

SMFG India Home Finance Company Ltd.
(Formerly Fullerton India Home Finance Co. Ltd.)
Corporate Off.: 503 & 504, 5th Floor, G-Block, Inspire BKC, BKC Main Road, Bandra Kurla Complex, Bandra (E), Mumbai - 400051.
Regd. Off.: Megh Towers, 3rd Floor, Old No. 307, New No. 165, Poonamallee High Road Madhavai, Chennai - 600 095.

SALE OF IMMOVABLE PROPERTY UNDER PRIVATE TREATY

Sale Notice for sale of immovable property in exercise of the powers under the SARFAESI Act, 2002 and pursuant to the possession taken by the Authorised Officer under the said Act and Rules for recovery of the secured debts. We have received the offer of **Rs. 5,24,36,000/- (Rupees Five Crore Twenty Four Lakhs Thirty Six Thousand Only)** to purchase the said property under private treaty sale. Therefore, the Authorised Officer has decided to sell the secured asset described herein under the private treaty.

Notice is hereby given to the public in general and in particular to the Borrower(s), Co Borrower(s) and Guarantors that the under mentioned property mortgaged in favour of **SMFG India Home Finance Co. Ltd. (formerly known as Fullerton India Home Finance Co. Ltd.)** will be sold on "As is where is", "As is what is", and "Whatever there is" condition, by way of "Private Treaty" for recovery of dues in terms of the provisions of SARFAESI Act read with Rules 8 (5) (d) & 9 of the Security Interest (Enforcement) Rules 2002 and in this regard reference may also be had to order dated **19.3.2024** in Notice of Motion L N31506, in Insolvency petition No. 10/2023 pending before the Hon'ble Bombay High Court. The undersigned Authorised Officer has decided to sell the secured asset described herein to the Proposed Buyers for an amount of **Rs. 5,24,36,000/- (Rupees Five Crore Twenty-Four Lakhs Thirty-Six Thousand Only)** under Private Treaty sale as per the relevant provisions of the SARFAESI Act, 2002 and the Proposed Buyers will deposit the said offer amount within 30 days from the date of publication. If the Proposed Buyers fails to deposit the said offer amount within 30 days from the date of publication then we will proceed as per the relevant provisions of the SARFAESI Act, 2002.

Sl. No.	Name and Address of the Borrower, Co Borrower and Guarantor and Loan Account No.	Details of the Secured Asset
1.	Mr. Rahul V. Aggarwal (Borrower) Mrs. Sunita Rahul Aggarwal (Co Borrower) BNGL No. 70, Bharat Tirth CHS, Ltd., 409/410, Lalwadi, V.N. Purva Marg, Chembur, Mumbai - 400071	Flat No.901, adm 1135.9 Sq. feet carpet area along with open car parking space no.23 & still Car Parking Space No.12 & Flat No. 902 adm. 732 Sq. Feet alongwith open Car Parking Space No.22 both Flats on the 9th Floor, in the Building known "Le Jardin" constructed on piece and parcel of Land bearing CTS No. 619, CTS No. 619/1 and CTS No.619/4 (Old CTS. No. 613 (part) of village Sion and CTS No.69/3 of village Borla in the Registration District and Sub District Mumbai Suburban.
3.	Vidhi Enterprise (Co Borrower) Swami Apartment, F/45, F-23, Charni Gaon, R.C. Marg, Chembur, Mumbai - 400071	

Loan No. 606407210286670 & 606407210327053

Place : Mumbai, Maharashtra
Date : 27.03.2024

Sd/-
Authorized Officer, SMFG INDIA HOME FINANCE COMPANY LIMITED
(Formerly known as Fullerton India Home Finance Co. Ltd)

SICOM LIMITED
Registered Office: Solitaire Corporate Park, Building No. 4, 6th Floor, Guru Hargovindji Road, Chakala, Andheri (East), Mumbai - 400 093 Tel: 022-6657 2700. Website: www.sicomindia.com

PUBLIC E-AUCTION CUM SALE NOTICE

Notice is hereby given to the public in general and Borrower/Mortgagor and Guarantors in particular by SICOM LIMITED ("SICOM") that possession of the under mentioned property mortgaged to SICOM on which SICOM has an exclusive charge was taken under the provisions of Section 13(4) of The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) and will be sold on a "as is where is, as is what is, whatever there is and without recourse basis and without any warranty and indemnities" for recovery of SICOM's dues from M/s. Diamond Power Transformers Ltd (Borrower) through public e-auction on **May 03, 2024 between 11.00 a.m. and 1.00 p.m.**, at <https://eauction.auctiontiger.net>. Offers are invited in a sealed envelope along with Earnest Money Deposit (EMD) payable by Demand Draft of Nationalized Bank/Scheduled Commercial Bank or NEFT/RTGS from interested parties in respect of the below mentioned property.

