



STERLING POWERGENSYS LIMITED

(Formerly known as STERLING STRIPS LIMITED) C.I.N.: L29213MH1984PLC034343
Reg. Off.: Office No. 121, Runwal Commercial Complex, Near Santoshmata Mandir,
L.B.S. Marg, Mulund West, Mumbai 400080
Email: sterlingstrips84@gmail.com, sterlingepc@gmail.com, sales@spisolar.in
Tel.: 2560 5588 Mobile No.: +91 9321803234 www.spisolar.in

Date: 05th June, 2023

To,
The Manager,
Listing Department,
BSE Limited,
P.J.Towers,
Dalal Street, Fort,
Mumbai-400001.

Ref No.: Stock Code -513575

Subject: Newspaper publication of the Notice of 38th Annual General Meeting of the company.

Dear Sir,

Please find attached herewith copies of newspaper advertisements published in the columns of English Daily "Financial Express" Mumbai editions and Marathi Daily "Mumbai Lakshdeep" Mumbai edition on 04th June, 2023 regarding notice of AGM and e-Voting information for the 38th Annual General Meeting of the company in terms of section 108 of the companies Act, 2013 read with Rule 20 of companies (Management and Administration) Rules, 2014 (as amended) and Regulation 44 of SEBI (Listing obligations and Disclosure Requirements) Regulations, 2015.

Kindly acknowledge the receipt and take the same on record.

Yours faithfully,

FOR STERLING POWERGENSYS LIMITED

**SANKARAN VENKATA SUBRAMANIAN
MANAGING DIRECTOR
DIN: 00107561**

Encl: As above.

UNION QUALITY PLASTICS LIMITED
 CIN No. L25209MH1984PLC033595
 Registered Office: 209A, Shyam Kamal B. CHS Ltd., Agarwal Market, Tejpal Road, Vile Parle East, Mumbai, Maharashtra - 400057.
 E-mail: cs.uqpl@gmail.com | Ph: 022-26100367/8

NOTICE
 Notice is hereby given pursuant to Regulation 47 and other applicable provisions of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 that a meeting of the Board of Directors of the Company will be held on **Monday, 12th June, 2023** at Hyderabad to consider and approve the matters related to upcoming 39th Annual General Meeting of the Company and other matters. Notice is also available on the website of Stock Exchange at www.bseindia.com.

For Union Quality Plastics Limited
 Sd/-
 Place : Hyderabad Kavitha Devi
 Date : 03/06/2023 Company Secretary cum Compliance Officer

केनरा बैंक Canara Bank
 सिंडिकेट सिंडिकेट
 LOWER PAREL (DP 15538) : Unit No. 1, Ground Floor, Times Tower, Kamala Mills Compound, SB Road, Lower Parel, West Mumbai - 400013.

NOTICE
 Under Section 13 (2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (SARFAESI Act) read with Rule 3 (1) of the Security Interest (Enforcement) Rules, 2002
 Whereas the undersigned being the Authorized Officer of Canara Bank Lower Parel, under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under Section 13 (2) of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice under Section 13 (2) of the said Act, calling upon the concerned Borrower/s and Guarantor/s to repay the amount mentioned in the Notice, within 60 days from the date of the Notice, as per details given below. For various reasons this notice could not be served on the concerned Borrower / Guarantors A copy of this notice is available with the undersigned and the concerned Borrower / Guarantor may, if they so desire, collect the said copy from the undersigned on any working day during normal office hours. However, the notice is hereby given to the concerned Borrower/s and Guarantor/s, to pay to Canara Bank Lower Parel within 60 days from the date of publication of this notice to the amount indicated herein below due on the date together with future interest at contractual rates, till the date of payment, under the loan / and other agreements and documents executed by the concerned person/s. As security for the Borrower's obligations under the said agreements and documents, the following asset have been mortgaged to Canara Bank Lower Parel.

