

**EMPIRE INDUSTRIES LIMITED**  
CIN : L1720MH1900PLC000176  
Registered Office: Empire Complex, 414 Senapati Bapat Marg,  
Lower Parel, Mumbai 400013 Telephone: +91 226655453 Fax: 24939143  
Email: investor\_relations@empriemumbai.com Website: www.empriemumbai.com

**PUBLIC NOTICE – ANNUAL GENERAL MEETING, E-VOTING & RECORD DATE**  
Notice is hereby given that the 122nd Annual General Meeting ("AGM") of the Members of Empire Industries Limited (the "Company") will be convened on **Friday, September 22, 2023 at 3:00 p.m.** through Video Conferencing ("VC") or other audio visual means ("OAVM"), to transact the business as set out in the Notice of the 122nd AGM, dated May 22, 2023 ("Notice"), in compliance with applicable provisions of Companies Act, 2013 and Rules framed thereunder and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended from time to time). The Ministry of Corporate Affairs ("MCA") issued Circular No.14/2020 dated April 08, 2020, Circular No.17/2020 dated April 13, 2020 followed by Circular No. 20/2020 dated May 05, 2020, Circular No. 02/2021 dated January 13, 2021 and Circular No.02/2022 dated May 05, 2022 and Circular No.10/2022 dated December 28, 2022 (collectively referred as "Applicable Circulars"), have allowed to conduct the AGM/EGM without the physical presence of the members at the venue. The venue of the meeting shall be deemed to be the registered office of the Company.  
Notice of AGM and Annual Report will be mailed/dispached by 7th August, 2023 in electronic mode to members whose e-mail ids are registered with the Registrar and Share Transfer Agent/Depository Participant(s)/Depositories. The requirements of sending physical copies of the Notice of AGM and Annual Report to the Members have been dispensed with vide the Applicable Circulars.  
The Notice of the AGM, Annual Report and Public Notice are also available on the Company's website i.e. www.empriemumbai.com and the Stock Exchange website i.e. www.bseindia.com and the website of the e-voting Agency i.e. www.evoting.nsdl.com.  
Members can attend and participate in the Annual General Meeting through VCOAVM facility only. The instructions for joining the Annual General Meeting are provided in the Notice of the Annual General Meeting. Members attending the meeting through VCOAVM shall be counted for the purposes of reckoning the quorum under section 103 of the Companies Act 2013.  
Members holding shares either in physical form or dematerialised form as on Friday, 15th September, 2023 (cut-off date), may cast their vote electronically on the business hours as set forth in the Notice of AGM through remote electronic voting system (remote e-voting) provided by National Securities Depository Limited (NSDL) from a place other than the venue of AGM (remote e-voting). Additionally, the Company is providing the facility of voting through e-voting system during the Annual General Meeting (e-voting). Detailed procedure for remote e-voting/e-voting is provided in the Notice of the AGM. For further details in connection with e-voting, members may also visit the website www.evoting.nsdl.com.

**The members are requested to note that:**  
1. The remote e-voting shall commence on Monday, 18th September, 2023 (9:00 a.m. IST);  
2. The remote e-voting shall end on Thursday, 21st September, 2023 (5:00 p.m. IST) and remote e-voting shall not be allowed thereafter.  
3. The cut-off date for determining the eligibility to vote through remote e-voting or e-voting during AGM will be Friday, 15th September, 2023;  
4. Any person who acquires the shares of the Company and becomes a member after the Notice of AGM has been sent electronically and holds shares on the cut-off date i.e. 15th September, 2023, may refer the notice of AGM posted on the website of the Company www.empriemumbai.com or Frequently Asked Questions (FAQs) for Shareholders and e-voting user manual for Shareholders available at the download section of www.evoting.nsdl.com or call at 022-4886 7000 and 022-2499 7000 or send a request to Ms. Snehal Bhamre at evoting@nsdl.co.in for detailed procedure with regard to remote e-voting/e-voting during AGM.  
5. Members attending the AGM through VCOAVM facility have not cast their vote by remote e-voting and are otherwise not barred from doing so shall be eligible to cast their vote during the AGM by e-voting. The members who have cast their vote by remote e-voting prior to the AGM may also participate in the AGM but shall not be entitled to cast their vote again in the meeting.  
6. Only those persons whose names are recorded in the register of members or in the register of beneficial owners maintained by the depositories as on the cut-off date i.e. 15th September, 2023, shall be entitled to avail the facility of remote e-voting or voting through e-voting during the AGM.  
7. Subject to receipt of the requisite number of votes, the resolutions shall be deemed to be passed on the date of the Annual General Meeting i.e. Friday, September 22, 2023.  
8. The Board of Directors of the Company has appointed Ms. Deepa Gupta, Practicing Company Secretary as Scrutinizer to scrutinize the voting process in a fair and transparent manner. Members are requested to carefully read the instructions printed in the AGM notice for remote e-voting/e-voting during AGM.  
9. In case of any queries, you may refer the Frequently Asked Questions (FAQs) for Shareholders and e-voting user manual for Shareholders available at the download section of www.evoting.nsdl.com or call at 022-4886 7000 and 022-2499 7000 or send a request at evoting@nsdl.co.in

