



Without Prejudice

Date: 19-10-2023

**Registered AD/Speed Post**

**1 M/S. KRISHNA DRY FRUITS**

**(Borrower )**

**Prop. Mr. Kansingh Badansingh Rajpurohit**

Shop No5, Sai Aishwarya, SRA CHS Ltd. Bldg, Carter Road No-3,  
Borivalli –East, Mumbai-400066 ,

**2 Mr. Kansingh Badansingh Rajpurohit**

**(Co-borrower/Gurantor )**

F104, 503, 304 3<sup>rd</sup> floor span Exotica building 150,  
Road,Bhyandar(West)-401101

**3 Mrs.Munni Devi Rajpurohit**

**(Co-borrower/Gurantor )**

F104, 503, 304 3<sup>rd</sup> floor span Exotica building 150,  
Road,Bhyandar(West)-401101

Dear Sir/Madam,

**Sub:- Notice for sale of the Mortgaged Property**

1. We refer to our Demand Notice dated 29<sup>th</sup> October 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. 31,56,160/- (Rupees Thirty One Lakh Fifty Six Thousand One Hundred And Sixty Only)** as on 19-10-2021 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.
2. 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 **31.05.2023** 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 readwith Rule 8 & 9.
3. 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

**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

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. 31,56,160/- (Rupees Thirty One Lakh Fifty Six Thousand One Hundred And Sixty Only)** as on 19-10-2021 **Excluding further interest, legal and other costs which shall be applied at the time of closure of this loan.**

4. 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	<b>07<sup>th</sup> November, 2023</b>
2.	Time of Auction	11.00 AM to 01.00 PM
3.	Place of Auction	
4.	For Auction terms and conditions	<a href="http://www.shriramfinance.in/auction">www.shriramfinance.in/auction</a>
5.	Mode of Auction	E-Auction
6.	Loan agreement No	CDBDRTF1903300001
7.	Outstanding amount	<b>Rs. 31,56,160/- (Rupees Thirty One Lakh Fifty Six Thousand One Hundred And Sixty Only)</b> as on 19-10-2021 <b>Excluding further interest, legal and other costs which shall be applied at the time of closure of this loan</b>
8.	Description of mortgage property (Secured Asset)	<b><u>Schedule of the Property</u></b> <b>Flat No 10, Ground Floor, C-Wing, SURYALOK APARTMENTS B &amp; C CHSL. Old Survey No.7, New Survey no.343, Hiss No1 ( Part) Janta Nagar Road, Near Poddar School, Bhayander(West), Dist. Thane-401101</b> Situated within the Sub Registration District of Mira Bhayander (Thane) and in the Registration District of Thane
9.	Reserve Price and Earnest Money Deposit Details	<b>Reserve Price of INR Rs. 28,00,000/- (Twenty Eight lakhs Only)</b> <b>EMD - Amount Rs.2,80,000/-</b>

Please treat this notice as Notice under Rule 9 (1) of the Security Interest (Enforcement) Rules, 2002 providing you a notice of 15 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

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E-mail: [primecustcare@shriramfinance.in](mailto:primecustcare@shriramfinance.in) Website : [shriramfinance.in](http://shriramfinance.in)  
Corporate Identification Number (CIN) L65191TN1979PLC007874

Thanking You



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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Corporate Identification Number (CIN) L65191TN1979PLC007874



जह्ीर नोदीस

अटुंयां सडुकराी गृहनर्णण संस्था मर्यादित, पता : कंठोर्नरमर २३, वरल्डरंग नं. डी. २५ ते डी. ३२, सेक्टर ४८, नेरुळ, रररुडुर, नवी मुंबई - ४००७०६, या संस्थेचे सदस्य असलेल्या या संस्थेच्या र्णामरतीत क्र. डी - ३०, पडरला मजला, रूम क्र. ७ थारण करणाऱ्या श्री. उत्तम अनंद राव रेशे यांचे ताररख १३/११/२००८ रोजी रररन झाले. र्यांनी नारनररेशन केलेले नारी. संस्था, या नोडरशरचे संस्थेच्या ढांडवलातीत / मालमनेत असलेले मरत सदस्याचे ढाग व ररतरसंबंध हस्तांतररत करणाऱसंबंधीत मरत सदस्याचे वारसदार रररला अन्य ढागणीदार / हरकरती यांच्याकडून हरकत ढागण्या / हरकरती ढागण्यात रेत आले. री नोदीस रररररत श्राव्याच्या तारखेपासून १५ रररसंत र्यांनी आपल्या ढागण्यांच्या या हरकरतीच्या ढुटुधर्य अडथरक र्या कानरदणार्या रती व अन्य ढुरावे सारर करावेत. जर वर नरुद केलेल्या मुदतीत, कोणाही व्यक्तीकडून हरकत ढागण्या रररला हरकरती सारर श्राव्या नाहीत तर, मरत सदस्याचे संस्थेच्या ढांडवलातीत / मालमरतीतील ढाग व ररतरसंबंध यांच्या हस्तांतरणवावत संस्थेच्या उपबधीनुसार कार्यवाही करणाऱी संस्थेला ढाकडीक राहील. जर अश्या कोणत्याही हरकतणार्या / हरकरती आल्या तर, र्यावावत संस्थेच्या उपबधीनुसार कार्यवाही करणाऱत रररत ररत. नोदी व उपबधींनी ढक ढागणीरारस / हरकतदाररस ढराणार्यासाठी संस्थेच्या कार्यरलात सचरव यांचेकडे सकाळी ११.०० ते दुपार ०१.०० पर्यंत, नोदीस रररल्या तारखेपासून नोदीरोजी मुदत संणण्याच्या तारखेपर्यंत उल्लंघन राहील.

