

Continued from previous page.....

Sr. No	Loan A/c. No	Name of Borrower(s) / Co-borrower(s) Legal Heir(s) / Legal Representative/ Guarantor(s)	Date of Demand Notice	Reserve Price	Outstanding as on
23	10109937	MR. YOGESH B MISHRA MRS. SONI YOGESH MISHRA	Rs. 10,37,725/- (Rupees Ten Lakh Thirty Seven Thousand Seven Hundred Twenty Five Only)  18-06-2019	Rs. 9,00,000/- (Rupees Nine Lakh Only) Earnest Money Deposit (EMD):- Rs. 90,000/- (Rupees Ninety Thousand Only) Type of possession:- Physical	Rs. 2453918/- (Rupees Twenty Four Lakh Fifty Three Thousand Nine Hundred Eighteen Only) 02-09-2025

**Description of the Immovable Property:** Schedule – A All that piece or parcel of vacant land or ground bearing N.A. Plot of Survey Nos. 66, Plot No. 4, admeasuring area 0-533-40 Sq. Mtr. assessment 10-70 Rs. Ps. Village Gundge, Taluka Karjat, Dist. Raigad. Within the jurisdiction of Sub-Registrar of Assurance at Karjat, Tal-Karjat, Dist-Raigad. Schedule – B All that Residential premises bearing Flat bearing No. 8, admeasuring 342 Sq. Ft. Carpet area equivalent to 575 Sq. Ft. built up area on the Second Floor of the proposed building project to be known as "Shreem Residency", being constructed on Survey Nos. 66, Plot No. 4, admeasuring area 0-533-40 Sq. Mtr., assessment 10-70 Rs. Ps. Village Gundge Taluka Karjat, Dist. Raigad.  
Note :- 1) Builder dues will have to be paid by Bidder to the Builder.  
2) The bidders are advised to conduct due diligence prior to submitting the bid. The responsibility of getting the sale certificate registered shall be of the successful bidder only.

24	10110987 & 10114664	MR. YOGESH B MISHRA MRS. SONI YOGESH MISHRA	Rs. 10,31,554/- (Rupees Ten Lakh Thirty One Thousand Five Hundred Fifty Four Only) is due and payable by you under Agreement no. 10110987 and an amount of Rs. 1,39,394/- (Rupees One Lakh Thirty Nine Thousand Three Hundred Ninety Four Only) is due and payable by you under Agreement no. 10114664 totalling to Rs. 11,70,948/- (Rupees Eleven Lakh Seventy Thousand Nine Hundred Forty Eight Only)  18-06-2019	Rs. 9,00,000/- (Rupees Nine Lakh Only) Earnest Money Deposit (EMD):- Rs. 90,000/- (Rupees Ninety Thousand Only) Type of possession:- Physical	Rs. 2399124/- (Rupees Twenty Three Lakh Ninety Nine Thousand One Hundred Twenty Four Only) is due and payable by you under Agreement no. 10110987 and an amount of Rs. 559907/- (Rupees Five Lakh Fifty Nine Thousand Nine Hundred Seven Only) is due and payable by you under Agreement no. 10114664 totalling to Rs. 2959031/- (Rupees Twenty Nine Lakh Fifty Nine Thousand Thirty One Only) 02-09-2025
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**Description of the Immovable Property:** Schedule – A All that piece or parcel of vacant land or ground bearing N.A. Plot of Survey Nos. 66, Plot No. 4, admeasuring area 0-533-40 Sq. Mtr. assessment 10-70 Rs. Ps. Village Gundge, Taluka Karjat, Dist. Raigad. Within the jurisdiction of Sub-Registrar of Assurance at Karjat, Tal-Karjat, Dist-Raigad. Schedule – B All that Residential premises bearing Flat bearing No. 9, admeasuring 348 Sq. Ft. Carpet area equivalent to 585 Sq. Ft. built up area on the Second Floor of the proposed building project to be known as "Shreem Residency", being constructed on Survey Nos. 66, Plot No. 4, admeasuring area 0-533-40 Sq. Mtr., assessment 10-70 Rs. Ps. Village Gundge Taluka Karjat, Dist. Raigad.  
Note :- 1) Builder dues will have to be paid by Bidder to the Builder.  
2) The bidders are advised to conduct due diligence prior to submitting the bid. The responsibility of getting the sale certificate registered shall be of the successful bidder only.