**FORM G**  
**INVITATION FOR EXPRESSION OF INTEREST FOR**  
**M/s 9PLANETS PRODUCTS PRIVATE LIMITED Operating In**  
**Rigid PVC Sheet (also known as PVC Foam Board), AI Pune**  
(Under Regulation 36A(1) of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016)

**RELEVANT PARTICULARS**  
1. Name of the corporate debtor along with PAN/ CIN/ LLP No. : M/s 9PLANETS PRODUCTS PRIVATE LIMITED U25200MH2012PTC227312  
2. Address of the registered office : 38, MITTAL CHAMBERS, NARIMAN POINT, MUMBAI MH 400021 IN  
3. URL of website : http://www.cirp9planets.in/  
4. Details of place where majority of fixed assets are located : Plot No. I-20, Khed City DTA, Khed (Rajgurunagar), District Pune, measuring 11,327 Sq. mtrs. The land is sub-leased to the Corporate Debtor for a period of for 90 years by Khed Economic Infrastructure Pvt. Ltd. (KEIP), KEIP, is a joint venture between MIDC and Bhara Forge Limited.  
5. Installed capacity of main products/ Services : 150 Metric Ton (minimum) per month for each of the two lines for the product PVC sheets (Foam Board) production range 1 mm to 30 mm (thickness) Line 1 is a calendar line with thickness of 1mm to 10 mm Line 2 is a celluka line with thickness of 6 mm to 30 mm  
6. Quantity and value of main products/ services sold in last financial year : Nil  
7. Number of employees/ workmen : Nil  
8. Further details including last available financial statements (with schedules) of two years, lists of creditors, relevant dates for subsequent events of the process are available at : This information shall be made available by RP, on request through mail: cirp.9planetsproductsprivltd@gmail.com  
9. Eligibility for resolution applicants under section 25(2)(h) of the Code is available at : Detailed invitation for Expression of Interest including eligibility will be made available on request through at mail id: cirp.9planetsproductsprivltd@gmail.com The said information is also available in the office as mentioned in point no. 8.  
10. Last date for receipt of expression of interest : 12-Aug-2023  
11. Date of issue of provisional list of prospective resolution applicants : 22-Aug-2023  
12. Last date for submission of objections to provisional list : 28-Aug-2023  
13. Process email id to submit EOI : cirp.9planetsproductsprivltd@gmail.com

**Sd/-**  
**Manoj Kumar Mishra**  
Resolution Professional  
9Planets Products Private Limited  
IP Regn. No. IBB/PA-001/IP-P011522018-2019/11902  
Room 1406, Building 4B, New Hind Mill Mhada Sankul,  
Ram Bhai Bhogle Marg, Ghodapev,  
Mumbai City,Maharashtra 400033  
For M/s. 9Planets Products Private Limited

Date-13-Jul-2023  
Place-Mumbai

**For EMPIRE INDUSTRIES LIMITED**  
**Sd/-**  
**SUHAS CHANDRA NANDA**  
Director-Finance & Company Secretary

**Place : Mumbai**  
**Date : July 13, 2023**

**FORM NO.14 [See Regulation 32(2)]**  
**By Regd. A/D, Dasti Failing which by Publication**  
**OFFICE OF THE RECOVERY OFFICER-II**  
**DEBTS RECOVERY TRIBUNAL MUMBAI (DRT3)**  
1st Floor, MTNL, Telephone Exchange Building, Sector-30A, Vashi,  
Navi Mumbai - 400703

**DEMAND NOTICE**  
**NOTICE UNDER SECTIONS 25 TO 28 OF THE RECOVERY OF DEBTS & BANKRUPTCY ACT, 1993 AND RULE 2 OF SECONDS SCHEDULE TO THE INCOME TAX ACT, 1961**  
**RC/26/2023**  
**UCO BANK**  
**V/S**  
**SUHAQ RAJNIKANT PATEL & ORS**

