

Before the Debts Recovery Tribunal – II
MTNL Bhavan, 3rd Floor, Strand Road, Apollo Bandar,
Colaba Marine, Colaba, Mumbai - 400 005.

OA No. 282 of 2025

Exh. 14

SUMMONS

IDFC FIRST BANK LTD **--Applicant**

Versus

RAHUL AIR SERVICES PVT LTD & ORS **--Defendants**

Whereas OA No. 282 of 2025 was listed before Hon'ble Presiding Officer on 12.06.2025.

Whereas this Hon'ble Tribunal was pleased to issue summons/ Notice on the said application under Section 19(4) of the Act (OA) filed against you for recovery of debts of Rs. 39759590.00/- (application along with copies of documents etc., annexed).

Whereas the service of summons could not be affected in ordinary manner and whereas the Application for substituted service has been allowed by this Hon'ble Tribunal.

In accordance with Sub-section (4) of Section 19 of the Act you the defendants are directed as under:-

1. To show cause within 30 days of the service of summons as to why relief prayed for should not be granted;
2. To disclose particulars of properties or assets other than properties and assets specified in the Application under serial number 3A of the Original Application;
3. You are restrained from dealing with or disposing if secured assets or such other assets and properties disclosed under serial number 3A of the Original Application, pending hearing and disposal of the application for attachment of the properties.
4. You shall not transfer by way of sale, lease or otherwise except in the ordinary course of business any of the assets over which security interest is created and/or other assets and properties specified or disclosed under serial number 3 A of the original application without the prior approval of the Tribunal.
5. You shall be liable to account for the sale proceeds realised by sale of the secured asset or other assets and properties in ordinary course of business and deposit such sale proceeds in the account maintained with bank or financial institutions holding security interest over such assets.

You are directed to file written statement with a copy thereof furnished to the applicant and appear before the DRT -II on 27/04/26 at 11:00 a.m. failing which the application shall be heard and decided in your absence.

Given under my hand and seal of this Tribunal on this 19th Day of Dec., 2025.

Sd/-
REGISTRAR
DRT - II, Mumbai

SEAL

Name and address of Defendants

1. RAHUL AIR SERVICES PVT LTD & ORS (DEFENDANT NO.1)
 AT: Eric House, 16th Road, Chembur, Maharashtra, Mumbai-400071

2. MR. RAVI NIYER (DEFENDANT NO.2)
 AT: Flat no. 10A, Akshay Anand, 7th Road, Chembur, Mumbai-400072, Maharashtra
Also At: Flat no. GA, Basement & Ground Floor, Rahul Apartment, Door No.80, Cliamiers Road, Chennai, Tamil Nadu - 600018

3. MS VARSHA RAMESH SHARMA (DEFENDANT NO.3)
 AT: 34/6, Sindhuwadi M.G. Road, Ghatkopar East, Mumbai-400077, Maharashtra
Also At: Flat no. GA, Basement & Ground Floor, Rahul Apartment, Door No.80, Cliamiers Road, Chennai, Tamil Nadu - 600018



केनरा बैंक Canara Bank

A part of India Underwriting



सिंडिकेट Syndicate

Prabhadevi Branch:
Kohinoor Building, Veer Savarkar Road, Prabhadevi, Mumbai - 400025

SALE NOTICE

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

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, for the **Constructive Possession** of which has been taken by the Authorised Officer of the **Prabhadevi Branch of the Canara Bank**, will be sold on "As is where is", "As is what is" and "Whatever there is" on **05.02.2026**, for recovery of **Rs.27,81,919.29 (Rupees Twenty Eight Lakhs Seventy One Thousand Eight hundred Ninety Nine and Paisea Twenty Nine Only)** as on 18.08.2025 plus further interest thereon from 19/08/2025 along with suit expenses and other charge due to the, Prabhadevi Branch Mumbai of Canara Bank from the borrower **Mrs Jagruti Gautam Bhole**.

Details and full description of the immovable property with known encumbrances, if any:

Sr. No.	Description of the Property	Reserve Price	Earnest Money Deposit
1	All That Part And Parcel Of Flat No. 704, On The 7th Floor, Admeasuring 27.86 Sq.mtrs. Carpet Area Alongwith Enclosed Area Admeasuring 2.16 Sq Mtrs. Carpet Area, Totally Admeasuring 30.04 Sq Mtrs Carpet Area, In The Building A-1, In The Project To Be Known As- Sai Shruthi Valley, Phase II, Of The "Ramcharana Complex" Survey No.132, Hisa No. 2/b, Revenue Village - Dawale, Taluka And District Thane, Registration District And Sub District Of Thane And Within The Limits Of The Municipal Corporation Of The City Of Thane. Sersal Security Id-400066157200 Mortgaged By Jagruti Gautam Bhole	Rs. 26,10,000	Rs. 2,61,000.00

The earnest money deposit shall be deposited on or before **05.02.2026 at 9.30AM**. The property can be inspected, with Prior Appointment with Authorised Officer, on **22.01.2026**, Manager Canara Prabhadevi Branch between **11.00 am to 4.00 pm**. There are no known encumbrances on the above property as per the knowledge of the bank.

