

IN THE HIGH COURT OF JUDICATURE AT BOMBAY TESTAMENTARY AND INTESTATE JURISDICTION PETITION NO. 753 OF 2026

www.freepressjournal.in IN THE DEBTS RECOVERY TRIBUNAL NO.2, MUMBAI 3rd Floor, Telephone Bhavan, Colaba Market, Colaba, Mumbai - 400 005.

PUBLIC NOTICE Notice is hereby given to the general public that the following original Agreements for Allotment of Flat into possession of the Society executed between:

SVC CO-OPERATIVE BANK LTD. LEGAL & RECOVERY DEPARTMENT SVC TOWER, JAWAHARLAL NEHRU ROAD, VAKOLA, SANTACRUZ EAST, MUMBAI: 400 055.

KOTAK MAHINDRA BANK LIMITED Registered Office: 27 BKC, C-27, G Block, Bandra Kuria Complex, Bandra (East), Mumbai-400051, (MH).

CFM ASSET RECONSTRUCTION PRIVATE LIMITED (CFM-ARC) REGISTERED OFFICE: Block No.A/1003, West Gate, Near YMCA Club, Sur.No.835/1+3, S.G.Highway, Makarba, Ahmedabad-380051-GUJARAT

Jayshree Shankarlal Dhirawani 8602, Preen Zanghy V.P.Road, Opp. SPMR School, BKC, Bandra, Mumbai - 400051 (MH)

ASREC (India) Limited Bldg No. 2, Unit No. 201-202 & 200A-200B, Gr. Floor, Solitaire Corporate Park, Andheri Ghatkopar Link Road, Chakala, Andheri (East), Mumbai-400 093.

POSESSION NOTICE (For Immovable Property) (As per Appendix IV read with Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002)

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES E-Auction Sale Notice for sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002

PUBLIC NOTICE NOTICE is hereby given to the General Public that We, Mr. Hitesh J Parwadiya (Pate) and Mr. Nitin K Parwadiya Intending to offer our property bearing Industrial Gala /Unit No. 1 on the ground floor measuring 95.497 sq.mtrs built up area in the societies building known as MLK INDUSTRIAL ESTATE NO. 1 PREMISES CO-OP SOC LTD., constructed on a piece of land bearing Plot No. 13, 16, 18 forming part of S.No.253-A part, H.No.21/1/1 & 21/4 situated at Village Gokhivare, Taluka Vasai, District Palghar as a mortgage to HDFC Bank Ltd., by way of security to secure the banking facility granted to M/s. Khushi Industries., by the said HDFC Bank Ltd

APPENDIX-IV-A Sale Notice for sale of immovable Assets Under Securitization and Reconstruction of Financial Assets and Security Interest Act read with Rule 8(6) & Rule 9 of the Security Interest (Enforcement) Rules, 2002

DESCRIPTION OF SECURED PROPERTY All That Piece And Parcel Of The Property - Shop No. 19, On Ground Floor, D - Wing, Adm-105 Sq. Ft. (Carpet Area), In The Building Known As "Shivshree Complex" Building No. 2 - C & D Wing, ChS, Constructed On Land Bearing S. No. 73A & 73B, Situated At Achole Link Road, Near Dubej Medical College, Nallasopara (East) At Village/Achole, Tal. Vasai, Dist-Palghar - 401209.

DETAILS OF PUBLIC AUCTION Sr No Name of Mortgagor/Borrower/Account Name Description of Property Date and Amount of Demand Notice Reserve Price (Rs. in Lakhs) EMD (Rs. in Lakh) Date & Time of E-auction and Place of sale

DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 1) 2nd floor, Colaba, Telephone Bhavan, Colaba Market, Mumbai-400 005 (5th Floor, Scindia House, Colaba, Mumbai-400001)

DETAILS OF PUBLIC AUCTION (Continued) SECURED DEBT Rs. 20,00,523.00 (Twenty Lakhs Five Hundred Twenty-Three Only) as on 07.11.2024 together with further interest, other costs & expenses thereon due & payable till the final payment.