**To,**  
**CD-1) Mr. Suhag Rajnikant Patel**  
**CD-2) Smt. Rupashri Suhag Patel**, Both having Address At- Plot No.030, Room No.D-7, Swayambhu CHS LTD, Gorai, Borivali (W), Mumbai- 400 092  
**(CD 3) M/s. Siba Car World, Office At Shop No.07, Plot No. C-8, Sai Viraj Apt, Sector No.9, Airoli, Navi Mumbai- 400 708**

This is notify that as per the Recovery Certificate issued in pursuance of orders passed by the Presiding Officer, **Debts Recovery Tribunal Mumbai (DRT 3) in OA/804/2016** an amount of **Rs.15,27,510/- (Rupees Fifteen Lakhs Twenty Seven Thousand Five Hundred Ten Only)** along with pendente lite future interest @10.75 % Simple Interest Yearly w.e.f. 01/09/2015 till realization and costs of **Rs.41775 (Rupees Forty One Thousand Seven Hundred Seventy Five Only)** has become due against you (jointly or severally)

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

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

4. You are hereby ordered to appear before the undersigned on **31.07.2023** at 11:30 A.M for further proceedings.

5. In addition to the sum aforesaid, you will also be liable to pay:

a) Such interests as is payable for the Period commencing Immediately after this notice of the certificate/execution proceedings"

b) All costs, charges and expenses incurred in respect of the service of this notice and warrants and other processes and all other proceedings taken for recovering the amount due.

Given under my hand and the seal of the Tribunal on this date :- **06.07.2023**

**Sd/-**  
**Recovery Officer-II**  
**Debts Recovery Tribunal Mumbai (DRT 3)**

**Seal**

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**Sd/-**  
**Manoj Kumar Mishra**  
Resolution Professional  
9Planets Products Private Limited  
IP Regn. No. IBB/PA-001/IP-P011522018-2019/11902  
Room 1406, Building 4B, New Hind Mill Mhada Sankul,  
Ram Bhai Bhogle Marg, Ghodapev,  
Mumbai City,Maharashtra 400033  
For M/s. 9Planets Products Private Limited

Date-13-Jul-2023  
Place-Mumbai

**PUBLIC NOTICE**  
NOTICE is hereby given to the public at large on behalf of my clients, **Mr. Amin Abdul Aziz Rajwani and Others**, that we are investigating the title of (1) **Daulatbanoo Sadruddin Nanavati** (2) **Tazaladin Sadruddin Nanavati** (3) **Shahid Sadruddin Nanavati** (4) **Shams Fayaz Surani** nee **Sham Sadruddin Nanavati** (5) **Farida Mehboob Lalani** nee **Farida Sadruddin Nanavati** (6) **Ullil Tazaladin Nanavati** (7) **Al-Qawi Tazaladin Nanavati** (hereinafter referred to as "the Nanavati Group") in respect of their undivided share in the properties jointly held by one (late) **Shri. Sadruddin M. Nanavati** & (late) **Shri Abdul Aziz Fazal Rajwani** as described hereunder in the First Schedule written (i.e. the **Pali Mala Road Property**); the property described in the Second Schedule hereunder written (i.e. the **Symons Property**); and the property described in the Third and Forth Schedule hereunder written (i.e. the **Baitul Karim Property**).

All person(s) claiming any share, right, title, interest, claim, demand or benefit in respect of the above undivided share of the Nanavati Group or having dealt directly or indirectly with the said Nanavati Group or any person on their behalf in the said Pali Mala Road Property, the Symons Property and the Baitul Karim Property more particularly described in the schedule hereunder or any portion thereof by way of sale, transfer, assignment, exchange, allotment letters, Memorandum of Understandings, term sheets, writings, undertaking, indemnity, security documents/arrangements, lease, sub-lease, tenancy, sub-tenancy, license, lien, mortgage, charge, encumbrance, covenant, trust, easement, gift, inheritance, bequest, maintenance, possession, development rights, right of way, reservations, family arrangement/ settlement, agreement, lis pendens, right of prescription or pre-emption or other disposition or under any suit, decree or injunction, order of attachment or award passed by any court or arbitration or otherwise howsoever (hereinafter "**the Claim**") are hereby required to make the same known in writing along with complete documentary proof to the undersigned either via email sent to **shroffnirav92@gmail.com** or at office No. 8, Teekay's Shopping Centre, Ready money Mansion, 39, Veer Nariman Road, Fort, Mumbai-400011 within 14 (fourteen) days of publication hereof, failing which it shall be presumed that no such Claim exists and on that basis my clients will proceed to acquire such undivided share of the Nanavati Group in respect of properties more particularly described under the schedule mentioned hereinbelow.

