

SPICE ISLANDS INDUSTRIES LIMITED

(Earlier known as Spice Islands Apparels Limited)

Regd. Office: Unit No. 3043-3048, 3rd Floor, Bhandup Industrial Estate, Pannalal Silk Mills

Compound, L.B.S. Marg, Bhandup (West), Mumbai – 400 078.

Tel.: +91 (22) 6740 0800, 2282 3128 Fax: +91 (22) 22826167, Email-id: www.spiceislandsindia.com

CIN NO: L35101MH1988PLC050197

Date: May 20, 2024

To,

The Listing/Compliance Department, BSE LTD.

Phiroze Jeejeebhoy Towers, Dalal Street,
Mumbai – 400001

BSE CODE: 526827

Sub: Disclosure under Regulation 30 and Regulation 47 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Ref.: Regulation 47 of SEBI (LODR) Regulations, 2015.

Dear Sir/Madam,

Pursuant to Regulation 30 read with Schedule III Part A Para A (12) and Regulation 47 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, we hereby enclose copies of the notice of meeting of the Board of Directors of the Company scheduled to be held on Tuesday, May 28, 2024, at 3.30 pm at the registered office of the Company inter-alia, to consider inter alia, the Audited Financial Results for the 4th quarter and financial year ended March 31, 2024 and any other business (s) as per discretion of the Board of Directors., as published in the following newspapers:

1. The Free Press Journal, in English;
2. Navshakti, Mumbai in Marathi

You are requested to kindly take the above information on record.

Thanking you,

Yours faithfully,

For Spice Islands Industries Limited

FARAAZ

IRFAN

CHAPRA

Digitally signed by
FARAAZ IRFAN CHAPRA
Date: 2024.05.20
13:37:42 +05'30'

Faraaz Irfan Chapra

Director

DIN: 07854286

Place: Mumbai

Get prediction sitting at home with Palm Print

Love, romance, sex, family relations, job, wealth, home happiness, house, education, marriage, children, luck, work, honor, sorrow, illness, etc.

R. R. Mishra

Astrologer, Palmist, Numerologist, Vastu & Gems Specialist, Former TV & Press

Whatsapp & Mobile
9820113194

DISCLAIMER

The Free Press Journal does not vouch for the authenticity or veracity of the claims made in any advertisement published in this newspaper. Readers are advised to make their own inquiries or seek expert advice before acting on such advertisements.

The printer, publisher, editor and the proprietors of the Free Press Journal Group of newspapers cannot be held liable in any civil or criminal court of law or tribunal within India or abroad for any alleged misleading or defamatory content or claim contained in any advertisement published in this newspaper or uploaded in the paper on the official website. The liability is solely that of the advertiser in which The Free Press Journal has no role to play.

SPICE ISLANDS INDUSTRIES LIMITED

(Earlier known as Spice Islands Apparels Limited)

Regd. Office: Unit 3043-3048, 3rd Fl. Bhandup Industrial Estate Pannalok Silk Mills Compd, L.B.S. Marg, Bhandup-W Mumbai 400078, Phone: 91 (22) 6740 0800, Email: sales@spiceislandsindia.com, www.spiceislandsapparelslimited.in CIN: L35101MH1988PLC050197.

NOTICE

Pursuant to Regulation 29 read with Regulation 47 of the Securities and Exchange Board of India (Listing Obligations and Disclosures Requirements) Regulations, 2015, Notice is hereby given that Meeting of the Board of Directors of the Company is scheduled to be held at 3.30 p.m. on Tuesday, May 28, 2024 at the registered office to inter alia, consider and approve Audited Financial Result of the Company for the Quarter and Year ended March 31, 2024 and any other business (s) as per discretion of the Board of Directors. The said Notice may be accessed on the Company's website (www.spiceislandsapparelslimited.in) and also on the stock exchange website (www.bseindia.com) including Audited Financial Result after the approval by the Board.

