

Without Prejudice

Date: 30-09-2023

Registered AD/Speed Post

- To,
- 1 **M/S. NIZAMUDDIN FIRE WOODS** (Borrower)
(Prop. Nizamuddin Moynuddin Ansari.)
House No.955, New Gauripada, Karoli Road, Bhiwandi-421302.
 - 2 **Mr NIZAMUDDIN M. ANSARI .** (Co-borrower/Gurantor)
House No.901, New Gauripada, Karoli Road, Bhiwandi-421302
 - 3 **Mr. IMRAN N. ANSARI .** (Co-borrower/Gurantor)
House No.901, New Gauripada, Karoli Road, Bhiwandi-421302.
 - 4 **Mr. SURFARAZ N. ANSARI .** Co-borrower/Gurantor)
House No.901, New Gauripada, Karoli Road, Bhiwandi-421302.
 - 5 **Mrs. SHARIFUNISA N. ANSARI .** (Co-borrower/Gurantor)
House No.901S, New Gauripada, Karoli Road, Bhiwandi-421302

Dear Sir/Madam,

Sub:- Notice for sale of the Mortgaged Property

We refer to our Demand Notice dated 16.07.2021. issued by us under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "SARFAESI Act"), wherein we had called upon you to pay the dues of **Rs. 39,75,160 /-(Rupees Thirty Nine Lakh Seventy Five Thousand One Hundred and Sixty Only)** as on 09-07-21. Excluding further interest, legal and other costs which shall be applied at the time of closure of this loan (hereinafter referred as the "outstanding amount") and payable by you all under the facility granted by Shriram Finance Ltd (formerly known as Shriram City Union Finance Limited) Within 60 days from the date of the said notice. You have since then failed and neglected to pay the amount as demanded.

It is pertinent to note that despite the service of the above mentioned notice you have failed to liquidate the outstanding amount and as such, the Authorized Officer of Shriram Finance Ltd has taken Physical possession of the property/ properties on 24.08.2023 described herein below (and referred hereinafter as "Secured Assets") in exercise of the powers conferred on him under Section 13(4) of the SARFAESI Act read with Rule 8 & 9.

This is to inform you, that all the requisitions under the provision of SARFAESI Act and The Security Interest (Enforcement) Rules, 2002 have been complied with and Shriram Finance now proposes to sell the secured asset as mentioned below herewith by public auction and/or any other methods as prescribed under the provisions of Rule 8(5) & 9(1) of Security Interest (Enforcement) Rules, 2002 after a period of 30 days from the date of public notice in the manner described below 'As is where is basis & As is what is basis & Whatever there is basis', unless we receive the entire outstanding amount i.e. **Rs. 39,75,160 /-(Rupees Thirty Nine Lakh Seventy**

Shriram Finance Limited

(Formerly known as Shriram Transport Finance Company Limited)

Wockhardt Towers, Level - 1, East Wing, C-2, G Block, Bandra - Kurla Complex, Bandra (E), Mumbai - 400 051. Ph: +91 22 4060 3100
Registered Office: Sri Towers, Plot No.14A, South Phase, Industrial Estate, Guindy, Chennai - 600 032. Tamil Nadu, India. Ph: +91 44 4852 4666
E-mail: primecustcare@shriramfinance.in Website : shriramfinance.in
Corporate Identification Number (CIN) L65191TN1979PLC007874

Five Thousand One Hundred and Sixty Only) as on 09-07-2021 Excluding further interest, legal and other costs which shall be applied at the time of closure of this loan.

It is hereby informed you that we are going to conduct First auction as per the given below Schedule:

Sr. No.	PARTICULARS	DETAILS
1.	Date of Auction	3rd November 2023
2.	Time of Auction	11.00 AM to 01.00 PM
3.	Place of Auction	
4.	For Auction terms and conditions	www.shriramfinance.in/auction
5.	Mode of Auction	E-Auction
6.	Loan agreement No	CDBDRTF1503020009
7.	Outstanding amount	Rs. 39,75,160 /-(Rupees Thirty Nine Lakh Seventy Five Thousand One Hundred and Sixty Only) as on 09-07-21 Excluding further interest, legal and other costs which shall be applied at the time of closure of this loan
8.	Description of mortgage property (Secured Asset)	<p><u>Schedule of the Property</u> <u>SCHEDULE "1"</u></p> <p>1) Flat No 2D, Municipal H.No. 955/3, bearing S.No.34/1(Paiki) CTS No 7528, Ground Floor, Mehaboob Sharif Building Kariwali Road, Gauripada, Bhwandl Dist. Thane-421302</p> <p><u>Boundaries :-</u></p> <p>North: Flat No.3 South: Flat No. 1 East: - Flat No 2-C West: - Marin & Galli</p> <p>2) Flat No 2C, Municipal H.No. 955/3, bearing S.No.34/1(Paiki) CTS No 7528, Ground Floor, Mehaboob Sharif Building Kariwali Road, Gauripada, Bhwandl Dist. Thane-421302</p> <p><u>Boundaries:-</u></p> <p>North: Flat No.3 South: Flat No.1 East: - Flat No.2B West: - Flat No.2D</p> <p>3) Flat No 2B, Municipal H.No. 955/3, bearing S.No.34/1(Paiki) CTS No 7528, Ground Floor, Mehaboob Sharif Building Kariwali Road, Gauripada, Bhwandl Dist. Thane-421302</p> <p><u>Boundaries :-</u></p> <p>North: Flat No 3 South: Flat No 1 East: - Flat No 2A & Road</p>

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		West: - Flat No 2C 4) Flat No 2A, Municipal H.No. 955/3, bearing S.No.34/1(Palki) CTS No 7528, Ground Floor, Mehaboob Sharif Building Karwall Road, Gauripada, Bhwandl Dist. Thane-421302 <u>Boundaries:-</u> North: Flat No 3 South: Flat No 1 East: - Road West: - Flat No 2-B
9.	Reserve Price and Earnest Money Deposit Details	Reserve Price of INR Rs. 39,60,000/- EMD - Amount Rs - 3,96,000/-

Please treat this notice as Notice under Rule 8 (5) & (6) of the Security Interest (Enforcement) Rules, 2002 providing you a notice of 30 (Thirty days) for sale of the secured asset.

Note: - Borrowers are requested to kindly remove their movable assets (If any) from the property which is in Shriram Finance Ltd Possession.

Enclosed herewith copies of newspapers namely Mumbai Active & Mumbai Lakshdeep


 Authorized Officer
 Shriram Finance Ltd.

"It is informed that "SHRIRAM CITY UNION FINANCE LIMITED" has been amalgamated with "SHRIRAM TRANSPORT FINANCE LIMITED" as per order of NCLT, Chennai. Subsequently the name of "SHRIRAM TRANSPORT FINANCE LIMITED" was changed as "SHRIRAM FINANCE LIMITED" with effect from 30.11.2022 vide Certificate of Incorporation pursuant to change of name dated 30-11-2022."


