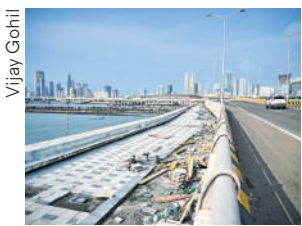


Nod for 300mt Coastal Rd section

2 sections of Coastal promenade set to open; tender soon for car park

Shefali Parab-Pandit
MUMBAI

The BMC has received clearance from the Maharashtra Coastal Zone Management Authority (MCZMA) to begin work on another segment of the Coastal Road – a 300mt stretch between Haji Ali and Baroda Palace. The tender process for this section will commence soon,



following the completion of a detailed cost estimation. Two sections of the 7.5km-5.25km stretch of the 7.5km-

long and 20mt -wide promenade along the Coastal Road are ready and set to open to the public sometime this week. A civic official said, “Currently, access to the promenade will be available from six entry points, including Tata Garden, Haji Ali Juice Centre, Mahalaxmi Temple, and three other points in Worli. The remain-

ing five access points will be opened once the final 2.25km stretch of the promenade is completed.” In a parallel manner, the BMC has revised the design of the proposed four-storey underground car parking facility at Haji Ali, which is expected to accommodate around 1,200 vehicles. A tender for the project will be floated soon.

Fisherfolk to protest against relocation on July 22

Shefali Parab-Pandit
MUMBAI

The BMC's plan to relocate the Chhatrapati Shivaji Maharaj (CSM) fish market to the basement of the redeveloped Crawford Market has met with strong opposition from the fishing community. The All Maharashtra Fisherfolk Action Committee (AMFAC) has announced a protest march to the BMC headquarters on July 22, demanding that the original location of the fish market be retained and formally reserved for the Koli community once again.

Established in 1971, this fish market has been a key economic hub for the fishing industry, generating an annual turnover of Rs2,000 crore. Fisherfolk from across the Konkan coast, including Vasai, Versova, Raigad, Ratnagiri, and Malvan sell their catch here.

The BMC vacated the dilapidated building and leased the plot to a private developer for Rs369 crore for 30 years. A senior civic official said after the building was declared dangerous, fish vendors, the Koli community, and political leaders repeatedly sought rehabilitation in the same area. As part of the 2014-2016 Crawford Market redevelopment, the BMC had reserved space for displaced vendors.

General Secretary of the AMFAC Sanjay Koli said, “The BMC had assured them that an international-standard market would be developed at Crawford Market. However, with only 40% of the construction completed, traders have been forced to operate from footpaths.” President of the AMFAC Damodar Tandel has written to civic chief Bhushan Gagrani, demanding that the Rs400 crore plot be allotted to the Koli community.



Save our national park!
The city's green lung, Sanjay Gandhi National Park, turns lush and vibrant during the monsoon season –Vijay Gohil

Health & humanity: Plans for pigeon parks outside city limits

Kalpesh Mhamunkar & Devashri Bhujbal
MUMBAI

Days after ordering immediate closure of illegal 'kabutar-khanas' (pigeon feeding spots), the state government, on Monday, announced its plans to set up dedicated 'pigeon parks' outside urban settlements.

The proposed parks aim to balance public health concerns with humane treatment of the birds.

Industries minister Uday Samant informed the Maharashtra Legislative Council that the BMC will be instructed to identify suitable locations on the outskirts of the city to develop these parks, where pigeons can be fed and managed properly.

Shiv Sena MLA Sunil Shinde raised the issue in the council, expressing concern that displaced pigeons might seek shelter in residential buildings, resulting in health risks and inconvenience to citizens. “Diseases such as tuberculosis have been linked to pigeon droppings, and there have been cases of deaths due to such infections,” Shinde stated.

Meanwhile, the BMC has



IN BRIEF

1 Shiv Sena MLA Sunil Shinde raised the issue that displaced pigeons might seek shelter in residential buildings, resulting in health risks

2 The proposed parks aim to balance public health concerns with humane treatment of the birds

3 BMC will be instructed to identify suitable locations where pigeons can be fed and managed

expedited its action towards the closure of 51 kabutar-khanas in Mumbai. From June 19 to July 12, the civic body collected a fine of Rs61,900, of

BMC took action in Lokhandwala on Monday

which as much Rs55,700 was collected from July 3 onwards. The action has been taken at 49 locations in 114 cases, as per BMC records.

