

Date: 28-10-2023

Without Prejudice

Registered AD

To,

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 – 410 206.

3. Mr. ASHOK VASUMAL JASHNANI,
(Co-Borrower / Guarantor) having address at
75, Jashnani House, MCCH Society,
Panvel – 410 206.

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 – 410 206.

7. Mr. RAMESH VASUMAL JASHNANI,
(Co-Borrower / Guarantor) having address at
75, Jashnani House, MCCH Society,
Panvel – 410 206.

8. Mr. ISHWAR VASUMAL JASHNANI,
(Co-Borrower / Guarantor) having address at
75, Jashnani House, MCCH Society,
Panvel – 410 206.

Dear Sir/Madam,

Sub:- Notice for sale of the Mortgaged Property

1. We refer to our Demand Notice dated **08/10/2018** 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.**

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

5,52,42,003.00 (Rupees Five Crore Fifty Two Lakh Forty Two Thousand Three Only) with further interest until payment in full (**hereinafter referred as the “outstanding amount”**) and payable by you all under the facility granted by **Shriram 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 Limited** has taken possession of the property/ properties on **11-07-2023** 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 Limited** 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) /(6) & 9(1) of Security Interest (Enforcement) Rules, 2002 after a period of **30 days** from the date of public notice or Paper publication 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 as per demand notice i.e **Rs. 5,52,42,003.00 (Rupees Five Crore Fifty Two Lakh Forty Two Thousand Three Only)** as on 08/10/2018 **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	16/11/2023
2.	Time of Auction	11.00 AM to 01.00 PM
3.	Place of Auction	Web Portal: https://www.shriramfinance.in/borrower
4.	Mode of Auction	E-Auction
5.	Loan agreement No	CDBDRTF1801300010
6.	Outstanding amount	<u>Rs. 5,52,42,003.00 (Rupees Five Crore Fifty Two Lakh Forty Two Thousand Three Only)</u> as on 08/10/2018 Excluding further interest, legal and other costs which shall be applied at the time of closure of this loan.
7.	Description of mortgage property (Secured Asset)	<p><u>Schedule of the Property</u> <u>Flat No. 304, on the 3rd Floor, Q Wing, Neelkanth Vishwa, Survey No. 139/0, 140/0, 142/0, Usarli - Khurd, Panvel, District Raigad.</u></p> <p><u>Boundaries as per technical report:-</u></p> <p>_____ North: Open Plot</p> <p>South: -Internal Road & Neelkhanth Vishwas Phase II</p>

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Corporate Identification Number (CIN) L65191TN1979PLC007874

		East: -Internal Road West:- Open Plot
8.	Reserve Price and Earnest Money Deposit Details of Property <u>Schedule of the Property</u> <u>Flat No. 304, on the 3rd Floor, Q Wing, Neelkanth Vishwa, Survey No. 139/0, 140/0, 142/0, Usarli - Khurd, Parnel, District Raigad.</u>	Reserve Price - 27,55,000 (Rupees Twenty Seven Lakhs Fifty five thousand Only) EMD - Rs. Rs.2,75,500/- (Rupees Two Lakhs Seventy Five thousand Five hundred only)

Please treat this notice as Notice under Rule 8 (6) /9 (1) of the Security Interest (Enforcement) Rules, 2002 providing you a notice of 15 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

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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1 person surrenders for triple blasts: Kerala police

One man, claiming to be a member of Jehovah's Witnesses, surrendered before police in Thrissur district of the state, claiming responsibility for the multiple blasts at the Christian

religious gathering at Kalamassery in Kochi on Sunday morning, the police said. One woman died and over 45 people were injured, some seriously, in the blasts, ADGP (law and order) MR Ajith Kumar told reporters in Kochi. The officer said that the man surrendered at Kodakara police station in the morning, claiming he was the

one who set off the blasts. "The man's name is Dominic Martin. He also gave evidence supporting his claim. We are examining it presently. We are also

examining his claims and the reasons given for carrying out the act," the ADGP said. He also said that the man also claims to be a follower of the Jehovah's Witnesses Christian religious group.