Place: Mumbai Dated: May 18, 2024

By order of the Board For Spice Islands Industries Limited

Sd/- Faraz Idrin Chapra Director Din No: 07854286

Bank of India

Relationship beyond banking

NAGPADA BRANCH : Richardson & Cruddas (1972) Ltd. Sir J. J. Road Byculla, Mumbai-400 008, Maharashtra. Email: Nagpada.MumbaiSouth@bankofindia.co.in

[SEE RULE 8(1)] POSSESSION NOTICE (For Immovable Property)

WHEREAS, The undersigned being the Authorized Officer of Bank of India 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 (No. 3 of 2002) issued Demand Notice dated: 30.10.2023 calling upon the Borrower / Guarantor Mr. Iqbal Husain Baxikhani to repay the amount mentioned in the notices aggregating ₹ 92,58,620.55 + Plus Interest (Rs. Ninety Two Lakhs Fifty Eight Thousand Six Hundred Twenty Five and Five paise) as on 30.10.2023 plus interest thereon in Loan account 05573410000086 and 05531010000046 within 60 days from the date of receipt of the said notice.

The Borrower / Guarantor having failed to repay the amount, notice is hereby given to the Borrower / Guarantor and the Public in general that the undersigned has taken SYMBOLIC POSSESSION of the property described herein below under Section 13(4) of the said Act read with rule 8 of the said rules on the 14th May 2024.

The borrower / secured debtor in particular and the Public in General is hereby cautioned not to deal with the property and any dealings with property will be subject to the charge of the Bank of India for an amount of ₹ 1,02,10,573.32 (Present balance as on 14.05.2024) plus further interest thereon.

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

DESCRIPTION OF THE IMMOVABLE PROPERTY :

All that part and parcel of the property being Survey No. C. T. S. No. 225 of Byculla Division Shop No. 4 located on Ground Floor, A wing in Building Known as The Gordon Hall Apartment Co-Op. Hsg. Soc. Ltd. situated at 105, Sofia Zubair Road, Dimtikar Road, Nagpada, Mumbai-400 008.

Date : 14.05.2024 Chief Manager / Authorized Officer, BANK OF INDIA

Place : Nagpada, Mumbai

Bank of India

Relationship beyond banking

Tambe Nagar Branch : Sant Jalaram Mall, 1st Floor, Junction of RRT Rd & S.L. Road, Mulund (W) Mumbai-400080 Phone: 25619470/25613487/25613488 Email: TambeNagar.NaviMumbai@bankofindia.co.in

POSSESSION NOTICE (For Immovable Property) - See rule-8(1)

WHEREAS the undersigned being the authorized officer of the Bank of India, 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 notice dated 14.03.2024 calling upon the borrower MR. Himanshu Manhar Sheth & Mrs. Afrin Khan, to repay the amount mentioned in the notice being Rs. 81,41,303.00+ interest w.e.f 26.02.2024 @ 10.60% p.a. and Rs. 4,73,175.00+ interest w.e.f 26.02.2024 @ 11.35% p.a. + 2% Penal Interest within 60 days from the date of receipt of the said notice.

The borrowers having failed to repay the said amount in full, notice is hereby given to the borrowers and the public in general that the undersigned has taken symbolic possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of the section 13 of Act read rule 8 of the (Security Interest Enforcement) Rules, 2002 on this 16th day of May of the year 2024.

The borrowers 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 Bank of India, TAMBE NAGAR Branch for an amount of Rs. 81,41,303.00+ interest w.e.f 26.02.2024 @ 10.60% p.a. and Rs. 4,73,175.00+ interest w.e.f 26.02.2024 @ 11.35% p.a. + 2% Penal Interest.