सही/- सचरव

अटुंयां सडुकराी गृहनर्णण संस्था मर्यादरत यांच्या कररला आण वतीने

ररकण : रररुडुर, नवी मुंबई

ररररक : १८/१०/२०२३

PUBLIC NOTICE

Notice is hereby given to the public at large that **SMT. PASES LOPES and SMT. PIYADAD GIRGAL FERNANDES**, who are owners of Flat No. 518 more particularly described in the schedule hereunder written, by an allotment from MHADA, but at the time of allotment Smt. Pases Lopes was not present and the MHADA through Mumbai Central Ramdarshan Co-operative Housing Society Ltd., handed over possession of the said Flat No. 518 to Smt. Piyadad Girgal Fernandes and since last more than 30 years Smt. Piyadad Girgal Fernandes is in possession of the said Flat. That Smt. Piyadad Girgal Fernandes, expired on 17th April, 2021 leaving behind her legal heirs 1] Mrs. Rita Ramprasad Kurni @ Rita Girgal Fernandes, 2] Mrs. Helen John D'Souza @ Helen Girgal Fernandes and 3] Mrs. Mansi Vinod Kosambia @ Marita Girgal Fernandes and presently occupied the said Flat Premises. The said legal heirs now applied for transfer the Society Membership and Share Certificate in their name with the Mumbai Central Ramdarshan Co-operative Housing Society Ltd.

If any person(s) is/are having any claim to or any interest in the said Flat No. 518 described in the schedule hereunder written by way of sale, share, succession, gift, transfer, assignment, lease, sub-lease, allotment, license, sub-license, maintenance, tenancy, inheritance, lis-pendens, exchange, mortgage, charge, lien, trust, possession, easement, MOU, leave and license, heir-ship, demise, bequest or encumbrances, attachment or otherwise whatsoever are hereby required to make the same known to the undersigned may file his/her/their claims in writing with valid legal documents in support of such claim, at his office at 216, Diplomi Co-operative Housing Society Ltd., 2nd Floor, Opp. B.T. Chawl No. 25, M. G. Marg, Agrpada, Mumbai - 400 011 within 21 (twenty one) days from the date of publication hereof failing which, it shall be deemed that the claimant/s has/have relinquished such claim or objection, if any, and will be deemed to have been waived or abandoned and not binding on my clients and my clients may proceed for transfer the said Flat in their name on the basis of the title of the scheduled property as marketable and free from all encumbrances.

The Schedule above referred to : (Description) Flat Premises All that piece and parcel of Flat No. 518, Building No. 1, Mumbai Central Ramdarshan CHS Ltd., Keshavnagar Kadam Marg, Mumbai - 400 008 admeasuring about 189 sq. ft. carpet area.

Dated the 19th day of October, 2023.

Sd/-

SHRI. DEEPAK N. RANE

Advocate & Legal Consultant

PUBLIC NOTICE

Sealed offers are invited from the prospective bidders on behalf of the Trustees of the registered Public Trust named "Budhrani Charitable Trust" P. T. R. No. E-9653 (M) for sale of their Premises on 1<sup>st</sup> floor 327, Vini Nisha Chamber, J. S. S. Road, Thakurdwar, Mumbai-400002, admeasuring of Approx. 151.70 sq.mts i.e 1633 sq.ft on as is where is basis including the responsibility of prospective buyer to negotiate and vacate the existing occupant/tenant by paying compensation to him and pay net amount by way of consideration to the Trust i.e. "Budhrani charitable Trust" P. T. R. No. E-9653.