25	9158537	AVINASH PRABHAKAR MORE. MRS SARIKA AVINASH MORE	Rs. 4,28,585/- (Rupees Four Lakh Twenty Eight Thousand Five Hundred Eighty Five Only)  28-09-2023	Rs. 7,99,000/- (Rupees Seven Lakh Ninety Nine Thousand Only) Earnest Money Deposit (EMD):- Rs. 79,900/- (Rupees Seventy Nine Thousand Nine Hundred Only) Type of possession:- Physical	Rs. 723978/- (Rupees Seven Lakh Twenty Three Thousand Nine Hundred Seventy Eight Only) 02-09-2025
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**Description of the Immovable Property:** All that piece and parcel of the Flat No. 201, on the second floor, in Wing "A", in the building known as Meera Apartment admeasuring built up area of 455 Sq. Ft. Survey No. 219, Bhopar, Dombivali East, Thane-421201

26	9937602	MR. DEVENDRA SHASHIKANT PATIL MRS. PRITI DEVENDRA PATIL	Rs. 8,78,569/- (Rupees Eight Lakh Seventy Eight Thousand Five Hundred Sixty Nine Only)  15-05-2024	Rs. 13,15,000/- (Rupees Thirteen Lakh Fifteen Thousand Only) Earnest Money Deposit (EMD):- Rs. 1,31,500/- (Rupees One Lakh Thirty One Thousand Five Hundred Only) Type of possession:- Physical	Rs. 1067122/- (Rupees Ten Lakh Sixty Seven Thousand One Hundred Twenty Two Only) 02-09-2025
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**Description of the Immovable Property:** All that piece and parcel of the Schedule – A. All those piece and parcel of land bearing Survey No. 226, Hissa No. 3 (Part), admeasuring 915.12 Square Meters assessed at Rs. 76.00 Paise, lying being and situated at village Naringi, Taluka Vasal, District Thane, within the area of Sub-Registrar at Vasai No. II (Virar).  
Schedule – B Shop No. 12, on the Ground Floor, admeasuring 392 Square Feet (Super Built up area) i.e. 36.43 Sq. Meters area, in the building known as "Sungam Apartment" constructed on land bearing Survey No. 226, Hissa No. 3 (Part), admeasuring 915.12 Square Meters, lying, being and situated at Village Naringi, Taluka Vasal, District Thane, within the area of Sub-Registrar at Vasai No. II (Virar).

27	9888836	MR GOPAL KRISHNA PADHY MRS RASHMITA G PADHY	Rs. 8,44,727/- (Rupees Eight Lakh Forty Four Thousand Seven Hundred Twenty Seven Only)  20-12-2022	Rs. 7,11,000/- (Rupees Seven Lakh Eleven Thousand Only) Earnest Money Deposit (EMD):- Rs. 71,100/- (Rupees Seventy One Thousand One Hundred Only) Type of possession:- Physical	Rs. 1237106/- (Rupees Twelve Lakh Thirty Seven Thousand One Hundred Sixty Only) 02-09-2025
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**Description of the Immovable Property:** SCHEDULE – I PIECE AND PARCEL OF NON- AGRICULTURAL LAND SITUATED AT VILLAGE: CHINCHAWALI, TALUKA KARJAT, DISTRICT RAIGAD WITHIN THE LIMITS OF PANCHAYAT SAMITI KARJAT OF ZILLAPARISHAD RAIGAD AND WITHIN THE REGISTRATION DISTRICT RAIGAD AND SUB DISTRICT KARJAT I.E WITHIN THE REGISTRATION JURISDICTION OF THE SUB- REGISTRAR OF ASSURANCES KARJAT AT KARJAT.  
SCHEDULE II FLAT NO 005, ON GROUND FLOOR IN "B WING", ADMEASURING ABOUT 28.09 SQ MTRS CARPET AREA IN BUILDING NO " C" OF THE PROJECT KNOWN AS "UDAAN AREA" SITUATED AT VILLAGE – CHINCHAWALI, TALUKA KARJAT DISTRICT RAIGAD AND WITHIN THE REGISTRATION DISTRICT RAIGAD AND SUB DISTRICT KARJAT I.E WITHIN THE REGISTRATION JURISDICTION OF THE SUB REGISTRAR OF ASSURANCES, KARJAT AT KARJAT.