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in common web portal – M/s PSB Alliance (BANKNET), Contact No. 8291220220, 7046612345, 6354910172, 9892219848, 8160250551, E-mail – support.BAANKNET@psballiance.com; or <https://banknet.com/>, or Canara Bank's website www.canarabank.com, or may contact Manager Canara Bank Prabhadevi Branch 8169845618/9410316322/8655918379/ 8655963177 during office hours on any working day.

Date : 29.12.2025

Place : Mumbai

Sd/-
Authorised Officer
Canara Bank

Through Regd. AD/Speed Post, affixation, D.D. DEBTS RECOVERY TRIBUNAL NO. 1 AT MUMBAI Ministry of Finance, Government of India 3rd floor, MTNL Bhavan, Strand Road, Colaba Market, Colaba Mumbai- 400 005 DEMAND NOTICE	
R.P. No.130 of 2023 PUNJAB NATIONAL BANK	Exh No. 06 Next Date: 06.02.2026 ...CERTIFICATE HOLDER
V/s	
Rajesh V. Jampalwar & Anr To, 1. Rajesh V. Jampalwar Residing at 203/B, Yashwant Sakshi CHS Ltd., Y.K. Nagar, Virar (W), Thane. 2. Mrs. Anjali R. Jhampalwar Residing at 203/B, Yashwant Sakshi CHS Ltd., Y.K. Nagar, Virar (W), Thane.	..CERTIFICATE DEBTOR
This is to notify that a sum of Rs. 2,06,51,027.21 (Rupees Two crore Six lakhs Fifty one thousand Twenty seven and twenty one paise Only) has become due from you as per bid Recovery Certificate drawn up in O.A. No. 498/2021 by the Hon'ble Presiding Officer, Debts Recovery Tribunal-I, Mumbai. The applicant is entitled to recover the sum of Rs. 2,06,51,027.21 along with future interest @10.70% per annum simple w.e.f. 17.10.2023 till recovery from the C.D. No. 1 & 2 jointly.	
You are hereby directed to pay the above sum within 15 days of the I. receipts of the notice, failing which the recovery shall be made in accordance with the Recovery of Debts and Bankruptcy Act, 1993 and Rules there under.	
In addition to the sum aforesaid, you will also be liable to pay:	
(a) Such interest as is payable for the period commencing immediately after this notice of the certificate/execution proceedings.	
(b) All costs, charges and expenses incurred in respect of the service of this notice and warrants and other process and all other proceedings taken for recovering the amount due.	
You are hereby ordered to appear before the undersigned on 06/02/2026 at 2:30 p.m. for further proceedings.	
Given under my hand and the seal of this Tribunal, on this date - 22/12/2025  SEAL (YATINDRA KUMAR SINHA) Recovery Officer Debts Recovery Tribunal - I, Mumbai	
To 1. The concerned Society 2. BMC Authority/Local Civic Body/Talathi 3. Sub Registrar Concerned-CH Bank shall get the charges of the above mentioned property (ies) recorded in the records of the Sub Registrar concerned as per rules.	

MUMBAI DEBTS RECOVERY TRIBUNAL-II
(Govt. of India, Ministry of finance)
3rd Floor, Mtnl Building, Near Strand Cinema, Colaba Market,
Colaba, Mumbai - 400 005
ORIGINAL APPLICATION NO. 942 OF 2024