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 IMMOVABLE PROPERTY

All that part and parcel of land and building Flat 701 & 702 on the 7th floor Building C wing Asha Nagar Phase 1 CHSL, Land bearing survey no 116, CTS no 551/75 village Nahur Taluka Kurla -Near Minerva Industrial Estate, Asha Nagar, P.K Cross Road Mulund West Mumbai -400 080 in the name of MR. Himanshu Manhar Sheth & Mrs. Afrin Khan and Property is bounded as under:-

On the East: By Staircase On the West: By lift On the North: By Passage/Flat no 703 & 704 On the South: By Building End

Date:- 16.05.2024 Sd/-

Place:- Mulund West (Mumbai) Authorized Officer, Bank of India

यूनियन बँक ऑफ इंडिया

Union Bank of India

Regional Office, Mumbai Thane, Dhanlaxmi Industrial Estate, Gokul Nagar, Near Navnit Motors, Thane (W), 400 601. Tel: 022-21721445 (D)/1746/3741 Fax: 022-21721611 Credit Recovery & Legal Services Department Ref: ROMUMTICRLD/001/2024-25

DEMAND NOTICE ISSUED UNDER SECTION 13 (2) OF SARFAESIA 2002

To, Borrower: 1. Mr. Balu A. Bhalerao, Address 1: Flat No 301, 3rd Floor, Bindi Paradise, Opposite Jijamata Park, Ambernath East, Thane - 421501. Address 2: Flat No. 601 & 602, Building No. B-3, Meera Vatika, Behind Shiv Mandir, Near Barkpada, Ambernath - 421501. Sir/Madam,

Notice under Sec.13 (2) read with Sec.13 (3) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

Housing Loan (Ac.No. 56063100040364, Ambernath Branch)

You are addressed No. 1 herein have availed the following credit facilities from our Ambernath (11372) Branch and failed to pay the dues / instalment / 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 04.03.2024. As on 12.04.2024, a sum of Rs. 7,47,936.22 (Rupees Seven Lakhs Forty Seven Thousand Nine Hundred Thirty Six and paise Twenty Two) together with further interest and charges at the contractual rate from 12.04.2024 is outstanding in your account's.

The particulars of amount due to the Bank from No. 1 of you in respect of the aforesaid account's are as under:

Type of Facility	Outstanding amount as on date of NPA i.e. as on 04.03.2024	Un applied interest w.f. 05.01.2024 to 12.04.2024	Penal Intt. Simple	Cost / Charges incurred by Bank	Total dues
Housing Loan	Rs. 7,47,936.22	Rs. 24,764.00	0.00	0.00	Rs. 7,47,936.22
Total Dues					Rs. 7,47,936.22

To secure the repayment of the monies due or the monies that may become due to the Bank, Mr. Balu A. Bhalerao has executed documents and created security interest by way of:

Mortgage of immovable property described herein below:
Flat No. 601 & 602, Building No. B-3, Meera Vatika, Behind Shiv Mandir, Near Barkpada, Ambernath - 421501.

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. 7,47,936.22 (Rupees Seven Lakhs Forty Seven Thousand Nine Hundred Thirty Six and paise Twenty Two) together with further interest and charges at the contractual rate from 12.04.2024 as per the terms and conditions of loan documents 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 SARFAESI in respect of time available, to redeem the secured assets.

Yours faithfully Sd/- Anant Joshi, Chief Manager & Authorized Officer

Date: 12.04.2024 Place: Thane

SYMBOLIC POSSESSION NOTICE

Branch Office: ICICI Bank LTD., Office Number 201-B, 2nd Floor, Road No.1 Plot No.B3, WIFIT Park, Wagle Industrial Estate, Thane, Maharashtra- 400604

Whereas The undersigned being the Authorized Officer of ICICI Bank Limited under the Securitisation, 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 notices upon the borrowers mentioned below, to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

As the borrower failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken Symbolic possession of the property described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said rules on the below-mentioned dates. The borrower in particular 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 ICICI Bank Limited.

