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Regd. Office : W- 44, M.I.D.C. Phase II, Manpada Road,
Dombivli (E) Dist Thane – 421204, Maharashtra. India.
Phone : 7045592703 / 7045592706 / 7498245178 / 8291098827
E-mail : sales@indoaminesltd.com / exports@indoaminesltd.com
Website : www.indoaminesltd.com
CIN: L99999MH1992PLC070022

**INDO
AMINES
LIMITED**



Date: 20th February, 2024

To,
The Manager, Listing Department
National Stock Exchange of India Ltd.
Plot no. C/1G Block,
Bandra-Kurla Complex, Bandra (East),
Mumbai-400051
Symbol: INDOAMIN

To,
The General Manager, Listing Department
BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai-400001
Script Code: 524648

Subject: Compliance under Regulation 47 & 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Dear Sir/ Madam,

In continuation to our submission dated February 19, 2024, regarding the Notice of Meeting of Equity Shareholders of Indo Amines Limited being conveyed as per directions provided by Hon'ble National Company Law Tribunal Mumbai Bench ('NCLT') to be held on Thursday, 21st March, 2024, we enclose herewith cutting of News Paper Advertisement published today i.e. 20th February, 2024, confirming the dispatch of the notice, in the following Newspapers:

- The Free Press (Mumbai Edition) (English)
- Navshakti (Marathi)

Kindly take the same on record.

Thanking you,

Yours faithfully,

For Indo Amines Limited

TRIPTI MAHESH SHARMA
Digitally signed by TRIPTI
MAHESH SHARMA
Date: 2024.02.20 12:00:59
+05'30'

Tripti Sharma
Company Secretary and Compliance Officer
Membership No: - A39926

Encl. as above stated

Notice under section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (The Act)				
S. NO	Name of Borrower(s) (A)	Particulars of Mortgaged property/ (ies) (B)	Date Of NPA(C)	Outstanding Amount (Rs.) (D)
1	LOAN ACCOUNT NO. S000240599 1. JUHU REAL ESTATE DEVELOPERS PRIVATE LIMITED 2. SAMUDRA DEVELOPERS PRIVATE LIMITED 3. DHEERAJ WADHAWAN (GUARANTOR)	UNIT NO.101, 1ST & 2ND FLOOR, IN THE PROJECT KNOWN AS "MONTICELLO", BEARING CTS NO. B/870/B, KANE ROAD, BANDRA HILL NOW KNOWN AS MOUNT MARY HILL, BANDRA, SOUTH SALSETTE TALUKA, MUMBAI, MAHARASHTRA	31.12.2019	Rs.53,97,43,389/- (Rupees Fifty Three Crore Ninety Seven Lakh Forty Three Thousand Three Hundred Eighty Nine Only) as on 08.02.2024 alongwith pending income tax deducted at source ("TDS") for an amount of Rs.1,67,47,990/- (Rupees One Crore Sixty Seven Lakh Forty Seven Thousand Nine Hundred Ninety Only)

That the above named borrower(s) have failed to maintain the financial discipline towards their loan account (s) and as per books of accounts maintained in the ordinary course of business by the Company, Column D indicates the outstanding amount. Due to regular default in repayment of the Loan account on the part of the Borrower(s) the above said loan account has been classified by the Company as Non Performing Asset (as on date in Column C) within the guidelines relating to assets classification issued by Regulating Authority. Consequently, notices under Sec. 13(2) of the Act were also issued to each of the borrower.

In view of the above, the Company hereby calls upon the above named Borrower(s) to discharge in full his/her liabilities towards the Company by making the payment of the entire outstanding due indicated in Column D above including up to date interest, costs, and charges within 60 days from the date of publication of this notice, failing which, the Company shall be entitled to take possession of the Mortgaged Property mentioned in Column B above and shall also take such other actions as is available to the Company in law.