**THE FIRST SCHEDULE ABOVE REFERRED TO**  
**(Description of the Pali Mala Road Property)**

ALL THAT piece of Land bearing C.T.S. No. 1008 (old R. S. No. 247/1 -247/2) of Village Bandra, Taluka Andheri in Bombay Suburban District in the Registration Sub-District of Bandra admeasuring 759.20 square meters or thereabouts and falling in the residential zone in the Development for Greater Bombay and bounded as follows :-

At North by C.T.S. No. C/1013 (of Bandra) and Gauthan Road;  
At South by C.T.S. No. C/1010 (of Bandra) and Pali Mala Road;  
At East by C.T.S. Nos.C/998B, C/999A, C/1003 & Gauthan Road;  
At West by C.T.S. Nos. C/1010, C/1013 (of Bandra) & Gauthan Road and

ALL THAT piece of Land bearing C.T.S. No. 1010 (old R. S. No. 247/1 -247/2) of Village Bandra, Taluka Andheri in Bombay Suburban District in the Registration Sub-District of Bandra admeasuring 405.50 square meters or thereabouts and falling in the residential zone in the Development for Greater Bombay and bounded as follows :-

On the North and East : by C.T.S. No. C/1013, C/1011 & C1008 (of Bandra);  
On the South : by the Pali Mala Road;  
On the West : by C.T.S. Nos. C/1009, C/1017, C/1016 & C/1015 (of Bandra)

**THE SECOND SCHEDULE ABOVE REFERRED TO**  
**(Description of the Symons Property)**

ALL THAT piece of land together with the buildings, messuages and structures standing thereon situate at Hill Road, Bandra, bearing House No. 125, Municipal Ward No. H-1460, City Survey No. C-23, C-24, C-25 and C-26 Old Survey No. N. A. 7/A Hill Road, Bandra admeasuring about 3,000 sq.yds. i.e. 2508.3 sq.meters and bounded as follows :-

On the North : by C.T.S. No. C/30 (Bandra) Holy Family Hospital,  
On the South : by Hill Road,  
On the East : by C.T.S. No. C/22 (Bandra) Plot No. 166 and  
On the West : by St. Andrews Road.

**THE THIRD SCHEDULE ABOVE REFERRED TO**  
**(Description of the Baitul Karim Property)**

ALL THAT piece or parcel of land with the buildings thereon together with the out-houses bearing Municipal 33-A and 33-A (New Numbers 4 & 4A) situated at Boran Road, Bandra, Registration Sub-District and District Bombay City and Bombay Suburban which piece of land admeasures 1030 sq. yds. equal to 861.21 sq.mts. or thereabouts and forms part of the land bearing agricultural Survey No. 128 and City Survey No. A/719 of Bandra and bounded On or towards the

North : C.T.S. No. A/720 of Village Bandra (i.e. Hilton Co-operative Housing Society),  
South : by Nala and beyond thereto C.T.S. No. A/718 currently being reserved as EOS 1.2 (Promenade) being the Municipal garden  
East : by the public Road known as Boran Road  
West : by C.T.S. Nos. A/720, A/721 and A/722 (being Sonye Co-operative Housing Society Ltd), lying and being at Survey No. 92, Hissa No. 4(p) and C.T.S. No. 444, 444/1 to 8 of Village-Pahadi Goregoan East Taluka Borivali admeasuring 1280 sq.yds i.e. 1096.8 sq. mts. in the Registration District and Sub-District Mumbai situate lying and being at Pahadi School Road, Shreyas Colony, Goregoan (East), Mumbai-400 063

**THE FORTH SCHEDULE ABOVE REFERRED TO**  
**(Description of the Baitul Karim Property)**

Flat bearing No. 3 and 4 on first floor, Flat bearing No. 7 and 8 on third floor, Flat bearing No. 9 and 10 on fourth floor in the building known as "**Baitul Karim**" and Room No. 1A on the ground floor on the south west side of the building in the building known as "**Baitul Karim**" situated at Boran Road, Bandra, Registration Sub-District and District Bombay City and Bombay Suburban which piece of land admeasures 1030 sq.yds. equal to 861.21 sq.mts. or thereabouts and forms part of the land bearing agricultural Survey No. 128 and City Survey No. A/719 of Bandra and bounded On or towards the

North : C.T.S. No. A/720 of Village Bandra (i.e. Hilton Co-operative Housing Society),  
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Dated this 11th day of July 2023

**Sd/-**  
**Nirav Shroff**  
Advocate for  
**Mr. Amin Rajwani & Ors.**

**Seal**

**बैंक ऑफ महाराष्ट्र**  
**Bank of Maharashtra**  
A GOVT. OF INDIA UNDERTAKING  
**एक परिवार एक बैंक**  
**आवासीय अमृत महोत्सव**