To advertise in this Section Call : Manoj Gandhi 9820639237

We at Eskay Silk Industries Pvt Ltd like to offer Fabric Stock of approx. 12,00,000 to 14,00,000 mtrs on as is where is basis since there is some issue in quality of the goods Auction would be held at our Bhiwandi Warehouse having address as mentioned below on 01st Nov 23 from 11am to 12pm along with a deposit cheque of Rs.100,000/- drawn in favour of M/s Eskay Silk Industries Pvt Ltd. Kindly confirm your visit by mail on eskaysilk@gmail.com or contact at 98210-33921. Warehouse Address: House No 931, New Taware Compound, 2nd Floor, Narpoli, Bhiwandi – 421302, Thane.

PUBLIC NOTICE
Notice is hereby given that I, MRS. TABASSUM BASHIR AHMED SHAIKH have applied to the Chouhan Classic CHS. Ltd. Agarwal Estate, Capt. Samanth Marg, Jogeshwari (West), Mumbai- 400 102 for transfer of the Share Certificate No. 034 respectively bearing distinctive Nos. from 166 to 170 respectively (fully paid up share of Rs. 50/- each) in connection with the residential flat premises situated at Flat No. 102, 1st Floor B-Wing, Chouhan Classic CHS. Ltd. Agarwal Estate, Capt. Samanth Marg, Jogeshwari (West), Mumbai- 400 102 having area approximately 413 square carpet area constructed on a land bearing Cadastral Survey No. 1 of Jogeshwari Division of the registration district and Sub District of Mumbai City as the said premises have been purchased by me from MR. MOHD JAMAL MOHD AZAZ QURATULI & MRS. RUKHANA JAMAL QURAISHI, vide Agreement dated 20.02.2016 and am currently in the possession of the said premises.
All persons having any claim in respect of, against or to the above said flat premises by way of sale, exchange, mortgage, trust, encumbrance, charge, lien, gift, inheritance, maintenance, possession, or otherwise of whatsoever nature, however, are hereby requested to make known the same in writing, to the undersigned together, with the documentary evidence in support thereof WITHIN A PERIOD OF 14 DAYS from the date of publication hereof, failing which such claim/s or objections, if any shall be considered as waived and/or discharged forever. Sd/- MRS. TABASSUM BASHIR AHMED SHAIKH Flat No. 102, 1st Floor B-Wing, Chouhan Classic CHS. Ltd. Agarwal Estate, Capt. Samanth Marg, Jogeshwari (West), Mumbai- 400 102.

MANUGRAPH INDIA LIMITED
CIN: L29290MH1972PLC015772; Registered Office: Sidhwa House, 2nd Floor, N. A. Sawant Marg, Colaba, Mumbai – 400 005.
Email: sharegrievances@manugraph.com; Website: www.manugraph.com; Tel. No.: 022-22874815 / 0620; Fax No.: 022-22870702

NOTICE
Pursuant to Regulation 29 read with Regulation 47 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (Listing Regulations), Notice is hereby given that the meeting of the Board of Directors of Manugraph India Limited is scheduled on Thursday, November 9, 2023 to consider among other things, the Company's Unaudited Financial Results for the quarter and half year ended September 30, 2023.
This information is also available on the website of the Company at www.manugraph.com and on the websites of the Stock Exchanges where the shares of the Company are listed at www.bseindia.com and www.nseindia.com.
For Manugraph India Limited
Sd/- Sanjay Shah Chairman & Managing Director
Date: October 27, 2023
Place: Mumbai

PUBLIC NOTICE
NOTICE is hereby given that my client Mr. SUDHAKAR DAMODAR KULKARNI jointly with his wife Mrs. SUNITI SUDHAKAR KULKARNI are owner of flat No.304, 3rd Floor, Building No. 34, Sanskruti Bldg. No.31 to 34 CHS Ltd, 90 ft Road, Thakur Complex, Kandivli (E), Mumbai- 400101, and holder of share certificate No. 124 distinctive Nos. from 616 to 620 (both inclusive) and the said SUNITI SUDHAKAR KULKARNI expired on 17/10/2014 leaving behind her my client and three children viz. Mrs. NAYANA VIDYADHAR APSHANKAR (2) Mrs. BEENA SUNIL DESAI and (3) Mr. SAGAR SUDHAKAR KULKARNI as her only legal heir entitled to inherit the estate of deceased including the said flat and vide Deed of Release dated 09/10/2023 registered under Sr. No. BRL-2-15506-2023 all the said remaining legal heirs have released their right, title, interest and undivided shares in the said flat in favour of my client and thereby my client became sole and absolute owner of the said flat as well as holder of said shares in respect thereof.
If anyone have any claim over the said flat claiming either lawfully or equitably through deceased Mrs. SUNITI SUDHAKAR KULKARNI may contact the undersigned Advocate Mr. N. R. Pandey, at Bhandarkar Bhavan, Court Lane, Borivali (W), Mumbai- 400092, with evidence within 15 (fifteen) days from the date of publication of this notice, failing which, any such claim, shall be deemed to be waived.
Sd/- ADVOCATE MR. N. R. PANDEY Mobile: 9869049486 Date: 30/10/2023 Place: Mumbai