Please note that in terms of provisions of sub-Section (8) of Section 13 of the SARFAESI Act, "A borrower can tender the entire amount of outstanding dues together with all costs, charges and expenses incurred by the Secured Creditor only till the date of publication of the notice for sale of the secured asset(s) by public auction, by inviting quotations, tender from public or by private treaty. Further it may also be noted that in case Borrower fails to redeem the secured asset within aforesaid legally prescribed time frame, Borrower may not be entitled to redeem the property."

The Borrower(s) in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of INDIABULLS HOUSING FINANCE LIMITED for an amount of Rs. 72,51,066.15 (Rupees Seventy Two Lakhs Fifty One Thousand Sixty Six And Paise Fifteen Only) against Loan Account No. HHLBO00340686 as on 24.11.2023 and interest thereon.

The Borrowers' 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.

Place: MUMBAI For Indiabulls Commercial Credit Limited Authorized Officer

POSSESSION NOTICE (for immovable property)	
Whereas,	The undersigned being the Authorized Officer of INDIABULLS HOUSING FINANCE LIMITED (CIN:L65922DL2005PLC136029) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated 28.11.2023 calling upon the Borrower(s) ZAHID HUSSAIN BUTT, YASMIN ZAHID BUTT AND FOUR BROS MOVERS AND PACKERS PVT. LTD. to repay the amount mentioned in the Notice being Rs. 72,51,066.15 (Rupees Seventy Two Lakh Fifty One Thousand Sixty Six And Paise Fifteen Only) against Loan Account No. HHLBO00340686 as on 24.11.2023 and interest thereon within 60 days from the date of receipt of the said Notice.
The Borrower(s) having failed to repay the amount, Notice is hereby given to the Borrower(s) and the public in general that the undersigned has taken Symbolic Possession of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on 16.02.2024.	The Borrower(s) in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of INDIABULLS HOUSING FINANCE LIMITED for an amount of Rs. 72,51,066.15 (Rupees Seventy Two Lakhs Fifty One Thousand Sixty Six And Paise Fifteen Only) as on 24.11.2023 and interest thereon.
The Borrowers' 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.	
DESCRIPTION OF THE IMMOVABLE PROPERTY	
ALL THAT PIECE OR PARCEL OF NON AGRICULTURAL LAND MEASURING 199.00 SQ. MTRS. I.E., 0-19-10 H.R. BEARING PLOT NO. 39, OF GUT NO. 48/1A/1C AND 48/3, ALONG WITH TRENDY BUNGLOW NO. 39 HAVING CARPET AREA 110.66 SQ. MTRS. ALONGWITH 2.73 SQ. MTRS. OF BALCONY AREA (HAVING 136.07 SQ. MTRS. OF BUILT UP AREA) SITUATE AT "CRD GARDENIA", REVENUE VILLAGE VELGAON, TALUKA PALGHAR, DIST. PALGHAR IN JURISDICTION OF PALGHAR WEST, THANE, MAHARASHTRA-401404.	
Date : 16.02.2024	Authorised Officer
Place: THANE	INDIABULLS HOUSING FINANCE LIMITED

PUBLIC NOTICE	
By a duly registered Agreement for Sale dated 21 st April 2006 executed by and between SSD Housing Private Limited, as the Developer and my Clients, Magnum Elastomers Private Limited, as the Purchasers, who had acquired the Unit No.4 on the Fourth Floor in "Notan Plaza", 898 Turner Road, Bandra (West), Mumbai-400050 ("the said Office Unit"). My Clients have informed me that the original Agreement for Sale along with the original stamp receipt and the original registration receipt in respect of the said Office Unit, have been lost/ misplaced while travelling and the said original documents are not traceable. A complaint has been lodged by My Clients in respect thereof, with the Greater Mumbai Police. Any person/s who comes across or finds the said original documents with respect to the said Office Unit is/are requested to inform the undersigned in writing and deposit the said documents with me, at my address at Flat No. 20, Sunflower, 23 rd Off. Hill Road, Ganapati Lane, Bandra (West), Mumbai-400050.	
Any person/s, having any claim of any demand, right, title, interest or encumbrance if any, with respect to the said Office Unit or part thereof in any manner whatsoever is/are required to lodge his/her/ their claim, if any, with the undersigned at my address hereinabove within 14 (fourteen) days of publication of this notice with documentary evidence, failing which, such claim/s, if any, of such person/s, shall be treated as waived and not binding on my Clients.	Mumbai, dated this 20 th day of February, 2024.
	Sd/- Simon M Rodricks Advocate, Bombay High Court