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E-mail: primecustcare@shriramfinance.in Website : shriramfinance.in

Corporate Identification Number (CIN) L65191TN1979PLC007874

**HERO HOUSING FINANCE LIMITED**

Registered Office: 09, Community Centre, Basant Lok, Vasant Vihar, New Delhi-110057.
Branch Office: Office No. B-305, BSEL Tech Park, Plot No. 39/5 & 39/5A, Sector 30A,
Opposite Vashi Railway Station, Vashi, Navi Mumbai, Maharashtra-400703

CORRIGENDUM

This is in reference to the Demand Notice advertisement published in this newspaper on 23.09.2023 against the borrowers **DHANAJI M SATHE (Loan A/c no. HHFVASHOU20000010296 & HHFVASIPL 20000010305)** in which under the property description the building name was erroneously written as Gualcon Palms however the correct name is QUALCON PALMS. All other detail will remain the same.
Date: 30-09-2023
Place: Panvel

Sd/- Authorised Officer,
For Hero Housing Finance Limited

PUBLIC NOTICE

The present Notice is hereby given to the public at large to inform that my client Mr. Sumeet Ashok Kotak, residing at 11/B, Nanabhai Manzil, 1st Floor, Shiladevi Temple Road, Near Shiladevi Temple, Mahim, Mumbai-400 016, wishes to declare that one Mrs. Sharda M. Patil was the Promoter Member of the building "Gokul Garden", who acquired Flat No. 005 in wing O-1 of the building "Om Gokul Garden" from one M/s Dharti Builders And Developers Pvt. Ltd. vide an Agreement for Sale dated 11th April 1997 and thus she held five fully paid up shares of the above named Om Gokul Garden (O1 & O2) Co-operative Housing Society Ltd. of the face value of Rs. 50/- bearing distinctive nos. 011 to 015 issued under Share Certificate No. 03. My client further wishes to declare that the abovenamed Mrs. Sharda M. Patil sold and transferred and assigned the aforesaid flat in the society of Om Gokul Garden (O1-O2) along with shares of the said society and her interest in the capital and property of the above named Society to his father Mr. Ashok Vishandas Kotak and his mother Late Smt. Jaya Ashok Kotak an Agreement for Sale dated 5th April, 2003 duly registered in the office of Sub Registrar of Borivali 2 at serial no. BDR 5-2583/2003 and both were absolute and lawful joint owners.

My client further states that his mother late Jaya Ashok Kotak died intestate on 15/01/2004 leaving behind her husband Mr. Ashok Vishandas Kotak and my client as her only heirs and legal representatives according to Hindu Succession Act by which the said deceased was governed. My client further states that vide a Gift Deed dated 23rd August, 2023 duly registered in the office of Joint Sub Registrar, Borivali -8, Mumbai Suburban District at serial no. BRL8 11539/2023, the abovenamed Mr. Ashok Vishandas Kotak gifted his undivided 50% shares, right, title and interest in the aforesaid flat and also his interest in the capital/property of the society to my client and thus my client became entitled to 75% share, right, title and interest in the aforesaid flat and in the capital and property of the abovenamed Society. My client states that his father the abovenamed Mr. Ashok Vishandas Kotak by virtue of Release Deed dated 23rd August, 2023, registered in the office of Joint Sub Registrar, Borivali -8, Mumbai Suburban District at serial no. BRL8 11539/2023, released his undivided 25% share, right, title and interest in the aforesaid Flat acquired by him from his abovenamed wife late Mrs. Jaya Ashok Kotak in favour of my client and thus my client became the absolute owner of the Said Flat. My client states that in order to make the title of the said flat crystal clear, the present notice is given to public at large are hereby informed that if anybody have any claim, right, and interest of any nature by way of sale, gift, lease, mortgage, charge, lien, trust or otherwise in respect of the aforesaid flat or any part thereof, contact me to my below mentioned address with necessary documentary proof thereof within 15 days from the date of this publication.

Dated this 30th day of September, 2023.

Sd/-
Ms. Tarannum A. Shaikh,
Advocate, High Court
Room No. 4, Amrith Chawl, Behind Shrin
Bakery, Vakola Masjid Road, Santacruz
(East), Mumbai- 400 055.
Mob:- 91674 47461
Email : itstarannum@gmail.com

Public Notice in Form XIII of MOFA (Rule 11(9) (e))
District Deputy Registrar, Co-operative Societies, Thane & Office of the Competent Authority
Under Section 5A of the Maharashtra Ownership Flats Act, 1963.
First floor, Gavdevi Bhaji Mandai, Near Gavdevi maidan, Gokhale Road, Thane (W) 400 602.
E-mail:- ddr.tna@gmail.com Tel :- 022 2533 1486

No.DDR/TNA/ Deemed Conveyance/Notice/34286/2023 Date: - 27/09/2023
Application u/s 11 of Maharashtra Ownership Flats (Regulation of the Promotion of construction, Sale, Management and Transfer) Act, 1963
Application No. 608 of 2023

Applicant :- Shree Chhaya Co-operative Housing Society Ltd.,
Address :- Plot No. 8 & 9, Chhaya Apartment, Buddhaghosh CHSL, B Cabin Road, Ambarnath East, Dist. Thane - 421501.

Versus
Opponents :- 1. M/s. R. K. Builders, A Sole Proprietary Concern Of Shri. Rajkumar Maniram Pandey 2. Smt. Sitabai Sambhaji Pawar 3. Shri. Nanaji Abaji Rajguru (Since Deceased) Through His legal Heirs a. Smt. Maya Premdas Wathore b. Smt. Vatsala Mohan Bhosale c. Shri. Ashok Nanaji Rajguru d. Shri. Vijay Nanaji Rajguru 4. Buddhaghosh CHSL. Take the notice that as per below details those, whose interests have been vested in the said property may submit their say at the time of hearing at the venue mentioned above. Failure to submit any say shall be presumed that nobody has any objection in this regard and further action will be taken accordingly. The hearing in the above case has been fixed on 17/10/2023 at 12:00 p.m.

Description of the Property :- Mouje Ambarnath, Tal. Ambarnath, Dist-Thane

Survey No./CTS No.	Hissa No.	Total Area
CTS No. 6653	Plot No. 8 & 9	369.60 sq.mtrs.

Sd/-
(Dr. Kishor Mande)
District Deputy Registrar,
Co-operative Societies, Thane.
& Competent Authority, U/s 5A of the MOFA, 1963.

Public Notice in Form XIII of MOFA (Rule 11(9) (e))
District Deputy Registrar, Co-operative Societies, Thane & Office of the Competent Authority
under section 5A of the Maharashtra Ownership Flats Act, 1963
First floor, Gavdevi Bhaji Mandai, Near Gavdevi Maidan, Gokhale Road, Thane (W)-400 602
E-mail:- ddr.tna@gmail.com Tel: 022-2533 1486

No.DDR/TNA/ deemed conveyance/Notice/34297/2023 Date :- 27/09/2023
Application u/s 11 of Maharashtra Ownership Flats (Regulation of the Promotion of construction, Sale, Management and Transfer) Act, 1963
Application No. 613 of 2023.