Sr. No.	Name & Address of Borrower Guarantor	Date of Demand Notice	Particulars of Mortgaged Asset	Outstanding Amount as on 24.05.2023 (inclusive of interest and costs)
1.	Borrower :- Mr. Mithun Abo Pawar Address :- 1. Moreswar Colony R 7, Gauripada Talav Road, Thane Kalyan - 421306. Address :- 2: Flat No. 15, 3 rd Floor, Building Name "Shivom Residency" Plot No. 6, Survey No. 125 of Village Dahivali Tarf Need, Taluka Karjat, Dist. Raigad - 410201.	24/05/2023	Property 1 :- Residential Flat No. 15, 3 rd Floor, Building Name "Shivom Residency" Plot No. 6, Survey No. 125 of Village Dahivali Tarf Need, Taluka Karjat, Dist. Raigad - 410201. Total Extent of the property as per the agreement built up area is 571.18 sq.ft. (as per the agreement carpet area of the property is 519.25 sq. ft.). The property is in the name of Mr. Mithun Abo Pawar Boundaries Of The Property :- North :- Open Plot, South :- Open Plot, East :- Open Plot & Private Bungalow, West :- Open Plot Property 2 :- Residential Flat No. 17, 4 th Floor, Building Name "Shivom Residency" Plot No. 6, Survey No. 125 of Village Dahivali Tarf Need, Taluka Karjat, Dist. Raigad - 410201. Total extent of the property as per the agreement built up area is 571.18 sq.ft. (as per the agreement carpet area of the property is 519.25 sq. Ft.). The property is in the name of Mr. Mithun Abo Pawar Boundaries Of The Property :- North :- Open Plot, South :- Open Plot / Road, East :- Private Bungalow, West :- Open Plot.	A/C-160000362577 Rs. 24,81,504.16 A/C-160000417363 Rs. 27,29,255.86 A/C-164001703353 Rs. 92,326.32 A/C-164001703427 Rs. 1,00,759.86 Grand Total Rs. 54,03,846.2

The concerned borrower shall fail to make payment to Canara Bank Lower Parel Branch as aforesaid, then the Canara Bank Lower Parel Branch shall proceed against the above secured assets under Section 13 (4) of the Act and the applicable Rules entirely at the risks of the concerned borrower to the costs and consequences.
 The attentions of Borrower/Guarantors are invited towards subsection 8 of section 13 of SARFAESI Act in respect of time available to redeem the secured assets.
 The concerned borrower are prohibited by the SARFAESI Act to transfer the aforesaid assets, whether by way of sale, lease or otherwise without the prior written consent of the Canara Bank Lower Parel Branch and any contravention of the provisions of the SARFAESI Act will render the borrower responsible for the offence liable to punishment and/or penalty in accordance with the SARFAESI Act.
 Date: 02/06/2023
 Sd/-
 Place: Lower Parel, Mumbai Authorized Officer, Canara Bank

इंडियन बैंक Indian Bank
 इलाहाबाद ALLAHABAD
 Kuria (East) - Mumbai, Building No. 86, Nehru Nagar, Nijadham CHD, Opp. Pant Walewarkar School, Kuria East, Mumbai Email: Kuria@indianbank.co.in

DEMAND NOTICE ANNEXURE I
Notice under Sec. 13 (2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002.
 To,
 Mr. Yunus Mohd Riyaz Shaikh, Opp Golden Plaza, Near A To Z Kite Mart, Jagruti Nagar, Kuria East, Mumbai -400024.
 Sir,
 Sub: Your Home loan account no. 50387960490 with Indian Bank (Erstwhile Allahabad Bank) Kuria (East) Branch, Mumbai- 400024
 The undersigned, being the Authorized Officer of the Indian Bank, Zonal office, Mumbai South, appointed/Designated under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred as the "Act" do hereby issue this notice to you.
 At the request of you, in the course of banking business, the following facility was sanctioned and was availed by you.
 Detail of Outstanding's:

Sl. No.	Nature of Facility/ Loan Account No.	Limit & Rate of Interest	Outstanding as on 17.05.2023	Interest accrued but not debited	Total Outstanding as on 08.02.2023
1.	Home Loan 50356451887	Rs. 14,60,000/- ROI - 7.85 %	Rs. 12,13,168/-	Rs. 1,04,359/-	Rs. 13,17,527/-
2.	Home Loan Plus 50414904743	Rs. 9,45,000/- ROI-10.05 %	Rs. 8,13,677/-	Rs. 49,983/-	Rs. 8,63,660/-
Total			Rs. 24,05,000/-	Rs. 20,26,845/-	Rs. 21,81,186/- Plus Interest to be accrued till full and final settlement of dues.