Sr. No.	Name of the Borrower/ Loan Account Number	Description of Property/ Date of Symbolic Possession	Date of Demand Notice/ Amount in Demand Notice (Rs.)	Name of Branch
1.	M/s. Crystal Enterprises/ Mr. Faiz Ali Kasam Ali Shaikh/ Mrs. Nazma Kasam Ali Shaikh/ Mr. Kasam Ali Shaikh- 032305500472	Property:- 1 Row House No. 5-A (Panchgani Municipal Council Bearing Municipal Property No. 23/5-AB), Building No. 5, Silver Valley Co-Operative Housing Society Limited, in The Scheme Known As Silver Valley Project Constructed on Survey No. 10 (Part), Final Plot No. 23-B (Part), T. P. Scheme No. 1, Village Dudhane Khengar, 10-B/2 (Old) (Part), Survey No. 88-B/ (New Part), Dudhane (Khengar), Within The Limit of Panchgani Municipal Council and Taluka Mahabaleswar, District Satara, Maharashtra Property:- 2 Row House No. 5-B, Panchgani Municipal Council Bearing Municipal Property No. 23/5-AB), Building No. 5, Silver Valley Co-Operative Housing Society Limited, In The Scheme Known As Silver Valley Project Constructed On Survey No. 10 (Part), Final Plot No. 23-B (Part), T. P. Scheme No. 1, Village Dudhane Khengar, 10-B/2 (Old) (Part), Survey No. 88-B/ (New Part), Dudhane (Khengar), Within The Limit of Panchgani Municipal Council and Taluka Mahabaleswar, District Satara, Maharashtra/ May 14, 2024	December 13, 2023 Rs. 2,03,01,552.00/-	Mumbai
2.	M/s. Royal Star Trading Co./ Mr. Kasam Ali Anulla Shaikh/ Mrs. Nazma Kasam Ali Shaikh - 032305500471	Property:- 1 Row House No. 5-A (Panchgani Municipal Council Bearing Municipal Property No. 23/5-AB), Building No. 5, Silver Valley Co-Operative Housing Society Limited, in The Scheme Known As Silver Valley Project Constructed on Survey No. 10 (Part), Final Plot No. 23-B (Part), T. P. Scheme No. 1, Village Dudhane Khengar, 10-B/2 (Old) (Part), Survey No. 88-B/ (New Part), Dudhane (Khengar), Within The Limit of Panchgani Municipal Council and Taluka Mahabaleswar, District Satara, Maharashtra/ May 14, 2024	February 07, 2024 Rs. 3,62,14,078.00/-	Mumbai
3.	Mundhada And Company/ Vijaykumar Ramchandraji Mundhada/ Pramila Vijaykumar Mundhada/ Gaurav Vijaykumar Mundhada/ 042805501701	Plot No. 18, Survey No. 41/1, Kolhatkar Colony, Near Gajanan Maharaj Temple, Mouje Rajapeth, Pragane Bandnera, Taluka and Dist. Amravati, Maharashtra- 444601/ May 14, 2024	November 22, 2023 Rs. 1,02,17,678/-	Amravati
4.	Manisha Dubey & Pramod Rangnath Dubey- LBMUM00006074003	Shop No. 007, Ground Floor, Wing B, Building Dahisar Shivdutta Building No. 3 Chsl, Situated at C, S Complex Road No. 2, Near New Link Road, Dahisar East, Constructed on The Plot of Land Bearing C.T.S No. 1304, 1305 Part, Village Dahisar, Tal Borivali, Mumbai- 400068/ May 14, 2024	November 16, 2023 Rs. 18,24,979.99/-	Mumbai
5.	Sandhya Uday Nair & Vijaykumar Raghavan Nair- LBLKY00003002814	Flat No. 02, Ground Floor, Building Type - A1, Complex To Be Known As Xbia Warat, Survey No. 6/2, 6/3, 9/1, 9/2, 10/2A/1, 10/2A/2, 10/6, 12/1A/2, 12/6A, 12/5, 10/9, Village Warat Tarfe Waredi, Tal- Karjat, Dist- Raigad, Raigad- 410208/ May 15, 2024	November 09, 2023 Rs. 7,40,671/-	Kalyan- Mumbai
6.	Izzah Habib Shaikh & Shirin Ejaz Shaikh- LBAUR00006337836	Plot No. D-17, D-18, D-31 & D-32, Noor Park, Gat No. 85, Mouje Deolai, Maharashtra, Aurangabad- 431001/ May 14, 2024	January 12, 2024 Rs. 18,18,665/-	Aurangabad
7.	Zohel A Khan & Farzana Zohel Khan- LBMUM00002079989	Flat No. 401, 4th Floor, Building No. 5, "N.G. View CHSL", Geeta Nagar Phase 1, Near Hyderi Chowk, Behind Road, Survey No. 68/14, Village Ghayander, Tal & Dist- Thane, Thane- 401107/ May 14, 2024	December 16, 2023 Rs. 6,67,955.7/-	Mumbai