PUBLIC NOTICE
NOTICE is hereby given that our clients viz. Mr. Paulo Judas Gracias, Mr. Christopher Gracias & Mr. Benjamin Agnelo Gracias are intent to transfer 5 Shares distinctive Nos. 156 to 160 (both inclusive) in respect of the Share Certificate No. 32 [said Shares] and Flat No. A-32, 11th Floor, Dahisar Sai Sadan Co-operative Housing Society Limited, Shiv Vallabh Road, Dahisar [East], Mumbai 400068 [said Flat] holding by Mr. Joseph Carlos Remedios Gracias. Mr. Joseph Carlos Remedios Gracias expired on 20th December 2022 & his wife Mrs. Ana P. Gracias expired on 21st April 2015 leaving only Three (3) legal heirs namely Mr. Paulo Judas Gracias [Son], Mr. Christopher Gracias [Son] & Mr. Benjamin Agnelo Gracias [Son] behind him.
Our clients are hereby inviting the claim against said shares & said Flat of Mr. Joseph Carlos Remedios Gracias. If any Person, Firm, Society, Company, Corporation or any Body Corporate has any claim or lien against the said Shares & said Flat of Mr. Joseph Carlos Remedios Gracias may file such claims or objections with documents if any, within the period of 14 days from the date of this notice with documentary proofs and legal claims to. M/s. BHOGALE & ASSOCIATES, Advocates & Legal Consultants, 1202, 12th Floor, Maa Shakti, Dahisar Udayachal CHS Ltd., Ashokvan, Shiv Vallabh Road, Borivali [East], Mumbai 400066.
If no claims or objections, as above, are received within the stipulated period, our clients shall, at future date, treat any such claims, objections and/or rights having been waived, forfeited and / or annulled. Sd/- M/s. BHOGALE & ASSOCIATES Place: Mumbai Date: 30/10/2023

PUBLIC NOTICE
BEFORE THE HON'BLE GRIEVANCE REDRESSAL COMMITTEE, (MUMBAI SUBURBS), MUMBAI
Old Custom House, First Floor. Room No. 25, Shahid Bhagat Singh Road, Fort, Mumbai- 400 001
Bhima @ Bhimu Lakhu Rathod, APPEAL No. 8 / 2021
Yadav Chawl, Janseva Zopadpatti Sangh, New Shakti Rahiwasi Seva Sangh Co-op.Hsg.Soc. Scout Camp Road,Behrarn Baug, Jogeshwari (W), Mumbai-400102
.....Appellant
V/s
1. The Additional Collector (Enc / Rem), Western Suburbs, Mumbai, Maharashtra State, 7th Floor Administrative Building, Bandra (East), Mumbai-400051
2. The Deputy Collector (Enc/Rem), Andheri-1, Having its office at Room No. 65 & 66, Ground Floor, MHADA Building, Bandra (East), Mumbai-400051
3. The Chairman / Secretary New Shakti Janseva Sangh Co-op. Housing Society, Scout Camp Road, Behrarn Baug, Jogeshwari (West), Mumbai-400102.
4. M/s Sahyog Homes Ltd., 321, Morya Estate, Infinity Mall, Link Road, Andheri (West), Mumbai-400053. Respondents
Whereas above-mentioned appellant has filed an Appeal in this Court in respect challenging the order dated 17th September 2020 passed by Respondent No.1 in Appeal No. 374 of 2019 in which the Appellant herein was declared as non-eligible in Annexure II at Sr. No. 312 and for other reliefs on the facts, circumstances and cause of action more particularly set out in Appeal. The above-said Appeal is kept for hearing on 24/11/2023 at 11.00 a.m. before this Hon'ble Court, therefore, you are informed to remain present through your representative or through an advocate. Please take note that if you fail to do so the matter shall be heard and appropriate order will be passed.
GRIEVANCE REDRESSAL COMMITTEE, (MUMBAI SUBURBS), MUMBAI