PUBLIC NOTICE				
		Branch Office: ICICI Bank Ltd. 4/10, Mythree Tower, Bommanhalli Hosur Main Road Bangalore- 560068		
The following borrower(s) has/have defaulted in the repayment of principal and interest towards the Loan facility(ies) availed from ICICI Bank. The Loan(s) has/have been classified as Non-Performing Asset(s) (NPA). A Notice was issued to them under Section 13(2) of the Securitisation and Re-construction of Financial Assets and Enforcement of Security Interest Act, 2002, at their last known addresses. However, it has not been served and are therefore being notified by way of this Public Notice.				
Sr. No.	Name of the Borrower/ Co-Borrower/ Guarantor/ (Loan Account Number) & Address	Description of Secured Asset to be enforced	Date of Notice sent/ Outstanding as on Date of Notice	NPA Date
1.	Mohiyuddin Abdul Shaikh/ Zohra Bibi Mohiyuddin Shaikh/ Flat No. 104, 1st Floor Pine Block, B Tower 'The Greens' Sy.No.33,35/3,35/4,174 Karpur Village, Bidargere Village, Bangalore- 562106/ LBMUM00002087587	Schedule-'A' (Entire Property) All That Piece And Parcel of The Property Bearing Sy Nos. 33, 35/3, 35/4, 174 of Karpur Village And Survey Number'S 224, 184/5 And 189 of Bidargere Village, Kasba Hobli, Anekal Taluk, Together Measuring 12 Acres 24.08 Guntha, Situated at Karpur village and Bidargere Village, Kasaba Hobli, Anekal Taluk, Residentially Converted by the Office of the Deputy Commissioner, Bangalore District, Bangalore, vide O.M.No, ALN (A & K) SR 118/2010-11 Dated 23.02.2011, O.M.No, ALN (A & K) SR 44/2011-12 Dated 30.09.2011, O.M.No, ALN (A & K) SR 47/2011-12 Dated 30.09.2011, O.M.No, ALN (A & K) SR 48/2011-12 Dated 30.09.2011 and O.M.No, ALN (A & K) SR 163/2012 Dated 27.11.2012 Respectively Comes Under The Administrative Jurisdiction of Karpur Gram Panchayat, Kasaba Hobli, Anekal Taluk, Panchayat Kheta No. 293 And Bounded on East By: Sy No. 190 of Bidargere Village And Sy No. 32 of Karpur Village, West By: Road, North By: Sy No. 28 And 29 of Karpur Village, South By: Sy Nos. 183, 184, 186, 187, 188, 192 and 193 of Bidargere Village, Schedule- 'B' (Property Hereby Agreed To Be Sold To The Purchaser)26.16 Sq.mtr, Un-Divided Share, Right, Title And Interest of Land In The Schedule-A Property Referred To Above, Schedule 'C' (Description of The Apartment To Be Constructed) A Two Bedroom Apartment Bearing Flat No. 104 on 1 st Floor, In Pine Block, In 'B' Tower, of The Residential Complex Known As 'The Greens' To Be Constructed In The Schedule-A Property, Having A Super Built-up Area of 64.57 Square Meter, With Open Car Parking No. 104.	24.11.2025 Rs. 15,87,946.12/-	29/02/2024