INDO AMINES LIMITED	
CIN:L99999MH1992PLC070022	REGD. OFFICE: W-44, PHASE II, MIDC, DOMBIVLI (EAST), DIST. THANE - 421 204.
Tel No. 7045592703 / 7045592706 / 7498245178 / 8291098827	Web site: www.indoaminesltd.com Email ID: shares@indoaminesltd.com

Form No. CAA. 2	
[Pursuant to Section 230(3) of Companies Act, 2013 and Rule 6 and 7 of the Companies (Companies, Arrangements and Amalgamations) Rules, 2016]	
BEFORE THE NATIONAL COMPANY LAW TRIBUNAL,	
MUMBAI BENCH, COURT – II	
COMPANY SCHEME APPLICATION NO. 237/MB-II OF 2023	
In the matter of the Companies Act, 2013 (18 of 2013);	
AND	
In the matter of Sections 230 to 232 and other applicable provisions of the Companies Act, 2013 read with Companies (Compromises, Arrangements and Amalgamations) Rules, 2016;	
AND	
In the matter of Scheme of Merger by Amalgamation of PIOUS ENGINEERING PRIVATE LIMITED (CIN: U29200MH1996PTC101573), the Transferor Company with	
INDO AMINES LIMITED (CIN: L99999MH1992PLC070022), the Transferee Company and their respective Shareholders and Creditors.	
INDO AMINES LIMITED, a company)
incorporated under the Companies Act, 1956 having its)
registered office at W-44, MIDC, Phase II, MIDC, Dombivli (E),)
Dist. Thane - 421 204.)
CIN No. - L99999MH1992PLC070022)
 Transferee Company

NOTICE AND ADVERTISEMENT OF NOTICE OF THE MEETINGS OF EQUITY SHAREHOLDERS OF INDO AMINES LIMITED

Notice is hereby given that by an order dated 08th day of January, 2024 and 14th day of February, 2024, in the Company Scheme Application No. C.A (OAH) /237/MB-II/2023 & CA 38/2024 in C.A.(CAA)/237/(MB) 2023, ('Orders'), the Hon'ble National Company Law Tribunal, Mumbai Bench, Court-II ('Hon'ble Tribunal' or 'NCLT') has directed, inter alia, that a Meeting of Equity Shareholders of the Indo Amines Limited ('Transferee Company' or 'Company') through video conferencing or other audio visual means for the purpose of considering, and if thought fit, approving with or without modification, the proposed arrangements embodied in the scheme of Merger by Amalgamation to be made between Pious Engineering Private Limited ('Transferor Company No. 1') and with Indo Amines Limited ('Transferee Company') and their respective shareholders and creditors ('the scheme')

Pursuant to the Orders of NCLT, the Company is convening the meeting of equity shareholders on **Thursday, March 21, 2024 at 11 a.m. (IST)** only through VC/OAVM mode in compliance with the provisions of the Companies Act, 2013 ('Act') read with the applicable general circulars issued by the Ministry of Corporate Affairs, Regulation 44 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('SEBI Listing Regulations'), other applicable SEBI Circulars and Secretarial Standard on General Meetings as issued by The Institute of Company Secretaries of India ('SS-2').