The BMC is expected to impose a fine of Rs500 for feeding the birds under its revised Solid Waste Management Health and Sanitation By-laws of 2006, but the data raises questions over a fine of just Rs1000 or more imposed in certain wards.


As per the data accessed by the FPI, from June 19 to July 12, the highest action was taken in H-West ward (Bandra West) and G-North ward (Dadar), with 16 cases each and a fine of Rs8,000 and Rs7,700, respectively. In H-East ward (Bandra East) fine of Rs5,500 was collected in 11

cases; S-ward (Bhandup), Rs5,500 in five cases; R-South (Kandivali East), Rs4,000 in eight cases; and P-South (Goregaon West), Rs3,000 in six cases, among other wards.

On Monday morning, a team from BMC's solid waste management department reached the Ganpati Pond area, Lokandwala, along with personnel from the Oshiwara police station to take action against the ongoing pigeon feeding. The team was seen urging the feeders to stop the activity.

Assistant Municipal Commissioner of G-North ward, Vinayak Vispute said, “Levying a fine is one action. However, the BMC is also creating awareness about the hazards of pigeon feeding as per the instructions from the state government. Complete closure of kabutar-khanas is only possible when citizens stop feeding, otherwise the birds will keep returning to the spots.”

Vispute also added that if it is observed that there has been no reduction in pigeon feeding activities despite imposing fines and awareness drives, the BMC will consider filing police complaints against the violators.



Savita Oil Technologies Limited
CIN – L24100MH1961PLC012066
Registered Office : 66/67, Nariman Bhavan,
Nariman Point, Mumbai - 400 021
Tel: 91 22 6624 6200 / 6624 6228
E-mail: legal@savita.com; Website: www.savita.com

Notice To Shareholders for Transfer of Equity Shares to Investor Education & Protection Fund (IEPF)

Notice is hereby given to the Shareholders of Savita Oil Technologies Limited (‘the Company’) that: Section 124(6) of the Companies Act, 2013 read with the Investor Education and Protection Fund Authority (Accounting, Audit, Transfer and Refund) Rules, 2016 (‘Rules’) as amended from time to time, mandates the Company to transfer all the shares in respect of which dividends have not been claimed for the last seven consecutive years or more to the Demat Account of Investor Education and Protection Fund as notified by the Ministry of Corporate Affairs.

As per the Rules, individual notices providing the details of shares which are due for transfer will be sent to the respective Shareholders at their latest available address in the records of Company and Depositories. The Company has also uploaded the details of such Shareholders and the shares due for transfer to the IEPF Account on its website www.savita.com. Shareholders are requested to verify the details of the shares liable to be transferred to the IEPF Demat Account.


Shareholders are also requested to note that in case no valid claim is made on or before 15th October, 2025, the Company shall take necessary steps to transfer the shares to the IEPF Demat Account.

In case the Shareholders have any queries, they may contact Company's Registrar and Share Transfer Agent, MUGF Intime India Private Limited, C-101, Embassy 247, L. B. S. Marg, Vikhroli (West), Mumbai 400 083, T.No.91-22-49186000 Website: www.in.mprms.mugf.com Email: rnt.helpdesk@in.mprms.mugf.com

For SAVITA OIL TECHNOLOGIES LIMITED

Place : Mumbai
Date : 14th July, 2025

Uday C. Rege
Company Secretary & Chief Legal Officer



ADANI ELECTRICITY MUMBAI LIMITED
Registered Office: Adani Corporate House, Shantigram, Near Vaishno Devi Circle,
S. G. Highway, Khodiyar, Ahmedabad - 382421, Gujarat, India.
Website: www.adanielectricity.com | CIN: U74999GJ2008PLC107256