8.	M/s Conquest Lifestyle Private Limited & Anand Pandurang Thorat-Director of Conquest Lifestyle Private Limited & Shradha Anand Thorat-Director of Conquest Lifestyle Private Limited, Prashik Anand Thorat, Anand Pandurang Thorat, Shradha Anand Thorat, Shakuntala Pandurang Thorat, Anand Pandurang Thorat-Huf, Milind Vijay Thorat & Nixon Industries- LBTNE00004845066 & LBTNE00004845070	Unit No. 219 and 220, 2nd Floor, Bldg No. F8, Bhumi World, Near Bhiwandi Kalyan Bypass, Pimpnas, Bhiwandi, Maharashtra, Thane- 421302/ May 15, 2024	December 26, 2023 Rs. 1,48,13,977/-	Thane
9.	Dirhan Chowdhury & Deepthi Dirhan Nair Chowdhury- LBTNE00005635358	Flat No. E-102, 1st Floor, E Wing, "Anant Greens", Karjat West, Gat No. 19/8/1, 19/8/2, Village & Tal- Karjat, Thane- 410201/ May 15, 2024	December 08, 2023 Rs. 15,64,271/-	Thane
10.	Arun Ragho Gamare & Vaishali Arun Gamre- LBMUM00006331126 & TBAD00006244820	Flat No. 711, 7th Floor, Wing-R4, "Panvelkar Prestige Phase-II", B Cabin Road, Gut No. 11/P, C.T.S No. 9288/P, Plot No. 13 To 21, Morivali, Ambernath East, Thane- 421501/ May 15, 2024	January 08, 2024 Rs. 25,29,857.99/-	Badlapur
11.	Mukesh Kumar & Sushila Devi- LBMUM00006012979	Flat No. 1003, 10th Floor, A Wing, Shivam Greens, Gut No. 5, Hissa No. 6, 13, 11, Village Manjari, Taluka Ambernath, Near Mohan Green Woods, Badlapur West, Thane- 421503/ May 15, 2024	January 15, 2024 Rs. 22,32,772/-	Mumbai
12.	Santosh Narayanrao Keware & Sushma Santosh Keware- LBAUR00005994967 & LBAUR00006000776	Flat No. 9, 2nd Floor, Building C, Tirupati Garden Flat Owners Sahakari Gruharachna Sanstha Maryadi, Plot No. 4, Survey No. 09/2/4, Mouje Tapadiya Nagar, Shahanurwadi, Near Hanuman Mandir, Maharashtra, Aurangabad- 431001/ May 15, 2024	February 13, 2024 Rs. 28,01,651/-	Aurangabad
13.	Pavai Vijay Rathod & Hirabai Vijayrao Rathod- LBAUR00005992983 & LBAUR00005736134	Flat No. D- 201, Still First Floor, D Wing, Gloria, Gat No. 10 / 2, Bhavisngpura, Maharashtra, Aurangabad- 431001/ May 15, 2024	February 13, 2024 Rs. 28,05,243/-	Aurangabad
14.	Bhagwan Keshavrao Kale- LBMUM00006468317 & LBMUM00006538633	House No.669 (104 Nivasi Gala), Gut No.74(P), Devlai, Mhadala Colony, Aurangabad- 431005/ May 15, 2024	January 15, 2024 Rs. 24,26,766/-	Mumbai
15.	Rakhi Riteshgingh Pardeshi & Ritesh Shubash Pardeshi- LBNAS00005151082	Row House No. A-4, Ground + First Floor, "Vyankatesh Balaji Duplex Row Houses Wing B Apartment", Next To Shanti Nagar, Gamane Mala, Makhmalabad Road, Survey No. 3/1+2/2+3/1 Paiki, Plot No. 58, 59, 60, 61, Mouje Makhmalabad, Tal- Nashik, Nasik- 422003/ May 15, 2024	January 23, 2024 Rs. 22,95,747/-	Nasik
16.	Parikshet Rajendra Shahane & Vaishali Rajendra Shahane- TBADR00006482491	Flat No. 403, 4th Floor, B Wing, Shri Sai Life Style, Gram Panchayat Mikat No. 2445/ 37, Plot No. 52 & 53, Survey No. 1147, Mouje Shirur Gramin, Baburao Nagar, Near Torrent Gas Station, Maharashtra, Pune- 412101/ May 15, 2024	February 06, 2024 Rs. 21,73,416.99/-	Ahmednagar
17.	Bhagwan Agandrao Kale & Nita Bhagwan Kale- LBSHR00005847247	Plot No. 3, Gat No. 2970/1/A/ 3, Mouje Mangalvedha, Patakhal, Pandharpur Road, By Pass Chowk, Maharashtra, Solapur- 413305/ May 15, 2024	February 14, 2024 Rs. 16,56,807/-	Solapur
18.	Shivam Jadhav & Ankush Jagannath Jadhav- LBAUR00005243413	Flat No. B-5, Second Floor, Building Type-A, Manali Residency (Flated Building), Near Growth Centre, Walu Mahanagar-01, Gut No. 166, Village Tisgaon, Tal & Dist - Aurangabad, Aurangabad- 431001/ May 15, 2024	January 18, 2024 Rs. 14,23,435/-	Aurangabad

