COURT ROOM NO. 32 (MAZGAON)

PUBLISH NOTICE OF MOTION SUMMONS

(Order V, Rule 20 (1-A) of C.P.C. for paper Publication)

IN THE BOMBAY CITY CIVIL COURT, AT BOMBAY

NOTICE OF MOTION NO. 4449 OF 2024

IN

COMMERCIAL SUIT NO. 100517 OF 2023

IDBI Bank Limited, a company incorporated and registered under the Companies Act, 1956 (1 of 1956) (CIN No. L65190MH2004GO1148838) and also a Banking Company within the meaning of Section 5 (C) of the Banking Regulation Act, 1949 (10 of 1949), having its Registered Office at IDBI Tower, WTC Complex, Cuffe Parade, Mumbai – 400 005 and amongst other places at IDBI Bank Ltd., G-2 Corpora, Near Shangrila Biscuit Company, LBS Marg, Bhandup (West), Mumbai – 400 078.
Phone No.: 022-67597856
Through Authorized Officer
& Vijay Kumar ade Age 33 years ...Plaintiff

VERSUS

Mr. Prashant Vijay Naik,
Room No. 9, Matru Chhaya, Village Road, Sa Baug, Bhandup (W), Mumbai – 400078 ...Defendants

To,
Mr. Prashant Vijay Naik
Abovenamed Defendant
(As Order was Passed on 20.08.2026)
Extended on – 12/10/2026 passed by HHJ Shri M. S. Shaikh CR-32

LET ALL PARTIES CONCERNED attend before this **HON'BLE JUDGE SHRI. M. S. SHAIKH,** presiding, in Court Room No. 32 at Mazgaon, Mumbai on the 25th day of November, 2026 at 11.00 am or any time thereafter at the hearing of an application on the part of Plaintiff/Applicant for the following reliefs:-

The plaintiff therefore prays:

(a) That the Order dated 20.9.2023 rejecting the plaint, be set aside and the Suit bearing No. 100517/2023 may be restored to file.

(b) That the delay of 264 days be kindly condoned.

(c) That the above commercial suit/plaint along with the List of Documents be kindly taken on record within such period or such terms and conditions as the court shall deem fit and proper.

(d) Any other relief as this Hon'ble Court deems fit and proper in the nature and circumstances of the case.

Given under my hand and the seal of this Hon'ble Court.

This 8th day of September, 2026.

SEAL

Sd/-
For Registrar,
City Civil Court,
Bombay (Mazgaon)

Sealer – MAZGAON

This 8th day of September, 2026.

Adv. for Plaintiff
Adv. kalpana Madeia
ADV. RAM I. RAMRAKHIANI
Advocate for Plaintiff
Address at: 102, Omex Apartment, Sahar Road, Koldongari, Andheri (East), Mumbai – 400 069.
Mob.: 9833364525
Email ID: ramramrakhiani@yahoo.co.in

PUBLIC NOTICE

Fortis Hospital, Kalyan

Notice is given under section 20-A of Indian Medical Council (Professional Conduct Etiquette & Ethics) Regulation 2002, Medical Records of patients admitted & discharged on or before 31st December 2019 will be destroyed after one month i.e. 01st November 2026. Whomsoever wants to collect in-patient clinical records can do so prior to the deadline with a valid ID proof(Pan/Aadhar) on or before 01st November 2026 at **Fortis Hospitals Ltd.**, Opp. APMC Market, Shil Road, Bail Bazar, Kalyan West – 421301

Contact Details: 9372721793
(Medical Records Dept.)
Monday To Saturday:
10:00 AM to 05:00 PM

PUBLIC NOTICE

ALL Members and/or any persons related to proposed S.R.A. Scheme on Plot bearing C.T.S No. 337, 337/1 to 30, 338, 338/1 to 6, 339, 339/1 & 2, 340, 340/1 to 13, 341, 341/1 to 12, 342, 342/1 to 12 & 343, 343/1 to 11 & F.P No. 43 - 44 (pt) of TPS Borivali no. II, village Kanheri at Main Kasturba Road, Borivali East, R/C Ward,-Mumbai for "Ambalika SRA CHS (Prop.)" under Reg. 33 (10) of DCPR 2034 are informed that, Slum Rehabilitation Authority, Anant Kanekar Marg, Bandra (E), Mumbai - 400051 has issued LOI No. R-C/PVT/0051/20220818/LOI dtd08/10/2026 to M/s. A.K. Enterprise for the development of said Property. Hence, members and person who has any objection on said property may please contact within 7 days from publishing the said Notice to the S.R.A. on above address or A.K.Enterprise, Vidyarthi Singh Sadan, Main Kasturba Road, Borivali (East), Mumbai - 400066.
Date: 23/10/2026
Place: Borivali, Mumbai