NOTICE INVITING TENDER
Date: 15.07.2025

NIT No.	Division	Brief Work Description	Estimated Cost (₹ Lacs)	Cost of EMD (₹ Lacs)	Prebid Meeting Date & Time of Submission	Due Date & Time of Submission	Date & Time of Bid Opening
AEML/MD/2025-26/11	Distribution	33 kV Cable Laying from proposed Chandivali TSS to Various DSS at Sakhi Vihar road	338.2	2.0	22.07.2025 11:30 hrs	04.08.2025 16:00 hrs	05.08.2025 16:00 hrs
AEML/MD/2025-26/12	Distribution	Civil Works required for BESS Chembur	1,413.0	14.1	23.07.2025 14:30 hrs	05.08.2025 16:00 hrs	06.08.2025 16:00 hrs
AEML/MD/2025-26/13	Distribution	Construction of Tanaji Nagar DSS	976.0	9.8	23.07.2025 11:45 hrs	05.08.2025 16:00 hrs	07.08.2025 16:00 hrs
AEML/MD/2025-26/14	Distribution	Civil & Electrical Works for Overhead 33 kV/MC Goral Creek Crossing	2,010.0	20.0	25.07.2025 15:00 hrs	06.08.2025 16:00 hrs	07.08.2025 16:00 hrs
AEML/MD/2025-26/15	Distribution	Shifting of 33/11 kV/MWRDA DSS including DITC of Electrical Equipment	86.0	0.9	22.07.2025 14:30 hrs	04.08.2025 16:00 hrs	05.08.2025 16:00 hrs
AEML/MD/2025-26/16	Distribution	33 kV cable Termination Work at Tower No VAB- 27 for Mahananda DSS	40.0	0.4	23.07.2025 11:30 hrs	05.08.2025 16:00 hrs	06.08.2025 16:00 hrs
AEML/MD/2025-26/17	Distribution	Construction of Compound Wall at various DSS plots in AEML Area	100.0	1.0	28.07.2025 14:30 hrs	11.08.2025 16:00 hrs	12.08.2025 16:00 hrs
AEML/MD/2025-26/18	Distribution	Supply of Smart Energy Meter Test Bench (1 Phase & 3 Phase)	150.0	1.5	25.07.2025 11:30 hrs	11.08.2025 16:00 hrs	12.08.2025 16:00 hrs
AEML/MD/2025-26/19	Distribution	Implementation of BLE & QR-Based Asset Lifecycle Tracking Solution	250.0	2.5	30.07.2025 11:30 hrs	13.08.2025 16:00 hrs	14.08.2025 16:00 hrs
AEML/MD/2025-26/20	Distribution	Design, Development and Implementation of Blockchain Based Green Energy Certificate Provenance Solution	166.0	1.7	29.07.2025 11:30 hrs	11.08.2025 16:00 hrs	12.08.2025 16:00 hrs
AEML/MD/2025-26/21	Distribution	Design, Manufacture, ITC & Maintenance of Automatic Storage and Retrieval System	2,400.0	24.0	28.07.2025 11:30 hrs	11.08.2025 16:00 hrs	12.08.2025 16:00 hrs
AEML/MD/2025-26/22	Distribution	Development of office at Kalpataru Shivshri R/s Building, Mira Road (E), Mumbai	58.0	0.6	19.07.2025 11:30 hrs	04.08.2025 16:00 hrs	05.08.2025 16:00 hrs
AEML/MTB/2025-26/08	Transmission	Installation of OB nos. of additional 33 kV outlets at 220 kV BKC S/S along with protection and communication system	798.1	8.0	22.07.2025 11:30 hrs	05.08.2025 16:00 hrs	06.08.2025 16:00 hrs


All materials and services will be as per Adani Electricity Mumbai Limited specifications / BOQ. Prebid meeting will be done in person / electronically / telephonically and same will be communicated separately.

For details with respect to Services / Materials, Qualifying Requirements, Terms & Conditions, Services / Submission of Tender documents etc. please visit our website: www.adanielectricity.com -> Open Tenders. The Tender document will be available on the above link by 15 July, 2025.

Tenderer must submit their bids online / via electronic submission. Vendor should keep checking the website www.adanielectricity.com for any Corrigendum / Amendment. No separate information regarding Corrigendum will be published in the newspaper.

Date: 15.07.2025

Techno Commercial Department



Encore Asset Reconstruction Company Private Limited
5th Floor, Plot No. 137, Sector- 44 | Gurgaon- 122002 Ph: 0124 - 4527200

Rule 8(1) POSSESSION NOTICE

Whereas, The Authorised Officer of Encore Asset Reconstruction Company Private Limited (Encore ARC) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act, 2002) and in exercise of powers conferred upon him under Section 13(12) of SARFAESI Act, 2002 read with Rule 3 of the Security Interest (Enforcement) Rules 2002, had issued a Demand Notice dated 23.12.2024 calling upon borrower M/s. Jamadar and Company through its prop. Mr. Zohab Ali M. Jamadar (Borrower) and (1) Mr. Zohab Ali M. Jamadar, (2) Mrs. Habiba Zohab Ali M. Jamadar (hereinafter collectively mentioned as ‘Co-Borrower, Guarantors & Mortgagee’) to repay the amount mentioned in the notice for the amount of Rs. 1,18,47,903/- (Rupees One Crore Eighteen Lakhs Forty Seven Thousand Nine Hundred Three Only) as on 17.12.2024 along with interest at contractual rates till actual repayment/realization, within 60 days from the date of receipt of the said notice.