The Company has completed the dispatch of the aforementioned Notice dated February 14, 2024 along with (1) the Statement as required under Section(s) 102, 230 to 232 and other applicable provisions of the Act, read with Rule 6 of the Companies (Compromises, Arrangements and Amalgamations) Rules, 2016, the SEBI Listing Regulations and other applicable SEBI Circulars and (2) the related Annexures to the said Notice, on Monday, February 19, 2024, only by electronic mode to those members who have already registered their e-mail addresses with the Company/Depositories/Depository Participant ('DPs')/Registrar and Transfer Agent of the Company - Bigshare Services Private Limited (RTA), and whose names appear in the Register of Members including Index of Beneficial Owners (as furnished by the Depositories) as on February 16, 2024.

A copy of the said Notice along with the Statement and related Annexures including the Scheme is made available on the website of the Company at www.indoaminesltd.com and on the website of National Securities Depository Limited ('NSDL') at www.evoting.nsdl.com Additionally, the Notice is also available on the websites of the Stock Exchanges where the equity shares of the Company are listed, i.e., BSE Limited and the National Stock Exchange of India Limited at www.bseindia.com and www.nseindia.com respectively, and that of SEBI at www.sebi.gov.in.

In case any Member wishes to receive a physical copy of the Notice, Statement and other accompanying documents, a request may be sent to the Company at shares@indoaminesltd.com and the Company will arrange to send the same at the registered address of the Member. Alternatively, the Member can obtain the above-mentioned documents free of charge on all working days (except Saturday, Sunday and public holidays), from the Registered Office of the Company at W44, MIDC Phase II, Dombivli East, Thane 421 203, Maharashtra between Tuesday, February 20, 2024 and Wednesday, March 20, 2024 from 10:30 a.m. (IST) to 4:00 p.m. (IST).

The electronic copy of the documents for inspection as mentioned in the Notice are available under 'Investors' section on the website of the Company at www.indoaminesltd.com.

As this Meeting is being held through VC/OAVM, physical attendance of Members has been dispensed with. Accordingly, the facility for appointment of proxies by the Members of the Company is not available at this Meeting.

As per the directions of the Hon'ble Tribunal, Mr. Chandan Singh Juneja, Member (Technical), National Company Law Tribunal has been appointed as the Chairperson for the Meeting of Equity Shareholders of Indo Amines Limited including for any adjournments thereof.

The Scheme, if approved by the requisite majority of Equity Shareholders of the Company as per Section 230(6) of the Act read with SEBI Master Circular No. SEBI/HO/CFD/POD-2/PICR/2023/93 dated June 20, 2023 ('SEBI Scheme Circular') and other applicable SEBI Circulars, if any, will be subject to subsequent approval of the Hon'ble Tribunal and such other approvals, permissions and sanctions from any other regulatory or statutory authority(ies) as may be deemed necessary.

E-voting:

In compliance with the provisions of the Order of NCLT and Section 108, and other applicable provisions of the Act read with Rule 20 of the Companies (Management and Administration) Rules, 2014, as amended, Regulation 44 and other applicable provisions of the SEBI Listing Regulations read with SEBI Scheme Circular and other applicable SEBI Circulars, SS-2, and in accordance with the requirements prescribed by the Ministry of Corporate Affairs for holding general meetings through e-voting, the Company is providing to its Members the facility of remote e-voting prior to the Meeting and e-voting during the Meeting through the facility provided by NSDL. The detailed procedure for attending the Meeting through V/C and e-voting forms part of the Notes to the Notice of the Meeting.

Some of the important details regarding remote e-voting are provided as below:

EVEN		127888
Cut-Off date for E-Voting	Thursday, March 14, 2024	
Commencement of remote e-voting period	Monday, March 18, 2024 at 9:00 a.m. (IST)	
End of remote e-voting period	Wednesday, March 20, 2024 at 5:00 p.m. (IST)	

The remote e-voting module shall be disabled by NSDL thereafter. The Company is also providing the facility of e-voting at the Meeting.