Borrower's name	Owner's name	Lot Nos.	Description of Property	Reserve Price (Rs. In Crs)	Earnest Money Deposit (Rs. In Crs)	SICOM's Outstanding dues (Prin+Int) to be recovered	Date and Time of Inspection	Date and time of e-Auction
M/s. Diamond Power Transformers Ltd. (the Borrower)	M/s Diamond Projects Ltd	Lot-1	All that piece and parcel of the premises on the Ground floor, admeasuring 13360 sq. ft or thereabouts as per mortgage deed (carpet area 5998.70 sq. ft as per actual measurement based on Architect report) and First floor admeasuring 16315 sq. ft or thereabout as per mortgage deed (carpet area 7802.70 sq. ft as per actual measurement based on Architect report) in the building known as Mayfair Atrium lying, situated on the said land being all that piece and parcel of N.A. Land bearing revenue survey no. 663/B Paiki total 7514 sq. Mtrs. Paiki towards the western side open land plot no. 1 its admeasuring area 3792 sq. Mtrs. Village: Atladara, Dist: Vadodara together with all the appurtenance thereto and also all the furniture, fixtures, fittings, computers, fax machines, printers and air conditioners installed/ to be installed therein, both present and future	9.84	0.98	Rs. 137.98 Crores as on February 29, 2024 (with further interest thereon)	April 19, 2024 between 11.00 a.m. to 4.00 p.m.	May 03, 24, 2024 between 11.00 a.m. to 1.00 p.m.
		Lot-2	"All that piece and parcel of N.A. lands bearing Revenue Survey no/ block no. 144/K and 146/K, old R.S. No.144 & 146 Paiki admeasuring 15,941 sq. Mtrs Or thereabouts (0-78-00 Sq Mtrs + 0-81-41 = hec 1-51-41) at Village Haripura, Taluka Savli, Registration District Vadodara, Gujarat together with building and structures constructed thereon/to be constructed thereon	2.71	0.27			
		Composite Lot	(Both Lot No. 1 & Lot No. 2 put together)	12.55	1.26			

Terms and conditions of auction:

- The assets are available for purchase in separate lots (Lot No. 1 & Lot No. 2) and in composite (both Lot Nos. 1 & 2 put together) as mentioned above. Bidder may submit its offer/bid for each lot separately.
- The bid increase amount will be Rs. 5, 00,000/- and in multiples thereof.
- Prospective bidders may avail online training from service provider **M/s. e-Procurement Technologies Ltd.** (Auction Tiger) and Mr. Ram Sharma (Mobile No. 8000023297, E-mail ID: ramprasada@auctiontiger.net), Helpline E-mail ID: support@auctiontiger.net.
- Prospective bidders are advised to visit website www.auctiontiger.in for detailed terms & conditions and procedure of sale before submitting their bids. The auction sale is subject to the General Terms and Conditions of sale of the above mentioned property, a separate copy whereof can be obtained by bidders from www.sicomindia.com or www.auctiontiger.in. Even if the bidder does not obtain the copies of the General Terms and Conditions of sale, it would be presumed that the bidder has obtained, perused, examined and accepted the same.

For participating in the public auction, the intending bidders/offers shall have to deposit the **Earnest Money Deposit (EMD)** in the following manner by way of Demand Draft drawn on Nationalized Bank/Scheduled Commercial Bank in favour of **"SICOM LIMITED"** payable at Mumbai to be submitted by **May 02, 2024 upto 4.00 pm.**

	EMD of Rs.
Lot I	Rs. 0.98 Crs
Lot II	Rs. 0.27 Crs
Composite (Both Lot Nos. 1 & 2 put together)	Rs. 1.26 Crs

EMD may also be deposited through RTGS/NEFT by **May 02, 2024 upto 4.00 pm** as per schedule given below in the account as per details as under:

Beneficiary Name	SICOM Limited
Beneficiary Bank Name	HDFC Bank
Beneficiary Account No.	01020350000178
Branch Address	Shankar Nagar Branch
IFSC Code	HDFC0000102

- The prospective bidders are advised to adhere payment schedule as under:
 - A further payment of 25% of the offer amount (less amount paid as EMD) to be paid immediately or not later than the next working day on acceptance of the offer by SICOM, by RTGS/NEFT or by way of Demand Draft drawn on any Nationalised Bank/Scheduled Commercial Bank payable at Mumbai in the name of SICOM Ltd
 - The balance amount of 75% of the purchase price shall be paid on or before 15 days (fifteen days) from the date of acceptance and confirmation of the offer by SICOM and if 15th day is Sunday or other Holiday, then on immediate next working day.
- The offer which is not accompanied with accepted and signed copy of General terms and conditions and requisite EMD or offer received after the above date & time or below reserve price prescribed herein will not be considered/ treated as valid tenders, and shall accordingly be rejected.
- SICOM is not bound to accept the highest offer or any offer and may accept any offer or reject all as it shall, in its absolute discretion deems fit. The sale shall be subject to the final approval by the management of SICOM Ltd.
- SICOM Ltd reserves the right to cancel/postpone the public auction process at any point without assigning any reason thereof.
- The above-mentioned mortgaged property is being sold on "As is where is, as is what is, whatever there is and without recourse basis and without any indemnities and guarantees".
- To the best of the knowledge and information of SICOM Ltd, no encumbrance exists on the property save and except of SICOM. The bidder shall make himself/herself satisfied in all aspects, including but not limited to any charge, lien, taxes or any other dues. The bidder is further advised to carry out his/her own due-diligence with regards to the said property. SICOM Ltd will not be held responsible for any charge, lien, encumbrance, property tax or any other dues to anybody in respect of the property under the sale. All statutory liabilities/taxes/maintenance, fee/electricity/water charges, gram panchayat & municipal charges, etc. outstanding as on date and yet to fall due would be ascertained by the bidder(s) and would be borne by the successful bidder/purchaser. SICOM Ltd does not take any responsibility to provide information on the same nor to pay any charges on the mortgaged property of whatsoever nature.
- It shall be the responsibility of the Purchaser/successful bidder to pay 1% (One percentage) of the sale consideration towards Income Tax u/s 194 I A of the Income Tax Act. Such Income Tax shall be paid by the purchaser/successful bidder over and above the price offered by purchaser /successful bidder to SICOM and SICOM shall get the offer/bid price without it being subjected to any type/sort of deduction therefrom.
- Schedule of auction is as under:-**

1. Inspection of property	April 19, 2024 from 11.00 a.m. to 4.00 p.m.
2. Last date for receiving bids alongwith earnest money and uploading documents including proof of payment	May 02, 2024 upto 04.00 p.m. (for both - DD or RTGS/NEFT)
3. Public E-auction - Date and Time	May 03, 2024, Between 11.00 a.m. to 1.00 p.m.)

For further details and terms & conditions of sale please contact

Mr. Rajendra Bhosale	Tel-(022)-66572724, Mobile-9833546349, Email-rbhosale@sicomindia.com
Mr. Abijith Kumar	Tel-(022)-66572716, Mobile-7798956172, Email-akumar@sicomindia.com

NOTICE TO BORROWER / MORTGAGOR/ GUARANTOR

This is also notice to the borrower/mortgagor and guarantor in the above said account under Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 to pay the dues as above and interest with monthly rests, costs and charges etc. on or before the date of auction sale, failing which the property will be auctioned/sold on the date and time as mentioned above and balance dues, if any, will be recovered with interest and cost from them. You are at liberty to participate in the auction to be held as above alongwith offer and Earnest Money Deposit (EMD) specified in the Public Auction Notice on the terms and conditions stipulated thereof.

Date - March 27, 2024
Place - Mumbai

Sd/-
Authorized Officer, SICOM Ltd.

