

**Ref:** SEC/BSE-NSE/NPP-06/2022-23

**Date:** March 18, 2023

To

**BSE Limited**

Dept. of Corporate Services  
25<sup>th</sup> Floor, P J Towers,  
Dalal Street,  
Mumbai – 400001.

**National Stock Exchange of India Limited**

Listing Department  
Exchange Plaza, Bandra Kurla Complex,  
Bandra (East)  
Mumbai – 400051.

**Scrip Code: 540901**

**Symbol: PRAXIS**

Dear Sir/Madam,

**Ref:** Regulation 47 of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015

**Sub:** Newspaper Advertisement for Postal Ballot Notice of Praxis Home Retail Limited

Pursuant to Regulation 47 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find attached herewith the copies of the newspaper advertisements published in today's edition i.e. Saturday, March 18, 2023 of Free Press Journal (English) and Navshakti (Marathi) informing about the Postal Ballot Notice for seeking Members' approval to:

1. To increase the Authorised Share Capital of the Company;
2. To alter the Capital Clause of Memorandum of Association of the Company;
3. To approve appointment of Mr. Samson Samuel (DIN: 07523995) as a Non-Executive Non-Independent Director of the Company; and
4. To approve cancellation of ungranted portion of both the Employee Stock Options Plan(s) and dissolution/ liquidation of the Trust created under the said stock option plans.

The newspaper advertisements published is enclosed herewith for your reference and record.

You are kindly requested to take note of the above

Thanking you,

Yours faithfully,

For **Praxis Home Retail Limited**

**Mahesh Shah**  
**Managing Director**

Encl.: As Above

## CHOLAMANDLAM INVESTMENT AND FINANCE COMPANY LIMITED

Corporate Office : 1st Floor, 'Dara House', No.2, M.S.C. Bose Road, Chennai-600001  
Branch Office: 404, Raghuvver, 4th floor, SVP Road, Chamunda circle, Borivali West, Mumbai-400092

### DEMAND NOTICE UNDER SECTION 13(2) OF THE SECURITISATION & RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002

You, the under mentioned Borrower / Mortgagor is hereby informed that the company has initiated proceedings against you under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and that the Notice under Section 13(2) of the Act sent to you by Registered Post Ack. Due to Borrower/s has been returned undelivered. Hence, you are hereby called upon to take notice and pay the outstanding loan amount mentioned against the said account with interest accruing there from within 60 days from the date of this publication, failing which the company will proceed against you by exercising its right under Sub-Sec (4) of Section 13 of the Act by enforcing the below mentioned security to realize its dues with interests and costs. It is needed to mention that this notice is addressed to you without prejudice to any other remedy available to the company.

Loan Account No. & Name and Address of the Borrowers	Loan Amount	Amount Outstanding
Loan A/c Nos. XH0EPLP00003066857 & HE02BLP0000001514 Demand Notice Dt. 21.02.2023 1. Raju Balubhai Modhwadia, 2. Khimabhai Nagabhai Modhwadia, Amazon Park, B Wing, 703, 7th Fr, Link Road, Borivali West, Borivali West - 400091, 3. Dpti R. Modhwadia, 4. Sanodaya Sales, Unit No. 13, Navgung Bld. Estate, J. B. Nagar, Andheri-Kurla Rd, Andheri - Mumbai - 400093 5. Balubhai Nagabhai Modhwadia, 6. Vinod Balubhai Modhwadia: All are at: A-602, Ruchi Apt., Devidas Lane, Nr. Aquaria Club, Borivali West, Borivali West - 400103. Also At-Flat No. 306, 3rd Floor, B Wing, Harehshwar Apartment, Eksar Road, Opp Maratha Sahakar Bank Ltd, Borivali West - 400092	Rs. 1,55,00,000/- & Rs. 30,58,143/-	Rs. 2,60,67,382/- as on 16.02.2023 together with interest thereon

#### SCHEDULE OF PROPERTY:

Flat No. B-36 H/W 'B' Wing, On 3rd Floor, Adm. 500 Sq.Fts Built Up Area, In Building Known As 'Harehshwar Apartment', Society Known As Harehshwar Apartment Co Operative Housing Society Ltd Constructed On Lan Bearing C.T.S. No. 2212, Eksar Road, Opp Maratha Sahakar Bank Ltd, Borivali (W), Mumbai-400092, Situated At Village Eksar, Taluka Borivali & District Mumbai Sub Urban.