**Mumbai South Zonal Office, 2<sup>nd</sup> Floor, Janamangal, 45/47, Mumbai Samachar Marg, Fort, Mumbai - 400001. Tele : 022-22661167/22630887. E-mail : zmmzc@mahabank.co.in**

**PUBLIC NOTICE ON WILFUL DEFAULTER**  
**Re: Publication of photographs of Wilful Defaulters.**  
**NPA A/ C. M/s. Arowana Exports with our Stressed Asset Management Branch, Mumbai South Zone.**  
Notice is hereby given to the Public at large that Bank of Maharashtra has declared the following persons as Wilful Defaulters in accordance with the extent guidelines issued by the RBI as well as Board of Bank of Maharashtra after complying with the procedure stipulated and prescribed by RBI in this regard.

Sr. No.	Name of Account & their Address	Photographs of Borrowers / Guarantors
1.	<b>M/s. Arowana Exports (A Proprietorship Firm):</b> <b>Registered Address:</b> Shop No. 36, Raikar Bhavan, Sector 17, Plot No. 9, Vashi, Navi Mumbai - 400703.	
2.	<b>Mr. Rajendra Vitthal Shinde, Proprietor of M/s. Arowana Exports.</b>	

Bank has sent suitable communication to the RBI as well as to the Credit Information Companies informing the above mentioned persons as Wilful Defaulters.

We hereby publish the photographs of Wilful Defaulters for the information of public at large.

**For Bank of Maharashtra**  
**Date: 10/07/2023**  
**Place : Mumbai**  
**Zonal Manager & General Manager, Mumbai South Zone**  
**Sd/-**

**IndiaRF**  
A Primal Enterprises & Bain Capital Credit Partnership  
**INDIA RESURGENCE ARC PRIVATE LIMITED**  
3rd Floor, Primal Tower, Peninsula Corporate Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai-400013  
T: 022-68608500 / 68608501. CIN: U6190MH2016PTC272471

**APPENDIX IVA (PROVISIO TO RULE 8(i))**  
**PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES**  
E-auction sale notice for sale of Immovable Property under SARFAESI Act, 2002 read with proviso to rule 8(i) of Security Interest (Enforcement) Rules, 2002.  
Notice is hereby given to the public in general and in particular to borrowers and guarantors, details whereof are mentioned below, that the below described Immovable Property mortgaged/charged to the India Resurgence ARC Private Limited (India RF/Secured Creditor), the possession of which has been taken by the Authorised Officer of India RF/Secured Creditor will be sold on "AS IS WHERE IS BASIS" "AS IS WHAT IS BASIS" and "WHATSOEVER THERE IS BASIS" as per the brief particulars mentioned in the schedule.

Name of the Account / Borrowers / Guarantors	BUN Hospitality Pvt. Ltd., Mr. Kishore Balram Nichani, Ms. Kavita Kishore Nichani, Mr. Rohan Kishore Nichani								
Details of property	Residential flat on entire 4th floor, admeasuring 1,550 sq ft carpet area in the 4th floor, 12-A, in the building known as "Nishani Kuli" constructed on CTS No. 996, situated at TPS II, Village Vile Parle, Juhu Tara Road, Bombay Suburban District - Bandra, Juhu, Mumbai - 400 049.								
Nature of Possession and date	Physical Possession taken 16.06.2023								
Name of the owner of the Property	Mr. Kishore Balram Nichani								
Outstanding	Rs. 6,55,72,811 (Rupees Eight Crore Fifty Lakh Seventy Two Thousand Eight Hundred Eighty Eleven Only) as on 30.06.2023 together with further interest as applicable, incidental expenses, costs, charges, etc. incurred up to the date of payment and realisation thereof.								
Reserve Price (INR) and EMD	<table><thead><tr><th>Sr. No.</th><th>Property Description</th><th>Proposed Reserve Price (IN Rs.)</th><th>Earnest Money Deposit (IN Rs.)</th></tr></thead><tbody><tr><td>1.</td><td>Residential flat on entire 4th floor, admeasuring 1,550 sq ft carpet area on the 4th floor, 12-A, in the building known as "Nishani Kuli" constructed on CTS No. 996, situated at TPS II, Village Vile Parle, Juhu Tara Road, Bombay Suburban District - Bandra, Juhu, Mumbai - 400 049.</td><td>Rs. 7,38,00,000 (Rupees Seven Crore Thirty Eight Lakh Only)</td><td>Rs. 73,80,000 (Rupees Seventy Three Lakh Eighty Thousand Only)</td></tr></tbody></table>	Sr. No.	Property Description	Proposed Reserve Price (IN Rs.)	Earnest Money Deposit (IN Rs.)	1.	Residential flat on entire 4th floor, admeasuring 1,550 sq ft carpet area on the 4th floor, 12-A, in the building known as "Nishani Kuli" constructed on CTS No. 996, situated at TPS II, Village Vile Parle, Juhu Tara Road, Bombay Suburban District - Bandra, Juhu, Mumbai - 400 049.	Rs. 7,38,00,000 (Rupees Seven Crore Thirty Eight Lakh Only)	Rs. 73,80,000 (Rupees Seventy Three Lakh Eighty Thousand Only)
Sr. No.	Property Description	Proposed Reserve Price (IN Rs.)	Earnest Money Deposit (IN Rs.)						
1.	Residential flat on entire 4th floor, admeasuring 1,550 sq ft carpet area on the 4th floor, 12-A, in the building known as "Nishani Kuli" constructed on CTS No. 996, situated at TPS II, Village Vile Parle, Juhu Tara Road, Bombay Suburban District - Bandra, Juhu, Mumbai - 400 049.	Rs. 7,38,00,000 (Rupees Seven Crore Thirty Eight Lakh Only)	Rs. 73,80,000 (Rupees Seventy Three Lakh Eighty Thousand Only)						
Last date of submission of bid	21.08.2023 by 6:00 pm								
Date/ Time of e-Auction	22.08.2023 at 12:00 pm								
Contact Person for sale / inspection related queries	Harshwardhan Kadam - 9819085003								
**Known encumbrances if any	No known encumbrances								