SPECIAL RECOVERY OFFICER
CO-OPRATIVES SOCIETIES ACT1960, Act 156, Rule1961, Rule 107

Sangli Vaibhav Co-Op Credit Society Limited Mumbai - 143, Khetan Chambers, Ground Floor, Office No.2, Modi Street, Fort, Mumbai - 400001, Phone No.022-22694996/97. Email - sanglivaibhav@gmail.com

FORM "Z"
(See sub-rule [(11)(d-1)] of rule 107)

SYMBOLIC POSSESSION NOTICE FOR IMMOVABLE PROPERTY

Whereas the undersigned being the Special Recovery officer attached to Sangli Vaibhav Co.Operative Credit Society Limited Mumbai under the Maharashtra Co-operative Societies Rules, 1961, issued a **demand notice date 12/12/2022** calling upon the judgment debtor **Mr. Anis Ayaz Qureshi** repay an amount mentioned in the notice being **Rs.2,10,713/- (Rupees Two Lakh Ten thousand Seven Hundred Thirteen Only)** within a period of 15 (fifteen) days from the date of receipt of the said notice and the judgment debtor having failed to repay amount, the undersigned has issued a **notice before attachment dated 14/01/2023** and attached the property described herein below.

The judgment debtor having failed to repay the amount, notice is hereby given to the judgment debtor 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/her under rule 107 [(11)(d-1)] of the Maharashtra Co-Operative Societies Rules, 1961, on this **13/01/2024**.

The judgment debtor in particulars 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 Sangli Vaibhav Co Operative Credit Society Limited Mumbai for an amount **Rs.2,10,713/- (Rupees Two Lakh Ten thousand Seven Hundred Thirteen Only)** and interest thereon.

DESCRIPTION OF THE IMMOVABLE PROPERTY
Residential - B 403, Ridam Tower, Pooja Nagar, Mira Road, East Thane - 401107

Date:- 13.1.2024
Place:- Mira Road (E), Thane.

Sd/- MR. R.P.DHAGE
Recovery And Sales Officer, Under Maharashtra Co. Operative Societies Act. 1960, and Rules 1961, under rule 107 [(11)(d-1)], attached to Sangli Vaibhav Co. Operative Credit Society Limited, Mumbai having its registered office at, 143, Khatan Chambers, Groung Floor, Office No.2, Modi Street, Fort, Mumbai, Maharashtra, Pin Code-400001, Phone No.022-22655792

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SPECIAL RECOVERY OFFICER
CO-OPRATIVES SOCIETIES ACT1960, Act 156, Rule1961, Rule 107

Sangli Vaibhav Co-Op Credit Society Limited Mumbai - 143, Khetan Chambers, Ground Floor, Office No.2, Modi Street, Fort, Mumbai - 400001, Phone No.022-22694996/97. Email - sanglivaibhav@gmail.com

FORM "Z"
(See sub-rule [(11)(d-1)] of rule 107)

SYMBOLIC POSSESSION NOTICE FOR IMMOVABLE PROPERTY

Whereas the undersigned being the Special Recovery officer attached to Sangli Vaibhav Co-Operative Credit Society Limited Mumbai under the Maharashtra Co-operative Societies Rules, 1961, issued a **demand notice date 26/02/2022** calling upon the judgment debtor **Mr. Vinaykumar Shyamshankar Tiwari** repay an amount mentioned in the notice being **Rs.1,66,501/- (Rupees One Lakh Sixty Six Thousand Five Hundred One Only)** within a period of 15 (fifteen) days from the date of receipt of the said notice and the judgment debtor having failed to repay amount, the undersigned has issued a **notice before attachment dated 29/06/2022** and attached the property described herein below.

The judgment debtor having failed to repay the amount, notice is hereby given to the judgment debtor 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/her under rule 107 [(11)(d-1)] of the Maharashtra Co-Operative Societies Rules, 1961, on this **14/03/2023**.

The judgment debtor in particulars 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 Sangli Vaibhav Co Operative Credit Society Limited Mumbai for an amount **Rs.1,66,501/- (Rupees One Lakh Sixty Six Thousand Five Hundred One Only)** and interest thereon.

DESCRIPTION OF THE IMMOVABLE PROPERTY
Residential - Abdul Rehman Chawl, Natwar Nagar, Road No.05, P.P. Dias Compound, Jogeshwari(E), Mumbai - 400060

Date:- 14.03.2023
Place:- Jogeshwari, Mumbai.