PUBLIC NOTICE
All the people are hereby informed that the land property bearing S. No. 137/1(p) total admeasuring 1394 sq.mtrs situated at Mauje-Kalyan, Taluka-Kalyan, Dist. Thane and within the limits Kalyan Dombivli Municipal Corporation, hereinafter referred as the Said Property. The Said Property is owned by Shri. Abhijeet Vishwas Shinde and Shobha Vishwas Shinde Residence At :- B-302, Green Meadows, Nashik Pune Road, Opp. Mhasoba Temple, Nashik 422101 are the current owner of the Said Property. And My client is decided to purchase/develop the said property and going to register and execute the Sale Deed, Development Agreement, Power Of Attorney and other similar Deeds, Articles.
Any person having any rights, claim or interest in the said property, by way of sale, inheritance, possession, succession, mortgage, lien, lease, gift or otherwise whatsoever in respect of the same, shall intimate the objection in writing to the below mention address with supporting Original Documents thereof within 15 days from the date of publication of this notice and after that any such claims by anyone shall not be considered and shall be deemed to have been waived and/ or abandoned. And, my client shall proceed to conclude the transaction and execute the agreement and no claims shall be entertained thereafter.
Date :- 28/10/2023
Add : 02, Ground Floor, Mugdha CHS Ltd., Opp. Yashwant Marathe Jewellers, Sane Guruji Road, Shivaji Nagar, B Cabin, Naupada, Thane 400602
Sd/- Atul Patkar (Advocate)

FORM "Z"
See under M.C.S. Act 1960 & sub - rule (11 (d-1) of rule 107) of Rule 1961
Possession Notice for Immovable Property
OW.No./17207/139/28-543/R.O./SP/2023
Recovery Officer (M.C.S.Act 1960 & Rule 107 of M.C.S. Act Rule 1961)
C/o.Sai Prerna Co-op Credit Society Ltd.
Office No.210, 2nd Floor, Devi Annpurna Premises Co.Op. Society Ltd., Plot No.8, Sector 18, Vashi, Navi Mumbai – 400 705
Tel.022-46089841 / 42
E mail : srosaiprerna@gmail.com
Date : 28/10/2023
Whereas the undersigned being the K. D. Awate, Recovery Officer under the M.C.S. Act 1960 Section 156 & Rule 107 of M.C.S. Rule 1961 of Sai Prerna Co-Op. Credit Society Ltd., issued a Demand Notice to Judgment debtor Mr.Tushar Dashrath Durge dated 04/10/2019 of Rs.40,88,213/-
Undersigned Recovery Officer issued Notice of Attachment dated 09/08/2023. The said Property was Seized & Possessed by exercise of powers conferred under rule 107 (11-d(1)) of Maharashtra Co-Operative Societies Rules,1961 by Panchnama dated 24/08/2023. The said procedure was confirmed by Order dated 26/08/2023.
After services of said notices the Judgment debtor having failed to repay the amount. Hereby the Judgment debtor in particular and the public general is hereby cautioned, not to deal with the Property described herein below. Any dealing with the property will be subject to the charge of Sai Prerna Co.Op.Credit Society Ltd. of Rs.57,07,200/- up to Dt.28/10/2023 and interest + Recovery Expenses thereon.
Description of the Immovable Property
The Property – Land is situated in Jurisdiction of District Collector - Raigad-Alibaug, Tahasilidar – Khalapur, Sub Registrar – Khalapur, At/Post Panshil, Tal. Khalapur, Dist. Raigad
Sr. Property Holder Name Gut No./ Hissa No. Area Hecto R Hecto R Total Area Hecto R Assess Rs Ps
1 Mr.Tushar Dashrath Durge 4/2 Area → 0 25.30 0 1.30 0 26.60 5 94
Seal
Sd/- K. D. Awate Recovery Officer (M.C.S.Act 1960 Section 156 & Rule 107 of M.C.S. Rule 1961)
Date : 28/10/2023 Place : Navi Mumbai - 400 705