Applicant :- Sundara Palace Bldg. No. 2 Co-Operative Housing Society Ltd.
Add :- Navagaon, Reti Bundar Cross Road, Anand Nagar, Dombivli (West), Tal. Kalyan, Dist. Thane

Versus
Opponents :- 1. M/s. Rashami Developers Through Partner M/s. Shivshankar Developers Through Partner Smt. Vandana Rajesh More, 2. Chandrakant Ganu Mhatre, 3. Hausabai Sudam Mhatre, 4. Lahu Manglaya Mhatre, 5. Anant Ganu Mhatre, 6. Suresh Ganu Mhatre, 7. Sundrabai Ganu Mhatre, 8. Prakash Sitaram Mhatre, 9. Manibai Babu Gaikwad, 10. Rinibai Narayan Salunkhe, 11. Vithabai Sitaram Thakare, 12. Barkibai Sitaram Thakare, 13. Balu Ganpat Mhatre, 14. Hahu Ganpat Mhatre, 15. Thakibai Rajaram Mhatre, 16. Dinkar Rajaram Mhatre, 17. Gangabai Rajaram Mhatre, 18. Anjanabai Rajaram Mhatre, 19. Motibai Ganpat Mhatre, 20. Shalidas / Shanidas Rajaram Mhatre, 21. Baibai Anant Mhatre, 22. Kishor Anant Mhatre, 23. Ramesh Anant Mhatre, 24. Shobha Baban Bhoir, 25. Rajesh Anant Mhatre, 26. Mohan Anant Mhatre, 27. Anjanabai Lahu Mhatre, 28. Ujjawala Nitin Bhoir, 29. Nilesh Lahu Mhatre, 30. Rinibai Narayan Salunkhe, 31. Bhagabai Gangaram Kate / Kathe, 32. Hausabai Jayram Rasal / Mhatre, 33. Mina Magan More, 34. Anusaya Mohan More, 35. Sundar Palace Building No. 1 CHSL, 36. Sundar Palace Building No. 3 CHSL Take the notice that as per below details those, whose interests have been vested in the said property may submit their say at the time of hearing at the venue mentioned above. Failure to submit any say shall be presumed that nobody has any objection in this regard and further action will be taken accordingly. The hearing in the above case has been fixed on 16/10/2023 at 12.30 p.m.

Description of the Property - Mauje Navagaon, Dombivli (W.), Tal. Kalyan, Dist. Thane

Survey No./CTS No.	Hissa No.	Area
Old S. No. 322 New S. No. 207	2 Pt. 2, 3 1 Pt. 2, 3	1538.23 Sq. Mtr.

Sd/-
(Dr. Kishor Mande)
District Deputy Registrar,
Co-operative Societies, Thane &
Competent Authority U/s 5A of the MOFA, 1963.

PUBLIC NOTICE

PUBLIC NOTICE is issued on behalf of my Client Mr. ATUL WAMAN MALPEKAR, residing at Flat No. B/008, on Ground Floor, JAI SHUBHAM Co-Operative Housing Society Ltd., S.V. Road, Bhayandar (East), Dist. Thane - 401105, One Smt. VANITA WAMAN MALPEKAR, was the owner of Flat No. B/008, on Ground Floor, JAI SHUBHAM Co-Operative Housing Society Ltd., situated on the plot of land bearing old Survey No. 167, New Survey No. 31, Hissa No. 2, of Village Khari, Taluka & Dist. Thane at S.V. Road, Bhayandar East, Dist. Thane, (hereinafter called the "Said Flat") and she was bonafide member of JAI SHUBHAM Co-operative Housing Society Ltd., and holding fully paid up Five Shares of Rs. 50/- each bearing distinctive Nos. from 96 to 100 (both inclusive) under Share Certificate No.20. The said Smt. VANITA WAMAN MALPEKAR died on 21.10.2015 at Bhayandar, and her husband Shri. Waman Malpekar also died long back (who were mother and father of my client) leaving behind them the following heirs and surviving legal representatives as per Intestate Succession law by which they were governed :- (1) Mr. Amol Waman Malpekar - Son, (2) Mr. Abhay Waman Malpekar - Son (since deceased) and (3) Mr. Atul Waman Malpekar - Son and there are no other heirs and legal representatives of the deceased person, except those listed above.

The said Mr. Abhay Waman Malpekar died on 01.01.2008 leaving behind him the following heirs and surviving legal representatives as per the Intestate Succession law by which he has governed: (1) Mrs. Anushree Abhay Malpekar - (Wife) & (2) Mr. Ajinkya Abhay Malpekar - (Son) and there are no any other heirs and legal representatives of the deceased persons except those listed above.

If any persons/has have claim any right, title or other heirs and legal representatives deceased persons and in respect of the said Flat together with the said Shares and interest in respect of the said Flat, the same may be send within 15 (Fifteen) days from the publication of this notice at my office address at Flat No.3, Ground Floor, Anurag C.H.S. Ltd., R.N.P. Park, Opp. R.N.P. Garden, Bhayandar (East), Dist. Thane - 401 105.

Sd/-
NIRBHAY R. DUBEY
Advocate.

Place :- Bhayandar
Date :- 30.09.2023

Public Notice in Form XIII of MOFA (Rule 11(9) (e))
District Deputy Registrar, Co-operative Societies, Thane & Office of the Competent Authority
under section 5A of the Maharashtra Ownership Flats Act, 1963
First floor, Gavdevi Bhaji Mandai, Near Gavdevi Maidan, Gokhale Road, Thane (W)-400 602
E-mail:- ddr.tna@gmail.com Tel: 022-2533 1486

No.DDR/TNA/ deemed conveyance/Notice/34299/2023 Date :- 27/09/2023
Application u/s 11 of Maharashtra Ownership Flats (Regulation of the Promotion of construction, Sale, Management and Transfer) Act, 1963
Application No. 603 of 2023.

Applicant :- Panchshil Co-Operative Housing Society Ltd.
Add :- Mouje Bhiwandi, Kasarali, Tal. Bhiwandi, Dist. Thane