The voting rights of the Members will be in proportion to their share of the paid-up equity share capital of the Company as on the Cut-Off Date i.e., Thursday, March 14, 2024. A person whose name is recorded in the Register of Members maintained by the Company / RTA or in the Register of Beneficial Owners maintained by the Depositories as on the Cut-Off Date only shall be entitled to vote.

Members will be provided with the facility for e-voting during the Meeting and those who have not already cast their vote on the resolution by remote e-voting (prior to the Meeting) will be eligible to exercise their right to vote on such resolution at the Meeting. Members who have cast their vote on resolution by remote e-voting prior to the Meeting will also be eligible to participate at the Meeting through VC/OAVM but shall not be entitled to cast their vote on such resolution again. The e-Voting module on the day of the Meeting shall be disabled by NSDL for voting 15 minutes after the conclusion of the Meeting.

The Hon'ble Tribunal has appointed Mr. Shashank Ghaisas (Membership No. FCS F11782), or failing him, Mr. Vijay Yadav (Membership No. FCS F11990), of M/s. AVS & Associates, Practising Company Secretaries, as the Scrutinizer of the Company to scrutinize the remote e-voting process as well as e-voting during the Meeting in a fair and transparent manner and submit a report on the votes cast to the Chairperson of the Meeting or to any person so authorized by the Chairperson, within two working days of the conclusion of the Meeting.

The results of the voting shall be displayed on the registered office of the Company as well as on the website of the Company at www.indoaminesltd.com and at NSDL website at www.evoting.nsdl.com besides being sent to BSE Limited and the National Stock Exchange of India Limited on the said date.

In case of any queries/grievances, Members may refer to the Frequently Asked Questions ('FAQs') for Shareholders and e-Voting user manual for Shareholders available in the 'Download' section of www.evoting.nsdl.com or call on 022 - 4886 7000 and 022 - 2499 7000 or send a request at evoting@nsdl.com.

For, Indo Amines Limited
Sd/-
Chandan Singh Juneja
Chairperson appointed for the Meeting of Equity Shareholders of Indo Amines Limited

Date: 20th February, 2024
Place: Dombivli, Thane.