बिहार सरकार

उद्योग विभाग (एम0 एस0 एम0 ई0 निदेशालय)

संविदा आधारित नियोजन संबंधी सूचना

उद्योग विभाग, बिहार सरकार द्वारा विश्व बैंक संपोषित एवं MSME मंत्रालय, भारत सरकार द्वारा प्रायोजित केन्द्रीय क्षेत्र योजना "Raising & Accelerating MSME Performance (RAMP)" का संचालन किया जा रहा है इस योजना के सफल क्रियान्वयन के लिए MSME निदेशालय, उद्योग विभाग, Finance and Banking Manager एवं Financial Management Specialist के एक–एक पद पर संविदा आधारित परामर्शियों का नियोजना हेतु आवेदन सील बंद लिफाफा द्वारा हांथो–हाथ / स्पीड पोस्ट / कुरियर के माध्यम से दिनांकः 16.10.2026 से प्रारंभ कर दिनांकः 30.10.2026 को अपराह्न 6:00 तक आमंत्रित करता है (आवेदन जमा करने का समय किसी भी कार्य दिवस के अन्दर पूर्वाहन 9:30 से अपराह्न 6:00 बजे तक)। नियोजन से संबंधित विस्तृत जानकारी उद्योग विभाग के **website:** http://state.bihar.gov.in/industries पर दिए गए लिंक से प्राप्त किया जा सकता है।

आवेदन जमा करने का पताः
To,
The Chief Executive Officer
Udyog Mitra, Department of Industries
First Floor, Atal Path Side, RCS Path, Patna – 800001, Bihar.

PR. No. 014155 (Industry) 2026-27

निदेशक,
सूक्ष्म, लघु एवं मध्यम उद्यम निदेशालय,
उद्योग विभाग, बिहार, पटना

उक्त सूचना **www.state.bihar.gov.in/prdbihar** पर भी देखी जा सकती है।

अपने जीवन साथी के प्रति वफादार रहें,
किसी अनजान स्त्री/पुरूष से असुरक्षित यौन संबंध से बचें।

SBI State Bank of India

Stressed Assets Recovery Branch : 6th Floor, "The International", 16, Maharshi Karve Road, Churchgate, Mumbai -400 020.
Tel: 022- 2205 3163/64/65/68/69/70 **Fax:**022-2205 3166, **Email:** sbi.05168@sbi.co.in

POSSESSION NOTICE [For Immovable property] [See Rule 8(1)]

Whereas,The undersigned being the Authorised officer of **State Bank of India, Stressed Assets Recovery Branch, The International, 6th Floor, 16, Maharshi Karve Road, Churchgate, Mumbai-400020** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued **Demand Notice Dated 03.08.2024** calling upon the Borrower **Mr.Gaurav Shekhar Pradhan** to repay the amount mentioned in the notice being Rs.1,00,92,574/- (Rupees One Crore Ninety Two Thousand Five Hundred Seventy Four Only) as on 03.08.2024 and further interest, incidental expenses, costs, charges incurred / to be incurred within sixty days from the date of receipt of the said notice.

The Borrower 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 SARFAESI Act read with rule 8 on this **21st Day of October of the year 2026.**

The Borrower in particular and the public in general is hereby cautioned not to deal with property and any dealings with the property will be subject to the charge of the State Bank of India for an amount **Rs.1,00,92,574/- (Rupees One Crore Ninety Two Thousand Five Hundred Seventy Four Only)** as on 03.08.2024 and further interest and other charges thereon.

The Borrower's attention is invited to the provisions of sec 13 (8) of the Sarfaesi Act in respect of the time limit available to redeem the secured assets.

Description of Immovable Property

Flat No. 2303 on 23d Floor in the Building No. B3 known as KERASI in complex RUMAHBALI along with 1 car parking space, Ghodbunder Road, Bhayanderpada, Thane West - 400607

Date : 21.10.2026
Place : Mumbai

Sd/-
Authorised Officer ,State Bank Of India

PUBLIC NOTICE

NOTICE is hereby given that we are investigating the title of **Halai Lohana Balashram Trust**, a public trust registered under the Bombay Public Trusts Act, 1950 under Registration No. A1867 (Bom) having its office at Magaubhai Dattani Marg, Near Atul Tower, Kandivali (West), Mumbai - 400067 acting through its Trustees (**"said Trust"**) to all that piece and parcel of land admeasuring 348.66 sq. mtrs. square meters bearing Cadastral Survey No. 1/196 of Lower Parel Division together with a cessed structure consisting of ground plus one floor, namely, "Ramji Madhavji Chawl", and comprising of 12 commercial and 22 residential units/tenements therein, situate lying and being at Mahim (hereinafter referred to as **"said Property"** and more particularly described in the **Schedule** hereunder written).