Public Notice (Continued) It is further notified that the (1) Original Registration Deed dated 07.08.2019 (Reg No. 8912/2019) between Mr. Hitesh J Parwadiya (Pate) and Mr. Nitin K Parwadiya alongwith Original Registration Receipt pertaining to above referred property is misplaced /not available / not traceable

Table with 6 columns: Sr No, Name of Mortgagor/Borrower/Account Name, Description of Property, Date and Amount of Demand Notice, Reserve Price (Rs. in Lakhs), EMD (Rs. in Lakh), Date & Time of E-auction and Place of sale.

Form No.3 [See Regulation-13 (1)(a)] DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 1) 2nd floor, Colaba, Telephone Bhavan, Colaba Market, Mumbai-400 005 (5th Floor, Scindia House, Colaba, Mumbai-400001)

DETAILS OF PUBLIC AUCTION (Continued) RESERVE PRICE (R.P.) Rs. 16,00,000/-(Rupees Sixteen Lakh only)

Public Notice (Continued) Place - Mumbai Date :- 15.05.2026 Mr. Hitesh J Parwadiya (Pate) and Mr. Nitin K Parwadiya

Last date for Submission of Bid Form is 11.06.2026 upto 4.00 PM. The bid form or EMD received late for any reason whatsoever will not be entertained. Bid without EMD shall be rejected summarily.

Siyaram's SIYARAM SILK MILLS LTD. CIN: L171166MH1978PLC020451 Regd. Off.: H-3/2, MIDC, A-Road, Tarapur, Bolar, Dist. Palghar - 401 506 Maharashtra.

POSSESSION NOTICE (For Immovable Property) Rule 8(1) Whereas, the undersigned being the Authorized Officer of IIFL Home Finance Limited (Formerly known as India Infoline Housing Finance Ltd.) (IIFL-HFL) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(2) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, is desirous to issue a public notice to the mortgagor/Co-Borrower/Endorser of the property to the mortgagor/Co-Borrower/Endorser to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein in exercise of powers conferred on him under Section 13(4) of the said Rules.

Public Notice (Continued) Encumbrances if any: Not known to the secured creditor. The CFM ARC shall not be held liable/responsible for any unpaid charges towards electricity, maintenance, Tax, charges or any other statutory dues, or any other dues etc., in connection with the secured asset.

KEC An RPG Company KEK INTERNATIONAL LIMITED CIN: L45200MH2005PLC152061 Registered Office: RPG House, 463, Dr. Annie Besant Road, Worli, Mumbai-400030



Bldg No. 2, Unit No. 201-202 & 200A-200B, Gr. Floor, Solitaire Corporate Park, Andheri Ghatkopar Link Road, Chakala, Andheri (East), Mumbai-400 093.

PUBLIC NOTICE FOR AUCTION – SALE OF IMMOVABLE PROPERTY
(Under Rule 8(6) read with Rule 9 of the Security Interest (Enforcement) Rules, 2002

WHEREAS,

ASREC (India) Ltd., a company incorporated under the Companies Act, 1956 is registered with Reserve Bank of India as a Securitisation and Reconstruction Company under section 3 of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act, 2002) having its Registered Office at Solitaire Corporate Park, Building No.2 – Unit No. 201-202 & 200A-200B, Ground Floor, Andheri Ghatkopar Link Road, Andheri (East), Mumbai-400 093 (hereinafter referred to as “ASREC”) and secured creditors, by virtue of Deed of Assignment dated 4th January,2022 executed with original lender Vasai Vikas Sahakari Bank Ltd, whereby ASREC (India) Ltd., in its capacity as trustee of ASREC PS-05/2021-22 Trust, has acquired the financial assets of aforesaid borrower from Vasai Vikas Sahakari Bank Ltd with all rights, title and interest together with underlying security interest under Section 5 of the SARFAESI Act, 2002.