REGD. A/D/DASTI/AFFIXATION/BEAT OF DRUM & PUBLICATION/NOTICE BOARD OF DRT		EXH NO : 27			
SALE PROCLAMATION					
OFFICE OF THE RECOVERY OFFICER-I					
DEBTS RECOVERY TRIBUNAL-1, MUMBAI					
2ND FLOOR, TELEPHONE BHAVAN, STRAND ROAD, COLABA MARKET, COLABA, MUMBAI-400 005					
R.P. No. 107 OF 2021	DATED : 13.02.2024				
PROCLAMATION OF SALE UNDER RULES 38, 52(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS DUE TO BANK AND FINANCIAL INSTITUTIONS ACT, 1993					
BANK OF INDIA	...CERTIFICATE HOLDER				
V/S	M/S. DHUMRAKETU TEXTILES & ORS.				
To,	...CERTIFICATE DEBTORS				
1. M/s. Dhumraketu Textiles,	A proprietary firm				
2. Mrs. Geetaben Bharatkumar Patel,	Sole Proprietor of M/s. Dhumraketu Textiles				
3. Mr. Girish Kantilal Patel	All the three defendants having addresses at :				
i) Plot No. 10, Jalarang Nagar-3, Society Model Town, Parvat Patia, Surat-395010.					
ii) 17, Shanti Vihar Society, Magob, Tal-84 Taluka, Dist. Surat-394 211.					
iii) S 21-22, Silicon Shoppers Udhana , Surat 394 211					
iv) Plot No. 04, Gate No. 59, Navapada, Nandurbar-425419, Maharashtra.					
Whereas Hon'ble Presiding Officer, Debts Recovery Tribunal No. 1 Mumbai has drawn up the Recovery Certificate in Original Application No. 320 of 2017 for recovery of Rs. 2,66,90,617.00 with interest and cost from the Certificate Debtors and a sum of Rs. 6,71,63,638.78 (Rupees Six Crores Seventy One Lakhs Sixty Three Thousand Six Hundred Thirty Eight and Paise Seventy Eight Only) is recoverable together with further interest and charges as per the Recovery Certificate / Decree.					
And whereas the undersigned has ordered the sale of property mentioned in the Schedule below in satisfaction of the said certificate.					
And whereas a sum of Rs. 6,71,63,638.78 (Rupees Six Crores Seventy One Lakhs Sixty Three Thousand Six Hundred Thirty Eight and Paise Seventy Eight Only) as on 26/10/2023 inclusive of cost and interest.					
1. Notice is hereby given that in absence of any order of postponement, the said property shall be sold on 22/03/2024 between 02:00 PM to 03:00 P.M. (with auto extension clause in case of bid in last 5 minutes before closing, if required) by e-auction and bidding shall take place through "Online Electronic Bidding" through the website of M/s C-1 India Pvt. Ltd. https://www.banksauctions.com contact persons - Mr. Bhavik Pandya having his Mobile No. 8866862937, E-mail - support@banksauctions.com . For further details contact : Mr. Omprakash Choudhary, Senior Manager, Mob : 9029532823.					
2. The sale will be of the property of the Certificate Debtors above named as mentioned in the schedule below and the liabilities and claims attaching to the said property, so far as they have been ascertained, are those specified in the schedule against each lot.					
3. The property will be put up for the sale in the lots specified in the schedule. If the amount to be realized is satisfied by the sale of a portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale also be stopped if, before any lot is knocked down, the arrears mentioned in the said certificate, interest costs (including cost of the sale) are tendered to the officer conducting the sale or proof is given to his satisfaction that the amount of such certificate, interest and costs have been paid to the undersigned.					
4. No officer or other person, having any duty to perform in connection with sale, either directly or indirectly bid for, acquire or attempt to acquire any interest in the property sold. The sale shall be subject to the conditions prescribed in Second Schedule of the Income Tax Act, 1961 and the rules made there under and to the further following conditions.					
5. The particulars specified in the annexed schedule have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, mis-statement or omission in this proclamation.					
6. The assets shall be auctioned as per the following details :					
Sr No.	Description of the Property	Date of Inspection	Reserve Price	EMD Amount	Incremental Bid
1.	Gut No. 59/1, Plot No. 1, situated at Village Navapada, Dist. Nandurbar, Maharashtra.	15/03/2024	30,00,000/-	3,00,000/-	50,000/-
7.	The highest bidder shall be declared to be the purchaser of any lot. It shall be in the discretion of the undersigned to decline/acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so.				
8.	The public at large is hereby invited to bid in the said E-Auction. The online offers along with EMD as per Lots, is payable by way of RTGS/NEFT in the Account No. 01549020000033, SARF Branch, situated at 70-80, Mahatma Gandhi Road, Bank of India Building, Fort, Mumbai-400001, IFSC Code No : BKID0000154 of the Certificate Holder Bank at Mumbai. Attested photocopy of TAN/PAN card and Address Proof shall be uploaded with the online offer. The offer for more than one property shall be made separately. The last date for submission of online offers along with EMD and the other information/details is 20/03/2024 upto 4.30 p.m. The Physical inspection of the property may be taken on 15/03/2024 between 11.00 a.m. and 4.30 p.m. at the property site.				
9.	Intending bidder shall not be permitted to withdraw their EMD once deposited in the aforesaid account mentioned at Para 8 above. The refund of EMD to the unsuccessful bidder, at the close of auction, shall be made only in the account number mentioned by the bidder by the concerned bank.				
10.	The copy of PAN card, Address proof and identity proof, E-mail ID, Mobile No. and declaration if they are bidding on their own behalf or on behalf of their principals. In the latter case, they shall be required to deposit their authority and in default their bids shall be rejected. In case of the company copy of resolution passed by the board members of the company or any other document confirming representation/attorney of the company and the receipt/counter file of such deposit should reach to the said service provider or CH Bank by e-mail or otherwise by the said date.				
11.	Physical copy of the originally signed Auctioned Bid Form along with KYC Documents i.e. Pan Card, Address proof and identity proof, Email ID, Mobile Number and declaration shall be submitted before the recovery officer-1, Debt Recovery Tribunal-1, Mumbai in sealed cover on or before 20/03/2024 by 4:30 pm failing which bid shall be rejected.				
12.	The successful bidder shall have to deposit 25% of his final bid amount after adjustment of EMD by next bank working day i.e. 4:30 pm in the said account as per details mentioned in the Para 8 above.				
13.	The purchaser shall deposit the balance 75% of final bid amount on or before 15th day from the date of sale of the property. If the 15th day is Sunday or other Holiday, then on the first bank working day after the 15th day by prescribed mode as stated in para 4 above. In addition to the above the purchaser shall also deposit poundage fee with Recovery Officer-1, DRT-I @ 2% upto Rs. 1,000/- and @ 1% of the excess of said amount of Rs. 1,000/- through DD in favour of Registrar, DRT-I, Mumbai.				
14.	In case of default of payment within the prescribed period, the deposit, after defraying the expenses of the sale, may, if the undersigned thinks fit, be forfeited to the Government and the defaulting purchaser shall forfeit all claims to the property or the amount deposited. The property shall be resold, after the issue of fresh proclamation of sale. Further the purchaser shall also be liable to make good of any shortfall or difference between his final bid amount and the price for which it is subsequently sold.				
15.	The refund of EMD to the unsuccessful bidders at the close of auction shall be made only in the account number mentioned by such bidder by the concerned bank.				
16.	The property is being sold on "AS IS WHERE IS BASIS" AND "AS IS WHAT IS BASIS".				
17.	The undersigned reserve the right to accept or reject any or all bids if found unreasonable or postpone the auction at any time without assigning any reason.				
18.	The particulars specified in the annexed schedule have been stated to the best of the information of the undersigned, but the undersigned shall not answerable for any error, mis-statement or omission on this proclamation.				
Sr. No.	Description of the property to be sold with the names of the co-owners where the property belongs to defaulter and any other person as co-owners.	Revenue assessed upon the property or any part thereof	Details of any other encumbrance to which property is liable	Claims, if any, which have been put forward to the property, and any other known particulars bearing on its nature and value	
1.	Gut No. 59/1, Plot No. 1, situated at Village Navapada, Dist. Nandurbar, Maharashtra	Not available	Mortgage Property	Not Known	
Given under hand & Seal of the Tribunal on 13th day of February, 2024.					
				Sd/-	(AJEET TRIPATHI)
				Recovery Officer	DRT-I, Mumbai