Versus
Opponents :- 1. M/s. Aasara Co-op Housing Society Ltd., Bhiwandi Through Chief Promoter Yashwant Vitthal Patil, 2. Dattatray Harichandra Kale, 3. Vakhtaha Varmal Pokharji, 4. Dhangadmal Polharji, 5. Hukumichand Pokharji Jain, 6. Sonubai Ramchandra Habade, 7. Nandiniabai Dhondiram Habade, 8. M/s. Super Construction Through Partners i) Omprakash Ramgopal Heda, ii) Sudhakar Sukadev Modi, iii) Pushpa Prakashachandra Modi, iv) Vimla Rajendraprasad Heda, 9. Dhondiram Ramchandra Habade, 10. Rasilaben Anant Raj Shah, 11. Devichand Harkchand Jain, 12. Madanlal Harkchand Jain, 13. Shantilal Harkchand Jain, 14. Parasamal Harkchand Jain, 15. Harichandra Govind Bhoi, 16. Keshav Govind Bhoi, 17. Anant Govind Bhoi, 18. Atul Kapoorchand Gosarani, 19. Nirmalaben Chandrakant Shah, 20. Usha Kuldeep Singh Kapoor, 21. Niraj Kuldeep Singh Kapoor A.P.K. Mother Usha, 22. Taruna Kuldeep Singh Kapoor, 23. Shaila Kuldeep Singh Kapoor, 24. Bholimal Bhisarimal Jain, 25. Bhawarman Motilal Jain, 26. Mithalal Motilal Jain, 27. Sumermal Motilal Jain, 28. Ashokkumar Motilal Jain, 29. Ramjiyadevi Badri Narayan Sikriya (Agrawal), 30. Mohanlal Multanlal Bafana, 31. Mitahalal Amitchand Jain, 32. Bhawalal Multan Jain, 33. Sharda Mithalal Jain, 34. Jasraj S. Shah, 35. Hukumichand Pokharji Jain, 36. Dhondiram Ramchandra Habade, 37. Kanhaiyalal Amitchand Gupta, 38. Mulchand Amitchand Gupta, 39. Vilas Raghunath Patil, 40. Nitin Raghunath Patil, 41. Ajay Raghunath Patil, 42. Harshad Raghunath Patil, 43. Mathuradas Tribhuvanda Thakkar, 44. Panjarplot Trust, Bhiwandi, 45. M/s. Gupta Consturction Company, 46. Santojan Milk Pvt. Ltd., Bhiwandi, 47. Shankeshwar Co-op Housing Society Ltd, 48. Shatrujay Darshan Co-Op Housing (Niyojit), 49. Digambar Jain Samaj Trust, 50. Shantisagar Apartment Co-op Housing Society, 51. Krushn Kunja Co-op Housing Society Ltd. Take the notice that as per below details those, whose interests have been vested in the said property may submit their say at the time of hearing at the venue mentioned above. Failure to submit any say shall be presumed that nobody has any objection in this regard and further action will be taken accordingly. The hearing in the above case has been fixed on 16/10/2023 at 12.30 p.m.

Description of the Property - Mauje Bhiwandi, Tal. Bhiwandi, Dist. Thane

CTS No.	Plot No.	Area
3748	19, 20 & 45	610.37 Sq. Mtr.

Sd/-
(Dr. Kishor Mande)
District Deputy Registrar,
Co-operative Societies, Thane &
Competent Authority U/s 5A of the MOFA, 1963.

PUBLIC NOTICE

A public notice is hereby given, that my client **MR. K. VENKATESH RAO, is absolute Owner of Flat No. 107, 1 ST Floor, A wing, admeasuring 480 Sq. Ft.** (Built up area) i.e. 44.60 Sq. Mt., Building known as "TWINKLE STAR", Society known as "SHRI TWINKLE STAR CO. OP. HOUSING SOCIETY LTD., bearing Registration No. TNA / VSI / HSG / TC / 6754 / 1994 - 1995, dated, 06/06/1994 constructed on N.A. Land bearing Survey No.15, Hissa No. 3, lying being and situate at Village Diwanman, 100 feet road, evershine complex, Vasai (West), Taluka Vasai, Dist: Palghar, Pin No.401 202, (within the registration District and Sub - District of Vasai - I-6 (Virar) herein after for brevity's sake collectively referred to as "The said Flat"). The said property actually belongs to 1) LATE K. UMESH RAO & 2) MR. K. VENKATESH RAO and they has purchased from SMT. KAILASH KANWAR & MR. RAKESH KANWAR, herein referred to as "VENDORS/SELLERS", duly registered with the Sub-Registrar Vasai-1, bearing Receipt No. 1798 and Document No. Vasai-1 - 2496/2002, dated 11/06/2002.

And LATE K. UMESH RAO died intestate on 31/08/2022, leaving behind him 1] SMT. KUMA U RAO (Wife of Deceased) 2] MR. K. VENKATESH RAO (Son of Deceased).

And, SMT. KUMA U RAO (Wife of Deceased, has given her AFFIDAVIT, NOC CONSENT of legal heir to MR. K. VENKATESH RAO (Son of Deceased) of 50% shares of LATE K. UMESH RAO. And MR. K. VENKATESH RAO (Son of Deceased) is already Co-Owner & 50% shares holder of the said Flat.

After death of LATE K. UMESH RAO, MR. K. VENKATESH RAO (Son of Deceased), had given his consent to the said society to transfer his undivided right, title, interest of (50 %) shares) of LATE K. UMESH RAO in favor of MR. K. VENKATESH RAO and accordingly the said society

Now, MR. K. VENKATESH RAO, is 100% shares holder of the above said Flat.

By virtue of Law of inheritance and The Hindu succession Act 1956, my client MR. K. VENKATESH RAO (100% shares) has become absolute owner of the said Property who is entitled to succeed the estate of deceased.

Whoever has any kind of right, title, interest, lien, loan, other any person rights and shares in the aforesaid Flat, shall come forward with their genuine objection along with certified copy of the documents to support her/his/their claim within 15 days from the issue of this Notice, and contact to me at the below mention address. Otherwise it shall be deemed and presumed that my client is entitled to inherit the aforesaid Flat, and all future correspondence shall come in effect in my client favour. And no claim shall be entertained after the expiry of this Notice period.

Sd/-
M. M. SHAH (Advocate)
Date :- 30.09.2023
Shop No.04, "D Wing", Garden K AvenueShridutt Garden CHSL, Global City, Chikhali Dongare Road, Virar (West), Dist Palghar- 401303. Mobile No. 8805007866


**AARADHYA SWARNA**
MUTUAL BENEFIT NIDHI LIMITED

AUCTION OF GOLD ORNAMENTS


Notice is here by given that gold ornament pladge to the aaradhyaswarna mutual benefit nidhi ltd. to the following overdue / NPA gold loan accounts will be sold in private auction at the aaradhyaswarna mutual benefit nidhi ltd. Premises on 14 / 10 / 2023 .