PUBLIC NOTICE
Notice is hereby given that our client viz. Mr. Dinesh Bhagwanbhai Parsuram was holding an Agreement dated 11th January 1993, M/s. Sai Development Corporation (Builders) and Mr. Govind Haribhai Patel [Purchaser] of Flat No. 302, 3rd Floor, "B" Wing, Gopi Krishna Nagar Co-operative Housing Society Limited, S. N. Dubey Road, Rawalpada, Dahisar (East), Mumbai - 400068 [said Original Agreement] which is lost/ misplaced and not found after search.
Our client hereby invite claims from general public on the said Original Agreement as our client has not created any third party rights on the said Original Agreement as well as not handed over the said Original Agreement to any third Person, Firm, Society, Company, Corporation or any Body Corporate.
If any Person, Firm, Society, Company, Corporation or any Body Corporate having any claim or lien, with regard to the said Original Agreement may file such claims or objections if any, together with relevant documents within the period of 14 days from the date of this notice to – M/s. BHOGALE & ASSOCIATES, Advocates & Legal Consultants, 1202, 12th Floor, Maa Shakti, Dahisar Udayachal CHS Ltd., Ashokvan, Shiv Vallabh Road, Borivali [East], Mumbai – 400 066
If no claims or objections, as above, are received within the stipulated period, our clients shall, at future date, treat any such claims, objections and/or rights having been waived, forfeited and / or annulled. Sd/- M/s. BHOGALE & ASSOCIATES Place: Mumbai Date: 30/10/2023



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(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 16/11/2023 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	Reserve Price (Rs.) & Bid Increment	Earnest Money Deposit (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-410 206. 3. Mr. ASHOK VASUMAL JASHNANI, (Co-Borrower / Guarantor) having address at 75, Jashnani House, MCCH Society, Panvel-410 206. 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-410206. 6. Mr. PRAKASH VASUMAL JASHNANI, (Co-Borrower / Guarantor) having address at : 75, Jashnani House, MCCH Society, Panvel – 410 206. 7. Mr. RAMESH VASUMAL JASHNANI, (Co-Borrower / Guarantor) having address at: 75, Jashnani House, MCCH Society, Panvel-410 206. 8. Mr. ISHWAR VASUMAL JASHNANI, (Co-Borrower / Guarantor) having address at : 75, Jashnani House, MCCH Society, Panvel-410 206.	Rs. 5,52,42,003.00 (Rupees Five Crore Fifty Two Lakh Forty Two Thousand Three Only) as per Arbitral Decretal amount award calculation dated 08/10/2018 with further interest and charges at the contractual rate with other cost and expenses as per terms and conditions of the above mentioned Loan agreements for Loan Account number – CDBDRTF1801300009 CDBDRTF1801300009 CDBDRTF1801300010 CDBDRTF1801300034 CDBDRTF1801300036 CDBDRTF1801300032 CDBDRTF1801300029 CDBDRTF1801300027 CDBDRTF1801300030 CDBDRTF1801300031	Rs. 27,55,000 (Rupees Twenty Seven Lakhs Fifty five thousand Only) Bid Increment Rs.20,000/- (Rupees Thirty Thousand Only) and in such multiples Earnest Money Deposit (EMD) (Rs.) Rs.2,75,500/- (Rupees Two Lakhs Seventy Five thousand Five hundred only) Last date for submission of EMD: 15th 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 BRANCH - DR. RADHAKRISHNAN S A L A I , M Y L A P O R E , CHENNAI BANK ACCOUNT NO - Current Account No . 00601020006744 9 IF S C C O D E - UTIB0000006	16th Nov. 2023 & Time. 11.00 a.m. to 01.00 p.m.	Debjyoti (9874702021) Mr. Milind Balajiwale 9821114382 Property Inspection Date: - 10th November 2023 Time 11.00 a.m. to 02.00 p.m.

Description of Property
Flat No. 304, on the 3rd Floor, Q Wing, Neelkanth Vishwa, Survey No. 139/0, 140/0, 142/0, Usarli – Khurd, Panvel, District Raigad.
Boundaries as per technical report:- North: Open Plot, South: -Internal Road & Neelkanth Vishwas Phase II, East: -Internal Road , West:- Open Plot
STATUTORY 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 to dated interest and ancillary expenses before the date of e-auction i.e. 16/11/2023, 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 : 30-10-2023
Sd/- Authorised Officer Shriram Finance Limited

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

 	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: 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. KINGS ELECTRONICS PVT. LTD. **& Loan Account No.** CDBDRTF1801300010

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 **16/11/2023** 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: 10th November , 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

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Tax/Excise/Income Tax or any other etc. and shall satisfy themselves regarding the nature, description, condition, 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.

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- 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.

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- 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, 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.

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- c. Sale Confirmation/Sale Certificate shall be collected in person or through an authorized person with authority letter.
- 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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