28	9326999	MR. KANUCHARAN BANSIDHAR PANDA. MRS. SHANTILATA BANSIDHAR PANDA	Rs. 11,00,435/- (Rupees Eleven Lakh Four Hundred Thirty Five Only)  27-01-2022	Rs. 5,50,000/- (Rupees Five Lakh Fifty Thousand Only) Earnest Money Deposit (EMD):- Rs. 55,000/- (Rupees Fifty Five Thousand Only) Type of possession:- Physical	Rs. 1979067/- (Rupees Nineteen Lakh Seventy Nine Thousand Sixty Seven Only) 02-09-2025
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**Description of the Immovable Property:** Schedule – A All that piece or parcel of property situated within the Registration Sub-Registrar Shahapur, Taluka – Shahapur, District – Thane, State Maharashtra and within the limits of Group Gram Panchayat – Kambar bearing Survey/ Hissa No. 307 admeasuring about 2-00-0 (H.R.P.) i.e. 5 acres (20,000.00 Sq. Mts.) and bounded as follows: On or towards the East:- Survey No. 453, Survey No. 308, On or towards the West:- Survey No. 305, Survey No. 306, On or towards the South: Road, On or towards the North: Survey No. 303.  
Schedule – B All that Flat No. 401 admeasuring about 315 Sq. Ft. (carpet area) on the 4TH Floor and the still/covered/open parking space(s) nos. Nil in the compound of the Tower / Building No. 15 of the Complex / Project to be known as "Yellow Tree" under construction on the said plot described in the first schedule.

29	9982351	MR. RAJESH JADHAV MRS. SHANTANA RAJESH JADHAV	Rs. 11,90,770/- (Rupees Eleven Lakh Ninety Thousand Seven Hundred Seventy Only)  17-01-2023	Rs. 9,90,000/- (Rupees Nine Lakh Ninety Thousand Only) Earnest Money Deposit (EMD):- Rs. 99,000/- (Rupees Ninety Nine Thousand Only) Type of possession:- Physical	Rs. 2004470/- (Rupees Twenty Lakh Four Thousand Four Hundred Seventy Only) 02-09-2025
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**Description of the Immovable Property:** FLAT NO 812, ADMEASURING AREA 30.94 SQ. MTRS. (EQUIVALENT TO 333 SQ.FT.) CARPET AREA, 8TH FLOOR, BUILDING NO. K6, XRBIA WARAI, (WARAI TARFE VAREDI SURVEY NO.6/2, 6/3, 9/1, 9/2, 10/2A/1, 10/4A/2, 10/6, 12/1A/1, 12/6A, 12/5 AND 10/09) VILLAGE WARAI TALUKA KARJAT DIST RAIGAD 410101

At the Auction, the public generally is invited to submit their bid(s) personally. No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the Immovable Property sold.

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions:  
NOTE: The E-auction of the properties will take place through portal <https://auctionbazaar.com> on **25-09-2025 between 2.00 PM to 3.00 PM** with limited extension of 5 minutes each.  
Terms and Condition: 1. The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation. In the event of any dispute arising as to the amount bid, or as to the bidder, the Immovable Property shall at once again be put up to auction subject to the discretion of the Authorised Officer. 2. The Immovable Property shall not be sold below the Reserve Price. 3. Bid Increment Amount may be: Rs. 10,000/- (Rupees Ten Thousand Only) 4. All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the "TATA CAPITAL HOUSING FINANCE LTD." Payable at Branch address. The Demand Drafts will be returned to the unsuccessful bidders after auction. For payment of EMD through NEFT/RTGS/IMPS, kindly contact Authorised Officer. 5. The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be in the discretion of the Authorised Officer to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so. 6. For reasons recorded, it shall be in the discretion of the Authorised Officer to adjourn/discontinue the sale. 7. Inspection of the Immovable Property can be done on **15-09-2025 between 11 AM to 5.00 P.M.** with prior appointment. 8. The person declared as a successful bidder shall, immediately after such declaration, deposit twenty-five per cent of the amount of purchase money/bid which would include EMD on the Authorised Officer within 24Hrs and in default of such deposit, the property shall forthwith be put to fresh auction/Sale by private treaty. 9. In case the initial deposit is made as above, the balance amount of the purchase money payable shall be paid by the purchaser to the Authorised Officer on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day, or if the 15th day be a Sunday or other holiday, then on the first office day after the 15th day. 10. In the event of default of any payment within the period mentioned above, the property shall be put to fresh auction/Sale by private treaty. The deposit including EMD shall stand forfeited by TATA CAPITAL HOUSING FINANCE LTD and the defaulting purchaser shall lose all claims to the property. 11. Details of any encumbrances, known to the TATA CAPITAL HOUSING FINANCE LTD, to which the property is liable: as per table above. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including statutory liabilities areas of property tax, electricity etc. 12. For any other details or for procedure online training on e-auction the prospective bidders may contact the Service Provider, ARCAEMART PRIVATE LIMITED, 63-1090/1/1, II Floor, Part B, Uma Hyderabad House, Rajbhavan Road, Somajiguda, Hyderabad – 500082 Email Id: [contact@auctionbazaar.com](mailto:contact@auctionbazaar.com) / [support@auctionbazaar.com](mailto:support@auctionbazaar.com) or Manish Bansal, Email id [Manish.Bansal@tatacapital.com](mailto:Manish.Bansal@tatacapital.com) Authorised Officer Mobile No 8588983696. Please send your query on WhatsApp Number – 9999078669. 13. TDS of 1% will be applicable and payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by highest bidder in the PAN of the owner/ borrower(s) and the copy of the challan shall be submitted to our company. 14. Please refer to the below link provided in secured creditor's website <https://surl.li/pacxvu> for the above details. 15. Kindly also visit the link: <https://www.tatacapital.com/property-disposal.html>