You have executed the following documents for each of the said facilities:

Nature of facility	Nature of documents
1. Home Loan	1. Demand Promissory Note of Rs. 14.60 Lacs Dated 29.09.2016 2. Letter of Mortgage confirming Deposit of Title Deeds dated 10.11.2016 3. Declaration by Borrower - Mortgage on Affidavit dated 29.09.2016 4. Power of Attorney dated 29.09.2016 5. Undertaking cum Indemnity Bond dated 29.09.2016 6. Affidavit regarding Mohammedan Owned Property dated 29.09.2016
2. Home Loan Plus	1. Demand Promissory Note of Rs. 9.45 Lacs dated 30-10-2017 2. Supplemental Letter of Mortgage confirming deposit of title deed dated 30-10-2017

The repayment of the said home loan is secured by Equitable Mortgage of property at "Flat No. 403, 'B' Wing, Rose Gardens, Survey No. 163A part and 220, Hissa No. 5(P), Village Asangan, Tal-Shahpur, Dist-Thane, Pin 421604" as given in the schedule hereunder belonging to you.
 Despite repeated requests calling upon you to pay the amounts together with interest; you have failed and committed default in repaying the amount due. The loan accounts has been classified as Non-Performing Asset since 29/01/2023 in accordance with directions/guidelines relating to asset classifications issued by Reserve Bank of India.
 The outstanding dues payable by you as on 17.05.2023 amounts to Rs. 21,81,186/- (Rupees Twenty One Lakh Eighty One Thousand One Hundred Eighty Six Only) and the said amount carries further interest at the agreed rate from 08.02.2023 till date of repayment.
 The term borrower under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 means any person who has been granted financial assistance by Bank or who has given any guarantee or created any mortgage / created charge as security for the said financial assistance granted by the Bank.
 Therefore, you are hereby called upon to pay the amount due as on 17.05.2023 viz., Rs. 21,81,186/- (Rupees Twenty One Lakh Eighty One Thousand One Hundred Eighty Six Only) together with interest from this date to till date of payment within 60 days from the date of this notice issued under Sec. 13(2) failing which Bank will be constrained to exercise its rights of enforcement of security interest without any further reference to you under the said Act. If you fail to discharge your liabilities in full within 60 days from the date of this notice, Bank shall be exercising its enforcement rights under Sec. 13 (4) of the Act as against the secured assets given in the schedule hereunder.
 On the expiry of 60 days from the date of this notice and on your failure to comply with the demand, Bank shall take necessary steps to take possession for exercising its rights under the Act.
 Please note that as per the provisions of Sec. 13 (13) of the Act no transfer of the secured assets (given in the schedule hereunder) by way of sale, lease or otherwise, shall be made after the date of this notice without the prior written consent of the bank.
 Needless to mention that this Notice is addressed to you without prejudice to any other remedy available to the Bank. Please note that this notice is issued without prejudice to Bank's right 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.
 Please note that the Bank reserves its right to call upon you to repay the liabilities that may arise under the outstanding bills discounted, bank guarantees and letters of credit issued and established on your behalf as well as other contingent liabilities.
 "We draw attention to the provisions of Section 13(8) of the SARFAESI Act and the Rules framed there under which deals with your rights of redemption over the securities"
 The Undersigned is a duly Authorized Officer of the Bank to issue this Notice and exercise powers under Section 13aforesaid.

SCHEDULE
 The specific details of the assets in which security interest is created are enumerated hereunder:
Mortgaged assets :- Flat No. 403, 'B' Wing, Rose Gardens, Survey No. 163A part and 220, Hissa No. 5(P), Village Asangan, Tal-Shahpur, Dist-Thane, Pin-421604.
 Area of flat - Carpet area is about 540.0 Sq. Ft. (50.17 Sq. Mt.)
 Yours faithfully,
 Sd/-
 Place: Mumbai 04/06/2023 Authorized Officer, Indian Bank
 financial.exp.papr.in

केनरा बैंक Canara Bank
 सिंडिकेट सिंडिकेट
 ARM-II BRANCH, MUMBAI
 3rd Floor, Canara Bank Building Adl Marzban Street, Ballard Estate
 Mumbai - 400 001. Tel.: 022-22651128 / 29. Email : cb6289@canarabank.com

SALE NOTICE
E-Auction Sale Notice for Sale of Immovable Properties under the Securitization 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(s) and Guarantor(s) that the below described immovable properties mortgaged/charged to the Secured Creditor, the Possession of which has been taken by the Authorized Officer of Canara Bank, will be sold on "As is where is", "As is what is" basis on **20.06.2023** for recovery of **Rs. 18,16,79,826.09** (as on 28.02.2023 plus further interest and charges thereon) being dues to Canara Bank ARM II Mumbai Branch from **M/s. Spiro Lifecare Private Limited, B-208/209, Classique Corner, Plot No. 26, Mahul Industrial Estate, Off Mahakali Caves Road, Andher (E), Mumbai - 400093**, represented by its Directors / Guarantor **Mr. Sanjeev Anant Gupta, Mr. Rajesh Shripad Ghangurde, Mr. Vinod Anant Dali and Mr. Hitesh Parmanand Asrani**:
 Date of inspection of properties with prior appointment with Authorized Officer is **15.06.2023**.