ADITYA BIRLA CAPITAL		ADITYA BIRLA HOUSING FINANCE LIMITED	
REGISTERED OFFICE: INDIAN RAYON COMPOUND, VERAVAL, GUJARAT - 362266		REGISTERED OFFICE: INDIAN RAYON COMPOUND, VERAVAL, GUJARAT - 362266	
BRANCH OFFICE: G-CORP TECH PARK, 8TH FLOOR, KASAR WADAVALI, GHODBUNDER ROAD, THANE, MH-400601		BRANCH OFFICE: G-CORP TECH PARK, 8TH FLOOR, KASAR WADAVALI, GHODBUNDER ROAD, THANE, MH-400601	
APPENDIX IV [See Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002]			
Possession Notice (For immovable property)			
Whereas the undersigned being the authorized officer of Aditya Birla Housing Finance Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 has issued a Demand notice dated 19-11-2022 calling upon the borrowers Nityanand Ashok Tiwari and Rajani Upadhyay seeking repayment of the amount mentioned in the notice being Rs. 9,76,847.19/- (Rupees Nine Lakh Seventy Six Thousand Eight Hundred Forty Seven and Nineteen Paise Only) within 60 days from the date of receipt of the said notice.			
The borrowers having failed to repay the amount, notice is hereby given to the borrowers and to the public in general that the undersigned has taken Possession of the property described herein below in exercise of the powers conferred on him/her under Section 13(4) of the said Act. read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 17th Day of February of the year, 2024.			
The borrowers in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Aditya Birla Housing Finance Limited for an amount of Rs. 9,76,847.19/- (Rupees Nine Lakh Seventy Six Thousand Eight Hundred Forty Seven and Nineteen Paise Only) and interest thereon. 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 assets.			
DESCRIPTION OF THE IMMOVABLE PROPERTY			
All That Piece And Parcel Of Flat Bearing No. 003, In The A Wing, On Ground Floor, In Building No. 1, Addressing 240 Sq. Ft. (Built Up Area) I.E., 22.29 Sq. Mtrs. (Built Up Area) In The Building Known As "Reliable Garden A.B.C.D.E.F.G.Co-Operative Housing Society Limited" In "Sai Tower" Constructed On Land Bearing Survey No. Old (335), New (371), Hissa No. 1.3 Situated In Village Juchandra, Juchandra Station Road, Juchandra, Naigaon (East), Taluka Vasai, District Palghar, Within The Area Of Sub Registrar Of Assurances At Vasai Taluka, Thane, Maharashtra, And Bounded As:, East: Reliable Garden Phase 02, West: Open Plot, North: Sane Guruji Marg, South: Open Plot.			
Date : 17.02.2024	Authorised Officer		
Place: Palghar	Aditya Birla Housing Finance Limited		

