



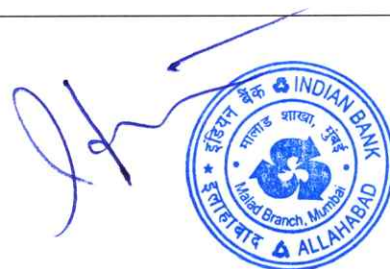
NOTICE OF SALE

Branch: **Malad**
Phone No: **8976754761**

**Notice of sale under Rule 6(2) & 8(6) of The Security Interest (Enforcement Rules) 2002
under The Securitization and Reconstruction of Financial Assets and Enforcement of
Security Interest Act 2002**

To,

1. M/s APURVA BUILDERS 4B, Tribhuvan Road, Rawalpindiwala Building Mumbai 400 004	2. Smt. Lilavati Dhirendra Kotak Krishna Kunj, 14, Nutan Laxmi Society, 9 th Road, JVPD Scheme, Mumbai 400 049
3. Smt. Sudha Dilip Gandhi Krishna Kunj, 14, Nutan Laxmi Society, 9 th Road, JVPD Scheme, Mumbai 400 049	4. Shri. Pravin Pragji Tanna Krishna Kunj, 14, Nutan Laxmi Society, 9 th Road, JVPD Scheme, Mumbai 400 049
5. Shri. Vinod Pragji Tanna Krishna Kunj, 14, Nutan Laxmi Society, 9 th Road, JVPD Scheme, Mumbai 400 049	6. Shri. Ketan Dhirendra Kotak Krishna Kunj, 14, Nutan Laxmi Society, 9 th Road, JVPD Scheme, Mumbai 400 049
7. Shri Ramnik Mohanlal Chawda Krishna Kunj, 14, Nutan Laxmi Society, 9 th Road, JVPD Scheme, Mumbai 400 049	8. Mr. Vasant Govindji Kotak (as legal heir of Hemkuvar Vasant Kotak) Krishna Kunj, 14, Nutan Laxmi Society, 9 th Road, JVPD Scheme, Mumbai 400 049
9. Mr. Sharad Vasant Kotak Krishna Kunj, 14, Nutan Laxmi Society, 9 th Road, JVPD Scheme, Mumbai 400 049	10. Mr. Dilip Vasant Kotak (as legal heir of Hemkuvar Vasant Kotak) Krishna Kunj, 14, Nutan Laxmi Society, 9 th Road, JVPD Scheme, Mumbai 400 049
11. Mrs. Hansa Avinash Shah Jain Vihar, 1 st Floor, Road No 3 JVPDS Scheme, Mumbai 400 049	12. Mrs. Bansi Suresh Majithia Jain Vihar, 1 st Floor, Road No 3, JVPDS Scheme, Mumbai 400 049
13. Mrs. Hina Bipin Baru. Jain Vihar, 1 st Floor, Road No 3, JVPDS Scheme, Mumbai 400 049	14. Shri. Dhirendra Kotak (Guarantor) Krishna Kunj, 14 Nutan Laxmi Society 9 th Road, JVPD Scheme, Mumbai 400 049
15. Shri Vasant Govindji Kotak (Guarantor) Krishna Kunj, 14 Nutan Laxmi Society 9 th Road, JVPD Scheme, Mumbai 400 049	



Sub: Loan account – M/s APURVA BUILDERS (A/c No-547860088) with Indian Bank Malad Branch

M/s APURVA BUILDERS availed **Secured Overdraft** facility from Indian Bank, **Presently Malad Branch**, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". **M/s APURVA BUILDERS** failed to pay the outstanding dues to the Bank. Therefore, a **Demand Notice dated 09.01.2010** under Sec. 13 (2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (for short called as "The Act"), was issued by the Authorized Officer calling upon Borrower (s), Guarantor(s) **M/s APURVA BUILDERS, Smt. Lilavati Dhirendra Kotak, Smt. Sudha Dilip Gandhi, Shri Pravin Pragji Tanna, Shri. Vinod Pragji Tanna, Shri Ketan Dhirendra Kotak, Shri Ramnik Mohanlal Chawda, Mr. Vasant Govindji Kotak (as legal heir of Hemkuvar Vasant Kotak), Mr. Sharad Vasant Kotak, Mr. Dilip Vasant Kotak (as legal heir of Hemkuvar Vasant Kotak), Mrs. Hansa Avinash Shah, Mrs. Bansi Suresh Majithia, Mrs. Hina Bipin Baru, Shri. Dhirendra Kotak (Guarantor) and Shri Vasant Govindji Kotak (Guarantor)** liable to the Bank to pay the amount due to the tune of is **Rs. 6,95,86,749.00 (Rupees Six Crore Ninety Five lakh Eighty Six Thousand seven Hundred Forty Nine only)** as on **31.12.2009** with further interest, costs, other charges and expenses thereon. You both failed to make payment despite **Demand Notice dated 09.01.2010**

As **all of you** failed to make payment despite Demand Notice, the Authorized Officer took **possession** of the schedule mentioned properties under the Act on **29.04.2010** after complying with all legal formalities.