Sr. No.	Description of the Property	Reserve Price	Earnest Money Deposit
1	All part and parcel of Land and Building measuring 12000 sq.mtr. built up area of 3132.73 sq.mtr. at Plot No. F- 1/2, MIDC Jejurji, Additional Jejurji Industrial Area, Near Shalina Laboratories, Jejurji Nira Road, Village Jejurji, Taluka Purandar, Dist. Pune - 421303, Maharashtra in the name of M/s. Spiro Lifecare Pvt. Ltd.	Rs. 8,02,00,000.00	Rs. 80,20,000.00
2	Plant and Machineries installed at Plot No. F-1/2, MIDC Jejurji, Additional Jejurji Industrial Area, Near Shalina Laboratories, Jejurji Nira Road, Village Jejurji, Taluka Purandar, Dist. Pune - 421303, Maharashtra in the name of M/s. Spiro Lifecare Pvt. Ltd.	Rs. 1,12,00,000.00	Rs. 11,20,000.00

The Earnest Money Deposit shall be deposited on or before **17.06.2023 upto 5.00 p.m.** Details of EMD and other documents to be submitted to service provider on or before **17.06.2023 upto 5.00 pm**. Date to which documents can be deposited with Bank is **17.06.2023 upto 5.00 pm**.
 Date of inspection of properties with prior appointment with Authorized Officer is **15.06.2023**.
 For detailed terms and conditions of the sale, please refer the link "E-Auction" provided in Canara Bank's website (www.canarabank.com) or may contact Mr. Pantosh Kumar, Chief Manager, Canara Bank, ARM II Branch, Mumbai (Mob. No. 8628328297) or Mr. Sumit Kumar Manager, (Mob No.: 9345332323) E-mail: cb6289@canarabank.com during office hours on any working day or the service provider M/s. C1 India Pvt. Ltd. Udyog Vihar, Phase-2, Gull Petrochem Building, Building No. 301, Gurgaon, Haryana. Pin-122015, Mr.Harsh Gowda Mob. No. 9594597555 (contact No.+911244302020/2112/23/24, support@bankeuctions.com; haresh.gowda@c1india.com).

Date : 03.06.2023 Sd/-
 Place : Mumbai Authorized Officer, Canara Bank, ARM-II Branch

STERLING POWERGENSYS LIMITED
 CIN: L29213MH1984PLC034343
 Reg Off: Office No. 121, Runwal Commercial Complex, Co-Op Premises Ltd, L.B.S. Marg Mulund (West) Mumbai 400080 Maharashtra India | Phone: 9619572230/9321803234
 Email Id: sterlingships84@gmail.com | Website: www.spisolar.in