"Other than the encumbrances mentioned in the table above, there are no encumbrances on the Immovable property to the best of knowledge of Authorised Officer of Secured Creditor. The intending bidders should do their own independent diligence regarding the encumbrances, title of the Immovable Property. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues.

**TERMS & CONDITIONS**

- E-Auction/bidding shall be only through Online Electronic Bidding" through the website https://www.bankauctoins.in. Bidders are advised to go through the website for detailed terms & process before taking part in the e-Auction sale proceedings.
- The property & property documents can be inspected, with prior appointment with Authorized Officer on or before the date for e-Auction mentioned.
- The Immovable property will not be sold below the Reserve Price (RP) and accordingly the participating bidders are invited to bid more than the RP and may enhance their offer further during auction process as specified by the agency conducting the auction i.e. M/s 4Closeur.
- The interested bidders before the last date & time of submission of the Bid shall submit their Earnest Money Deposit (EMD) to Elava Resolution Advisors LLP, duly authorized service provider of India RF at their office at AWFIS, Unit no. 304, 3rd Floor, Adani Insurance BKC, 2 Block, Bandra Kurla Complex, Mumbai-400051 through Demand Draft/NEFT/RTGS/PAY ORDER in favor of "India Resurgence ARC Trust I". HDFC Bank Limited, Account Number- 5750000341064, IFSC Code: HDFC0000060 payable at Mumbai. Please note that the Cheques shall not be accepted as EMD amount.
- Interested bidder shall submit a copy of the following documents to Authorised Officer - Mr. Akshay Rao (Mobile No. 9820390162/ Akshay.rao@indiaarf.com)  
a) Photocopy of Demand Draft/RTGS/NEFT/ PAY ORDER details towards EMD amount.  
b) Self-attested photocopies of KYCs and address proof such as PAN Card, Voter ID Card/ Driving License/ Passport/ Aadhar Card etc.  
c) Bidders Name, Contact No., Address, e-mail ID.  
d) Bidders' account details for online refund of EMD.
- Post registration (one time) by the bidder, the interested bidder may upload the details of aforementioned documents on the Web Portal.
- The intending bidders should register their names at portal https://www.bankauctoins.in and get their User ID and password free of cost. It shall be the obligation of the prospective bidder to avail online training on E-Auction from the agency conducting the auction service provider M/s 4Closeur Hyderabad, helpline No: 0814200062/85/66 and e-mail: info@bankauctoins.in. Contact Person: Mr. Jaya Prakash Reddy : 8142000064, email: prakash@bankauctoins.in and for any property related query may contact Authorised Officer (details given earlier) during the working hours from Monday to Friday. Neither the Authorised Officer/Secured Creditor nor the agency conducting auction shall be liable for any internet Network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-Auction event.
- Only buyers holding valid KYC, address proof, user ID/ Password and confirmed payment of EMD through any of the mode mentioned above in favor of India Resurgence ARC Trust II shall be eligible for participating in the e-Auction process.
- During the Online Inter-se Bidding, bidder can improve their bid amount as per the "Bid Increase Amount" (as indicated by the agency conducting the auction namely M/s 4Closeur) or its multiples. In case bid is placed during the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes (each time till the closure of e-Auction process), otherwise, it'll automatically get closed. The bidder who submits the highest bid amount (not below the Reserve Price) on the closure of the e-Auction process shall be declared as the highest bidder by the agency holding auctions. The Authorised Officer post verification of the documents and other information shall thereafter declare such highest bidder as successful bidder and shall confirm the sale in his favour subject to confirmation by the Secured Creditor.
- The EMD of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The EMD shall not bear any interest.
- The successful bidder shall immediately pay 25% of the amount of sale price (inclusive of the earnest money already deposited) on the same day or not later than next working day from the date of confirmation of sale in favor of Secured Creditor in the account as mentioned hereinabove. The balance 75% of the sale price shall be paid on or before 15th day of confirmation of sale or within such extended period as agreed upon in writing between the purchaser and the Secured Creditor, which shall not be case exceed 30 days.
- In the case of default of payment within the prescribed time mentioned above, the amounts deposited by the purchaser shall be forfeited by the Secured Creditor and the property shall be resold by the Secured Creditor. All the claims and rights over the property of the defaulting purchaser shall stand forfeited.
- Once the terms of the payments mentioned above have been complied, the Authorised Officer shall issue certificate of sale of the immovable property in favour of the purchaser.
- The bidders are advised to go through the detailed Terms & Conditions of e-Auction Process available on the web portal of https://www.bankauctoins.in, before submitting their bids and taking part in the e-Auction.
- Special Instructions: Bidding in the last moment should be avoided. Neither the Secured Creditor nor Service provider will be responsible for any technical lapse/ power or internet failure etc. In order to avoid such contingent situations, bidders are requested to ensure that they are technically well equipped and have all alternatives such as power supply back-up etc., so that they are able to circumvent such situation and are able to participate in the online Inter-se Bidding, successfully.
- Notwithstanding anything to the contrary contained hereinabove, if the borrower has paid the outstanding amount along with future interest computable till the date of payment in full any time before the date of publication of this notice for public auction, in such an event in terms of section 13(B) of SARFAESI Act, 2002, the Secured Creditor shall not transfer the Secured Assets by way of lease, assignment or sale.