All or any persons/entities including *inter-alia* any individual, trust, bank, financial institution, and/or beneficiaries/trustees having or claiming any ownership, share, right, title, estate, interest, claim/objection and/or demand in respect of the said Property together with rights and benefits attached thereto or any part or portion thereof by way of sale, transfer, gift, devise, lease, sub-lease, tenancy, sub-tenancy, power of attorney, trust, pending dispute, pre-emption, mortgage, lien, charge, licence, exchange, contract, leave and license, partition, inheritance, maintenance, easement, beneficial interest, partnership, bequest, possession, encumbrance, right of residence/occupation, succession, family arrangement, settlement, joint venture, development rights, agreement, undertaking, transfers, exchange, conveyance, assignments, release, relinquishment or by way of any other method through any agreement, deed, document, writing, conveyance deed, development agreement, letter of intent, litigation, or any right, title, interest or claim of any nature, dispute, suit, decree or order of any court of law, reservation, lis-pendens, other restrictive covenants, order of injunction, attachment, acquisition, requisition, memorandum of understanding or otherwise howsoever and in any manner of whatsoever nature with respect to the said Property or any part or portion thereof and/or FSI of the said Property or any part or portion thereof, are hereby required to make the same known in writing along with supporting documentary evidence, to the undersigned at his office at the address mentioned hereinbelow within **14 (fourteen) days** from the date of publication hereof, failing which it would be deemed that no such claim, right, title or interest exists and any such right, title, interest, benefit, claim, demand and/or objection, if any, of any such persons/entities against the said Trust as aforesaid and/or in respect of the said Property and/or any part or portion thereof shall be treated as waived or abandoned and not binding upon the said Trust in any manner whatsoever and any transaction in relation thereto including sale, joint development, redevelopment, etc., shall be completed without reference to such claim, if any.

SCHEDULE
(*said Property*)

All that piece and parcel of land admeasuring about 417 square yards equivalent to 348.66 sq. mtrs. square meters and registered in the books of the Collector of Land Revenue under Old Nos. 651 and 651 New No. A/12531 and New Survey No. 1/2674 and Cadastral Survey No. 1/196 of Lower Parel Division and a cessed structure consisting of ground plus one floor, namely, "Ramji Madhavji Chawl", and comprising of 12 commercial and 22 residential units/tenements therein situate lying and being without the Fort of Bombay at Delisle Head at Mahim in the Registration Sub-District of Bombay and assessed by the Assessor and Collector of municipal mates and Taxes under G Ward No. 2406(1) and Street Nos. 185-185 and 187-189 and bounded as follows:

on or towards the East : CS No 196A of Lower Parel division
on or towards the West : N M Joshi Marg
on or towards the North : C. S. No. 200 of Lower Parel Division; and
on or towards the South : proposed 9.00 mt. road

Dated this 23rd day of October, 2026

MDP Associates
Advocates & Solicitors
1st Floor, Bandukwala Building,
British Hotel Lane, Near BSE and
Union Bank, Kala Ghoda, Fort, Mumbai - 400001
ashok@mdplawassociates.com

For MDP Associates
(Ashok Paranjpe)
Managing Partner

GROWEL SINCE 1957

GRAUER & WEIL (INDIA) LIMITED

Regd. Office : Growel Corporate, Akurli Road, Kandivli – East, Mumbai – 400101.
Tel. : 022-66993000, email : secretarial@growel.com
Website : www.growel.com CIN : L74999MH1957PLC010975

PUBLIC NOTICE

TO WHOMSOEVER IT MAY CONCERN

NOTICE is hereby given that the certificate[s] for the under mentioned securities of the Company having a face value of Re. 1/- per share, has/have been lost/misplaced and the holder[s] of the said securities/ applicant[s] has/have applied to the Company for deletion of name and to issue duplicate certificate.
The shareholding details are as under:

Name of Shareholder	Folio No.	Certificate No.	Dist. No.	No. of Shares	Claimant
Mr. Mohmed Husain Abedin Mrs. Sabina Mohamed Husain	A00148	16	123071 - 144820	21750	Mrs. Sabiha Yunus Bookwala (Jt. Holder)

The Public are hereby cautioned against purchasing or dealing in any way with the above referred share certificate. Any person who have any claim in respect of the said share certificate should lodge such claim with the Company or its RTA: MUFG Intime India Private Limited, C-101, Embassy 247, L.B.S. Marg, Vikhroli (West), Mumbai – 400 083. Tel.: 8108116767; e-mail: investor.helpdesk@in.mpms.mufg.com, within 15 days of publication of this notice after which no claim will be entertained and the Company / RTA shall proceed to issue with the Duplicate Share Certificate.