NOTICE OF THE 38TH ANNUAL GENERAL MEETING (AGM) BOOK CLOSURE AND E-VOTING INFORMATION
 Notice is hereby given that the 38th Annual General Meeting of the members of the Company will be held at Nisarga Restaurant, Runwal Towers, Lal Bahadur Shastri Rd, Mulund West 400080, Maharashtra, India on **26th June, 2023 at 03:00 p.m.** to transact the business as mentioned in the AGM Notice, in compliance with the applicable provisions of the Companies Act, 2013 ("the Act") and the Rules framed there under read with the circulars issued by the Ministry of Corporate Affairs (MCA) & the Securities & Exchange Board of India (SEBI).
 Accordingly, the Notice convening the AGM along with the Annual Report for the financial year 2022-23 has been sent through e-mails on Saturday, 03rd June, 2023 to those Shareholders whose e-mail addresses are registered with the Company or the Registrar and Share Transfer Agent (the RTA) or the Depository Participants and are holding equity shares of the Company as on 02nd June, 2023.
 The Register of Members and Share Transfer Books of the Company will remain close from **Tuesday 20th June, 2023 to Monday, 26th June, 2023 (both days inclusive)** for the purpose of AGM for the financial year ended March 31, 2023.
 The members are provided with the facility to cast their vote electronically on all the resolution set forth in the notice to 38th Annual General Meeting using the e-voting system provided by Bigshare India Private Limited ("BIGSHARE"). The remote e-voting period commences on **23rd June, 2023 (at 09:00 AM)** and ends on **25th June, 2023 (at 05:00 P.M.)**. Members shall not be allowed to undertake remote e-voting beyond the said date and time. During the period, shareholders holding shares either in physical or in dematerialized form as on the cut-off date i.e. **19th June, 2023** may cast their vote electronically.
 Any person who acquires shares of the Company and becomes a member of the Company after the dispatch of AGM Notice and holds shares as on the cut-off date i.e. 19th June, 2023 may obtain the login Id and password by sending a request at helpdesk.evoting@cdslindia.com. The facility for voting shall also be available through ballot papers to members attending the AGM who have not already cast their vote at remote e-voting through the i-vote portal of BIGSHARE. Members who have cast their vote by remote e-voting prior to the AGM can also attend/participate in the AGM but shall not be entitled to cast their vote again. The instructions on remote e-voting are detailed in the notes to the Notice convening the AGM, which is also available at <https://www.evotingindia.com/>
 In case shareholders' investor have any queries regarding E-voting, you may refer the Frequently Asked Questions ("FAQs") and i-Vote e-voting module available at <https://vote.bigshareonline.com>, under download section or you can email us to votes@bigshareonline.com or call us at: 1800 2254 522

For Sterling Powergensys Limited
 Sd/-
 Sankaran Venkata Subramanian
 Managing Director
 (DIN:00107561)
 Date: 03rd June, 2023

इंडियन बैंक Indian Bank
 इलाहाबाद ALLAHABAD
 Cumbala Hill Branch,
 56, Jewellers Apartment, Peddar Road, Cumbala Hill, Mumbai - 400026
 Phone: 23886161, 23855531 Email: cumbalahill@indianbank.co.in

POSESSION NOTICE
 (For Immovable & Movable Property)
 [Under Rule- 8(1) of Security Interest (Enforcement) Rules, 2002]

Whereas: The undersigned being the Authorized officer of the Indian Bank under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated 28.10.2022 calling upon the borrowers **Mr. Anil Bhaskaran Acharya & Mrs. Sheena Anil Acharya (Borrower /Mortgagor)** to repay the amount mentioned in the notice **Rs. 27,51,895/- (Rupees Twenty Seven Lakh Fifty One Thousand Eight Hundred Ninety Five Only)** as on 13.09.2022 and the said amount carries further interest at agreed rate from 14.09.2022 till date of repayment within 60 days from the date of receipt of the said notice with further interest and incidental charges w.e.f. **14.09.2022**.
 The borrowers 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 the 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 said rules, on this **31st day of May 2023**.
 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 the Indian Bank, Cumbala Hill Branch for an amount of **Rs. 27,42,999/- (Rupees Twenty Seven Lakh Forty Two Thousand Nine Hundred Ninety Nine Only)** as on 29.05.2023 and the said amount carries further interest at agreed rate from 30.05.2023 till date of repayment.

Below are the details with the breakup as on 29.05.2023

Ac No.	Book Balance	Accrued Interest	Arrears Penalty	Fees/ Charges/ MOX	Total
6234785965	Rs. 20,05,848.69	Rs. 4,82,361.00	Rs. 3,405.00	0	Rs. 24,91,614.69
6326022046	Rs. 2,24,067.66	Rs. 26,942.00	Rs. 344.00	0	Rs. 2,51,383.66
-	0	0	0	0	0
MLE & other Charges	0	0	0	0	0
Total due in loan accounts					Rs. 27,42,999.00 (Round off)

The borrower's attention is invited to the provisions of sub-section (8) of section (13) of the Act, in respect of the time available, to redeem the secured assets.
Description of Immovable & Movable Property:
Mortgaged Assets :- Flat No. 1803, 18th Floor, Building "Riviera Casa Bella", C Wing, Kalyanshil Road, Near Khidkale Shwar Mandir, Dombivali (East), Thane - 421201. Property bounded by North :- Riviera D, South: Riviera B, East: Culb House, West: Open Plot
 Sd/-
 Date: 31.05.2023 Authorized Officer
 Place : Mumbai (Indian Bank)