PNB HOUSING													
APPENDIX -IV-A- E-AUCTION-PUBLIC SALE NOTICE OF IMMOVABLE PROPERTY/IES													
E-AUCTION-SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND EMPLOYMENT OF SECURITY TRUST DATED 2002 under RUCB 6(1) OF THE SECURITIES CONTRACTS ACT, 1956 AND SECURITY TRUST DATED 2002 under RUCB 6(1) OF THE SECURITIES CONTRACTS ACT, 1956.													
Office No. 6th Floor, Anaparthi Bhawan, 22 Kasturba Gandhi Marg, New Delhi-6001, Phones:011-23357471, 23357172, 23705474, Web:-www.pnbhousing.com													
B.O.BOISAR-2B, Second Floor,Ameya Park, Navpur Road,Boisar(West),Maharashtra-401501, B.O.MUMBAI-G-1, Ground Floor,BabaHouse,NearWesternExpressMetroStation,AndherEast,Mumbai-400093, NearKhadkavadaCircle,Kalyan(West), Maharashtra-421301, B.O.MUMBAI-G-1, Ground Floor,BabaHouse,NearWesternExpressMetroStation,AndherEast,Mumbai-400093, B.O.NAVMUMBAI-ArenyaAracadeCo.Op.Society,ShophNo.4,5,PlotNo.1,G-Sector1,Vashi,NaviMumbai-400703, B.O.VIRAR-302, ThirdFloor,RiddhiArdra,100ftNagar,BypassRoad,nearBigGazar,Vihar(West)Maharashtra-401303, B.O.THANE: OfficeNo.204SecondFloorDevCordiaCadburyJunctionEasternExpressHighwayThaneWest, Maharashtra-400601, B.O.GHATKOPR:OfficeNo.601-602, SixthFloor,Presidential Plaza,L.B.S.Marg,OppositeECPMarket,Mall, Ghatkopar(West), Mumbai-400086, Maharashtra-400601, B.O.PANVEL: OfficeNo.6-B, FirstFloor,NeelEmperorsCHSL, PlotNo.92-93, Sector13, NearHDFCCircle,NearPanvel, Maharashtra-401026, B.O.BORIVALI-203&204-A, Second FloorWesternEdge, NearWCHighway,Magathane, Borivali(East), Mumbai, Maharashtra-410066													
Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column no-A that the below described immovable property (ies) described in Column no-D mortgagee(charged) to the Secured Creditor, the constructive/Physical Possession of which has been taken as (described in Column no-C) by the authorized Officer of M/S PNB Housing Finance Limited, Mumbai. The said property (ies) shall be sold on "AS IS WHERE IS BASIS". As per the details mentioned above, Notice is hereby given to the borrower(s)/Secured Creditor(s)/Legal Heirs, Legal Representative(s), Other Administrator(s), executor(s), Successor(s), assignee(s) of the respective borrowers/mortgagor(s)(since deceased) as the case may be indicated in Column no-A under Rule-8(6) & (c) of the Security Interest Enforcement Rules, 2002 amended as on date. For detailed terms and conditions of the sale, please refer to the link provided in M/S PNB Housing Finance Limited/secured creditor's website i.e., www.pnbhousing.com.													
Loan No. Name of the Borrower / Co-Borrower / Guarantor/Legal heirs(A)	Demand Number	Nature of Possession	Description of the Property mortgaged	Reserve Price (RP) (₹)	CMD (RP) (₹)	Last Date of Submission of bid (₹)	Bid increment Rate (%)	Inspection Time (Time)	Date of Auction (Date & Time)	Auction Location	Know Your Bidder (Yes/No)		
HOU/BRVL/028/292874 Ramesh Sanku / Kulkarni S Singh, B.O.: BORIVALI	Rs. 59,75,386.74 Rs. 24-05-2022	Physical Possession	Flat No. C-2, B Wing, Ground Floor, Plot No. 6, Shriang Hotel, S. P. S. Road, 2nd Village Colony, Bandrup West, Mumbai, Maharashtra, India, 400077.	Rs. 41,57,000	Rs. 4,15,700	15-01-2026	Rs. 10,000	07-01-2026 12:00pm to 04:00pm	16-01-2026 03:00PM	NOT KNOWN			
HOU/MUM/1116/333954 Mohd Harun Md I Shaikh / Rukhsar Rukhsar, B.O.: MUMBAI	Rs. 20,55,738.84 Rs. 20-09-2021	Physical Possession	Bldg No 14.1, 108, Near Heaven Compact, Mann Village, Boisar, Boisar Rd, Maharashtra, 401501, Thane, Maharashtra-401501, India.	Rs. 14,97,000	Rs. 1,49,700	30-01-2026	Rs. 10,000	08-01-2026 12:00pm to 04:00pm	31-01-2026 2PM to 03:00PM	NOT KNOWN			
NHL/BRV/0619/03988 Sidhanth Bansilal / Anjali Siddharth Jagu / Subodh Bansilal Jaju, B.O.: BORIVALI	Rs. 89,85,701.02 Rs. 31-05-2024	Physical Possession	Flat No 403, Bldg No. 1, D Wing, Patliputra Bldg, Near Nandivdi Village, Nandivdi, Nandivdi West, Mumbai, Maharashtra-401002, Mumbai, India.	Rs. 10,67,500	Rs. 1,06,750	30-01-2026	Rs. 50,000	23-01-2026 12:00pm to 04:00pm	31-01-2026 2PM to 03:00PM	NOT KNOWN			
HOU/BSNR/1218/624826 Rameez Saikhu / Kulkarni Ramesh Shalekar, B.O.: BOISAR	Rs. 16,37,123.78 Rs. 11-04-2025	Physical Possession	Building No 3 Type A, 7.703, Ambrosia, Land Bearing S. 14° 03' 00" E, 140.30m, Near T. Nagar, Opp. Ganpat Temple, Thane, Maharashtra-401240, India.	Rs. 14,43,000	Rs. 1,44,300	30-01-2026	Rs. 10,000	21-01-2026 12:00pm to 04:00pm	31-01-2026 03:00PM	NOT KNOWN			
HOU/VRR/0717/040502 Saviorina Ashish Naranje / Vishal Ashok Naranje, B.O.: VIRAR	Rs. 29,69,997.12 Rs. 23-08-2024	Physical Possession	Flat No 201 2nd Floor C Wing, Building No 03, Kancharon Vajalur, Pandhara Apartment, Mahim Palghar Road, Vajalur, Palghar West, Thane, Maharashtra, India, 401403	Rs. 10,94,000	Rs. 1,09,400	15-01-2026	Rs. 10,000	09-01-2026 12:00pm to 04:00pm	16-01-2026 2PM to 03:00PM	NOT KNOWN			
NHL/VRR/0617/429500 Praveen Pravin / Pravin Pravin / Pravin Pravin / PKJ Capital Private Limited, B.O.: VIRAR	Rs. 3,75,80,30.22 Rs. 17-12-2021	Physical Possession	Office No 310, 3rd Floor, Navaratna Premises CHSL, Plot No. 1, 1st Floor, Near T. Nagar, Opp. Ganpat Temple, Mumbai, Maharashtra-400009, India.	Rs. 1,17,35,000	Rs. 1,17,350	30-01-2026	Rs. 50,000	21-01-2026 12:00pm to 04:00pm	31-01-2026 2PM to 03:00PM	NOT KNOWN			
RS.660,000 / Rajesh Chandra Majestic Market Research Support Services Limited / Sakshi Shankar Bai, B.O.: NAVI MUMBAI	Rs. 24,52,851.6 Rs. 16-01-2020	Physical Possession	Flat No B-606, 6th, Floor, Rajanigandha of Savhangar Garden Co-op Housing Society Ltd, Nandivdi Village, Mangpada Road, Dombivli (East), Thane, Maharashtra-421201, Kalyan, Thane, Navi Mumbai, Maharashtra-400025, India.	Rs. 30,99,000	Rs. 3,09,900	30-01-2026	Rs. 10,000	14-01-2026 12:00pm to 04:00pm	16-01-2026 2PM to 03:00PM	NOT KNOWN			
HOU/PNVL/0920/814717 Vishal Vijay Dicholkar / Jyoti Dicholkar, B.O.: PANVEL	Rs. 31,22,448.09 Rs. 16-07-2024	Physical Possession	Flat No 301, A wing, 3rd Floor, Jyoti Residency Phase II, Nere, Panvel, Paravel, Maharashtra-410206, Raigarh (MH), India.	Rs. 21,61,000	Rs. 2,16,100	15-01-2026	Rs. 10,000						