**Please Note** - TCHFL has not engaged any broker/agent apart from the mentioned auctioning partner for sale/auction of this property. Interested parties should only contact the undersigned or the Authorised officer for all queries and enquiry in this matter.  
**Place: Mumbai**  
**Date :- 08-09-2025**

30	TCHHL063 600010007 0033 & TCHINO636 000100071 022	Mr. Nilesh Prakash Telang Mrs. Sujata Dhananjay Diwanji	Rs. 151425/- (Rupees One Lakh Fifty One Thousand Four Hundred Twenty Five Only) is due and payable by you under Agreement no. TCHHL0636000100071022, and an amount of Rs. 1099344/- (Rupees Ten Lakh Ninety Nine Thousand Three Hundred Forty Four Only) is due and payable by you under loan account No. TCHHL0636000100070033 totalling to Rs. 1250769/- (Rupees Twelve Lakh Fifty Thousand Seven Hundred Sixty Nine Only)  31-05-2022	Rs. 8,00,000/- (Rupees Eight Lakh Only) Earnest Money Deposit (EMD):- Rs. 80,000/- (Rupees Eighty Thousand Only) Type of possession:- Physical	Rs. 1648640/- (Rupees Sixteen Lakh Forty Eight Thousand Six Hundred Forty Only) is due and payable by you under Agreement no. TCHHL0636000100071022 totalling to Rs. 1889192/- (Rupees Eighteen Lakh Eighty Nine Thousand One Hundred Ninety Two Only) 02-09-2025
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**Description of the Immovable Property:** All that piece and parcel of the Flat No. 06, area admeasuring about 363.46 Sq. Ft (carpet), second floor of the building known as Building No. 08-02 in "Shubh Griha", Tata Housing, Nr. HP Petrol Pump, Vasind, Shahapur, lying and situated at Old Survey No. 279,281,284, 286, 287, 288, 296, 298, 301 to 305, 306P, 308 to 312, 314, 315, 317, 318, 323, 339 to 344 in Village Khativali, Tal. Shahapur, District Thane-421601.