यूनियन बैंक ऑफ इंडिया Union Bank of India
 भारत सरकार का उपक्रम A Government of India Undertaking
 स्ट्रेंस्ड एसेट्स मैनेजमेंट ब्रान्च
 104, Ground Floor, Bharat House, Mumbai Samachar Marg, Fort, Mumbai-400023, Maharashtra. E-mail : samvmumbai@unionbankofindia.com

MEGA E-AUCTION FOR SALE OF IMMOVABLE / MOVABLE PROPERTIES
E-Auction Sale Notice for Sale of Immovable / Movable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rule, 2002
 NOTICE of 15 days 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, the Constructive / POSSESSION of which has been taken by the Authorized Officer of Union Bank of India (Secured creditor) will be sold on "As is where is", "As is what is" and "Whatever there is" on the dated mentioned below, for recovery of dues as mentioned hereunder to Union Bank of India from the below mentioned Borrower(s) & Guarantor(s). The Reserve Price and the Earnest Money Deposit are also mentioned hereunder :-

DATE AND TIME OF E-AUCTION FOR ALL PROPERTIES : 20.06.2023 at 11.00 AM to 01.00 PM

Name of the Borrower, Co-Applicant & Guarantor	Amt. due	Property No.
1. M/s. L. B. Industries Pvt. Ltd. (Now Under NCLT Liquidation) 2. Mr. Jaidev L. Panchmatia, 3. Mr. Shyamal J. Panchmatia, 4. Mr. Vijay L. Panchmatia, 5. Mr. Vishal H. Panchmatia,	Rs. 80,29,07,806.76 plus interest thereon and other charges, dues and expenses that may occur from 01-11-2018 till total repayment and settlement of dues.	Property No. 7 :- All that part and parcel of the property consisting of land and entire Building Ground + 3 Upper Floors situated at Plot No. 48/9, known as Neel Sidhi Enclave Co-Op Housing Society Ltd., Opp City Center Shipping Mall, Sector-14, Vashi, Navi Mumbai-400703 within registration sub district and District Thane Maharashtra 400703 with super Built up area of 2467 sq.ft. and bounded North By Building No. 19 & 20, East By Building No. 21, West By 15 mtrs wide road, South By 3 mtrs wide pathway • Reserve Price : Rs. 3,00,00,000/- • Earnest money to be deposited : Rs. 30,00,000/-
Property No. 1 :- All that piece & parcel of NIT plot with all lease hold rights bearing Plot No. 2-A admeasuring about 721.47 Sq. Mtr. i.e. 7786.955 Sq. Ft. In the mount road extension scheme of the NIT, Mount Road Layout, Sitabuldi, Mouza Sitabuldi along with more than 37 years old RCC, building standing therein admeasuring about of 720 sq. mtr bearing municipal House No. 47, ward No. 65, city survey No. 1887, Sheet No. 28, situated at mount Road, Sadar, Nagpur within the limits of the Nagpur Municipal Corporation, Nagpur and NIT Nagpur, Tal & Dist. Nagpur in the name of M/s. Laxmi das Brothers. • Reserve Price : Rs. 17,55,00,000/- • Earnest money to be deposited : Rs. 1,75,50,000/-	Property No. 1 :- All that piece & parcel of NIT lease Hold Bearing Plot No. 56 admeasuring about 371.81 Sq Mtr, i.e. 4000 Sq. Ft. (As per Akhiv Patrika Plot Area is admeasuring 337.3 Sq.Mtr.) situated in Central Road Section-II Scheme of the NIT being Market Area Block Scheme on Kh. No. 60 of Mouza Nagpur together with Three Storied House admeasuring about 4800 Sq.Ft. (446.09 Sq.Mtr.) built up Area more than 51 years old construction standing therein bearing city Survey No. 109, Sheet No. 172 of Mouza Nagpur bearing City Survey No. 109, Sheet No. 172 of Mouza Nagpur bearing NMC House No. 1118 (Old) & 47 (New) situated at Gandhibagh, Ward No. 30, Teh & Dist Nagpur within the limits of NMC & NIT in the name of Mr. Shyamal Jaideo Panchmatia. • Reserve Price : Rs. 8,90,00,000/- • Earnest money to be deposited : Rs. 89,00,000/-	• Date of Demand Notice : 27.09.2017 • Date of Possession Notice : 08.02.2018 (Under Symbolic Possession) Name of the Borrower, Co-Applicant & Guarantor :- 1. Mr. Kailash Khator, 2. Mr. Ashok Khator, 3. Mrs. Jasoda Kailash Khator, 4. Maheshwari Fabtex Pvt. Ltd, 5. Goyal Creations Pvt. Ltd. Amt. due : Rs. 13,29,93,539.80/- as on 31.01.2021 with further interest, cost & expenses