IDFC FIRST Bank Limited		IDFC FIRST Bank
(erstwhile Capital First Limited and amalgamated with IDFC Bank Limited)		
CIN : L65110TN2014PLC097792		
Registered Office: KRM Towers, 8 th Floor, Harrington Road, Chetpet, Chennai-600031. TEL: +91 44 4564 4000 FAX: +91 44 4564 4022.		
APPENDIX IV [Rule 8 (1)]		
POSSESSION NOTICE (For immovable property)		
Whereas the undersigned being the Authorized Officer of IDFC FIRST Bank Limited (erstwhile Capital First Limited and amalgamated with IDFC Bank Limited) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 28-12-2018 calling upon the borrower, co-borrowers and guarantors 1. S & M Enterprises, 2.Mohini Pankaj Burande, 3.Pankaj Sudhakar Burande, to repay the amount mentioned in the notice being Rs. 1,94,60,030.28/- (Rupees One Crores Ninety Four Lakhs Sixty Thousand Thirty And Twenty Eight Paise Only) as on 15.03.2019 within 60 days from the date of receipt of the said notice.		
The borrowers having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken Physical Possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 14 th day of February 2024.		
The borrowers in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the IDFC First Bank Limited (erstwhile Capital First Limited and amalgamated with IDFC Bank Limited) for an amount of Rs. 1,94,60,030.28/- (Rupees One Crores Ninety Four Lakhs Sixty Thousand Thirty And Twenty Eight Paise Only) and interest thereon. 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.		
Description of the Immovable properties		
All The Piece And Parcel Of The Property Consisting Of		
1. Gala No. 7 & 8, Ground Floor, Building No. 3, Sun Shine Heights, Golani Naka, Near Waliv Phata, Vasal Road (East), Thane, Maharashtra - 401 208.		
2. Flat No. 203, 2nd Floor, A Wing, Hari Darshan, Aakash Nagar, Nilmore Road, Nalasopara (West), Thane, Maharashtra - 401 203		
Date : 14 th February 2024.	Authorised Officer	
Place : Mumbai.	IDFC First Bank Limited	
Loan Account No : 11777113,	(erstwhile Capital First Limited and amalgamated with IDFC Bank Limited)	
13051962 & 12593600,		