31	TCHHL029 600010013 7328 & TCHINO296 000100140 227 & TCHHF029 600010014 2214 & TCHINO296 000100148 598	ABHIMANYU RAMCHANDRA MISHRA, Mrs. Nirmala Devi	Rs. 15,60,232/- (Rupees Fifteen Lakh Sixty Thousand Two Hundred and Thirty Two Only) is due and payable by you under Agreement no. TCHHL0296000100137328 and an amount of Rs. 6,17,562/- (Rupees Six Lakh Seventeen Thousand Five Hundred and Sixty Two Only) is due and payable by you under Agreement no. TCHHF0296000100142214 and an amount of Rs. 61,351/- (Rupees Sixty One Thousand Three Hundred and Fifty One Only) is due and payable by you under Agreement no. TCHINO296000100148598 totalling to Rs. 22,38,861/- (Rupees Twenty Two Lakh Ninety Eight Thousand Eight Hundred and Sixty One Only)  06-04-2024	Rs. 18,25,000/- (Rupees Eighteen Lakh Twenty Five Thousand Only) Earnest Money Deposit (EMD):- Rs. 1,82,500/- (Rupees One Lakh Eighty Two Thousand Five Hundred Only) Type of possession:- Physical	Rs. 19,29,919/- (Rupees Nineteen Lakh Twenty Nine Thousand Nine Hundred Nineteen Only) is due and payable by you under Agreement no. TCHHL0296000100137328 and an amount of Rs. 80508/- (Rupees Eighty Thousand Five Hundred Eighty Only) is due and payable by you under Agreement no. TCHNO296000100140227 and an amount of Rs. 79810/- (Rupees Seventy Nine Thousand Eight Hundred Ten Only) is due and payable by you under Agreement no. TCHNO296000100148598 and an amount of Rs. 745873/- (Rupees Seven Lakh Forty Five Thousand Eight Hundred Seventy Three Only) is due and payable by you under Agreement no. TCHHF0296000100142214 totalling to Rs. 28,36,110/- (Rupees Twenty Eight Lakh Thirty Six Thousand One Hundred Ten Only) 02-09-2025
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**Description of the Immovable Property:** All that piece and parcel of Flat No. 304, on Third Floor, in A-Wing, having area admeasuring about 460 Sq. Ft. carpet in the building known as "GHARKUL", lying situated and constructed on Survey No. 75/1, 75/2 (Part), Village Belavali, Taluka Ambemath, District Thane, and bounded within the limits of Kulgaon-Badlapur Municipal Corporation.

32	TCHHL029 600010008 8695 & 10133063 & TCHINO60 100010006 2308	MR. JITENDRA VASANTRAO MAHALE MRS. NIRMALA VASANT MAHALE,	Rs. 12,31,758/- (Rupees Twelve Lakh Thirty One Thousand Seven Hundred Fifty Eight Only) is due and payable by you under loan account No. TCHHL0296000100088695 and an amount of Rs. 12,56,11/- (Rupees One Lakh Twenty Five Thousand Six Hundred Eleven Only) is due and payable by you under loan account No. 10133063, and an amount of Rs. 14,93,62/- (Rupees Fourteen Lakh Ninety Nine Thousand Three Hundred Sixty Two Only)  12-10-2023	Rs. 9,70,000/- (Rupees Nine Lakh Seventy Thousand Only) Earnest Money Deposit (EMD):- Rs. 97,000/- (Rupees Ninety Seven Thousand Only) Type of possession:- Physical	Rs. 17,25,986/- (Rupees Seventeen Lakh Twenty Five Thousand Nine Hundred Eighty Six Only) is due and payable by you under Agreement no. TCHHL0296000100088695 and an amount of Rs. 248300/- (Rupees Two Lakh Forty Eight Thousand Three Hundred Only) is due and payable by you under Agreement no. TCHINO601000100062308 and an amount of Rs. 12,72,733/- (Rupees One Lakh Seventy Two Thousand Seven Hundred Thirty Three Only) is due and payable by you under Agreement no. 10133063 totalling to Rs. 21,47,019/- (Rupees Twenty One Lakh Forty Seven Thousand Nineteen Only) 02-09-2025
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**Description of the Immovable Property:** A residential premises being Flat No. 2, admeasuring about 269.32 Sq. Ft. Carpet area, on the ground floor of building No. 0E-05, on all those piece and parcel of the land and ground being Gat Nos. 279,281,284,286,287,288,296,298,301 to 305, 306P, 308 AND 312,314, 315,317,318,323,339, AND 344 in Shubh Griha Complex, situated at Village Khativali, Taluka Shahapur, District Thane.