UNION BANK OF INDIA	...Applicant
/Vs.	
P. J. EXPORTS & ORS.	...Defendants
Where as O.A. No. 942 of 2024 was listed before Hon'ble Presiding officer on 21.11.2024 .	
Whereas this Hon'ble Tribunal is pleased to issue summons/notice on the said application under Section 19 (4) of the Act, (OA) filed against you for recovery of debts of Rs. 34,04,87,285.85 (application along with copies of documents, etc. annexed).	
Whereas the Service of Summons could not be affected in the ordinary course of manner and whereas the Application for substitute service has been allowed by this Tribunal.	
In accordance with Sub-Section (4) of the Act, you, the Defendants are directed as under:-	
(i) To show cause within 30 (thirty) days of the service of summons as to why relief prayed for should not be granted; (ii) To disclose particulars of properties of assets other than properties and assets specified by the applicant under Serial Number 3A of the original application; (iii) You are restrained from dealing with or disposing of secured assets of such other assets and properties disclosed under Serial Number 3A of the original application, pending hearing and disposal of the application for attachment of properties; (iv) You shall not transfer by way of sale, lease or otherwise, except in the ordinary course of his business any of the assets over which security interest is created and/or other assets and properties specified or disclosed under Serial Number 3A of the original application without the prior approval of the Tribunal; (v) You shall be liable to account for the sale proceeds realized by sale of secured assets or other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with the bank or financial institutions holding security interest over such assets. (vi) You are directed to appear before this tribunal in person or through an Advocate and file Written Statement on 07.04.2026 at 11 a.m. and show cause that why reliefs prayed for should not be granted. (vii) Take notice that in case of default, the Applicant will be heard, and the case shall be decided in your absence.	
Given under my hand and the seal of this Tribunal on this 03rd day of December, 2025 .	
	Sd/ Registrar DRT -II, Mumbai
Name & Address of the Defendant No. 1, 2, 4 & 6	
1. P. J. Exports , C 204, Second Floor, Raj Industrial Complex, Marol Military Road, Andheri (East), Mumbai - 400 059 Also At , Jai Mata D Compound, Kalher, Taluka Bhiwandi, Dist Thane-421 301. 2. Sulochana Todi , Flat No. 19, Pramukh Building, 2nd Floor, Friends Society, 6th Road JVPD Scheme, Vile Parle (West), Mumbai - 400 056. 4. Anamika Jiten Todi , Flat No. 19, Pramukh Building, 2nd Floor, Friends Society, 6th Road JVPD Scheme, Vile Parle (West), Mumbai - 400 056 6. Akash Garments , C 204, Second Floor, Raj Industrial Complex, Marol Military Road, Andheri (East), Mumbai - 400 059.	

Form No.3
[See Resolution 13(1)(a)]

DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3)
1st Floor, MTNL Telephone Exchange Building, Sector-30 A, Vashi,
Navi Mumbai- 400703

Case No.: OA/1068/2024

Summons under sub-section (4) of section 19 of the Act, read with sub-rule (2A) of rule 5 of the Debt Recovery Tribunal (Procedure) Rules, 1993.

BANK OF INDIA

VS

MADHIVIDEVI DEEP

Exh. No.: 11874

TO,

(1) **MADHIVIDEVIDEENPAK BIST,**
Sumitira Niwas Devi Chowk 4 Th Floor Room No 11 Dombivli West Thane,
maharashtra-421202 Thane, maharashtra-421202
Also At:- 906 B Shree Saijap Park Near Madhavi Bunglow Rajaji Path
Dombivli East Thane, Maharashtra-421201
Also At:- Party Orders Kopar Road Opp To Mawali Bunglow Dombivli West
Thane, Maharashtra-421201
Also At:- Shree Nath Enterprises Janu Krupa Shop No 05 Dombivli West
Thane, maharashtra-421202

(2) **DEEPAK DIWANSINGH BIST**
Sumitira Niwas Devi Chowk 4 Th Floor Room No 11 Dombivli West Thane,
Maharashtra-421202
Also At:- 906 B Shree Saijap Park Near Madhavi Bunglow Rajaji Path
Dombivli East Thane, maharashtra-421201
Also At:- Party Orders Kopar Road Opp To Mawali Bunglow Dombivli
West Thane, maharashtra-421202
Also At:- Shree Nath Enterprises Janu Krupa Shop No 05 Dombivli West
Thane, maharashtra-421202

WHEREAS, OA/1068/2024 was listed before Hon'ble Presiding Officer/ Registrar on 03/03/2025.