**Sd/-**  
**Authorised Officer**  
**India Resurgence ARC Private Limited**

**Date: 11.07.2023**  
**Place: Mumbai**

**Saraswat Bank**  
Saraswat Co-operative Bank Ltd.  
(Scheduled Bank)

**SARASWAT CO-OP. BANK LIMITED**  
74/C, Samadhan Building, Senapati Bapat Marg, Dadar (W), Mumbai 400 028  
Tel. No. : (022) 2422 1202 / 1204 / 1206 / 1211

**POSSESSION NOTICE**  
**COMMON POSSESSION NOTICE FOR IMMOVABLE PROPERTIES IN CASE OF MORE THAN ONE BORROWER BY THE RESPECTIVE AUTHORISED OFFICERS (FOR IMMOVABLE PROPERTY)**  
**WHEREAS, Saraswat Co-operative Bank Ltd. / the Authorised Officer/s of the Saraswat Co-operative Bank Ltd.** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13 read with the Security Interest (Enforcement) Rules, 2002, issued demand notice/s on the dates mentioned against each account calling upon the respective borrower/s, guarantor/s and mortgagor/s to repay the amount as mentioned against account **within 60 days** from the date of the notice(s)/date of receipt of the said notice/s.  
The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken the possession of the property described herein below in exercise of power conferred on him under sub-section (4) of Section 13 of Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on **various dates of July, 2023.**  
The borrower/s, mortgagor/s, guarantor/s in particular and the **PUBLIC IN GENERAL** is hereby cautioned not to deal with the property/ies and any dealing with the said property/ies will be subject to the charge of **Saraswat Co-operative Bank Ltd.** for the amounts outstanding alongwith the interest and charges.