The above-mentioned borrowers(s)/ guarantor(s) is/ are hereby given a 30 day notice to repay the amount, and also the mortgaged properties will be sold on the expiry of 30 days from the date of publication of this Notice, as per the provisions under the Rules 8 and 9 of Security Interest (Enforcement) Rules 2002.

Date: May 18, 2024 Authorized Officer ICICI Bank Limited

Place: Maharashtra

यूनियन बँक ऑफ इंडिया

Union Bank of India

Oshiwara Jogeshwari (W) Branch Code 531715 Saraf Kaskar Industrial Estate, Near Oshiwara Bridge, S V Road, Oshiwara Jogeshwari W, Mumbai (400102) 022-6783978

E-AUCTION SALE NOTICE UNDER SARFAESI ACT, 2002

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 provision to Rule 8 (6) of 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 Secured Creditor, the possession of which has been taken by the Authorized Officer of Union Bank of India, Oshiwara Jogeshwari (W) Branch (Secured Creditor) will be sold on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATSOEVER THERE IS" basis on 26/06/2024, for recovery of Rs.64,83,306.32 (Rupees Six Lakhs Forty Eight Thousand Three Hundred Six and Paise Twenty Only), together with interest at contractual rate due to the Union Bank of India, Oshiwara Jogeshwari (W) Branch, being Secured Creditors from Mahendra Markandey, Surendra Mahendra Vishwakarma and Mrs. Shashikala Mahendra Vishwakarma. In which Rs. 4,83,482.17 (Four Lakhs Eighty Three Thousand Four Hundred Eighty Two and paise Seventeen has been deposited from date of NPA i.e. 01/05/2022 to till date and outstanding as on date is Rs 2,66,183.15 (Two Lakhs Sixty Six thousand One Hundred Eighty Three and Paise Fifteen) only.