Sr. No.	Loan Date	Name	Loan AMT	GL NO	Nt. wt
1	10 DEC. 2022	ARCHANA R. GAKWAD	179000	GL0011	46
2	26 DEC. 2022	SANTOSH PENKAR	30000	GL0032	8.76
3	07 JAN.2023	SAHIL S. TIWARI	61500	GL0084	15.45
4	21 FEB. 2023	CHETAN SHANTILAL JAIN	136300	GL0343	36.03
5	25 FEB. 2023	MANOHAR VASANT AMBEKAR	84000	GL0379	25.95
6	10 MAR. 2023	MINAZ ABDUL JABBAR NAIK	7000	GL0461	1.92
7	14 MAR. 2023	SACHIN NAIR	18000	GL0492	4.67
8	15 MAR. 2023	SACHIN NAIR	8000	GL0503	2.32
9	16 MAR. 2023	DHARMESH MARUTI BAMNE	54000	GL0512	18.94
10	21 MAR. 2023	IRFAN ALI	31000	GL0540	8.19
11	23 MAR. 2023	KANHAYA SINGH	28000	GL0545	6.79
12	28 MAR. 2023	PRATIKSHA PRAKASH CHAUGULE	39000	GL0573	11.08
13	28 MAR. 2023	NILESH GUPTA	15000	GL0574	4.14
14	31 MAR. 2023	SAGAR C. PANODI	43000	GL0584	10
15	31 MAR. 2023	SACHIN NAIR	9000	GL0585	2.5
16	01 APR. 2023	BHARAT KUMAR SONI	11500	GL0589	3.35
17	03 APR. 2023	NILESH GUPTA	66000	GL0597	15.16
18	17 APR. 2023	KANHAYA SINGH	73000	GL0644	21.05
19	25 APR. 2023	NILESH GUPTA	54000	GL0666	13.63
20	25 APR. 2023	NILESH GUPTA	38000	GL0667	9.62
21	04 MAY. 2023	KANHAYA KAPIL SINGH	18000	GL0694	4.26
22	10 MAY. 2023	PRAVEEN KUMAR PRAJAPATI	53000	GL0721	13.46
23	15 MAY. 2023	KANHAYA SINGH	37000	GL0735	8.72
24	19 MAY. 2023	RAKHI PATYANE	190000	GL0757	43.87
25	24 MAY. 2023	RAJESH KUMAR SAROJ	8500	GL0781	2.5
26	24 MAY. 2023	MAHESH JERAM SOLANKI	114000	GL0784	26.4
27	25 MAY. 2023	RAJESH KUMAR SAROJ	11000	GL0788	3.3
28	25 MAY. 2023	SANKET PATIL	216000	GL0785	50
29	25 MAY. 2023	SACHIN NAIR	343000	GL0787	83.71
30	25 MAY. 2023	SACHIN NAIR	69000	GL0786	18.5
31	26 MAY. 2023	RAAMESHWAR SINGH	70000	GL0794	16.32
32	27 MAY. 2023	KANHAYA SINGH	21000	GL0796	5
33	06 JUNE. 2023	SAGAR SOLANKI	15500	GL0829	3.67

The branch manager may except /reject/postpone/cancel the auction without assigning any reason thereof. For other terms and condition contact the branch,
Branch manager/ aaradhyaswarna mutual benefit nidhi ltd.

**SHRIRAM Finance**

Head Office: Level-3, Wockhardt Towers, East Wing C-2 Block, Bandra Kurla Complex, Bandra (East), Mumbai 400 051; Tel: 022 4241 0400, 022 4060 3100 ; Website: http://www.shriramfinance.in Registered Off.: Sri Towers, Plot No.14A, South Phase Industrial Estate, Gundy, Chennai 600 032. Branch Off: Solitaire Corporate park, Building No 10 ,1062, 6th Floor|, Guru Hargovindji Marg, Chakala Andheri East. Mumbai - 400 093

**SHRIRAM City**
SHRIRAM CITY UNION FINANCE LIMITED

APPENDIX-IV-A [SEE PROVISION TO RULE 8(5) & 8 (6)] AUCTION NOTICE FOR SALE OF IMMOVABLE PROPERTIES

NOTE: It is informed that "SHRIRAM CITY UNION FINANCE LIMITED" has been amalgamated with "SHRIRAM TRANSPORT FINANCE LIMITED" as per order of NCLT, Chennai. Subsequently the name of "SHRIRAM TRANSPORT FINANCE LIMITED" was changed as "SHRIRAM FINANCE LIMITED" with effect from 30.11.2022 vide Certificate of Incorporation pursuant to change of name dated 30-11-2022.

E-Auction Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8 (6) of the Security Interest Enforcement Rules, 2002.

Notice is hereby given to public in general and in particular to the Borrower/s and Guarantor/s that the below described immovable properties mortgaged/ charged to the Shriram Finance Limited. The physical possession of which have been taken by the Authorized Officer of Shriram Finance Limited(Earlier known as Shriram City Union Finance Limited) will be sold on "As is where is", "As is what is", and "Whatever there is" basis in e-auction on 03/11/2023 between 11 AM to 1 PM for recovery of the balance due to the Shriram Finance Limited from the Borrower/s and Guarantor/s, as mentioned in the table, Details of the Borrower/s and Guarantor/s, amount due, short description of the immovable property and encumbrances known thereon, possession type, reserve price and earnest money deposit and increment are also given as:

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgaggers	Date & Amount of 13(2) Demand Notice	Reserve Price (Rs.) & Bid Increment	Earnest Money Deposit Details (EMD) Details.	Date & Time of Auction	Contact Person and Inspection date
M/S. NIZAMUDDIN FIRE WOODS (Borrower) (Prop. Nizamuddin Moinuddin Ansari.)House No.955,New Gauripada, Karoli Road, Bhiwandi-421302. Mr NIZAMUDDIN M. ANSARI (Co-borrower/Guarantor) House No.901,New Gauripada, Karoli Road, Bhiwandi-421302 Mr. IMRAN N. ANSARI . (Co-borrower/Guarantor) House No.901,New Gauripada, Karoli Road, Bhiwandi-421302. Mr. SURFARAZ N. ANSARI . (Co-borrower/Guarantor) House No.901,New Gauripada, Karoli Road, Bhiwandi-421302. Mrs. SHARIFUNISA N. ANSARI . (Co-borrower/Guarantor) House No.901S,New Gauripada, Karoli Road, Bhiwandi-421302	Rs. 39,75,160 /- (Rupees Thirty Nine Lakh Seventy Five Thousand One Hundred and Sixty Only) as on 09-07-21 with further interest and charges as per terms and conditions of the above mentioned Loan agreements Loan Account number – CDBDRTF150302 0009	Rs. 39,60,000/- (Thirty nine lakhs Sixty thousand only) Bid Increment Rs. 30,000/- (Rupees Thirty thousand Only) and in such multiples Earnest Money Deposit (EMD) (Rs.) Rs.3,96,000/- (Rupees Three Lakhs Ninety Six Thousand Only) Last date for submission of EMD: 2nd November , 2023 Time 10.00 a.m. to 05.00 p.m.	EMD amount to be deposited by way of RTGS/ NEFT to the account details mentioned herein below in favour of Shriram Finance Limited BANK NAME- AXIS BANK LIMITED B R A N C H - D R . RADHAKRISHNAN SALAI, MYLAPORE, CHENNAI BANK ACCOUNT NO- Current Account No . 006010200067449 I F S C C O D E - UTIB0000006	03rd Nov. 2023 Time: 11.00 a.m. to 01.00 P.M.	Debjyoti (9874702021) Property Inspection Date: - 28th October, 2023 Time 11.00 a.m. to 02.00 p.m.