The Borrower, Guarantors & Mortgagees having failed to repay the amount, notice is hereby given by the undersigned being the Authorised Officer of Encore ARC, to the borrowers and the public in general that the Authorised Officer has taken physical possession of the property described herein below in exercise of powers conferred on me under sub-section (4) of section 13 of SARFAESI Act, 2002 read with Rule 8 of Security Interest (Enforcement) Rules, 2002 on this 10th day of July 2025.

The Borrower, Guarantors & Mortgagees 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 Encore ARC for an amount of Rs. 1,18,47,903/- (Rupees One Crore Eighteen Lakhs Forty Seven Thousand Nine Hundred Three Only) as on 17.12.2024 along with interest at contractual rates from 18.12.2024 till actual repayment/realization after adjustment of repayment/realization, if any.

The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.


Description of the Immovable Property

All piece and parcel of land bearing S. No 15/H. 1/1/1, 1/1/5A, 1/1/5B, 1/1/6 & 1/3/1 totally admeasuring about 86 acres consist of building of different phase of which a developed building known as Eisha Bella Vista, Phase-2, Complex Building-F, Flat No 205, on the 2nd floor Admeasuring 93.18 Sq. Mtrs Carpet area (Inclusive of the areas of Balconies) together with adjoining open terrace and dry terrace admeasuring 20.62 sq. Mtrs, ie 969.00 sq. ft. +34.00dry terrace+222.00 Terrace+18Sq. ft. single upper ground floor covered car parking space bearing no. 05, under the still to the said building Kondwada Bk Pune -411048 and which is bounded as under: On or Towards North: Flat No. 204, On or Towards South Adjacent Building club house, On or Towards East: Adjacent Building, On or Towards West: Flat No. 206

Sd/- (Javed Khan)
Authorised Officer

Date: 10.07.2025
Place: Pune

Encore Asset Reconstruction Company Private Limited



BASSEIN CATHOLIC CO-OPERATIVE BANK LTD
(SCHEDULED BANK)
Catholic Bank Bldg., Pappu Naka, Vasai (West)
Tel. No. :- 0250 2322449, 0250 2322053

POSSESSION NOTICE


Whereas, the undersigned being the Authorised Officer of Bassein Catholic Co-operative Bank Ltd, Pappu, Vasai, Dist-Palghar, under the Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notices calling upon the Borrower & others to repay the amount mentioned in the said Notice, within 60 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 possession of property described herein below in exercise of powers conferred on him under Section 13(4) of the said Act, read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 and as per order of DM, through concerned Tahsildar Authority. The Borrower in particular and the Public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Bassein Catholic Co-op. Bank for an amount mentioned below plus interest thereon and all other dues/charges.

Sr. No.	Borrower Name, A/c No. and Branch	Description of secured Assets under possession	Outstanding dues as per Demand Notice and Date of Demand Notice	Type of possession and date of possession
1	Mr. Dilip Shankar Salunke HSGLN 14 Palghar Branch	Flat No. A/101, 1st Floor, A wing, Om Sai Apartment, (Om Sai Nagar), Near Patel Bakery, Opp. Siya Masjid, at Ramnagar, Navali, Palghar Road, Tal. and Dist. Palghar	Rs. 18,36,209.72 23.06.2022	Physical Possession 04.07.2025
2	Mrs. Rupali Jagganath Gawad HSGLN 2 Palghar Branch	Flat No. 102, First Floor, Aditya Apartment, Mahim, Tal. & Dist. Palghar	Rs. 10,57,901/- 22.07.2018	Physical Possession 04.07.2025
3	Mr. Umesh Anant Bhoir SSLN 34 SSLN 35 Dahanu Branch	Flat No. B/303, 3rd Floor, Jayraj Apartment, Dahanu Gaon, Dahanu, Dist. Palghar	Rs. 9,28,619/- 12.09.2017	Physical Possession 07.07.2025
4	Mr. Abdul Razaque Suleman Memon PMLN 3 Giriz Branch	Flat 202, 2nd Floor, Maimuna Apt., Village Malonde, Vasai West	Rs. 15,02,794/- 13.11.2023	Physical Possession 09.07.2025

Date :- 09.07.2025
Place :- Vasai, Palghar

Sd/-
Authorised Officer
Bassein Catholic Co-operative Bank Ltd.