Sr. No.	Name of the Branch	Name of the account	Name of the Borrower / Mortgagor / Guarantor	Description of the property Mortgaged (Secured asset)	Date of Demand Notice	Date of Symbolic Possession	Amt. O/s. as per demand notice (alongwith future interest & charges)
01	Pachpakhadli Thane	M/s. Sai Architectural Systems	Principal Borrower : <b>M/s. Sai Architectural Systems Pvt. Ltd.</b> Through its Directors / Mortgagors / Guarantors : <b>Mr. Mestry Subhash Anant AND Mrs. Mestry Sanjana Subhash</b>	Equitable mortgage of Residential Flat No. 803, admeasuring 853 sq. fts. (Built up) Of building No. 2 in the Building known as <b>Ozone Valley</b> Situated at Gut No.140, Hissa No.1 to 9, (Part) Parsik Nagar, Old Mumbai Pune Road, Kalwa, Thane-400605. Owned by <b>Mr. Mestry Subhash Anant and Mrs. Mestry Sanjana Subhash.</b>	14.03.2023	11.07.2023	<b>₹ 44,50,221/- (Rs. Forty Four Lakhs Fifty Thousand Two Hundred Twenty One Only)</b> as on 28.02.2023
02	Sarvodaya Nagar	Mr. Bhanushali Devang Kishore	Borrower / Mortgagor : <b>Mr. Bhanushali Devang Kishore,</b> Co-borrower / Mortgagors : <b>Mrs. Bhanushali Dipti Devang</b>	Equitable mortgage of all that premises lying being and situate at Apartment no. 102, Admeasuring about 623 Sq. Ft. = 5788 Sq. Mtrs. Carpet inclusive of Area of Balconies and Cupboard Etc on 1 <sup>st</sup> Floor in the Complex known as " <b>Kiran's Shreesmaran</b> ", Situated at Survey No. 24, Hissa No. 3(A), Village Vadavali, Taluka and District Thane-400 615 Owned by <b>Mr. Devang Kishore Bhanushali and Mrs. Dipti Devang Bhanushali.</b>	27.12.2022	11.07.2023	<b>₹ 67,89,071/- (Rs. Sixty Seven Lakh Eighty Nine Thousand Seventy One Only)</b> as on 25.12.2022
03	Mulund West	Mr. Dadyal Amrinderpal Singh Bhupinder Singh	Borrower / Mortgagor : <b>Mr. Dadyal Amrinderpal Singh Bhupinder Singh,</b> Co-borrower / Mortgagor : <b>Mr. Singh Amrutpal</b> Guarantors : <b>Mrs. Singh Kawaljeet Kaur Amrutpal AND Mrs. Kaur Amarjeet Bhupinder Singh.</b>	Equitable mortgage of all that premises lying being and situate at Flat No. 705, Admeasuring about 595 sq. ft. (built up) i.e. 55.28 sq. mtrs. (built up) on 7 <sup>th</sup> floor, in the building No. A-1 known as <b>Raj Residency Co-operative Housing Society Ltd.,</b> situated at Survey No. 11, Hissa No. 1, Village Kasarvadavali, Ghodbunder Road, Thane West - 400 615, owned by <b>Mr. Amrinderpal Singh Dayal &amp; Mr. Amrutpal Singh.</b>	19.04.2023	11.07.2023	<b>₹ 52,44,830/- (Rs. Fifty-Two Lakhs Forty-Four Thousand Eight Hundred Thirty Only)</b> as on 17.04.2023
04	Dombivali East	M/s. Shree Om Sai Traders	Principal Borrower : <b>M/s. Shree Om Sai Traders</b> Proprietor : <b>Mr. Dhage Mahesh Nivrutti</b> Borrower / Mortgagor : <b>Mr. Dhage Mahesh Nivrutti</b> AND Guarantor : <b>Mrs. Dhage Asha Mahesh</b>	Equitable Mortgage of Flat No. 001 [Admeasuring Carpet Area : 258 sq. ft.], Ground Floor, F-Wing, Sai Nirman, Near Neral Railway Station, New Survey No. 34, H. No. 1C/1 and 2 [Old Survey No. 34, Hissa No.1 + 3A+3B/3] Village : Neral, Tal. Karjat, Dist. Raigad- 410 101, owned by <b>Mr. Dhage Mahesh Nivrutti.</b>	23.02.2021	10.07.2023	<b>₹ 25,40,468.52 (Rs. Twenty Five Lakh Forty Thousand Four Hundred Sixty Eight &amp; Paise Fifty Two Only)</b> as on 01.02.2021
05	Kalyan West	Mr. Shinde Jitendra Tukaram	Borrower / Mortgagor : <b>Mr. Shinde Jitendra Tukaram</b> AND Guarantors : <b>Mr. Kawade Amit Jaywant, Mr. Badole Shrikant Mahadeo, AND Mr. More Sachin Anant</b>	Equitable Mortgage of Flat No. 2, [Admeasuring Built up Area : 470 sq. ft. (43.68 sq. mtrs.)] Ground Floor, Shrikrishna CHSL, Survey No. 190, Hissa No. 13(P), Plot No. 59, Ganesh Mandir Road, Tit			