The above transaction is subject to the sanction of the Ld. Charity Commissioner, Maharashtra State, at Mumbai whose decision shall be final and binding. The prospective buyer shall enclose a demand draft/pay order of Rs. 50,00,000/- (50 lakhs) drawn in favour of "Budhrani charitable Trust" payable at Mumbai along with their offer and the prospective buyer shall make the balance payment of the consideration within 3 months from the date of sanction granted by the Ld. Charity Commissioner as per the final amount of consideration decided by the Ld. Charity Commissioner. The prospective buyers are free to inspect the premises after confirming appointment on email hirahousing@hotmail.com, between 12 noon to 4pm on or before 10/11/2023. The offer once accepted by the Trust cannot be withdrawn. All the expenses related to obtaining sanction from the Ld. Charity Commissioner u/s 36(1) (a) of M. P. T. Act, 1950 shall be borne by the prospective buyer. The sealed envelope containing demand draft/pay order and offer to reach the managing Trustee Mr. Purshottam C. Budhrani on or before 21/11/2023 by registered A. D. before 4pm. The Trustee shall open the sealed envelope received containing the above offers in the presence of the Trustees and offers to enhance their offers. The Trustees shall make the requisite application with all requisite documents seeking sanction u/s 36 (1) (a) of M. P. T. Act, 1950 before the Ld. Charity Commissioner.

Place: Mumbai

Dated: 18/10/2023

Mr. Purshottam C. Budhrani

Managing Trustee

Registered address of the Trust: 2, Ground Floor, Bhanuds Court, 1<sup>st</sup> Pasta Lane, Colaba, Mumbai 400005.

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: 022-2553 1486

No.DDR/TNA/ deemed conveyance/Notice/34624/2023 Date :- 18/10/2023

Application u/s 11 of Maharashtra Ownership Flats (Regulation of the Promotion of construction, Sale, Management and Transfer) Act, 1963

Application No. 646 of 2023.

Applicant :- Mariam Palace Co-Operative Housing Society Ltd.

Add :- Karai Pada Uttan, Village Uttan, Bhayander (W.), Tal. & Dist. Thane-401 101

Opponents :- 1. M/s. Ganima Sultan Builders, 2. Ganima Sultan Deshmukh

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 02/11/2023 at 1.00 p.m.

Description of the Property - Mauje Uttan, Tal. & Dist. Thane

Survey No.	Hissa No.	Area
New Survey No. 27	6/1/D	252.00 Sq. Mtr.

Sd/-

(Dr. Kishor Mande)

District Deputy Registrar,

Co-Operative Societies, Thane & Competent Authority U/s 5A of the MOFA, 1963.

NAYSAA SECURITIES LIMITED

CIN- L67120MH2007PLC175208

Registered Office:102/104, Shivam Chambers, S.V. Road, Goregaon (W), Mumbai-400062

Ph: 022 - 2676 0404, 2679 1802 • E-mail: naysaa@naysaasecurities.com

Website: www.naysaasecurities.com

NOTICE FOR PASSING THE RESOLUTION BY POSTAL BALLOT

(Pursuant to Section 110 of the Companies Act, 2013 and applicable Rules made thereunder)

Notice is hereby given that pursuant to the provisions of the Sections 108 & 110 and other applicable provisions, if any, of the Companies Act, 2013 read with Rule 22 of the Companies (Management & Administration) Rules, 2014 (including any statutory modification or re-enactment thereof for the time being in force), read with the General Circular No. 14/2020 dated 8th April, 2020, General Circular No.17/2020 dated 13th April, 2020, General Circular No. 22/2020 dated 15th June, 2021, General Circular No. 33/2020 dated 28th September, 2020, General Circular No. 39/2020 dated 31st December, 2020 and General Circular No. 10/2021 dated 23rd June, 2021, General Circular No. 10/2022 dated 28th December, 2022 and General Circular No. 9/2023 dated 25th September, 2023 issued by the Ministry of Corporate Affairs ("MCA") and pursuant to applicable provisions of Securities and Exchange Board of India Regulation 44 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), Secretarial Standard on General Meetings ("SS-2") issued by the Institute of Company Secretaries of India and as amended from time to time any statutory modification or re-enactment thereof for the time being in force, the Postal Ballot notice dated 17<sup>th</sup> October, 2023 has been sent by e-mail on 17<sup>th</sup> Day of October, 2023 to those Members of Naysaa Securities Limited ("The Company"), who have registered their email address with the Company/Registrar and Transfer Agent (RTA), Bigshare Services Private Limited, the List of Beneficial Owner as on 13<sup>th</sup> October, 2023 (cut-off date) as furnished by NSDL and CDSL.

As permitted under the MCA Circulars, the Company is sending the Notice in electronic form only. Hence, hard copy of Postal Ballot Notice along with Postal Ballot Form and business reply envelope (BRE) will not be sent to the shareholders for this Postal Ballot and shareholders are required to communicate their assent or dissent through the remote e-voting facility only.