For **Grauer & Weil (India) Ltd.**
Sd/-
Chintan K. Gandhi
Company Secretary

Date: **October 21, 2026**
Place: **Mumbai**

Phoenix ARC Limited

Regd Office: 3rd Floor, Wallace Tower (Earlier known as Shiv Building), 139/140/B, Crossing of Sahar Road & Western Express Highway, Vile Parle (E), Mumbai - 400 057, Tel : 022- 68492450, Fax : 022- 67412313
CIN: U67190MH2007PTC168303; Email: info@phoenixarc.co.in
Website: www.phoenixarc.co.in; https://phoenixarc.co.in?p=7714

ONLINE E- AUCTION SALE OF ASSET

In exercise of the powers under the **Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (in short referred to as SARFAESI Act) and Security Interest (Enforcement) Rules, 2002 (in short referred to as RULES)** and pursuant to the possession of the secured asset of the borrower mentioned hereunder vested with the Authorised Officer under the said SARFAESI Act and RULES for recovery of the secured debts, the Authorised Officer has decided to sell the secured asset by auction sale. Notice is hereby given to the public in general and to the borrower and guarantors in particular, that the under mentioned property mortgaged to Phoenix ARC Limited (Formerly known as Phoenix ARC Private Limited) acting in its capacity as Trustee of Phoenix Trust FY14-13 – Scheme A (Phoenix) (pursuant to assignment of debt by Saraswat Co-Operative Bank Limited in favour of Phoenix vide Assignment Agreement dated 28.03.2014) will be sold on : **AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS",** by way of "online e-auction" for recovery of dues and further interest, charges and costs etc. as detailed below **in terms of the provisions of SARFAESI Act read with Rules 6, 7, 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website **https://www.bankeauctions.com**.

Name of the Borrower/Guarantors/ Mortgagors	1. M/s. Balaji Universal Tradelink Private Limited 2. Mr. Madhusudan Dhirajlal Mehta 3. Mr. Hastimal N. Khandelwal 4. Mrs. Lata Manojkumar Punamiya 5. Late Indumati M. Mehta 6. Mr. Manojkumar Babulal Punamiya 7. M/s. Balaji Lifestyle Realtors Private Limited
Amount due as demand notice issued by the Authorised Officer of Phoenix	Rs.79,32,89,695/- (Rupees Seventy-Nine Crores Thirty-Two Lakhs Eighty-Nine Thousand Six Hundred Ninety-Five Only) as on 01.03.2023 with future interest at contractual rate together with incidental expenses, costs, charges etc as per the Demand Notice dated 06.04.2023 issued under section 13(2) of the SARFAESI Act, 2002.
Description of the Secured Asset being auctioned	All that premises being lying and situated at Flat no. 112/2B, admeasuring area 1160 sq ft. on 11th floor in Building No. 2, "B" wing, Windermere 2-B Co-operative Housing Society Ltd., Near Green Park, Oshiwara, Off Link Road Andheri (W), Mumbai – 400 053, owned by Mr. Madhusudan Dhirajlal Mehta and Late Indu Madhusudan Mehta.
Possession of the secured asset taken over under SARFAESI Act, 2002	Physical Possession of the secured asset was taken by the Authorised Officer of Phoenix on 11.12.2024
Date & time of Inspection of secured asset put for sale	14.11.2026 (Saturday) between 11.00 a.m. to 01.00 p.m.
Date of submission of Bid (E- Auction)	01.12.2026 (Tuesday) before 4.30 p.m.
Reserve Price	Rs.4,48,30,000/- (Rupees Four Crores Forty-Eight Lakhs Thirty Thousand Only)
Earnest Money Deposit	EMD Amount to be deposited by way of RTGS favouring "PHOENIX TRUST FY14-13 – Scheme A", Current Account: 6111411728; CRN No. 74416123; Kotak Mahindra Bank Limited, Branch: Kalina, Mumbai, IFSC Code: KKBK0000631 EMD amount: Rs.44,83,000/- (Rupees Forty-Four Lakhs Eighty-Three Thousand Only)
Bd Increment	Rs.1,00,000/- (Rupees One Lakh Only) & in such multiples
Date of E- Auction	02.12.2026 (Wednesday) between 11.00 a.m. to 12.00 noon
Mode of E- Auction for Item I, Item II and Item III	Online – e auction
Litigation status/Encumbrances	1. Securitisation Application no. 204/2024 filed by Balaji Universal Tradelink Private Limited (Applicant) V/s Phoenix ARC Ltd (Defendants) before Debts Recovery Tribunal, Mumbai wherein no interim relief/status quo has been granted to the applicants till date. 2. Securitisation Application no. 411/2024 filed by Star Hotels (Applicant) V/s Phoenix ARC Ltd. (Defendants) before Debts Recovery Tribunal, Mumbai wherein no interim relief/status quo has been granted to the applicants till date. Matter is posted for disposal. 3. Civil Suit no. 459/2016 filed by Star Hotels & Tours Pvt Ltd (Applicant) V/s Phoenix ARC Ltd (Defendants) before City Civil Court, Dindoshi, Mumbai wherein no interim relief/status quo has been granted against Phoenix and the said has been dismissed in default by the Hon'ble City Civil Court, Dindoshi vide order date 19.09.2025. 4. 01/PAT/2013 dated 28.02.2013 - The Directorate of Enforcement (ED) vide provisional attachment order no.01/2013 dated 28.02.2013 has attached the other secured assets situated at Flat No.207 & 208 at Celestia Heights, Malad (West), Mumbai and Unit No.62, Mittal Tower, Nariman Point, Mumbai. 5. Pending Society dues, electricity, property tax, water charges pertaining to the secured asset payable to the respective Society/Civic bodies shall be verified, access and independent enquiries are to be made by the intending purchasers/bidders and satisfy themselves about the secured asset encumbrances, including the statutory dues and specifications before submitting the bids.
Link for Tender documents	https://phoenixarc.co.in?p=7714