Sd/- MR. R.P.DHAGE
Recovery And Sales Officer, Under Maharashtra Co. Operative Societies Act. 1960, and Rules 1961, under rule 107 [(11)(d-1)], attached to Sangli Vaibhav Co. Operative Credit Society Limited, Mumbai having its registered office at, 143, Khatan Chambers, Groung Floor, Office No.2, Modi Street, Fort, Mumbai, Maharashtra, Pin Code-400001, Phone No.022-22655792

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SPECIAL RECOVERY OFFICER
CO-OPRATIVES SOCIETIES ACT1960, Act 156, Rule1961, Rule 107

Sangli Vaibhav Co-Op Credit Society Limited Mumbai - 143, Khetan Chambers, Ground Floor, Office No.2, Modi Street, Fort, Mumbai - 400001, Phone No.022-22694996/97. Email - sanglivaibhav@gmail.com

FORM "Z"
(See sub-rule [(11)(d-1)] of rule 107)

SYMBOLIC POSSESSION NOTICE FOR IMMOVABLE PROPERTY

Whereas the undersigned being the Special Recovery officer attached to Sangli Vaibhav Co-Operative Credit Society Limited Mumbai under the Maharashtra Co-operative Societies Rules, 1961, issued a **demand notice date 27/02/2023** calling upon the judgment debtor **Mr. Sunil Harishchandra Sawant** repay an amount mentioned in the notice being **Rs.1,88,499/- (Rupees One Lakh Eighty Eight Thousand Four Hundred Ninety Nine Only)** within a period of 15 (fifteen) days from the date of receipt of the said notice and the judgment debtor having failed to repay amount, the undersigned has issued a **notice before attachment dated 21/07/2023** and attached the property described herein below.

The judgment debtor having failed to repay the amount, notice is hereby given to the judgment debtor 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/her under rule 107 [(11)(d-1)] of the Maharashtra Co-Operative Societies Rules, 1961, on this **21/11/2023**.

The judgment debtor in particulars 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 Sangli Vaibhav Co-operative Credit Society Limited Mumbai for an amount **Rs.1,88,499/- (Rupees One Lakh Eighty Eight Thousand Four Hundred Ninety Nine Only)** and interest thereon.

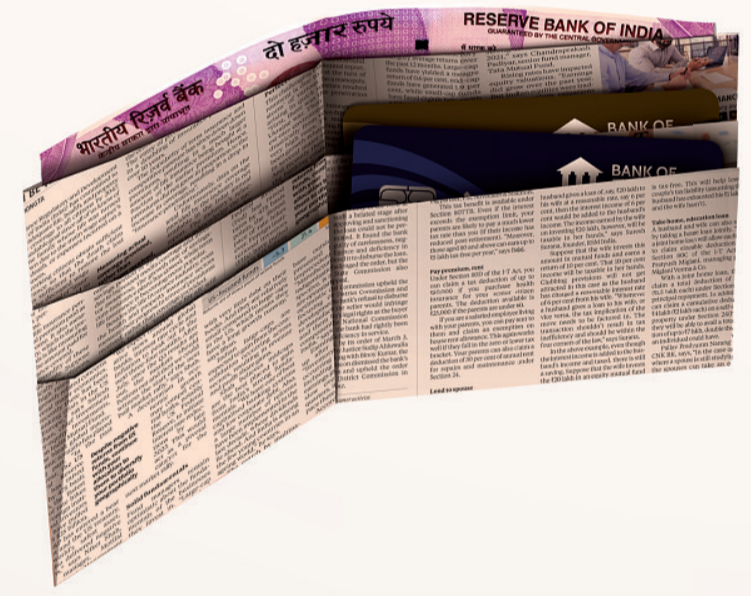
DESCRIPTION OF THE IMMOVABLE PROPERTY
Residential - Mhada Colony, R/5, 314, Sai Ganesh Soc., Anjani Kumar, Nahur, Mumbai - 400078

Date:- 21.11.2023
Place:- Nahur, Mumbai.

Sd/- MR. R.P.DHAGE
Recovery And Sales Officer, Under Maharashtra Co. Operative Societies Act. 1960, and Rules 1961, under rule 107 [(11)(d-1)], attached to Sangli Vaibhav Co. Operative Credit Society Limited, Mumbai having its registered office at, 143, Khatan Chambers, Groung Floor, Office No.2, Modi Street, Fort, Mumbai, Maharashtra, Pin Code-400001, Phone No.022-22655792

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