Property No. 2 :- All that piece & parcel of NIT lease Hold Bearing Plot No. 56 admeasuring about 371.81 Sq Mtr, i.e. 4000 Sq. Ft. (As per Akhiv Patrika Plot Area is admeasuring 337.3 Sq.Mtr.) situated in Central Road Section-II Scheme of the NIT being Market Area Block Scheme on Kh. No. 60 of Mouza Nagpur together with Three Storied House admeasuring about 4800 Sq.Ft. (446.09 Sq.Mtr.) built up Area more than 51 years old construction standing therein bearing city Survey No. 109, Sheet No. 172 of Mouza Nagpur bearing City Survey No. 109, Sheet No. 172 of Mouza Nagpur bearing NMC House No. 1118 (Old) & 47 (New) situated at Gandhibagh, Ward No. 30, Teh & Dist Nagpur within the limits of NMC & NIT in the name of Mr. Shyamal Jaideo Panchmatia. • Reserve Price : Rs. 8,90,00,000/- • Earnest money to be deposited : Rs. 89,00,000/-	Property No. 2 :- Residential Flat No. 503 & 504, 5th Floor, Building No. 25, 'Siddhachal Phase IV, Co-op Hsg. Soc. Ltd.', Majiwade, Thane (West), Taluka& District- Thane- 400610 owned by Mrs. Yashodadevi Kailash khator and Mr. Satyanarayan Prahladi Khator. • Reserve Price : Rs. 1,40,45,000/- • Earnest money to be deposited : Rs. 14,04,500/-	• Date of Demand Notice : 27.09.2017 • Date of Possession Notice : 08.02.2018 (Under Symbolic Possession) Name of the Borrower, Co-Applicant & Guarantor :- 1. Mr. Kailash Khator, 2. Mr. Ashok Khator, 3. Mrs. Jasoda Kailash Khator, 4. Maheshwari Fabtex Pvt. Ltd, 5. Goyal Creations Pvt. Ltd. Amt. due : Rs. 13,29,93,539.80/- as on 31.01.2021 with further interest, cost & expenses
Property No. 3 :- Part A - All that piece & parcel of Land admeasuring about 679.712 Sq mt i.e 7316.35 Sq ft being the Northern portion of the land bearing Plot No. 5 admeasuring about 14574.75 Sq Ft 1354.04 Sq. Mtr out of Khasara No. 224 of Mouza Sitabuldi bearing city survey No. 1659/1 Sheet No. 13/59, together with 2 stories building constructed and standing thereon having its Nagpur Municipal House No. 309-E, KH No. 224, ward No. 66, Chitnavis Marg Civil Lines, Nagpur in the name of Jaidev Laxmidas Panchmatia. Property No. 4 :- Part B - A piece of Land admeasuring North-South 18 meter and East-West towards North 27.95 meters and towards south 39.486 meters (Or AB 18 meters, BC 27.95 meters, CD 18 meters and DA 39.486 meters as per plan attached with the report) total area 558.18 Sq mt or 6007.876 Sqft comprising the total North east portion of the entire land that admeasures 8295.78 sq mtrs (as per records of city survey the area is 8150.20 sq. mtr) being a portion of the entire land bearing KH No. 224/1 of Mouza -Sitabuldi, including all other easementary rights, Appurtenant and belonging thereto bearing corporation House No. 309 (old No. 288), city survey No. 1659/1 and sheet No. 59 of Mouza -Sitabuldi situated at Shri Gangadharoo Chitrnavis Marg (Old Hennessy Road), 309, civil lines, ward No. 66 in Nagpur, Teh & Dist Nagpur, within the Limits of Nagpur Municipal Corporation And NIT in the name of Shri Shyamal Jaideo Panchmatia. Both the property will be sold as a combined One. • Reserve Price : Combined Property Rs. 15,49,52,000/- • Earnest money to be deposited : Rs. 1,54,95,200.00/-	Property No. 3 :- All Commercial and Residential vacant Plot Nos. 9 & 10 in residential zone