Terms and Conditions of E- Auction:

1. The auction sale is being conducted by the Authorised Officer under the provisions of SARFAESI Act with the aid and through e-auction mode. Auction/Bidding shall be only through **"Online Electronic Mode"** through the website https://www.bankeauctions.com. M/s C1 India Private Limited is the service provider to arrange platform for e-auction. **2.** The E-auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may go through the website of Phoenix also at https://phoenixarc.co.in?p=7714 and website of the service provider, www.bankeauctions.com for bid documents, the details of the secured asset put up for e-auction / obtaining the bid form. **3.** The bidders may participate in the e-auction quoting/bidding from their own offices/place of their choice. Internet connectivity shall have to be arranged by each bidder himself/itself. The Authorised Officer/Phoenix/service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc. **4.** For details, help, procedure and online training on e-auction, prospective bidders may contact **Mr. Bhavik Pandya of M/s C 1 India Private Limited, Contact Number: 91-124-4302020/2021/2022/2023/2024, 91-8866682937/07291981124/25/26, email id: support@bankeauctions.com / maharashtra@c1india.com. 5.** The intending purchasers/bidders may go through the website of Phoenix, as mentioned above, for verifying the details of the secured asset put up for e-auction/obtaining bid form. **6.** The e-auction will be conducted on the date and time mentioned herein above, when the secured asset mentioned above will be sold on **"AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS"** condition. **7.** All the intending purchasers/bidders are required to register their name in the portal mentioned above as **https://www.bankeauctions.com** and get user ID and password free of cost to participate in the e-auction on the date and time aforesaid. **8.** For participating in the e-auction, intending purchasers/bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the reserve price of the secured asset along with copies of the mentioned documents on or before or before 01.12.2026 (Tuesday) before 4.30 p.m.

FOR INDIVIDUALS	DOCUMENTS
PROOF OF IDENTITY (one copy of any one of the following)	PAN Card / Passport / Driving License / Aadhaar Card / Voter's Identity Card / Job Card issued by NREGA duly signed by an officer of State Government / Letter issued by the National Population Register Certificate or permission from regulator for investment/remittance in India.
PROOF OF ADDRESS One copy of any one of the following containing addresses (if address not mentioned in identity proof)	Utility bill which is not more than two months old of any service provider (electricity, telephone, post-paid mobile phone, piped gas, water bill) / Aadhar Card / Property or Municipal Tax receipt / Pension or family pension payment orders (PPOs) issued to retired employees by Government Departments or Public Sector Undertakings, if they contain the address / Letter of allotment of accommodation from employer issued by State or Central Government departments, statutory or regulatory bodies, public sector undertakings, scheduled commercial banks, financial institutions and listed companies / Leave and License agreements with such employers allotting official accommodation.
FOR COMPANY / PARTNERSHIP FIRM	**DOCUMENTS**
PROOF OF IDENTITY	PAN Card / Registered Partnership Deed
PROOF OF ADDRESS	Certificate of Incorporation / GST Certificate / Utility bill which is not more than two months old of any service provider (electricity, telephone, postpaid mobile phone, piped gas, water bill)
AUTHORISATION LETTER FOR PARTICPITAION	A resolution from the Board of Directors / Authority Letter / Power of Attorney granted to transact on behalf of Company / Partnership Fim