WHEREAS this Hon'ble Tribunal is pleased to issue summons/ notice on the

recovery of debts of Rs. 3835923.85/- (application along with copies of documents etc. annexed).

In accordance with sub-section (4) of section 19 of the Act, you, the defendants are directed as under:-

- (i) to show cause within thirty days of the service of summons as to why relief prayed for should not be granted;
- (ii) to disclose particulars of properties or assets other than properties and assets specified by the applicant under serial number 3A of the original application;
- (iii) you are restrained from dealing with or disposing of secured assets or such other assets and properties disclosed under serial number 3A of the original application, pending hearing and disposal of the application for attachment of properties;
- (iv) you shall not transfer by way of sale, lease or otherwise, except in the ordinary course of his business any of the assets over which security interest is created and/ or other assets and properties specified or disclosed under serial number 3A of the original application without the prior approval of the Tribunal;
- (v) you shall be liable to account for the sale proceeds realised by sale of secured assets or other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with the bank or financial institutions holding security interest over such assets.

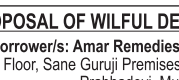
You are also directed to file the written statement with a copy thereof furnished to the applicant and to appear before Registrar on **12.01.2026 at 10:30A.M.** failing which the application shall be heard and decided in your absence.

For Paper Book follow the following
Url:https://cis.dr.tg.gov.in/dr/tlive/paperbook.php?ri=20259000527

Given under my hand and the seal of this Tribunal on this date:27/05/2025

SEAL Signature of the Officer Authorised to issue summons
Sd/-
Sanjai Jaiswal
Registrar, DRT-III, Mumbai

Note :Strike out whichever is not applicable

	IDBI Bank Ltd. NPA Management Group IDBI Tower, 7th Floor, World Trade Centre Complex, Cuffe Parade, Colaba, Mumbai - 400005	
PROMULGATION OF WILFUL DEFAULTERS' IDENTIFICATION COMMITTEE - II		
Borrowers/ Arrears Remedies Limited & Registered Office Address – Block No. 3, 2nd Floor, Sane Guruji Premises 386, S.V. Savarkar Marg, Opp. Siddhinayak Temple, Prabhadevi, Mumbai City, Maharashtra-400025, India.		
Notice is hereby given to the persons/entities mentioned below under proceedings for identification of Wilful Defaulters as laid down by "RBI Master Direction on Treatment of Wilful Defaulters and Large Defaulters" (RBI Master Direction) dated July 30, 2024. SCN was issued to the person/entity under the above proceedings on August 12, 2024 No response was received to the SCN as issued above. On perusal of the records and having regard to the facts and circumstances of the case including submissions received, the WDIC-II was satisfied that the persons/entities mentioned below and its/they be declared as Wilful Defaulter in terms of Clause Nos. 3 (i) (ii) (iii) [B] (read with 3 (i) (ii) (iii)] of RBI Master Direction, WDICI-II would present the proposal before Wilful Defaulter Review Committee II (WDRC-II) of the Bank for your classification as Wilful Defaulter. The proposal of WDIC-II dated 01.12.2025, which has been sent by IDBI Bank to the person/entity noted below at their respective addresses has been returned / unserved.		
Name & Address	Designation (Director of Arrears Remedies Limited)	Criteria for Wilful Default
Shri Pravin Nanalal Shah Flat No 1201, Tiltan Building, 12th Floor, Nepean Sea Road, Mumbai-400026.	Chairman (Key Managerial Person - KMP)	
Shri Sagor Pravin Shah Flat No 1201, Tiltan Building, 12th Floor, Nepean Sea Road, Mumbai-400026.	Managing Director (Promoter) (Key Managerial Person - KMP)	
Shri Rajiv Mukundrao Chitnis 503, Balaji Apartment, Nr. Village Charkop, Kandivali (W), Mumbai, Maharashtra, India- 400067	Whole-time Director	Clauses Nos. 3 (i) (ii) [B] (read with 3 (i) (ii) [iii])
Smt. Pratima Pravin Shah Flat No 1201, Tiltan Building, 12th Floor, Nepean Sea Road, Mumbai - 400026.	Non Executive Director (Key Managerial Person - KMP)	
Smt. Natasha Sagor Shah Flat No 1201, Tiltan Building, 12th Floor, Nepean Sea Road, Mumbai-400026.	Non Executive Director (Key Managerial Person - KMP)	
The proposal of WDIC-II can be obtained from the Bank at IDBI Bank, NPA Management Group IDBI Tower, 7th Floor, World Trade Centre Complex, Cuffe Parade, Colaba, Mumbai - 400005 E-mail id rohan.chawande@idbi.co.in and bhavik.shastri@idbi.co.in, either in person or by duly authorized person by producing the proof of identity. The above persons, are granted 15 (fifteen) days from the date of this publication, to submit their written representation / request for availing opportunity of Personal Hearing before the WDRCII to present their case, if any against the WDIC-II's proposal. No further opportunity of Personal Hearing shall be considered if it is not sought / availed by them at this stage. In case written representation/request for Personal Hearing against the WDIC-II's proposal is not received within 15 days as stated above, it will be deemed that they have nothing to submit/represent and the Bank may proceed further to classify them as Wilful Defaulter/s and report their name/s to Credit Information Companies (CICs) and/or to RBI in compliance with the RBI Master Circular. Further, on completion of the WDRC-II Proceedings, the Bank reserves the right to publish the name and photograph of Wilful Defaulters in newspapers (Print and/or Electronic) and will initiate the necessary recovery and other actions as per extant guidelines issued by Reserve Bank of India.		
		Yours faithfully (Bhavik Shastri-Deputy General Manager)
Date: 31/12/2025		