The Authorized Officer of ASREC (India) Ltd in exercise of powers conferred under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI) and Security Interest (Enforcement) Rules, 2002, had issued a demand notice dated 13.03.2023 u/s 13(2) of the said act calling upon the borrower, in respect of the advances granted by the Vasai Vikas Sahakari Bank Ltd, within the stipulated period of 60 days.

Pursuant to Assignment Agreement dated 04.01.2022, ASREC (India) Ltd., has acquired the financial assets of aforesaid borrower from Vasai Vikas Sahakari Bank Ltd with all rights, title and interest together with underlying security interest under Section 5 of the SARFAESI Act, 2002

As the mentioned Borrower/guarantors/Mortgagor having failed to pay as per the said Demand Notice under Sec.13(2) within stipulated period of 60 days, the Authorized Officer of ASREC (India) Ltd. in exercise of powers conferred under Section 13(4) read with rule 8/9 Enforcement of Securities (Interest) Rules,2002 took physical possession of the below mentioned property by virtue of Section 13(4) read with section 14 of SARFAESI Act,2002.

Since the entire dues have not been cleared, Notice is hereby given to the public in general and Borrower(s) and guarantor(s) in particular that the Authorised Officer hereby intends to sell the below mentioned secured property for recovery of dues, as per aforesaid demand u/s 13 (2) notice after giving due credit to the payment received subsequent to the said notice, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and hence the tenders/bids are invited in sealed cover for the purchase of the secured property. The property shall be sold strictly on **“AS IS WHERE IS”**, **“AS IS WHAT IS”** and **“NO RECOURSE”** basis under 8 & 9 of security interest (enforcement) Rules for recovery of dues detailed as follows.

S r N o	Name of Mortgagor/ Borrower/ & Account Name	Description of Property	Date and Amount of Demand Notice	Reserve Price (Rs. in Lakhs)	EMD (Rs. in Lakh)	Date & Time of auction and Place of sale
1	1. M/S. PRATHAMESH TYRES (Borrower), 2. Mr. Kamalakar Baburo Patil(Borrower), 3. Mr.Ashish Kamalkar	Su. No 138/B of area 6560 sq. mts. At Village Asnas, Taluka Wada, Dist palghar. owned by Mr. Kamalakar	13.03.2023 Rs. 2,35,03,927/- (Rupees: Two Crore Thirty- Five Lac Three	131	13.10	12.06.2026 11.00 AM To 1.00 PM ASREC