The Company has engaged the services of Bigshare Services Private Limited to provide the remote e-voting facility. For seeking the approval of the Members of the company by way of Postal Ballot on the resolution set out in the Postal Ballot Notice only through remote e-voting.

The remote e-voting facility shall commence on Thursday, 19th October, 2023 at 9.00 a.m. (IST) and end at 05.00 P.M. IST on Friday, 17th November, 2023. The remote e-voting module shall be disabled by Bigshare Service Private Limited for voting thereafter.

The Board of Director has appointed M/s Nishant Jawasa & Associates, Practicing Company Secretary (Membership No FCS 6557, COP No. 6997) as a Scrutinizer to conduct the Postal Ballot and remote e-voting processes in a fair and transparent manner. Members are requested to note that the duly completed and signed Postal Ballot Form should reach to the Scrutinizer on or before 5.00 pm on Friday, 17th November, 2023.

The Scrutinizer, after completion of scrutiny, will submit his report to the Chairperson of the Company. Thereafter, the results of the Postal Ballot would be announced by the Chairperson of the Company or in his absence by such other Director of the Company duly authorized or Company Secretary of the Company, within two working days of the conclusion of the e-voting i.e. on Friday, 17th November, 2023. In addition to the results being communicated to BSE Limited (BSE), the results along with Scrutinizer's report will also be placed on Company's website viz., www.naysaasecurities.com, and shall also be available at the Company's registered office.

The Members may also note that the Postal Ballot Notice will also be available for download on the Company website at: www.naysaasecurities.com and the website of BSE limited at: www.bselimited.com and the website of Bigshare Services Private limited at: ivote@bigshareonline.com

For the process and manner in which Postal Ballot including remote e-voting is to be carried out, in case members have any queries or issues regarding Postal Ballot including remote e-voting, members may contact Mr. Sudhir Singh, Compliance officer and Company Secretary, at: naysaa@naysaasecurities.com or may refer the Frequently asked question (FAQs) for Shareholder and e-voting user manual for shareholder available at the download section of: ivote@bigshareonline.com or toll free no 1800 2254 22.

For NAYSAA SECURITIES LIMITED

Sd/-

Sudhir Singh

Place : Mumbai

Date : 17.10.2023

Compliance Officer and Company Secretary

(Order 5 Rule 1 & 5 CPC)

IN THE HON'BLE COURT OF THE JUDGE, FAMILY COURT, GAJAPATI, AT-PARLAKHEMUNDI.

C.P 56/2023

Mrs. Spandana John Parampogu

Versus

Mr. John prabhudas Parampogu

To,

.....Petitioner

.....Respondent.

Mr. John Prabhudas Parampogu. S/O Prabhudas Parampogu, residing at House NO.576, Madh Island, Shivaji Nagar, Gate No-2, Via Varsova,Malad(west) Mumbai, Maharashtra -400061.

Whereas the above named petitioner has institute a petition against you, asset out in the petition.

You are hereby summoned to appear before the Family court to answer the petitioner's claim on the said 30th day of October 2023 at 10 clock and take notice that on the day before mentioned after hearing parties who appear directions will be given by the Judge to the date of hearing before a counselor of the the family court and other matters concerning the petition and take further notice that if you fail to appear before the Judge on the day the petition may be ordered to be set down on Board on the same day or any subsequent days as "undefended" and you will be liable to have a decree or Order passed against you.

Witness, \_\_\_\_\_ Judge at \_\_\_\_\_

aforsaid 19th day of October 2023.

Sd/-

Judge Family Court

PUBLIC NOTICE

NOTICE is hereby given to state that I am investigating the title of (1) Vimalaben Ashokhbhai Barot, (2) Ashwin Jethalal Barot, (3) Rekha Harshad Barot, (4) Lavkumar Jethalal Barot and (5) Kushkumar Jethalal Barot, as the Joint - owners of the below mentioned property.

By and under an Agreement dated 19/12/1975, Messrs. Vivek Builders sold the below-mentioned property to Shri. Jethalal Amthalhal Barot.

The said Articles of Agreement dated 19/12/1975 was presented to the General Stamp Office, Bombay by Shri. Jethalal Amthalhal Barot for obtaining the benefit as per Amnesty Scheme, 2008. The said Articles of Agreement dated 19/12/1975 was duly adjudicated under the Stamp Act, 1958 by paying the Stamp duty under the Adjudication No. COB/A/YU/17298/08 dated 22.09.2009.

On the basis of what is stated hereinabove, Shri. Jethalal Amthalhal Barot was the Absolute owner of the said premises.

Shantaben Jethalal Barot, wife of Jethalal Amthalhal Barot, pre-deceased Jethalal Amthalhal Barot on 20.05.1999, at Mumbai.