The details of the description of the properties for auction, reserve price, EMD, date and time of auction, bid amount are mentioned as under:

PROPERTY DESCRIPTION

Flat No. 308, 3rd Floor, J wing, Maharaja Complex Building No. 3, Village Naringi, Taluka Vasai, Dist Thane Maharashtra

RESERVE PRICE Rs. 33,91,500.00 (Rupees Thirty Three Lakhs Ninety One Thousand Five Hundred Only)

EMD Payable Rs. 3,38,150.00 (Rupees Three Lakhs Thirty Nine Thousand One Hundred Fifty Only)

Date & Time of inspection of above properties: 24/06/2024 between 12.00 PM to 3.00 PM

Contact details for inspection of Properties : 8052423912 & Pushkal Kumar Last Date for Submission of EMD Amount is 25.06.2024 before 5.00 PM.

Date of E-Auction and Time: 26/06/2024 Time: 12:00 PM to 05:00 PM

For detailed terms and conditions of sale please refer to the link provided in Secured Creditor's website i.e., www.unionbankofindia.co.in or service providers website www.mstccomerce.com. Further intending bidders can also collect a copy of the detailed terms & conditions from the Authorized officer in the above mentioned address.

STATUTORY 30/15 DAYS SALE NOTICE UNDER RULE 8 (6) / Rule 9 (1) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002

This may also be treated as notice under Rule 8(6) / Rule 9 (1) of Security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the said loan about the holding of E-Auction Sale on the above mentioned date.

Place : - Mumbai Sd/- Chief Manager & Authorized Officer

Date : - 18/05/2024

OMKARA OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED

Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar West, Mumbai 400 028 Tel.: 022-26544000/ 809798596

[Appendix - IV-A] [See proviso to rule 8 (6)]

Sale notice for sale 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 provision 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 Ms. Aggie Pharmacy Prop. Dr. Aparna Sanjay Wanjani & Co-borrower Dr. Sanjay Waman Wanjani, Dr. Atul Bhalchandra Deshpande and Dr. Jaysing K. Salve that the below described immovable properties mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorized Officer of the OMKARA Assets Reconstruction Private Limited, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" and "without recourse" basis on 04.06.2024 at 11:00 am (last date and time for submission of bids is 03.06.2024 by 4.00 PM), for recovery of Rs. 7,76,21,330.00 (Rupees Seven Core Seventy-Six Lakhs Twenty-One Thousand Three Hundred Thirty Three and Paise Only) as on 30.09.2021 Plus Interest and Expenses w.e.f. 01.10.2021 due to the OMKARA Assets Reconstruction Private Limited, Secured Creditor from above mentioned Borrower/Co-borrower/Guarantors.

The OMKARA Assets Reconstruction Private Limited (acting in its capacity as Trustee of OMKARA PS 09/2019-20 Trust) has acquired entire outstanding debts lying against above said Borrower/Co-borrower/Guarantors vide Assignment Agreement dated 14.08.2019 along with underlying security from Bharat Co-operative Bank (Mumbai) Limited.

The description of the Immovable Properties, reserve price and the earnest money deposit and known encumbrances (if any) are as under:

Description of the Property	Reserve Price EMD	Status of Possession
Flat No. 103 Admeasuring 1142 sq. ft carpet area situated on the First Floor of Building No. 4 known as "Wimbledon Park" constructed on land bearing Final Plot No. 23 of T.P. S-1 situate, lying and being at Opp. J. K. Singhania School, Pevkar Road, Plot No. 1, Samata Nagar, at Village Panchpakhandi, Taluka and District Thane, Thane (West)- 400 60		