Description of Property

All that piece and parcel of land with building thereon
SCHEDULE "I" - 1) Flat No 2D, Municipal H.No. 955/3, bearing S.No.34/1(Paiki) CTS No 7528, Ground Floor, Mehaboob Sharif Building Kariwali Road, Gauripada, Bhwandi Dist. Thane-421302. Boundaries :- North: Flat No.3, South: Flat No. 1, East:- Flat No 2-C, West:- Marin & Galli
2) Flat No 2C, Municipal H.No. 955/3, bearing S.No.34/1(Paiki) CTS No 7528, Ground Floor, Mehaboob Sharif Building Kariwali Road, Gauripada, Bhwandi Dist. Thane-421302 Boundaries:- North: Flat No.3, South: Flat No.1, East:- Flat No.2B, West:- Flat No.2D
3) Flat No 2B, Municipal H.No. 955/3, bearing S.No.34/1(Paiki) CTS No 7528, Ground Floor, Mehaboob Sharif Building Kariwali Road, Gauripada, Bhwandi Dist. Thane-421302. Boundaries:- North: Flat No 3, South: Flat No 1, East:- Flat No 2A & Road, West:- Flat No 2C
4) Flat No 2A, Municipal H.No. 955/3, bearing S.No.34/1(Paiki) CTS No 7528, Ground Floor, Mehaboob Sharif Building Kariwali Road, Gauripada, Bhwandi Dist. Thane-421302 Boundaries:- North: Flat No 3, South: Flat No 1, East:- Road, West:- Flat No 2-B


STATUTARY 30 DAYS NOTICE UNDER RULE 8 (6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

The borrower/mortgagors/guarantors are hereby notified to pay the sum as mentioned above along with up to dated interest and ancillary expenses before the date of e-auction i.e. . 03/11/2023, failing which the property will be auctioned/sold and balance dues, if any, will be recovered with interest and cost.


The Authorised Officer reserves the right to reject any or all bids without furnishing any further reasons. The online auction will be conducted on website (https://www.disposalhub.com) of our auction agency NEXXEN SOLUTION PVT. LTD. and for the place of Tender Submission/ for obtaining the bid form / Tender open & Auction, please visit the website https://www.disposalhub.com and for detailed terms and conditions of the sale please refer to the link http://www.shriramfinance.in/auction provided in the Shriram Finance Limited website.

Place : Mumbai
Date : 30-09-2023

Sd/- Authorised Officer
Shriram Finance Limited

**SHRIRAM Finance**

Head Office: Level-3, Wockhardt Towers, East Wing C-2 Block, Bandra Kurla Complex, Bandra (East), Mumbai 400 051; Tel: 022 4241 0400, 022 4060 3100 ; Website: http://www.shriramfinance.in Registered Off.: Sri Towers, Plot No.14A, South Phase Industrial Estate, Gundy, Chennai 600 032. Branch Off: Solitaire Corporate park, Building No 10 ,1062, 6th Floor|, Guru Hargovindji Marg, Chakala Andheri East. Mumbai - 400 093

**SHRIRAM City**
SHRIRAM CITY UNION FINANCE LIMITED

APPENDIX-IV-A [SEE PROVISION TO RULE 8 (6)& 9 (1)] AUCTION NOTICE FOR SALE OF IMMOVABLE PROPERTIES



NOTE: It is informed that "SHRIRAM CITY UNION FINANCE LIMITED" has been amalgamated with "SHRIRAM TRANSPORT FINANCE LIMITED" as per order of NCLT, Chennai. Subsequently the name of "SHRIRAM TRANSPORT FINANCE LIMITED" was changed as "SHRIRAM FINANCE LIMITED" with effect from 30.11.2022 vide Certificate of Incorporation pursuant to change of name dated 30-11-2022.

E-Auction Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8 (6) & 9 (1) of the Security Interest Enforcement Rules, 2002.

Notice is hereby given to public in general and in particular to the Borrower/s and Guarantor/s that the below described immovable properties mortgaged/ charged to the Shriram Finance Limited. The physical possession of which have been taken by the Authorized Officer of Shriram Finance Limited(Earlier known as Shriram City Union Finance Limited) will be sold on "As is where is", "As is what is", and "Whatever there is" basis in e-auction on 20/10/2023 between 11 AM to 1 PM for recovery of the balance due to the Shriram Finance Limited from the Borrower/s and Guarantor/s, as mentioned in the table, Details of the Borrower/s and Guarantor/s, amount due, short description of the immovable property and encumbrances known thereon, possession type, reserve price and earnest money deposit and increment are also given as:

Name of Borrowers/Co-Borrowers/Guarantors/Mortgaggers	Date & Amount of 13(2) Demand Notice	Description of Property	Reserve Price (Rs.) & Bid Increment	Earnest Money Deposit Details (EMD) Details.	Date & Time of Auction	Contact Person and Inspection date
1. M/s. KINGS ELECTRONICS PVT. LTD. (Borrower) having address at : Shop No. 4, Eden Garden, Plot No. 416/1, TPS Takka, Panvel-410 206. 2. Mr. NAVIN ASHOK JASHNANI, (Co-Borrower / Guarantor) having address at 75, Jashnani House, MCCH Society,Panvel 410206. 3. Mr. ASHOK VASUMAL JASHNANI, (Co-Borrower / Guarantor) having address at 75, Jashnani House, MCCH Society, Panvel-410206. 4.Mr. DILIP V. JASHNANI, (Co-Borrower / Guarantor) having address at: 75, Jashnani House, MCCH Society, Panvel – 410 206. 5. Mrs. HEMA ASHOK JASHNANI, (Co-Borrower / Guarantor) having address at: 75, Jashnani House, MCCH Society, Panvel – 410 206. 6. Mr. PRAKASH VASUMAL JASHNANI, (Co-Borrower / Guarantor) having address at 75, Jashnani House, MCCH Society, Panvel-410206. 7. Mr. RAMESH VASUMAL JASHNANI, (Co-Borrower / Guarantor) having address at : 75, Jashnani House, MCCH Society, Panvel-410206. 8. Mr. ISHWAR VASUMAL JASHNANI, (Co-Borrower / Guarantor) having address at: 75, Jashnani House, MCCH Society, Panvel – 410 206.	 					

Terms and Conditions for sale of assets of through online e-auction under SARFAESI Act

  MONEY WHEN YOU NEED IT MOST	SHRIRAM FINANCE LIMITED Head Office: Level-3, Wockhardt Towers, East Wing C-2 Block, Bandra Kurla Complex, (Bandra East), Mumbai 400 051; Tel: 022 4241 0400 , 022 4060 3100; Website: http://www.shriramfinance.in/auction Registered Office: Sri Towers, Plot No.14A, South Phase, Industrial Estate, Guindy, Chennai-600 032; Branch Office: Solitaire Corporate park, Building No 10 ,1062, 6th Floor], Guru Hargovindji Marg, Chakala Andheri East Mumbai - 400 093
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Terms and Conditions for sale of assets of borrower accounts through online E-auction under SARFAESI ACT 2002

Borrower Name:- NIZAMUDDIN FIRE WOODS& Loan Account No. CDBDRTF1503020009

1. Nature and Object of Online Sale:

- a. The online e-auction sale is with the object of Free and Fair Sale, Transparency and for achieving best-possible recovery of public money.
- b. The sale is governed by the Provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002 and the following specific terms and conditions.