As per Sec.13 (4) of the Act, Secured Creditor is entitled to effect sale of the assets taken possession of and realize the proceeds towards outstanding balance. In accordance with the same, the undersigned / Authorized Officer intends selling the schedule mentioned securities in the following mode:

THE SALE PROPOSED TO BE HELD IS BY WAY OF PUBLIC TENDER/AUCTION ADOPTING THE e-AUCTION MODE.

*As per Rule 6 (2) and 8(6) of The Security Interest (Enforcement) Rules 2002 framed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, 15 days notice of intended sale is required to be given and hence we are issuing this notice.

The amount due as on **31.12.2009** is **Rs. 6,95,86,749.00 (Rupees Six Crore Ninety Five lakh Eighty Six Thousand seven Hundred Forty Nine only)** with further interest, costs, other charges and expenses thereon from **01.01.2010**.

Please take note that this is notice of **15** days and the schedule mentioned properties shall be sold under the Act by the undersigned/Authorized Officer any time after **15** days.



The date of sale is fixed as 07.09.2026 which would be by e-auction mode.

Inspection of the scheduled properties and related documents/up to date EC etc by the intending purchasers/bidders may be done at their expense from **01.09.2026** between **10.00 am to 4.00 pm.**

The Reserve price and Earnest Money Deposit (EMD) for the sale of the secured assets is fixed as mentioned in the schedule.

The terms and conditions of e-auction is available in the website (<https://baanknet.com>).

The intending Bidders/ Purchasers are requested to register with online portal (<https://baanknet.com> (PSB Alliance Pvt. Ltd.) using their mobile number and email id. Further, after completing their eKYC, the intending Bidders/ Purchasers have to transfer the EMD amount in their e-Wallet by **07.09.2026** i.e the e-Auction Date and before the e-auction end time in the portal. The registration and eKYC must be completed well in advance, before auction.

Earnest Money Deposit (EMD) amount as mentioned above shall be paid online or after generation of Challan from the website <https://baanknet.com> (PSB Alliance Pvt. Ltd.) **for depositing in bidders EMD Wallet.** NEFT transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode such as **Cheques will not be accepted.** Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposit shall not bear any interest.

The Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/postpone/cancel the sale without assigning any reason therefore.

The successful bidder shall have to deposit 25% (twenty-five percent) of the bid amount, including EMD amount (10%) deposited, latest by the next working day and the remaining amount shall be paid within 15 days from the date of confirmation of sale in the form of Banker's Cheque/ Demand Draft /Account Transfer and/ or any other acceptable mode of money transfer. The Nodal Bank account no. / IFSC Code etc. for online money transfer is as under.

Nodal Bank Account No. and A/c. Name	Branch name and IFS Code
Account Number – 7098357810 Account Name – INDIAN BANK ZONAL OFFICE MUMBAI WEST	Branch Name- MCB ANDHERI IFSC Code - IDIB000M360



In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.

The sale is subject to confirmation by the Secured Creditor.

The sale is made on "As is where is and as is what is" basis and no representations and warranties are given by the Bank relating to encumbrance, Statutory liabilities etc.

If the e-auction fails owing to any technical snag etc., the same may be re-scheduled by issuing 7 days' prior notice.

This Notice is without prejudice to any other remedy available to the Secured Creditor and without prejudice to rights of the Secured Creditor to proceed with the proceedings presently pending before DRT/RO of DRT/ DRAT/ Court and proceed with the execution of order/decreed obtained/to be obtained.

SCHEDULE

The specific details of the assets which are intended to be brought to sale are enumerated hereunder:

Details/ Description of Mortgaged Assets	Reserve Price	EMD	Date, Time for e-auction and Property ID No.	Prior Encumbrance
All the part and parcel of the property Plot No 95-B bearing CTS No 1290 (1 to 4) admeasuring 980 Sq Yards, forming part of TPS (III) Baptists Road, Vile Parle (W) with tenements structure known as SAKET standing thereon. (Property under Symbolic Possession).	Rs.7,34,00,000.00 (Rupees Seven Crore Thirty Four Lakh only)	Rs.73,40,000.00 (Rupees Seventy three Lakhs forty thousand only)	07.09.2026 at 10.00 A.M to 04.00 P.M Property Id- IDIBMA247 860089	Interest of tenants is to be protected as per Bombay High Court order dated 15.06.2012

Bidders are advised to visit the website (<https://baanknet.com>) of our e auction service provider PSB Alliance Pvt. Ltd to participate in online bid. For Technical Assistance Please call PSB Alliance Pvt. Ltd Helpdesk No. 8291220220, email ID:- support.baanknet@psballiance.com and other help line numbers available in service



providers help desk. For Registration status with PSB Alliance Pvt. Ltd. and EMD status, please contact support.baanknet@psballiance.com.

For property details and photograph of the property and auction terms and conditions please visit: <https://baanknet.com> and for clarifications related to this portal, please contact Helpdesk No.8291220220.

Bidders are advised to use Property ID Number mentioned above while searching for the property in the website with <https://baanknet.com>.

Place: Mumbai
Date: 20.08.2026




(Iftekhar Ahmad)
AUTHORISED OFFICER