9. The successful purchaser/bidder shall deposit the 25% (inclusive of EMD) of his/her/its offer by way of RTGS/NEFT to the account respectively mentioned herein above, on the date of e-auction mentioned above or not later than the next working day before the closure of banking hours, which deposit will have to be confirmed by Phoenix, failing which the sale will be deemed to have been failed and the EMD of the said successful bidder shall be forfeited. **10.** The EMD of all other bidders who did not succeed in the e-auction will be refunded by Phoenix within 72 hours of working days from the closure of the e-auction. The EMD will not carry any interest. **11.** The balance amount of purchase consideration for the respective Item shall be payable by the successful purchaser/bidder on or before the fifteenth day, from the date of confirmation of sale of the said secured asset by the Authorised Officer/Secured Creditor or such extended period as may be agreed upon in writing by the Authorised Officer at his/her discretion. In case of default, all amounts deposited till then shall be liable to be forfeited. **12.** For inspection of secured asset/property or more information, the prospective bidders may contact Amit Masekar at the abovementioned address or at **amit.masekar@phoenixarc.co.in (email) on 09769497286 (Mob). 13.** At any stage of the e-auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-pone the e-auction as mentioned above, without assigning any reason thereof and without any prior notice. **14.** The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, applicable GST etc. that is required to be paid in order to get the secured asset property conveyed/delivered in his/her/its favour as per the applicable law for the respective Item. **15.** The payment of all statutory/non-statutory dues, taxes, rates, assessments, charges, fees, society dues etc. owing/payable to any authority/board/society etc during anytime, shall be the sole responsibility of the successful bidder only. **16.** The successful purchaser/bidder shall be solely responsible for any cost / expenses / fees / charges / transfer premium etc. payable to Municipal Council/gram panchayat/corporation or any other authorities or board etc towards the transfer of the rights in its / his / her favour. **17.** It shall be the sole responsibility of the intending purchasers/bidders to make their own independent enquiries, inspect, verify and satisfy themselves about the secured asset encumbrances, title of property put on e-auction and claims/rights/dues affecting the secured asset, including the statutory dues and specifications before submitting the bid. **18.** The particulars specified in the e-auction sale notice published in the newspapers have been stated to the best of the information of the undersigned, however the undersigned shall not be responsible / liable for any error, misstatement or omission. **19.** The prospective/intending bidder shall furnish an undertaking that he/she is not dis-qualified as per provisions of Sec.29 (A) of Insolvency and Bankruptcy Code,2016 and failure to furnish such undertaking along with the KYC documents, shall automatically disqualify or he/she bid will be rejected. **20.** In the event, the e-auction as scheduled for the secured asset hereinabove fails for any reason whatsoever, Phoenix has the right to sell the secured asset by any methods under the provisions of Rule 8(5) of the Security Interest (Enforcement) Rules, 2002 and SARFAESI Act, 2002. **21.** The borrower/guarantors/ owners/mortgagors, 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.

Place: MUMBAI
Date : 23.10.2026

Sd/- Authorised Officer
Phoenix ARC Limited, (Formerly known as Phoenix ARC Private Limited)
Phoenix Trust FY14-13 Scheme A

KOTAK MAHINDRA BANK LIMITED

Registered Office: 27, BKC, C-27, G Block, Bandra Kurla Complex, Bandra (East), Mumbai - 400051
Branch Office: Kotak Infiniti, 5th Floor, Zone IV, Building No. 21, Infinity IT Park, Off Western Express Highway, General A K Vaidya Marg, Malad (East), Mumbai 400097.
Corporate Identity Number - L65110MH1985PLC038137, **www.kotak.com**

E - AUCTION CUM SALE NOTICE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) & 9 (1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the Public in general and in particular to the Borrower (s), Guarantor (s) and / or Mortgagor (s), that the below described immovable properties mortgaged / charged to **Kotak Mahindra Bank Limited** ("Secured Creditor"), the **Physical Possession** of which has been taken by the Authorized Officer of the Secured Creditor on **09-01-2025,** will be sold through E-Auction on **"AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS", "WHATEVER THERE IS BASIS" and "NO RECOURSE BASIS"** on **26-11-2026,** for recovery **Rs. 125,68,88,908.75 (Rupees One Hundred Twenty Five Crore Sixty Eight Lakhs Eighty Eight Thousand Nine Hundred Eight and Paise Seventy Five Only)** as on **19.10.2026** together with further interest and other charges thereon at the contractual rates upon the footing of compound interest until payment/realization due to Kotak Mahindra Bank Limited, being the Secured Creditor, from the Borrower / Mortgagor/s / Guarantor/s **Ptraans Logistics (India) Private Limited, Mr. Praveen Jain, Ms. Kalpana Jain & Praveen Kumar Jain HUF in respect of loans granted to Ptraans Logistics (India) Private Limited.**