2. (a) The auction sale will be On-line E-Auction / **Terms & Conditions available in website <http://shriramfinance.in/auction> & for Bidding and Auction through third party service provider website <https://disposalhub.com> respectively on 3/11/2023 between 11.00 AM and 1.00 PM with unlimited extension of 5 minutes time in case of receipt of bid in last 5 minutes.** Bidders shall improve their offers in multiples as specified in the Notice **during online bidding of the property.**

(b) **Inspection Date & Time: 28th October, 2023** Time 11.00 a.m. to 02.00 p.m...

3. Registration of Bidders with auction service provider-**NexXen Solutions Private Limited** for bidding in e-auction as per the requirement of the Auctioneer Company is essential. For details in this regard, kindly visit auction service provider website <https://disposalhub.com> or **Contact No.: +91 124 4 233 933, Mobile No. +91 98100 29926 & +91 97100 29933**

4. Caution to bidders:

- a. Property is being sold on basis of "As is where is", "As is what is", and "Whatever there is".
- b. To the best of knowledge and information of the Authorised Officers, there are no encumbrances on the properties except those mentioned in the Notice. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction, physical area of property, and claims / rights / dues / affecting the property, prior to submitting their bid. Further the bidder/purchaser should make their own inquiries regarding any statutory liabilities, arrears of tax, claims etc. by themselves before making the bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation on the part of The Shriram Finance Limited. The property is being sold with all the existing and future encumbrances whether known or unknown to the Shriram Finance Limited. The Authorised Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.
- c. The Shriram Finance Limited does not undertake any responsibility to procure any permission/license, NOC, etc. in respect of the property offered for sale or for any dues like outstanding water/service charges, transfer fees, electricity dues, dues to the Municipal Corporation/local authority/Co-operative Housing Society or any other dues, taxes, levies, fees, transfer fees or any other dues of the property if any in respect of and/or in relation to the sale of the said property. Successful Bidder has to comply with the provisions of Income Tax regarding purchase of property & to pay the tax to the authorities as per applicable rates.
- d. Bidders are advised / cautioned to verify the concerned Revenue Records/ other Statutory authorities such as Sales Tax/Excise/Income Tax or any other etc. and shall satisfy themselves regarding the nature, description, condition,

We have carefully gone through terms and conditions for e-auction and unconditionally accept it.		
Name of Bidder	Signature of Bidder	Date

Terms and Conditions for sale of assets of through online e-auction under SARFAESI Act

encumbrance, lien, charge, statutory dues, etc over the property before submitting their bids.

- e. Bidders are advised to go through all the terms and conditions of sale and also in the corresponding public sale notice in the details before submitting the bid and participating in the online bidding/auction.
- f. Statutory dues/liabilities etc., due to the Government/Local Body, if any, shall be borne by the purchaser(s).

5. Inspection of Property/Immovable Assets:

- a. Property/Assets can be inspected on the date(s) given in the public sale notice, and on any other date at the discretion of Authorised Officer with prior appointment. For prior appointment **Please contact :- Debjyoti 9874702021**
- b. Bidders shall inspect the property/Assets and satisfy themselves regarding the physical nature, condition, extent, etc of the property/Assets.
- c. **Bidders are bound by the principle of caveat emptor (Buyer Beware).**

6. Inspection of Title Deeds:

- a. Bidders may inspect and verify the title deeds and other documents relating to the property available with The Shriram Finance Limited.

7. Submission of bid forms:

- a. Bid form shall be submitted along with the 10 % of EMD amount on or before the last date and time given in the sale notice.
- b. Bidders may give offers either for one or for all the properties. In case of offers for more than one property bidders will have to deposit the EMD for each property.
- c. Intending bidder should hold a valid e-mail id. All the correspondences will be done through E-mail. Interested bidders should have their own arrangements for internet service. Internet connectivity and other paraphernalia requirements shall have to be ensured by the bidders themselves. It is the sole responsibility of the bidder.
- d. Bids form shall be duly filled in with all the relevant details. The bidders should submitted copies of PAN card and proof of residential address, while submitting bid form. The bidders other than individuals should also upload proper mandate for e bidding.
- e. Bidders staying abroad/NRIs/PIOs/Bidders holding dual citizenship must submit photo page of his/her valid Indian Passport.
- f. Incomplete/unsigned bids without EMD remittance details will be summarily rejected. NRI Bidders must necessarily enclose a copy of Photo page of his/her Passport.
- g. Only copy of PAN Card, Passport, Voter's ID, Valid Driving License or Photo Identity Card issued by Govt. will be accepted as the identity document and should be submitted along with the bid form.
- h. Original Identity Document copy of which is submitted along with the bid form must be produced on demand.

8. Earnest Money Deposit (EMD):

- a. The bid shall be accompanied by the EMD as specified in the public sale notice/tender document. Earnest Money Deposit (EMD) shall be deposited through **RTGS/NEFT** in Account Name : Shriram Finance Limited, Bank :- **AXIS BANK LIMITED, BRANCH, DR.Radhakrishnan Salai, Mylapore, Chennai-600004 - BANK Current Account No. 006010200067449, IFSC CODE – UTIB0000006** or by way of **Demand Draft** drawn in favour of **Shriram Finance Limited**, of the Nationalized Bank, payable at par Earnest Money Deposit (EMD) shall be adjusted in case of highest bidder, **otherwise refunded within 15 working days of finalization of sale.** The EMD shall not carry any interest. Further, in case possession of property is delayed by any reason whatsoever, the auction purchaser will neither be entitled for any interest nor damages.

We have carefully gone through terms and conditions for e-auction and unconditionally accept it.		
Name of Bidder	Signature of Bidder	Date

Terms and Conditions for sale of assets of through online e-auction under SARFAESI Act

- b. Bidders not to disclose remittance details of EMD, UTR Code, etc. to any one and to safeguard its secrecy.
- c. Bidders shall preserve the remittance challan and shall produce the same as and when demanded.
- d. Bid form without EMD shall be summarily rejected.
- e. All details regarding remittance of EMD shall be entered in the bid form.
- f. EMD, either in part or in full, is liable for forfeiture in case of default.

9. Bid Multiplier:

- a. The bidders shall increase their bids in multiplies of the amount of **Rs.30,000/-** specified in the public sale notice/Terms and condition of Sale.

10. Duration of Auction sale:

- a. Online auction sale will start automatically on and at the time given in the public sale notice/Tender Document.
- b. Auction/Bidding time will initially be for specified period and if bidding continues, the bidding process will get automatically extended five minutes duration of each and kept open till the auction-sale concludes.
- c. If any market-leading bid (bid higher than the highest at the point in time) is received within the last five minutes of closing time, the bidding time will be extended automatically by five minutes and if no bid higher than last quoted highest bid is received within the said extended five minutes, the auction sale will automatically get closed at the expiry of the extended five minute. There will thus be an extension of bidding-time, each of five minutes duration, till auction is concluded.
- d. Bidders are advised to enter their bid accordingly keeping in mind the five minutes duration.
- e. No complaint on time-factor or paucity of time for bidding will not be entertained.