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.
Corporate Office : Unit No. 502, C Wing, ONE BKC, Plot No
 C - 66, G - Block, Bandra Kurla Complex, Mumbai - 400051
Tel: 022 68643101.
Registered Office : 14th Floor, EROS Corporate Tower, Nehru Place
 New Delhi - 110019.
E-mail : arc.acrc@acreindia.in | **Website :** www.acreindia.in |
CIN : U65993DL2002PLC115769

Sale Notice for sale of Immovable Property

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(b) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described Immovable Property mortgaged to Assets Care & Reconstruction Enterprise Ltd. (ICIN : U68990DL2002PLC115749) ("Secured Creditor"), the physical possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "as is where is", "as is what is" and "whatever there is" basis on 31.01.2026 from 05.00 P.M. to 06.15 P.M., for recovery of Rs. 2,21,20,07,01/- (Rupees Two Crore Twenty One Lakh Twenty thousand Seventy One only) pending towards Loan Account No. T050SXIII (Old Loan Account No. HHLVSH00319364), by way of auction to the highest bidder (including accrued late charges) and interest till 22.12.2025 with applicable time interest in terms of the Loan Agreement and other related loan documents (s.w.e.f. 23.12.2025 along with legal expenses and other charges due to the Secured Creditor from RAMKRISHNA KOTIAN, USHA KOTIAN, RAHUL KOTIAN and TRISTAR MULTIMODE LOGISTICS PVT. LTD. (THROUGH ITS DIRECTORS).

The old Loan Account bearing No. HHLVSH00319364, along with all rights(s), title(s) and interest(s) (including any lien(s)), pledge(s) and/or guarantee(s), in relation to the Immovable Property, had been assigned by Sammaan Capital Limited ("SCL" (formerly known as Indiabulls Housing Finance Ltd.) to Indiabulls Assets Reconstruction Co. Ltd. ("IARCL") vide Assignment Agreement dated 31.12.2022 and the same had been renumbered by IARCL and bears new Loan Account No. T050SXIII. The said Loan Account had been further assigned by IARCL to and in favour of the Secured Creditor, acting as a Trustee of ACRE - 102 - Trust and vide Assignment Agreement dated 29.06.2022. Furthermore, the said Loan Account has now been assigned by Assets Care & Reconstruction Enterprise Ltd. acting as a Trustee of ACRE - 102 - Trust to and in favour of the Secured Creditor acting as a Trustee of ACRE - 180 - Trust vide Assignment Agreement dated 23.06.2025.

The Reserve Price for the Immovable Property will be Rs. 1,94,00,00,00/- (Rupees One Crore Ninety Four Lakh only) and the Earnest Money Deposit ("EMD") will be Rs. 19,40,00,00/- (Rupees Nineteen Lakh Forty thousand only) i.e. equivalent to 10% of the Reserve Price.

DESCRIPTION OF THE IMMOVABLE PROPERTY

FLAT NO. 1103, 11TH FLOOR, A - WING, SATGURU CHS. LTD., ON ALL THAT PIECE AND PARCEL OF THE PROPERTY BEARING SURVY NO. 67, HISSA NO. 10, 13, C. T. S. NO. 115, 115/1 TO 115/19 (FORMERLY BEARING MALADKHO'S PLOT NO. 43), LAND ADM. 1574.43 SQ. MTRS. WITH ONE SOCIETY BUILDING BEARING SURVY STANDING NO. 115, 115/1 TO 115/19, L.V. AND L.V. AREA 36.20 SARJINROAD NUNDRU OPP. BHURABHAI HALL, KANDIVALI WEST, MUMBAI 400067, TALUKA BORIVALI, IN THE REGISTRATION DISTRICT AND SUB-DISTRICT OF MSD.