Harshad Jethalal Barot, son of Jethalal Amthalhal Barot, pre-deceased Jethalal Amthalhal Barot on 03.04.2009, at Kashmiri, leaving behind him, the following as his only legal heirs governed by the Hindu Law of Succession at the time of his death:

1. Rekha Harshad Barot (Wife/ Widow)

2. Kardam Harshad Barot (Son)

3. Shivam Harshad Barot (Son)

Jethalal Amthalhal Barot expired on 22.01.2019, at Mumbai, leaving behind him, the following as his only legal heirs and representatives governed by the Hindu Law of succession at the time of his death:

1. Vimalaben Ashokhbhai Barot (Married Daughter)

2. Ashwin Jethalal Barot (Son)

3. i. Rekha Harshad Barot (Wife of Late Harshad Jethalal Barot)

ii. Kardam Harshad Barot (Son of Late Harshad Jethalal Barot)

iii. Shivam Harshad Barot (Son of Late Harshad Jethalal Barot)

4. Lavkumar Jethalal Barot (Son)

5. Kushkumar Jethalal Barot (Son)

By and under the Deed of Release of dated 7th August, 2023 duly registered with the Office of Sub-Registrar of Assurances under Serial No. BRL-8-10820-2023. (1) KARDAM HARSHAD BAROT and (2) SHIVAM HARSHAD BAROT (therein being the Releasees) released, relinquished their entire 13.34% undivided shares, right, title and interest in the below mentioned property in favour of REKHA HARSHAD BAROT (therein being the Releasee).

Accordingly, REKHA HARSHAD BAROT is now entitled to 20% undivided share, right, title and interest in the below mentioned premises i.e., (Collective 13.34% undivided share, rights, title and interest in the said premises of the Releasees + 6.66% undivided share, right, title and interest acquired from Deceased Harshad Jethalal Barot).

Post the execution of this deed, 100% undivided share, right, title and interest in the said Premises will be held as under:

i. Vimalaben Ashokhbhai Barot 20%

ii. Ashwin Jethalal Barot 20%

iii. Rekha Harshad Barot 20%

iv. Lavkumar Jethalal Barot 20%

v. Kushkumar Jethalal Barot 20%

ALL person/s having any claim, right, title or interest in the said property mentioned in the schedule hereunder written by way of sale, mortgage, charge, lien, gift, use, trust, possession, inheritance, decree, award, order, deposition or in any other manner whatsoever are hereby requested to make the same known in writing along-with the Certified copies of such documents to the undersigned at my office i.e. Advocate Nevil Chheda, c/o Chheda & Associates, Shop No.7 & 8, Ground Floor, Madhur CHSL., T.P.S. 56th Road, Near Veer Savarkar Garden, Borivali (West), Mumbai- 400092, within 15 (Fifteen) days from the date hereof otherwise the transfer shall be completed without any reference to such claim and the same will be considered as waived. Any replies to this Public Notice in the form of or by way of Public Notice will not be entertained or admitted.

THE SCHEDULE ABOVE REFERRED TO:

All that Residential Premises on Ownership basis being in Flat No G-3, admeasuring 460 Sq. Ft. Carpet Area on the Ground Floor in the 'B' Wing of the Building No.2 known as 'Vivekanand Nagar' having address at S.V. Road, Borivali West, Mumbai -400 092, lying and being on a piece and parcel of land bearing Final Plot No. 748, 749, 750 of T.P.S. III of Borivali, corresponding to C.T.S. No.805 of Village Borivali, Taluka Borivali within the Registration District and Sub-District of Mumbai Sub-urban along with 5 (Five) fully paid-up shares of Rupees Fifty Each bearing distinctive numbers 171 to 175 (both numbers inclusive) recorded in the Share Certificate No. 35 issued by 'Shree Vivekanand Nagar Co-operative Housing Society Limited' bearing Registration No. BOM/HSG/5894 of 1979.

Place : Mumbai

Date : 19/10/2023

Sd/- NEVIL CHHEDA

(ADVOCATE HIGH COURT)

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

Registered Off.: Sri Towers, Plot No.14A, South Phase Industrial Estate, Guindy, Chennai 600 032.

Branch Off: Solitaire Corporate park, Building No 10 , 1062, 6th Floor, Guru Hargovindji Marg, Chakala Andheri East Mumbai - 400 093