bearing Gut No. 262 (8 to 13) /2 of Village Kumbhar, near Ashwini Hospital, Next to Highway, Kumbhari Taluka South Solapur & Dist. Solapur, Maharashtra owned by M/s. Pandhe Constructions Pvt. Ltd. • Reserve Price : Rs. 2,88,00,000/- • Earnest money to be deposited : Rs. 28,80,000/-	• Date of Demand Notice : 02.12.2019 • Date of Possession Notice : 03.02.2020 (Under Symbolic Possession) Name of the Borrower, Co-Applicant & Guarantor :- 1. M/s. Pandhe Infracons Pvt Ltd, 2. Mr. Ankur Anil Pandhe, 3. Mrs. Rohini Anil Pandhe, 4. Mrs. Pooja Ankur Pandhe, 5. Mr. Vegesna Ravi Varma, 6. M/s. Pandhe Construction Pvt Ltd. Amt. due : Rs 362,78,59,228/- as on 30.09.2022 with further interest, cost & expenses
Property No. 5 :- Industrial Unit No. 126, 1st Floor, Damji Shamji Industrial Estate, Damji Shamji Industrial premises co-op society ltd, Survey No. 96, 96 (B) (Part), Hissa No. 1 (Part) of Village Hariyal, Opposite Raj Legacy Complex and Beside Jaqaur and Land Rover Service Centre, L.B.S. Road, Vikhroli West, Mumbai-400083, in the name of Mr. Dilip V. Pradhan. The property consists of Industrial Gala/Unit situated on First Floor. The premises are totally admeasuring 620 sq ft of Built up area. • Reserve Price : Rs. 1,15,73,000.00/- • Earnest money to be deposited : Rs. 11,57,300/- • Date of Demand Notice : As per annexure • Date of Possession Notice : 22.01.2019 (Under Physical Possession)	Property No. 4 :- All Commercial and Residential vacant Plot Nos 11 & 12 in residential zone bearing Gut No. 262 (8 to 13) /2 of Village Kumbhar, near Ashwini Hospital, Next to Highway, Kumbhari Taluka South Solapur & Dist. Solapur, Maharashtra M/s. Pandhe Constructions Pvt. Ltd. • Reserve Price : Rs. 1,70,00,000/- • Earnest money to be deposited : Rs. 17,00,000/-	• Date of Demand Notice : 02.02.2019 • Date of Possession Notice : 08.05.2019 (Under Symbolic Possession) Name of the Borrower, Co-Applicant & Guarantor :- 1. M/s. Sun Acrylics Pvt. Ltd (Borrower), 2. Mr. Jay Naresh Mehta S/o Mr. Naresh J. Mehta (Borrower & Guarantor), 3. Mrs. Mrunal Mehta W/o Late Naresh J. Mehta (Borrower & Guarantor), 4. Mr. Saijan Kumar Poddar S/o Mittanand Poddar (Borrower & Guarantor), 5. Mr. Mayur Bhatt S/o Kanakrai Nagardas Bhatt (Guarantor), 6. Shri Ganesh Vyapar Udyog (Guarantor). Amt. due : Rs 12,83,48,219.09 (Amount as on 31.12.2022) with further interest, cost & expenses
Property No. 6 :- Industrial Unit No. 126, 1st Floor, Damji Shamji Industrial Estate, Damji Shamji Industrial premises co-op society ltd, Survey No. 96, 96 (B) (Part), Hissa No. 1 (Part) of Village Hariyal, Opposite Raj Legacy Complex and Beside Jaqaur and Land Rover Service Centre, L.B.S. Road, Vikhroli West, Mumbai-400083, in the name of Mr. Dilip V. Pradhan. The property consists of Industrial Gala/Unit situated on First Floor. The premises are totally admeasuring 620 sq ft of Built up area. • Reserve Price : Rs. 1,15,73,000.00/- • Earnest money to be deposited : Rs. 11,57,300/- • Date of Demand Notice : As per annexure • Date of Possession Notice : 22.01.2019 (Under Physical Possession)	Property No. 5 :- EMG / First Charge on Land and Building situated at Plot No. 33,34, & 35 Survey No. 66 (pt) Village Achhad, Achhad Industrial Estate, Taluka-Talasarai, District Palghar - 401606 Maharashtra admeasuring Plot area 619 Sq. Mts and factory building of ground and part first floor, lean to roof shed, boiler House with platform etc with a total land area of 3939.00 Sq. Mts. In the name of M/s. Sun Acrylics Pvt Ltd. EMG / Registered Mortgage of free hold land situated at Plot No. 33,34, & 35 Survey No. 66 (pt	