	Patil (Guarantor) and 4. Mr. Aniket Milind Raje (Guarantor)	Baburo Patil	Thousand Nine Hundred Twenty- Seven Only) as on 28.02.2023			INDIA LIMITED
2	M/s.Sham Elektromech Pvt. Ltd. and/or Director & Guarantor- 1)Mr. Santosh Sham Chaphekar, 2)Mrs. Sheetal Santosh Chaphekar,and Guarantor- 3)Smt. Manda Sham Chaphekar	Flat No. 201 (New Flat No. 303), area admeasuring about 48.52 sq. mtrs. equivalent to 522 sq. ft. (built up) (2BHK) on the third floor in the building known as Anantraj Co-operative Hsg. Soc. Ltd. Lying being and situated at Dahanukar Wadi, Capt Sameer Chandavarkar Lane, Kandivali west, Mumbai - 400 067	03.11.2022 Rs. 4,68,89,218/- (Rupees: Four crore Sixty- Eight lac Eighty- Nine Thousand Two Hundred Eighteen only) as on 31.10.2022	100	10.00	12.06.2026 11.00 AM To 1.00 PM ASREC INDIA LIMITED
3	M/s.Sham Elektromech Pvt. Ltd. and/or Director & Guarantor- 1)Mr. Santosh Sham Chaphekar, 2)Mrs. Sheetal Santosh Chaphekar,and Guarantor- 3)Smt. Manda Sham Chaphekar	Flat No. 202 (New Flat No. 301), area admeasuring about 457 sq. ft. (built up) (1BHK) on the third floor in the building known as Anantraj Co-operative Hsg. Soc. Ltd. Lying being and situated at Dahanukar Wadi, Capt Sameer Chandavarkar Lane, Kandivali west, Mumbai - 400 067	03.11.2022 Rs. 4,68,89,218/- (Rupees: Four crore Sixty- Eight lac Eighty- Nine Thousand Two Hundred Eighteen only) as on 31.10.2022	80	8.00	12.06.2026 11.00 AM To 1.00 PM ASREC INDIA LIMITED
4	1)Mr.Harichandra Hiralal Vishwakarma (borrower) and 2)Mrs.Kalavati Harichandra Vishwakarma (Co-Borrower), Guarantor: 3.)Mr.Sadanand R. Upadhyay, 4.)Ramsingh N Yadav and 5.)Mr.Shankar Hiralal Verma	Flat No.2, Ground Floor, Area admeasuring about 510.00 sq.ft. Built up (1BHK), B Wing, in the building known as, "Pranit Apartment", Opp Varekar School, Mumbadevi Colony Road, lying,being and situate at village - Datavali, Diva East 400612 , Tal & Dist - Thane	10.03.2023 Rs. 16,16,812/- (Rupees: Sixteen Lac Sixteen Thousand Eight Hundred Twelve Only) as on 28.02.2023	15	1.50	12.06.2026 11.00 AM To 1.00 PM ASREC INDIA LIMITED
5	1) Mr. Raju Shantaram Chopdekar (Borrower), 2) Mrs. Vijaya Krishna Patil (Co-Borrower), and 3)Amarnath Rajmani Sharma (Guarantor)	Flat No. 6, in a building known as "Himnadi Co- operative Housing Society Limited" 550 sqft (2BHK) situated at Plot No. R-2, Sudarshan Nagar, Kalyan Road, Residential Zone, MIDC, Phase I, Dombivali East, District Thane- 421203	24.03.2023 Rs. 50,15,147/- (Rupees: Fifty- Lac Fifteen Thousand One Hundred Forty- Seven Only) as on 15.08.2022	44.13	4.41	12.06.2026 11.00 AM To 1.00 PM ASREC INDIA LIMITED
6	1)Mr. Sanjay Sonaji Randive (borrower) and its guarantors 2)Mr. Mohan Krishna	Flat No.A/13, area measuring 530 dq.ft built up on 3rd floor, Ashray CHSL, Shreeang Anand Park, Majiwada,	23.03.2023 Rs. 81,96,403/- (Rupees: Eighty- One Lac Ninety-	74.2	7.42	12.06.2026 11.00 AM To 1.00 PM

Kurne 3)Mr. Rupesh Ramesh Mhatre	Thane(W), 400601.	Six Thousand Four Hundred Three Only) as on 28.02.2023			ASREC INDIA LIMITED
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Details of auction:

Auction Date: 12.06.2026

Inspection of Property: With Prior Appointment.

Collection of Bid Forms: From 18.05.2026 to 11.06.2026 10.00 a.m. to 2.00 p.m.

Last date & time for submission of Bid Forms: Till 11.06.2026 up to 4.00 p.m.

Venue of Bid Forms Collection/submission: From the office of ASREC (INDIA) Ltd. at 201/202A, Building No. 2, Solitaire Corporate Park, Andheri-Ghatkopar Link Road, Chakala, Andheri (E), Mumbai – 400093

Tender Forms can also be downloaded from the website of ASREC (INDIA) LTD. (www.asrecindia.co.in)

Venue of Auction & Bids opening: The Offers/tenders received by ASREC, shall be opened by the Authorised Officer at our above-mentioned office address on 12.06.2024 at 11.00 A.M. wherein inter-se bidding, may take place.