APPENDIX-IV-A [SEE PROVISION TO RULE 8 (5) & 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 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 07/11/2023 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/Mortgagers	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. KRISHNA DRY FRUITS (Borrower )	29th Oct 2021 Rs. 31.56,160/- (Rupees Thirty One Lakh Fifty Six Thousand One Hundred And Sixty Only) as on 19-10-2021 along with further interest	All that piece and parcel of land with building thereon Flat No 10, Ground Floor, C-Wing, SURYALOK APARTMENTS B & C CHSL. Old Survey No.7, New Survey no.343, Hiss Not ( Part )	Rs. 28,00,000/- (Twenty Eight lakhs Only)	EMD amount to be deposited by way of RTGS/ NEFT to the account details mentioned herein below	7th Nov. 2023	Debjyoti (9874702021)
Prop. Mr. Kansingh Badansingh Rajpurohit	One Lakh Fifty Six Thousand One Hundred And Sixty Only	Flat No 10, Ground Floor, C-Wing, SURYALOK APARTMENTS B & C CHSL. Old Survey No.7, New Survey no.343, Hiss Not ( Part )	Bid Increment: Rs.20,000/- (Rupees Twenty Thousand Only) and in such multiples	in favour of Shriram Finance Limited	Time: 11.00 a.m. to 01.00 P.M.	Property Inspection Date: 27th October 2023
Shop No5, Sai Aishwarya, SRA CHS Ltd. Bldg, Carter Road No-3, Borivali –East, Mumbai- 400066 ,	as on 19-10-2021 along with further interest	Janta Nagar Road, Near Poddar School, Bhayander(West), Dist. Thane- 401101	Earnest Money Deposit (EMD) (Rs.)	BANK NAME- AXIS BANK LIMITED	11.00 a.m. to 02.00 p.m.	
2) Mr. Kansingh Badansingh Rajpurohit (Co-borrower/ Gurantor )	contractual charges	contractual charges	Rs.2,80,000/- (Rupees Two Lakhs Eighty thousand Only)	B R A N C H - D R . RADHAKRISHNAN SALAI, MYLAPORE, CHENNAI		
F104, 503, 304 3rd floor span Exotica building 150, Road, Bhayandar(West)-401101	Loan Account No. CDBDRTF19033	Boundaries as per technical report:- North: Ambika Apartment South: Wing 'A' East: - Building West: - Internal Road/ Jain Temple	Last Date for Submission of EMD: 6th November , 2023 Time 10.00 a.m. to 05.00 p.m	BANK ACCOUNT NO- Current Account No. 006010200067449		
F104, 503, 304 3rd floor span Exotica building 150, Road, Bhayandar(West)-401101	00001			I F S C C O D E - UTIB80000006		
Date of Possession & Possession Type						
31st May 2023						
Physical Possession						
Encumbrances known						
Not Known						

STATUTARY 15 DAYS NOTICE UNDER RULE 9 (1) 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., 07/11/2023, 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.

Note - Borrowers are requested to kindly remove their movable assets on 11/09/2023 from the property which is in Shriram Finance Ltd Possession

Place : Mumbai

Date : 19-10-2023

Sd/- Authorised Officer

Shriram Finance Limited

SHRIRAM HOUSING FINANCE

SHRIRAM HOUSING FINANCE LIMITED

Registered Office: Office No. 123, Angappa Naicken Street, Chennai – 600 001.

Branch Off: Solitaire Corporate Park, Building No 7, 772, 7th Floor, Guru Hargovindji Marg, Chakala, Andheri East, Mumbai-400093

Website: www.shriramhousing.in

DEMAND NOTICE

Whereas the borrowers/co-borrowers/guarantors/ mentioned hereunder had availed the financial assistance from SHRIRAM HOUSING FINANCE LTD. We state that despite having availed the financial assistance, the borrowers/guarantors have committed various defaults in repayment of interest and principal amounts as per due dates. The account has been classified as Non Performing Asset in accordance with the directives/guidelines issued by Reserve Bank of India, consequent to this Authorized Officer of SHRIRAM HOUSING FINANCE LTD. under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 & in exercise of powers conferred under Section 13(2) read with Rule 3 of Security Interest (Enforcement) Rules, 2002 issued Demand Notices on dates mentioned herein below under Section 13(2) of SARFAESI Act, 2002 calling upon the following borrowers/ guarantors/mortgagors to repay the amount mentioned in the notices together with further interest at the contractual rate on the amount mentioned in the notices and incidental expenses, cost, charges etc until the date of payment within 60 days from the date of receipt of notices.



The notices issued to them on their last known addresses have returned un-served and as such they are hereby informed by way of public notice along with the same.

