch Code 17897 :-** UTI Bldg. 1st floor, Plot No.12, Road No.11, Behind Tunga Paradise, MIDC, Marol Andheri East, Mumbai-400093. Ph. 28303998 FAX : 28303999 / 28389765 / 28389769.

**VEHICLE AUCTION SALE NOTICE**

We invite sealed tenders for offline Auction Sale of following Vehicle seized from borrower on account of recovery on "as is where is" basis. Auction will be from 3.00 p.m. to 5.00 p.m. on 13.09.2023. Every increase in bidding will be Rs. 5000/- only. Highest bid offer will be considered for sale of the vehicle. Highest bidder shall pay remaining amount of the offer amount within 5 days from the day of Auction, failing which the EMD will be forfeited. Vehicle must be removed immediately after payment of offer amount to avoid penalty. SBI reserves the right to cancel the auction or tender without giving any reasons thereof. Vehicle will be available for inspection from 06.09.2023 To 12.09.2023 at the mentioned yards.

Interested parties may submit tender along with Demand Draft in Favor of "State Bank of India" as earnest money deposit of 10% of reserve price with copies of self-attested PAN Card & Aadhar Card which will be accepted up to 3.00 P.M on 13.09.2023. Tender forms must be obtained from our above mentioned address, duly filled in and submitted to our Office.

Sr no	Account No	Borrower's Name	Registration Date	Vehicle No	Vehicle Make	Fuel Type	RC Status	Reserve Price	EMD
1	338194 15297	Mrs. Jyoti S Chawla	08.05.2014	MH02 DJ7293	Tata Safari Storme EX 4x2 2 LD	Diesel	No	Rs. 300470/-	Rs. 30047/-

**Vehicle Parked At:** Vashi Station, Opp Kalyan Jewellers, Navi Mumbai, RHN Services.  
**Contact Person:** Nalin Mehta ( RHN Services) Mobile : 9892289377 Email : rhnservices@gmail.com  
**SBI OFFICER NO :** 9419854145 WHATSAPP ENQUIRY

Date : 06.09.2023  
Place : Mumbai