33	10255298 & 10272701	Mrs. VAISHALI DINESH DOLE Mr. Dinesh Sukadeo Dole	Rs. 16,95,717/- (Rupees Sixteen Lakhs Ninety-Five Thousand Seven Hundred Seventeen Only) is due and payable by you under the loan account number 10255298 and an amount of Rs.73,251/- (Rupees Seventy-Three Thousand Two Hundred Fifty One Only) is due and payable by you under the loan account number 10272701 i.e. totalling to an amount of Rs. 17,68,968/- (Rupees Seventeen Lakhs Sixty-Eight Thousand Nine Hundred Sixty-Eight Only)  16-01-2024	Rs. 15,00,000/- (Rupees Fifteen Lakh Only) Earnest Money Deposit (EMD):- Rs. 1,50,000/- (Rupees One Lakh Fifty thousand Only) Type of possession:- Physical	Rs. 2303728/- (Rupees Twenty Three Lakh Three Thousand Seven Hundred Twenty Eight Only) is due and payable by you under Agreement no. 10255298 and an amount of Rs. 106133/- (Rupees One Lakh Six Thousand Thirteen Only) is due and payable by you under Agreement no. 10272701 totalling to Rs. 24,09,741/- (Rupees Twenty Four Lakh Nine Thousand Seven Hundred Forty One Only) 02-09-2025
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**Description of the Immovable Property:** All that piece and parcel of the Premises bearing Flat No. 103, on the First Floor, Khari, in Type A building known as Harikrupa Residency, carpet area admeasuring 41.07 Sq. Mtrs, lying and beaing at Village Khari, Taluka Shahapur, District Thane, Maharashtra.

34	TCHHL068 300010016 8630 & TCHINO683 000100169 153 & TCHINO687 000100244 789	MR. SHAILENDRA KUMAR YADAV MRS. NILAM YADAV	Rs. 16,48,984 /- (Rupees Sixteen Lakh Forty Eight Thousand Nine Hundred and Eighty Four Only) is due and payable by you under Agreement no. TCHHL0683000100168630 and an amount of Rs. 69,547/- (Rupees Sixty Nine Thousand Five Hundred and Forty Seven Only) is due and payable by you under Agreement No. TCHINO683000100169153 and an amount of Rs. 1,03,704 /- (Rupees One Lakh Three Thousand Seven Hundred and Forty Only) is due and payable by you under Agreement No. TCHINO687000100244789, totalling to Rs. 18,22,235 /- (Rupees Eighteen Lakh Twenty Two Thousand Two Hundred and Thirty Five Only),  09-10-2024	Rs. 15,00,000/- (Rupees Fifteen Lakh Only) Earnest Money Deposit (EMD):- Rs. 1,50,000/- (Rupees One Lakh Fifty thousand Only) Type of possession:- Physical	Rs. 19,07,455/- (Rupees Nineteen Lakh Seven Thousand Four Hundred Fifty Five Only) is due and payable by you under Agreement no. TCHHL0683000100168630 and an amount of Rs. 85,907/- (Rupees Eighty Five Thousand Nine Hundred Seven Only) is due and payable by you under Agreement no. TCHINO683000100169153 and an amount of Rs. 125409/- (Rupees One Lakh Twenty Five Thousand Four Hundred Nine Only) is due and payable by you under Agreement no. TCHINO687000100244789 totalling to Rs. 21,18,771/- (Rupees Twenty One Lakh Eighteen Thousand Seven Hundred Seventy One Only) 02-09-2025
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**Description of the Immovable Property:** All that piece and parcel of the Flat No. 302, C-Wing, Carpet Area 39.40 Sq. Mtrs situated on 3rd Floor, in the building known as "Sakina Residency" on land bearing survey No. 826, Plot No. 142 & 143 situate at Village Mahim, taluka and district Palghar.

35	9778651	MR. JAGDISH VASANJI VASANI MRS. RAKSHA JAGDISH VASANI	Rs. 11,44,400/- (Rupees Eleven Lakh Forty Four Thousand Four Hundred Only)  28-04-2021	Rs. 6,50,000/- (Rupees Six Lakh Fifty Thousand Only) Earnest Money Deposit (EMD):- Rs. 65,000/- (Rupees Sixty Five Thousand Only) Type of possession:- Symbolic	Rs. 2337027/- (Rupees Twenty Three Lakh Thirty Seven Thousand Twenty Seven Only) 02-09-2025
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**Description of the Immovable Property:** Schedule – A All piece and parcel of Plot of Non Agriculture land bearing Survey No. 39/1 admeasuring about 2400 Sq. Mtrs. Area, situate lying and being at Village Wafe, Taluka Shahapur, within the limits of Grampanchayat Wafe, Sub Registration of Taluka Shahapur and Registration of District and Division Thane.

Schedule – B All piece and parcel of Flat No. 301 admeasuring 424 Sq. Ft. Carpet area on the Third Floor in the Building No. D in "Shiv Shakti Complex" project constructed on above plot of Non Agriculture land situate lying and being at village Wafe, Taluka Shahapur, within the limits of Grampanchayat Wafe, Sub Registration of Taluka Shahapur and Registration of District and Division Thane.