The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Borrower/Co-Borrower/ Name & Address	Outstanding Amount	Loan Amount	Property Address of Secured Assets
1. Mrs. Jaya Tarachand Suthar .... Borrower/Applicant Building No. 6/206, Krishna Green Land Park, Kasarwadawali Road, Thane 400607 Also At-Flat No. 404, 4th Floor, Hill Crest Apt. Mamdapur, Taluka Karjat 410101 Also At- Omkar Infraprojects- Through Proprietor Mrs. Jaya Tarachand Suthar Building No. 6/206, Krishna Green Land Park, Kasarwadawali Road, Thane 400607 2. Mrs. Tarachand G Suthar .... Co-Borrower/Co-Applicant Building No. 6/206, Krishna Green Land Park, Kasarwadawali Road, Thane 400607 Also At- Flat No. 404, 4th Floor, Hill Crest Apt. Mamdapur, Taluka Karjat 410101	Rs. 1969603/- (Rupees Nineteen Lakhs Sixty Nine Thousand Six Hundred and Three Only) as on 10/10/2023 under reference of Loan Account No. SHLHTHNE000878	Loan Agreement No. SHLHTHNE 0000878 & Loan Amount Disbursed : Rs.176633 5/-	Flat No. 404, admeasuring area 29.68 Sq. Mtr of Carpet on 4th Floor, in the building Known as "Hill Crest Apartment" land bearing Survey Number 175, Plot No. 22 at Village Mamdapur, Taluka Karjat, District – Raigad and within the jurisdiction of Sub-Registrar Karjat.
NPA DATE- 03.10.2023			
Date Of Demand Notice: 12.10.2023			
1. Abdullah Mujibullah Din Mohammed Choudhry Room No. 8, 119/2, Faishkan Chawl, Kasai Wada, Kurla Mumbai – 400070 Mail : luckyvalves@gmail.com Also At – G-9, 156, Khadi Masjid Chawl, Agra Road, Kurla, 400070 Also At – Flat No. 34, Wing – B, Dhanishthha CHS, Plot No. 292, Hissa No. 1(P), City Survey No. 621/2, Gulmohar Marg, Chunabhatti, Mumbai 400022 And Also At- Lucky Enterprises Through Proprietor – Mr. Abdullah Shop No. 6/7, Roshan Garage, S. No. 92/3, Near Dilkhush Hotel Bhandarli, Shialpatta, 400612 2. Mrs. Nasibunnisa Abdullah Room No. 8, 119/2, Faishkan Chawl, Kasai Wada, Kurla Mumbai – 400070 Mail : luckyvalves@gmail.com Also At – G-9, 156, Khadi Masjid Chawl, Agra Road, Kurla, 400070 Also At – Flat No. 34, Wing – B, Dhanishthha CHS, Plot No. 292, Hissa No. 1(P), City Survey No. 621/2, Gulmohar Marg, Chunabhatti, Mumbai 400022 4. Mr. Mujibullah Dinmohd Choudhary Room No. 8, 119/2, Faishkan Chawl, Kasai Wada, Kurla, Near Kurla Court, Hari Masjid, LBS Marg, Kurla West Mumbai – 400070 Also At – G-9, 156, Khadi Masjid Chawl, Agra Road, Kurla, 400070 Also At – Flat No. 34, Wing – B, Dhanishthha CHS, Plot No. 292, Hissa No. 1(P), City Survey No. 621/2, Gulmohar Marg, Chunabhatti, Mumbai 400022 And Also At- Lucky Enterprises Through Proprietor – Mr. Mujibullah Dinmohd Choudhary Shop No. 6/7, Roshan Garage, S. No. 92/3, Near Dilkhush Hotel Bhandarli, Shialpatta, 400612	Rs. 7166331/- (Rupees Seventy One Lakh Sixty Six Thousand Three Hundred and Thirty One Only) as on 10/10/2023 under reference of Loan Account No. STUHHUMBO 003359 and Rs. 1070298/- (Rupees Ten Lakh Seventy Thousand and Two Hundred and Ninety Eight Only) as on 10/10/2023 under reference of Loan Account No. STUHHUMBO 005053	1. Loan Agreement No. SHLHMUM 80003359 & Loan Amount Disbursed : Rs.992000/-	A L L T H A T PREMISES being Flat No.34, B Wing, admeasuring about 550 sq. feet carpet area, in the building known as "Dhanishthha Co-operative Housing S o c i e t y " constructed on Plot No. 292, Hissa No. 1 (Part), City Survey No. 621/2, Gulmohar Marg, lying being situated at Chunnabhatti, Mumbai -400022
NPA DATE- 03.10.2023			
Date Of Demand Notice: 12.10.2023			
1. Nayasa Vegetables .... Borrower V-1000, First Floor, New Vegetable Market, Near MTNL, Plot No. 17-B, 17 C-20, Sector 13, Vashi 400703 Also At- Flat No.103, 1st Floor, Building No. C, Shreepati Residency, Phase 1, Khidkali-Desai, Kalyan Shilphata 410203 And Also At- Plot bearing No. 10, Road No. 11, Sector 19, New Panvel 412026 2. Mr. Indra Rajendra Pandey ...Co-Applicant/Proprietor 503, Building No. A-15, Shree Krishna CHS Ltd., Near Maharashtra Nagar, Mankhurd East, Mumbai 400088 Indrapandey244@gmail.com Also At- Flat No.103, 1st Floor, Building No. C, Shreepati Residency, Phase 1, Khidkali-Desai, Kalyan Shilphata 410203 And Also At- Plot bearing No. 10, Road No. 11, Sector 19, New Panvel 412026 3. Mrs. Neha Indra Pandey .... Co-Applicant 503, Building No. A-15, Shree Krishna CHS Ltd., Near Maharashtra Nagar, Mankhurd East, Mumbai 400088 Also At- Flat No.103, 1st Floor, Building No. C, Shreepati Residency, Phase 1, Khidkali-Desai, Kalyan Shilphata 410203 And Also At- Plot bearing No. 10, Road No. 11, Sector 19, New Panvel 412026 4. R P Vegetable ... Co-Applicant V-1000, APMC, New Vegetable Market, Near MTNL, Plot No. 17-B, 17 C-20, Sector 19, Vashi 400703 Also At- Flat No.103, 1st Floor, Building No. C, Shreepati Residency, Phase 1, Khidkali-Desai, Kalyan Shilphata 410203 And Also At- Plot bearing No. 10, Road No. 11, Sector 19, New Panvel 412026	Rs. 14907084/- (Rupees One Crore Forty Nine Lakhs Seventy Thousand and Eighty Four Only) as on 10/10/2023 under reference of Loan Account No. SLPHMUMBO 005687	Loan Agreement No. SLPHMUM 80005687 & Loan Amount Disbursed : Rs.181500 00/-	"SCHEDULE - A" Flat No. 103, 1st Floor, Building No. C, in the building k n o w n a s " S h r e e p a t i R e s i d e n c y " admeasuring area 4 6 6 S q . F t . equivalent to 39.56 sq. mtr. Carpet Area and Exclusive Area 3.69 Sq. Mtr. Total area 43.25 S q . M t r . Constructed on Survey No. 129/1/D/3, Village Khidkali, 122/2A, 2B, 2C, 208, 209 Village Desai. And "SCHEDULE - B" All That Piece or Parcel of land admeasuring Plot bearing No. 10, on Road No.11, In Sector 19, New Panvel (E), New P a n v e l , a d m e a s u r i n g 100.00 sq. mtrs., and developed the said plot and construct the building G+2 Upper Floor, total p l o t a n d a d m e a s u r i n g 143.524 sq. mtrs. Carpet.
NPA DATE- 03.10.2023			
Date Of Demand Notice: 12.10.2023			
In the circumstances as aforesaid, the notice is hereby given to the above borrowers, co-borrowers and/ or their guarantors (where ever applicable) to pay the outstanding dues as mentioned above along with future interest and applicable charges within 60 days from the date of the publication of this notice failing which further steps will be taken after the expiry of 60 days of the date of this notice against the secured assets including taking possession of the secured assets of the borrowers and the mortgagors under Section 13(4) of Securitization and Re-construction of Financial Assets and Enforcement of Security Interest Act, 2002 and the applicable rules there under.			
Please note that under Section 13 (13) of the said Act, no Borrower shall, transfer by way of sale, lease or otherwise any of his secured assets referred to in the notice, without prior written consent of the secured creditor.			
Place: Thane/Mumbai/Raigad			
Date: 19-10-2023			
Sd/- Authorised Officer			
Shriram Housing Finance Ltd			