11. Online Bidding:

- a. Auction/ bidding will be only online bidding through the portal provided by the service provider.
- b. In case of sole bidder, the sale may be accepted or deferred and property be brought for resale or otherwise sale will be deferred or cancelled.
- c. In case of sole bidder, one increment in bidding is mandatory.
- d. Bidders are cautioned to be careful while entering their bid amount and to check for alteration, if any, before confirming the same.
- e. No request/complaint of wrong bidding will be entertained for cancelling the sale and in such case, the EMD in full will be forfeited.
- f. Bidders may, subject to conditions of online service provider, may avail pre-auction training. The prospective qualified bidders may contact Auction Service Provider with phone number and email id:- **NexXen Solutions Private Limited**,

We have carefully gone through terms and conditions for e-auction and unconditionally accept it.		
Name of Bidder	Signature of Bidder	Date

Terms and Conditions for sale of assets of through online e-auction under SARFAESI Act

Tel. No.: +91 124 4 233 933, Mobile No. +91 98100 29926 & +91 97100 29933, Help Line e-mail ID: csd@disposalhub.com prior to the date of e-Auction.

12. Declaration of successful bidder:

- a. Highest bidder will be declared the successful bidder and sale will be confirmed in his favour in consultation of Secured Creditor. Intimation to this effect will be given through e-mail by auction service provider/Shriram Finance Limited.
- b. Highest bid will be provisionally accepted on "subject to approval" basis and the highest bidder shall not have any right/title over the property until the sale is confirmed by the Authorized Officer.
- c. All intimations to bidders/auction purchaser will be primarily through e-mail by the auction service provider/ The Shriram Finance Limited.. Date of sending e-mail will be considered as date of intimation. If no intimation reaches, bidders are expected to take efforts to find out status from The Shriram Finance Limited. Non-receipt of intimation should not be an excuse for default/non-payment.

13. Deposit of purchase price:

- a. The bidder declared successful, shall pay, immediately on the same day after such declaration, a deposit of 25% (less EMD already paid) on the amount of his purchase money.
- b. In case of the auction-sale proceeding and concluding beyond the banking transaction hours, the deposit of 25% of purchase price (less EMD already paid) shall be deposit within 24 hours.
- c. The balance amount of purchase money shall be paid on or before the 15th (Fifteenth) day from the date of the sale or within such period as may be extended, for the reason to be recorded, by the Authorised Officer.
- d. **In case of Bid amount is equivalent or above of INR 50 Lakhs, The Successful bidder should pay 1% of TDS in BID amount to and in Fav of our Borrower's PAN and should pay the balance entire 99% to and in Fav of Shriram Finance Limited. The proof for TDS payment should be submitted along with the proof of final bid payment. In case of failure on this part, TDS has to be pay by Successful bidder and no refund for additional payment will be entertained. The Sale Certificate will not be issued till compliance of this clause.**

14. Default of Payment:

- a. Default of payment of 25% of bid amount (less EMD) on the same day or within 24 hours as stated in para 13(b) above and 75% of balance bid amount within the stipulated time shall render automatic cancellation of sale without any notice.
- b. The EMD and any other monies paid by the successful bidder shall be forfeited by the Authorised Officer of the Shriram Finance Limited.

15. Sale Certificate / Payment of Stamp Duty:

- a. On confirmation of the sale by the Shriram Finance Limited and compliance of the terms of payment, The Authorized Officer shall issue a certificate of sale of the said property in favour of the successful bidder/purchaser in the form given in Appendix V to Enforcement of Security Interest Rules. The sale certificate shall be issued only in the same name in which the tender /bid is submitted.
- b. No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate will be entertained.
- c. Sale Confirmation/Sale Certificate shall be collected in person or through an authorized person with authority letter.

We have carefully gone through terms and conditions for e-auction and unconditionally accept it.		
Name of Bidder	Signature of Bidder	Date

Terms and Conditions for sale of assets of through online e-auction under SARFAESI Act

- d. The successful bidder would bear all the charges/fees payable for conveyance such as stamp duty, registration fee or any other cost as applicable as per law. All statutory/non statutory dues, taxes, rates, assessments, charges fees etc. will be responsibility of the successful bidder only.
- e. The Sale Certificate will not be issued pending operation of any stay/ injunction/ restraint order passed by the DRT/DRAT/High Court or any other court against the issue of Sale Certificate. Further no interest will be paid on the amount deposited during this period.
- f. No request for return of deposit either in part or full/cancellation of sale will not be entertained.

16. Return of EMD:

- a. EMD of unsuccessful bidders will be returned through NEFT/RTGS transfer to the SFL account details provided by them in the bid form and intimated via their email id.
- b. Unsuccessful bidders shall ensure return of their EMD and if not, immediately to contact the Authorised Officer of the Shriram Finance Limited.

17. Stay/Cancellation of Sale:

- a. In case of stay of further proceedings by DRT/DRAT/High Court or any other Court, the auction may either be deferred or cancelled and persons participating in the sale shall have no right to claim damages, compensation or cost for such postponement or cancellation.
- b. Default in payment of 25% of the purchase price or the balance purchase price within the stipulated/extended time shall result in forfeiture and cancellation of sale and The Shriram Finance Limited will be entitled to re-auction the same.

18. Delivery of Title Deeds:

- a. The title deeds and other documents related to the property and deposited with the Shriram Finance Limited for creation of Equitable Mortgage/Simple Mortgage shall be delivered to the Successful bidder/Auction Purchaser, at the time on execution of the Sale Certificate.

19. Delivery of possession:

- a. All expenses and incidental charges there to shall be borne by the auction purchaser.

20. Other Conditions:

- a. The Authorised Officer will be at liberty to amend/ modify/ delete any of the conditions as may be deemed necessary in the light of facts and circumstances of each case.
- b. The Shriram Finance Limited has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/modify any terms and conditions of the sale without any prior notice and assigning any reason.
- c. The Authorised Officer reserves the right to accept or reject all or any bid or bids without assigning any reason and to postpone or cancel the sale without assigning any reason.
- d. Bidders shall be deemed to have read and understood all the conditions of sale and are bound by the same.
- e. No counter-offer/conditional offer/conditions by the bidder and/or successful-bidder will not be entertained.

We have carefully gone through terms and conditions for e-auction and unconditionally accept it.		
Name of Bidder	Signature of Bidder	Date

Terms and Conditions for sale of assets of through online e-auction under SARFAESI Act

- f. The Borrowers attention is invited to the provisions of sub-section 8 of section 13 of the Act in respect of time available, to redeem the secured asset.
- g. Particulars specified in respect of the property in the public notice have been stated to the best of the information of the Authorized Officer/Shriram Finance Limited and Shriram Finance Limited would not entertain any claim or representation in that regard from the bidders.
- h. The Borrower/Guarantors, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rule 8 (6) of the Security Interest (Enforcement) Rules, about the holding of above mentioned auction sale.
- i. Disputes, if any, shall be within the jurisdiction of **Chennai Courts** only.
- j. Words and expressions used herein above shall have the same meanings respectively assigned to them in SARFAESI Act, 2002, and the Rules framed thereunder.

We have carefully gone through terms and conditions for e-auction and unconditionally accept it.		
Name of Bidder	Signature of Bidder	Date