**SANGIT KALA KENDRA**  
Regd. Office: Ground Floor, Industry House,159, Churchgate Reclamation, Mumbai 400020.

**NOTICE**  
Notice is hereby given that the 52<sup>nd</sup> Annual General Meeting of the members of Sangit Kala Kendra will be held on Friday September 26, 2025 at 4.00 p.m. at Industry House, 6th Floor, P.d. H. T. Parekh Marg, 159, Churchgate Reclamation, Mumbai 400020 to transact the following business.

- To receive, consider and adopt the audited account for the year ended March 31, 2025 and the report of the managing committee and the Auditors report thereon ;
- To appoint the Statutory Auditors for the financial year 2025-2026 and to fix their remuneration.
- Revision of admission fees and permissible limit for General, Life and Corporate Membership.
- To elect office bearers and members of the Executive Committee.
- To transact any other business that may be brought forward with the permission of Chairperson.

Lalit Kumar Daga  
Hon. Secretary

Mumbai the 8<sup>th</sup> Day of September 2025

Note:  
1) Nomination forms can be obtained from the office of Sangit Kala Kendra. The nomination should reach within 10 days of the date of notice.  
2) The quorum shall be present at the commencement of the meeting. In the absence of the quorum, the meeting shall be adjourned for half an hour.

**E-AUCTION SALE NOTICE**  
Under The Companies Act, 2013

**SHRAMIK MULTITRADE PRIVATE LIMITED - IN LIQUIDATION**  
Date and Time of E-Auction: Wednesday, 01<sup>st</sup> October, 2025 from 12:00 PM to 01:00 PM (With Unlimited Extension of 5 Minutes)

E-Auction Sale of Office premise owned by Shramik Multitrade Private Limited (In Liquidation) will be conducted on "As is where is basis", "As is what is basis", "Whatever there is basis", "No recourse basis".

Asset	Reserve Price (Rs.)	Earnest Money Deposit (Rs.)	Bid Increment Amount (Rs.)
Office No. 1, 03 <sup>rd</sup> Floor, Continuum Tower, Ram Mandir Road, Vile Parle (East), Mumbai – 400057 admeasuring 525 Sq. Ft. Carpet Area along with 1 car parking	1,54,03,500	15,40,350	1,00,000

Relevant Dates for E-Auction are as under:

Type of Event	Timeline
Date of Publication of E-Auction Notice	Monday, 08 <sup>th</sup> September, 2025
Submission of Expression of Interest (EOI) along with Application, Undertaking under Sec. 29A of IBC and relevant pre-bid qualification documents; Site Visit; and Submission of Earnest Money Deposit (EMD)	On or before Monday, 29 <sup>th</sup> September, 2025
E-Auction Date & Time	Wednesday, 01 <sup>st</sup> October, 2025 (12:00 PM – 01:00 PM with unlimited extension of 5 minutes each)

Terms and Condition of the E-auction are as under:

- The description of assets and terms & conditions of the E-Auction Sale are provided in the E-Auction Sale Process Document available on the website i.e. <https://baanet.com> or shall be available on sending e-mail to liquidator.shramikmultitrade@gmail.com.
- The bidders desirous to submit bids are requested to visit the service provider website <https://baanet.com> and submit the necessary documents, including declaration of eligibility under Section 29A of the Insolvency and Bankruptcy Code, 2016, on the e-auction portal.
- If a bidder is found ineligible at any stage, the earnest money deposited shall be forfeited.
- The intending bidders are required to deposit Earnest Money Deposit (EMD) amount by Monday, 29<sup>th</sup> September, 2025, through the Baanet Auction Platform.
- The Liquidator has the absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the E-Auction or withdraw any property or portion thereof from the auction proceeding at any stage without assigning any reason thereof.
- In case of any clarification, A Prospective bidder may reach out to Ph. No.: +91 8291220220 or Email ID: support.baanet@psballiance.com.