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

 	SHRIRAM FINANCE LIMITED <b>Head Office:</b> Level-3, Wockhardt Towers, East Wing C-2 Block, Bandra Kurla Complex, (Bandra East), Mumbai 400 051; <b>Tel:</b> 022 4241 0400 , 022 4060 3100; <b>Website:</b> <a href="http://www.shriramfinance.in/auction">http://www.shriramfinance.in/auction</a> <b>Registered Office:</b> Sri Towers, Plot No.14A, South Phase, Industrial Estate, Guindy, Chennai-600 032; <b>Branch Office:</b> NO 13 Meenakshi Towers ,Rajamannar street, G N chetty Road, T Nagar, Chennai-600 017
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**Terms and Conditions for sale of assets of borrower accounts through online E-auction under SARFAESI ACT 2002**

**Borrower Name:- M/S. KRISHNA DRY FRUITS Prop. Mr. Kansingh Badansingh Rajpurohit & Loan Account No. CDBDRTF1903300001**

**1. Nature and Object of Online Sale:**

- The online e-auction sale is with the object of Free and Fair Sale, Transparency and for achieving best-possible recovery of public money.
- 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 07/11/2023 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: 27<sup>th</sup> 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:**

- Property is being sold on basis of "As is where is", "As is what is", and "Whatever there is".
- 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.
- 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.
- 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.20,000/-** 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](mailto: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 15<sup>th</sup> (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.

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- 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.

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- 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.

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Name of Bidder	Signature of Bidder	Date