Standard Chartered Bank
Retail Collections, 2nd Floor, 23/25 M.G. Road, Fort Mumbai - 400 001.
For further details please contact: Mr. Tirupathi Myakala, Phone: 022-67355093 / 9885671177, Email: Tirupathi.Myakala@sc.com
Please refer to the link provided on Standard Chartered Bank's secured creditor's website i.e. <https://www.sc.com/in/important-information/public-sale-notice-of-properties-under-the-possession-of-bank/>

E-AUCTION NOTICE
PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTIES UNDER SARFAESI ACT, 2002 READ WITH PROVISION TO RULE 6(2) & 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Whereas the undersigned being the Authorised Officer of Standard Chartered Bank, under the Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act 2002 (“the Act”), and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 (“the Rules”) issued a demand notice dated 24.02.2023 calling upon the 1) Kapole Advertising Agency 2) Paresht Ratilal Mehta 3) Sarika Paresht Mehta resident of A-702, Arianth Galaxy, Mamlatdarwadi Main Road, Near Gadaiwan Hospital, Malad West, Mumbai – 400 064 calling upon them to repay the outstanding amount being Rs.22961077.03/- (Rupees Two Crore Twenty Nine Lacs Sixty One Thousand Seventy Seven & Paise Three only) by way of outstanding principal, arrears (including accrued late charges) and interests till 21.02.2023 along with further interest @ 10.05% till actual date of payment within 60 days from the date of receipt of the said notice.

The Borrower/Co-Borrower/Director/s/Guarantor/s having failed to repay the amount, notice was hereby given to the Borrower/Co-Borrower/s/ Director/s/Guarantor/s and the public in general that the undersigned being the Authorised Officer of Standard Chartered Bank has taken Symbiotic possession of the below secured assets as described herein below of the Borrower / Director / guarantors on 27.06.2023 for recovery of the secured debts due to Standard Chartered Bank, Retail Collections, 23/25 M.G. Road Fort Mumbai – 400001 branch by exercising the powers conferred upon him under sub-section (4) of Section 13 of the said Act, read with rule 8 of the Security Interest (Enforcement) Rules, 2002. Standard Chartered Bank has now decided to put up for E-auction of the Immovable properties and bids are invited by way of E-tender on “AS IS WHERE IS”, “AS IS WHAT IS”, AND “WHATEVER THERE IS” basis.

Borrower(s) are hereby given this notice under rule 8(6) and 9(1) of Security Interest (Enforcement) Rules, 2002 to pay the outstanding amount mentioned in the table within 30 days from the date of this notice, failing which the auction of secured asset shall take place.

DESCRIPTION OF THE IMMOVABLE PROPERTY		
All the Piece & Parcel of the Property Flat No. 1505 & 1605 Area admeasuring built up area 2140 sqft 15th & 16th Floor, Bldg. No. B-1, Kanchan Ganga, Lok Everest, Jetha Shankar Doshia Road, Mulund (W), Mumbai – 400 080		
Reserve Price	EMD (10% of Reserve Price)	Bid Amount Incremental
₹. 37,098,500/-	₹. 3,709,850/-	₹. 100 000.00/-
Inspection of the Assets		24.07.2025 between 03:00 PM to 5:00 PM
Last date and time for submitting online Tender & Application Forms		Date: 18.08.2025 Time: 5:00 PM
Date and Time of E-Auction		The E-Auction will take place through portal assets.matevauctions.com (Web address of e-auction provider) on 19.08.2025 between 11:00 A.M to 1:00 P.M with unlimited extensions of 10 minutes each till sale is concluded.
Contact Person & Phone No		Tirupathi Myakala, Authorised officer – 9885671177