For detailed terms and conditions of the sale, please refer to the link provided on the website of the Secured Creditor i.e. www.acreadia.in; Contact No: 0124-6910910 or 971 7065451024; E-mail id: auctionnotice@sammaancapital.com. For bidding, log on to www.auctionfocus.in.

	Sd/-
DATE	AUTHORIZED OFFICER
Date : 26.12.2025	ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.
Place : MUMBAI	TRUSTEE OF ACRE - 180 - TRUST

"For any grievance you may contact Mr. Mohd Shariq Malik, Grievance Redressal Officer, Phone No. : 011 - 66115609, E-mail : compliance@acreadia.in. The detailed policy on Grievance Redressal Mechanism within the organisation can be accessed at <https://www.acreadia.in/compliance>".

यूनियन बैंक

ऑफ इंडिया

एक प्रकार का जुनून



Government of India Undertaking

Asset Recovery Management Branch, 21, Veena Chambers, Mezzanine Floor, Dalal Street
Fort, Mumbai – 400 001 Tel: 09466747894

Web address:- www.unionbankofindia.bank.in, E-mail:- ubini0553352@unionbankofindia.bank.in

Ref. No. :- ARB-NPA:HSG:2025
Date:- 18.12.2022

of Financial Assets and Enforcement of Security Interest Act, 2002.

You the borrower/mortgagor/guarantor Mr. Krishna Kumar Shukla & Mrs. Kusum Shukla have availed the following credit facilities from our Union Bank of India (Mohamed Ali Road Branch) now transferred to Asset Recovery Branch Mumbai and failed to pay the dues/installment/ interest / operate the accounts satisfactorily and hence, in terms of the RBI guidelines as to the Income Recognition and Prudential Accounting Norms, your account/s has/have been classified as Non-Performing Asset as on 02.06.2023. As on 18.12.2025 a sum of **Rs. 50,81,821.20 (Rupees Fifty Lakh Eighty One Thousand Eight Hundred Twenty One & Paise Twenty Only)** is outstanding in your account.

The particulars of amount due to the Bank from you in respect of the aforesaid account are as under:

Type of Facility & Limit	Running Ledger as on 18.12.2025	Unsecured Unapplied interest up to 18.12.2025	Unapplied Penal Interest (Simple)	Cost/ Charges incurred by Bank.	Total dues as on 18.12.2025
CC-GEN	Rs. 39,44,858.00	Rs. 9,14,866.61	Rs. 2,22,096.59	-	Rs. 50,81,821.00
		Total Dues			Rs. 50,81,821.00

To secure the repayment of the monies due or the monies that may become due to the bank, You, **Mr. Krishna Kumar Shukla & Mrs. Kusum Shukla** had executed document on 03.09.2020 and created security by way of equitable mortgage of immovable property described herein below:

Flat No. 302, 3rd Floor, B-wing, Gayatri Classic Building, Near Brahmapu/Kankari Bypass, Kamathgarh -Feneagora Road, Bhiwandi. Village Fene, Taluka Bhiwandi, District Thane-421302, Maharashtra admeasuring 67.86 Sq.mtrs. (Carpet Area) at village Fene, Tal. Bhiwandi in the registration District and sub district of Bhiwandi and within the limits of Bhiwandi & Nizampur Municipal Corporation. In the Name of **Mr. Krishna Kumar Shukla & Mrs. Kusum Shukla**

Therefore You are hereby called upon in terms of section 13(2) of the Securitisation and Reconstruction of Financial Assets and enforcement of Security Interest Act 2002, to pay a sum of **Rs. 50,81,821.20 (Rupees Fifty Lakh eighty one Thousand eight hundred twenty one & Paise Twenty Only)** together with further interest and charges at the contractual rate as per the terms and conditions of loan document executed by you and discharge your liabilities in full within 60 days from the date of receipt of this notice, failing which, we shall be constrained to enforce the aforesaid securities by exercising any or all of the rights given under the said Act.

As per section 13 (13) of the Act, on receipt of this notice you are restrained/prevented from disposing of or dealing with the above securities without the consent of the bank. Your attention is invited to provisions of sub-section (8) of Section 13 of the SARFAES in respect of time available, to redeem the secured assets.

Yours faithfully
Sd/-

Date: 18.12.2025

**Kishor Chandra Kumar
Authorized Officer
Union Bank Of India**

Note: - Herewith, we bring to your notice that all the previous actions taken by the Bank under SARFAESIA Act 2002 is hereby withdrawn and possession previously taken under SARFAESIA Act 2002 is restored to you.