TERMS & CONDITIONS :-

1. To the best of knowledge and information of the Authorised Officer, there are no encumbrances on the property. The intending bidders should make their own independent enquiries regarding encumbrances, title of property put on auction and claims/rights/dues affecting the property prior to submitting their bids. The public auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of ASREC (India) Ltd. The property is being sold with all existing encumbrances whether known or unknown to ASREC. The Authorised Officer shall not be responsible in any way for any third-party claims/ rights/views.

2. Auction will be held for the entire property as stated above on “As is where is”, “As is what is” and “As is Whatever Condition There is and No Recourse basis”.

3. Bids in the prescribed format given in the tender document shall be submitted to Authorised Officer of ASREC (India) Ltd., Bldg. No. 2, Unit No. 201-202A & 200-202B, Gr. Floor, Solitaire Corporate Park, Andheri Ghatkopar Link Road, Chakala, Andheri (East), Mumbai – 400093 or submit through email manjunath@asrec.co.in The bid form or EMD received after 11.06.2026 for any reason whatsoever will not be entertained. Bid without EMD shall be rejected summarily. For detailed terms and conditions of the sale, please refer to our website: <https://asrecindia.co.in> or may Contact: Mr.N. Manjunath Email Id: manjunath@asrec.co.in, contact no. 022- 61387025.

4. The particulars given by Authorised Officer are stated to the best of his knowledge, belief and records. Authorized Officer shall not be responsible for any error, mis-statement or omission etc. The intending bidders should make their own independent enquiries regarding encumbrances, title of property put on auction and claims/rights/dues affecting the property prior to submitting their bids. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of ASREC. The property is being sold with all existing encumbrances whether known or unknown to ASREC. The Authorised Officer / Secured Creditor shall not be responsible in any way for any third party claims/ rights/views.

5. The intending purchasers / bidders are required to deposit **EMD amount** either through **NEFT /RTGS in the Account No. : 009020110001533, with Bank of India, SSI, Andheri Branch, Name of the Account / Name of the Beneficiary: ASREC PS-05/2021-22 TRUST, IFSC Code: BKID 00000 90.**

6. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part of sale consideration and the EMD of unsuccessful bidders shall be refunded in the same way (kindly provide

bank statement from the account which is remitted and KYC). The EMD shall not bear any interest. The bidders are requested to give particulars of their bank account to facilitate quick and proper refund.

7. The successful bidder shall immediately i.e. on the same day or not later than next working day, as the case may be, deposit 25% of the sale price (inclusive of EMD amount deposited) to the Authorised Officer and in default of such deposit, EMD will be forfeited and the property shall be sold again.

8. The balance amount of the sale price shall be paid on or before 15th day of confirmation of sale of the property or such extended period as may be agreed upon in writing between the secured creditor and successful bidder. In default of payment within above stipulated time period, the deposit shall be forfeited and the property shall be resold and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.

9. The sale shall be subject to provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 & Security Interest (Enforcement) Rule 2002.

10. The interested bidders can **(With Prior Appointment) inspect the property For detailed terms and conditions of the sale, please refer to our website: <https://asrecindia.co.in> or may Contact: Mr.N. Manjunath Email Id: manjunath@asrec.co.in, contact no. 022- 61387025, may be contacted for any query. (for tender form kindly contact on given contact no / emailid).**

11. The Authorised officer reserves absolute right to accept or reject any or all offers and/or modify any terms/conditions without assigning any reasons thereof.

12. The successful bidder would bear the charges/fees payable for GST, registration, stamp duty, registration fee, incidental expenses etc. as applicable as per law.

13. The highest bid will be subject to approval of the secured creditor.

14. This notice, under Rule 8 (6) of Security Interest (Enforcement) Rule 2002, will also serve as 30 days' notice to the borrowers / guarantors / mortgagors for sale of secured property under SARFAESI Act and Security Interest (Enforcement) Rules on the above-mentioned date if their outstanding dues are not paid in full.

Date :18.05.2026
Place : Mumbai

Sd/-
Authorised Officer, ASREC (India) Ltd.