Sd/-  
Date: - 08/09/2025  
Place: - Mumbai

Lalit Kumar Dangi  
Company Liquidator of Shramik Multitrade Private Limited (In Liquidation)  
IBBI Regn. No: IBBI/PA-001/P-P01821/2019-2020/12859  
Registered Address:- 104, M.K Bhavan, 300 Shahid Bhagat Singh Road, Fort, Mumbai City - 400001, Maharashtra  
Correspondence Address:- B-526, Chintamani Plaza, Near W.E. Highway Metro Station, Andheri Kurla Road, Andheri (East), Mumbai- 400089  
Email:- liquidator.shramikmultitrade@gmail.com, [latitkumardangi.ip@gmail.com](mailto:latitkumardangi.ip@gmail.com)  
Tel. No.: - 022-62782953, Mo.: - +91-9428857667

**HARIYANA**  
SHIP BREAKERS LTD

Registered Office : 156-Maker Chambers VI, 220, Jamnalal Bajaj Marg, Nariman Point, Mumbai-400021  
Tel. : 022-22043211; Fax-22043215,  
E-mail : [secretarial.hariyana@gmail.com](mailto:secretarial.hariyana@gmail.com)  
CIN No. L61100MH1981PLC024774  
Website : [www.hariyanagroup.com](http://www.hariyanagroup.com)  
ISO Certified (14001:2004/ 9001:2008/ 30000:2009)

**NOTICE OF THE 44TH ANNUAL GENERAL MEETING, REMOTE E-VOTING INFORMATION**  
Notice is hereby given that the 44th Annual General Meeting ("AGM") of the Hariyana Ship-Breakers Limited is scheduled to be held on Tuesday, September 30, 2025 at 9:00 A.M. IST through Video Conferencing (VC)/Other Audio Visual Means (OAVM) facility to transact the businesses as set forth in the notice of the AGM.  
The Ministry of Corporate Affairs ("MCA") has vide its Circular No.14/2020 dated 8th April 2020, Circular No. 17/2020 dated 13th April 2020, Circular No. 20/2020 dated 5th May 2020, Circular No. 02/2021 dated 13th January 2021, Circular No. 2/2022 dated 5th May 2022, Circular No. 10/2022 dated December 28, 2022, Circular No. 09/2023 dated September 25, 2023 and Circular No. 09/2024 dated September 19, 2024 (hereinafter collectively referred to as "MCA Circulars") and Circular No. SEBI/HO/CFD/ CMD 1/CIR/P/2020/79 dated 12th May 2020, Circular No. SEBI/HO/CFD/CMD2/ CIR/P/2022/62 dated 13th May 2022, Circular No. SEBI/HO/CFD/ PoD-2/P/CIR/2023/4 dated 5th January 2023, Circular no. SEBI/HO/CFD/CFD-PoD-2/P/CIR/2023/167 dated 7th October 2023 and Circular No. SEBI/HO/CFD/CFD-PoD-2/P/CIR/2024/133 dated October 3, 2024 issued by the SEBI (hereinafter collectively referred to as "SEBI Circulars") permitted the holding of the Annual General Meeting ("AGM") through VC / OAVM, without the physical presence of the Members at a common venue. In compliance with the provisions of the Companies Act, 2013 ("the Act"), SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations"), MCA Circulars and SEBI Circulars, the 44th AGM of the Company is being held on Tuesday, September 30, 2025 at 9:00 A.M. IST through VC / OAVM.  
In compliance with the above-mentioned MCA Circulars and SEBI Circulars, electronic copies of the notice of the meeting and the Annual Report for financial year 2024-25 have been sent to all the members whose email IDs are registered with the Company/Depository Participant(s). A letter containing the weblink for accessing the Annual Report for FY 2024-25 is sent to those shareholders whose email addresses are not registered. These documents are also available on the website of the Company at [www.hariyanagroup.com](http://www.hariyanagroup.com), website of NSDL at [www.nsdl.co.in](http://www.nsdl.co.in) and website of the Stock Exchange i.e. BSE Limited at [www.bseindia.com](http://www.bseindia.com). As per the MCA Circulars and the SEBI Circulars, no physical copies of the Notice of AGM and the Annual Report is/ will be sent to any Member.  
Pursuant to the provisions of Section 108 of the Companies Act, 2013 and Rule 20 of the Companies (Management and Administration) Rules, 2014, as amended, and Regulation 44 of SEBI (Listing Obligations and Disclosure Requirements), Regulations, 2015, the Company is providing the facility of remote e-Voting (before the AGM) as well as e-Voting during the AGM to its Members in respect of the business to be transacted at the AGM. The facility of casting votes by a member using remote e-Voting system (before the AGM) as well as e-Voting during the AGM will be provided by NSDL.  
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