The details/description of Immovable Properties put up for auction, the Reserve Price, the Earnest Money Deposit and the Auction Schedule are mentioned below:

Sr. No.	Name of the Mortgagor/s	Details of Immovable Properties put for E – Auction	Last date for submission of online bid	Date & Time of E-Auction	Reserve Price (INR)	Earnest Money Deposit (EMD) (INR)
1	Praveen Kumar Jain (HUF)	All that piece and parcel of property being land and Office Premises No. S-13, 14 & 15, Skip Floor (Second Floor), admeasuring on or about 1147 sq.ft. Carpet (1728 sq.ft. Super Built up area) (inclusive of proportionate area of common amenities) Chandralok Hsg. Complex, Survey No. 276/P of Village Chanod, Near Cine Park Theatre and Bank of Baroda, Vapi – Silvassa Road, Vapi (East), Taluka Pardi, District Valsad, Gujarat, together with all the present and future superstructures thereon and which is bounded as under: Towards **East** : By Office No. 12; Towards **West :** By Office No. 16; Towards **South :** Stair Case and lift portion of the building for residence; Towards **North:** 11th Feet Wide Main passage.	25-11-2026 up to 04:00 p.m.	26-11-2026 between 01.00 p.m. to 02:00 p.m.	Rs. 46,65,000.00 (Rupees Forty Six Lakhs Sixty Five Thousand Only)	Rs. 4,66,500.00 (Rupees Four Lakhs Sixty Six Thousand Five Hundred Only)

The undersigned may at his absolute discretion and on request from the prospective buyers, arrange for inspection of the said properties on 28-10-2026 between 12:00 pm to 02:00 pm through his authorized representative/agent.

IMPORTANT TERMS AND CONDITIONS:

1) The E - Auction shall be conducted only through "Online Electronic Bidding" through website **https://www.bankeauctions.com/** on **26.11.2026 from 01.00 p.m. to 02.00 p.m.** with unlimited extensions of 5 minutes duration each. **2)** For details about E-Auction, the intending bidders may contact M/s. C1 India Pvt. Ltd through Mr. Dharani Krishna – Mobile +91-9948182222; email id – andhra@c1india.com. **3)** The intending bidders may visit the Bank's official website - **https://www.kotak.com/en/bank-auctions.html** for auction details and for the terms and conditions of sale. **4)** For detailed terms and conditions of auction sale, the bidders are advised to go through the portal **https://www.bankeauctions.com/** and the said terms and conditions shall be binding on the bidders who participate in the bidding process. **5)** It is requested that the interested Bidder/s are required to generate the login ID and password from the portal **https://www.bankeauctions.com/** before uploading the bid and other documents. **6)** The bid form has to be filled in the prescribed form and is to be submitted / uploaded online only along with KYC documents of the Bidder/s on the portal **https://www.bankeauctions.com/** on or before **25-11-2026 up to 04.00 p.m.** and the scanned copies of the duly filled and signed bid documents and KYCs of the Bidder/s should be sent by mail to **pradeep.vishwakarma4@kotak.com** and/or **pranay.bharucha@kotak.com.** The Bidder shall write the subject of the email "For purchase of Properties in the matter of Praveen Kumar Jain (HUF)" **7)** Prospective bidders may avail online training, for generating Login ID and password and for online bidding process etc., from M/s. C1 India Pvt Ltd on above mentioned contact numbers. **8)** Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT/FUND TRANSFER to the credit of Account No. 06410125272001, Kotak Mahindra Bank Ltd., Nariman Point Branch, Mumbai, IFSC Code: KKBK0000958, on or before **25-11-2026 up to 04:00 p.m.** The NEFT/RTGS/FUND TRANSFER shall only be done from the account/s of the intending bidder/s only. In case of delay in depositing the EMD and/or submission of Bid documents within the prescribed time limits due to any technical glitch, the Authorized Officer, to maximize the bid participation and inter-se bidding process, at its sole discretion and upon his satisfaction, can accept the Bid/s received after the schedule cutoff time without giving any disclosure to any person. Any bid submitted without depositing the EMD amount shall stand automatically rejected. The EMD deposited by the proposed bidder shall not earn any interest. **9)** The bid price to be submitted shall be equal to and / or above the Reserve Price and during the bidding process, bidders who have submitted bids shall improve their further offers in multiples of **INR 1,00,000.00 (Rupees One Lakh Only). 10)** In case any bid is placed within last 5 minutes of the closing time of the e-auction proceeding, the closing time shall automatically and immediately get extended by another 5 minutes. **11)** The successful bidder has to deposit 25% of the highest bid amount (including EMD already paid) immediately on closure of the e-auction sale proceedings or on the following working day in case business hours is closed on the day of E - Auction, in the mode stipulated as above. The balance 75% of the highest bid amount shall have to be deposited within 15 days from the date on which the acceptance /confirmation of sale is conveyed to such successful bidder or such extended period which shall be at the sole discretion of the Authorized Officer and within the provisions of SARFAESI Act, 2002 and the Security Interest Rules, 2002. **12)** The highest bidder will not have any right and title over the properties until the Sale Certificate is issued in his favour subject to realization of entire Auction Price and other incidental expenses. Sale shall be subject to terms and conditions of E - Auction and confirmation by the Secured Creditor to that effect. **13)** If the successful bidder fails to deposit the entire bid / auction amount, the amount already deposited by the successful bidder shall be forfeited and the defaulting bidder shall neither have claim on the properties nor on the amounts deposited. The Authorized Officer shall be free to exercise any one or more rights available to him in terms of the provisions of SARFAESI Act, 2002 and the Security Interest Rules, 2002, in respect of the auction properties. **14)** On receipt of the entire sale consideration within the stipulated period as mentioned above, the Authorized Officer shall issue the Sale Certificate, the sale shall be completed thereafter, and Kotak Mahindra Bank Limited shall not entertain any claims. **15)**The sale certificate shall be issued in the same name in which the Bid is submitted. No request for inclusion/substitution in the sale certificate of names of any person(s) other than those mentioned in the bid shall be entertained. **16)** The EMD amount, to the unsuccessful bidder/s, shall be returned by Kotak Mahindra Bank Ltd, in their accounts by way of RTGS / NEFT / Funds Transfer, within 10 (Ten) working days and without any interest. **17)** The Authorized Officer has the absolute right to accept or reject a bid or postpone/cancel the notified E – Auction Sale without assigning any reason. In the event of postponement/cancellation of the E – Auction Sale after submission of the bids, EMD submitted by the bidders will be returned, without interest and in case the bids are rejected, Authorized Officer can negotiate with any of the bidders or other parties for sale of the properties by private treaty. **18)** In an event of failure of the E – Auction Sale for the want of bids or otherwise or for any other reason, the Authorised Officer can enter into a private treaty for sale of the properties, as a whole or any part thereof, with the proposed purchaser or any other party providing an offer to purchase the properties. **19)** In the event where a bidder is declared as the successful bidder in the e-auction sale conducted and subsequent to that, if the auction proceedings are stayed by any Court /Tribunal, at any stage till the stage of issuance of the sale certificate and handing over the possession, including but not limited to restraining the bank from further proceedings, then the bidder shall not have any right to claim the refund of the EMD/amount so deposited by him /her or any interest on the amount so deposited towards the sale of the properties. The Bank at its sole discretion will refund the money so deposited, without any interest and/or damages and/or claims and no communication will be entertained whatsoever in this regard. **20)** The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorized Officer / Secured Creditor, but the Authorized Officer / Secured Creditor shall not be answerable for any error, misstatement or omission in this proclamation. **21)** Any other encumbrances are not known to the Bank. The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties Auctioned. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the properties including statutory liabilities, arrears of property tax, electricity dues etc. **22)** All statutory dues/ other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser. **23)** All outgoings charges i.e. Municipal Taxes, Maintenance/Society charges, Electricity and Water charges and any other dues or taxes including transfer charges / fees in respect of the properties put for Auction-cum-Sale under the present notice shall be paid by the successful Bidder/Purchaser solely. **24)** All other incidental charges (including but not limited to security charges or maintenance charges for preservation of the properties under the present auction) will be borne solely by the highest bidder from the date of issuance of Certificate of Sale, which will have to be cleared / reimbursed to the Bank before registration of the Certificate of Sale. However at the sole discretion of the Authorized Officer, any just and reasonable delay will be considered for exemption, without setting any precedent for future. **25)** As per Section 194-IA of the Income Tax Act, 1961, TDS @1% shall be applicable on the sale proceeds, if the sale consideration is **Rs. 50,00,000.00 (Rupees Fifty Lakhs only)** and above, the Successful bidder/purchaser shall deduct and deposit 1% TDS, for the Properties in the name of Praveen Kumar Jain (HUF) (having PAN AAAXXXX32D), to be