TERMS AND CONDITIONS OF THE E-AUCTION ARE AS UNDER

- The property can be inspected on 24th July 2025 between 03:00 PM to 5:00 PM
- The Tender / bid form with the terms and conditions can be obtained online from the website assets.matevauctions.com. The tender form and the terms and conditions would be available on the website from 15th July 2025 to 18th August 2025 up to 5:00 PM. The bid/ tender form complying with all necessary terms shall be submitted along with the proof of EMD amount of ₹.3,709,850/- (Rupees Thirty Seven Lakh Nine Thousand Eight Hundred Fifty Only) onwards the Earnest Money Deposit favoring Standard Chartered Bank Deposit through EFT/NEFT/RTGS transfer in favor of Mortgage Suspense Account No. 42705095742; IFSC: SCBL0036078. The earnest money deposit shall not carry any interest. BID form shall be downloaded and duly filled and uploaded to assets.matevauctions.com.
- Last date to submit the bid along with Earnest Money Deposit is on or before 5:00 PM, on 18th August 2025.
- Along with the bid form the proposed bidder shall also attach his/her identity proof and the proof of residence such as copy of the passport, election commissioner card, ration card driving license etc. and a copy of the PAN card issued by the Income Tax Department of India.
- Bidders shall hold a valid Digital Signature Certificate issued by competent authority and valid email ID (e-mail ID is necessary for the intending bidder as all the relevant information and allotment of ID & password by M/s Matex Net Pvt Ltd may be conveyed through e-mail).
- On the auction date all the bids so received would be opened and the bid of the highest bidder, provided it is above the reserve price, will be accepted by the bank. In no eventuality would the property be sold below the reserve price. However, the bidders personally present for the auction shall have the right to further enhance their bid price by a minimum sum of Rs. 1,00,000/- and in the event of higher bid price being offered, the Bank shall have the right to accept the same. After each bid, the window for the next bid shall be open for 5 mins within which the next bid can be placed. The Auction time shall be 120 Minutes from 11:00 A.M. to 1:00 P.M. with unlimited extensions of 10 minutes each. In case bid is placed in the last 10 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 10 minutes.
- Thereafter, when the Bank confirms the sale, the purchaser will be required to pay deposit of 25% (twenty-five percent) of the sale price, after adjusting the earnest money deposit, immediately with the undersigned. The balance amount of 75% of the purchase price shall be paid by the purchaser to the undersigned on or before the fifteenth day of confirmation of the sale of the said property or such extended period as may be agreed upon in writing by the parties. In default of payment & within the time as mentioned above, the bank shall be at liberty to forfeit the earnest money deposit and proceed with re-auction of the property. The defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.
- All the payments shall be made by the purchaser by Deposit through EFT/NEFT/RTGS transfer in favour of Mortgage Suspense Account No. 42705095742; IFSC: SCBL0036078
- On receipt of the sale price in full, the bank shall be issuing a sale certificate in favor of the purchaser and would hand over the possession of the property to the purchaser.
- The said immovable property described in the schedule herein below shall remain and be at the sole risk of the purchaser in all respects including loss or damage by fire or theft or other accidents, and other risk from the date of the confirmation of the sale by the undersigned Authorized Officer. The Purchaser shall not be entitled to annul the sale on any grounds whatsoever.
- EMD of the unsuccessful bidders will be returned through NEFT/RTGS to the Bidder/ bank account details provided by them in the bid form and intimated via their email id.
- For all purposes, sale of the said property is strictly on “AS IS WHERE IS”, “AS IS WHAT IS”, AND “WHATEVER THERE IS” basis. To the best of the knowledge and information of the Authorized Officer of the bank, no other encumbrances exist on the property.
- All expenses relating to stamp duty, registration charges, transfer charges, taxes, maintenance charges, property tax, electricity and Water charges / TDS and any other charges in respect of the above referred property shall be borne by the successful bidder/purchaser.
- The Authorized officer is not bound to accept the highest offer or any or all offers, and the bank reserves its right to reject any or all bid(s) without assigning any reasons therefor.
- The particulars about the properties specified in the tender document have been stated to the best of the information of the Authorized Officer and the Authorized Officer shall not be answerable for any error, misstatement, or omission in this proclamation. Save and except above, the Bank is not aware of any other encumbrance of the secured assets.
- The prospective bidders can inspect the property on the date and time mentioned as above.

Statutory 30 days' Notice under Rule 9 (1) of the SARFAESI Act, 2002

The borrower / Directors of 1) Kapole Advertising Agency 2) Paresht Ratilal Mehta 3) Sarika Paresht Mehta are hereby notified to pay the dues as mentioned above along with up-to-date interest and ancillary expenses before the date of e-Auction, failing which the Schedule properties will be auctioned/sold and balance dues, if any, will be recovered with interest and cost.

Date: 15.07.2025
Place: Mumbai

Sd/-
Authorized Officer
Standard Chartered Bank