Date: 18.03.2023, Place: Mumbai Sd/- Authorised Officer, M/s. Cholamandlam Investment and Finance Company Limited

## HDFC BANK

Add : HDFC Bank Ltd., 1st Floor, I think Techno Campus, Kanjurmarg (E), Mumbai - 400 042

### POSSESSION NOTICE (U/s. Rule 8 (1) - For Immovable Property)

The undersigned being the Authorized Officer of HDFC Bank Ltd. under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under Sec.13(2) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued demand notices calling upon the respective borrowers mentioned hereunder to repay the amounts mentioned in the respective notices U/s. 13(2) of the said Act within a period of 60 days. The respective borrowers having failed to repay the said amounts, notice is hereby given to the borrowers and public in general that the undersigned has taken symbolic possession of the secured asset described herein below in exercise of powers conferred on me under Sec.13(4) of the said Act read with Rule 8 of the said Rules. The respective borrowers in particular and public in general are hereby cautioned not to deal with the said properties and any dealing with these properties will be subject to the charge of the HDFC Bank Ltd. For the respective amount mentioned herein below along with interest thereon at contracted rate. 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.

Name of Borrowers	Loan Ac. No.	Description of Secured Asset	Date of Notice U/s.13(2)	Outstanding Amount as per Notice	Date of Repossession
1. Mr. Pankaj Chamakial Kansara, 2. Mr. Himanshu Pankaj Kansara	81983226	Immovable Property Being E-102, 1st Floor, E-wing, In The Building Known As Remi Bicoourt Premises Co-operative Society Ltd., And One Open Car Parking No. e-17, Standing On Cts No.844/11, Village Ambivali Plot No.9, Shah Industrial Estate, Off Veera Desai Road, Andheri - West, Mumbai - 400 053, Admeasuring Area 31.49 Sq.mtrs. Owned By Mr. Pankaj Chamakial Kansara & Mr. Himanshu Pankaj Kansara.	14/02/2022	Rs. 25,11,518.05	15/03/2023
1. Mr. Anant Marchande 2. Mrs. Jayashree Anant Marchande	81277883 83343058	Flat No.27, 7th Floor, Goralai Om Sai Chsl, Plot No.105, Goralai, Off Goralai Road, Borivali - West, Mumbai - 400 092. Admeasuring Area About 61.22 Sq.mtrs. Owned By Mrs. Jayashree Anant Marchande.	30/11/2022	Rs. 25,89,702.85	15/03/2023
1. Mr. Hemant Damodar Raut 2. Mrs. Darshana Hemant Raut	82954891	Flat No.8, On The Ground Floor, Admeasuring 525 Sq.ft. i.e. 48.773 Sq.mts.(built Up Area) In The Building Type 'b', In The Society Known As 'Gauri Shankar Co-operative Housing Society Ltd.' Situated On N.A. Land Bearing Survey No.98, Hissa No.2a & 2b At Village Virar, Taluka Vasai, District Thane. Within The Area Of Sub-registrar Vasai No.ii (Virar). Bounded As East - Vartak Height, West - Vartak Private Bungalow, North - Daji Palace Apartment, South - Open Plot & Access Road. Property Is Owned By Mr. Hemant Damodar Raut.	26/12/2022	Rs. 14,67,218.19	15/03/2023
1. Mr. Sunil Shiva Patade, 2. Mrs. Sonal Patade	91838372	Flat No.2, Ground Floor, B-wing In The Building Shree Vishnu Chsl, Shri Jivdani Kripa Complex, Situated At Chandansar, Veer Savarkar Marg, Virar - East, Thane -401 305, Admeasuring Area About 30.37 Sq. Mtrs. Owned By Mr. Sunil Patade & Mrs. Sonal Patade.	17/11/2021	Rs. 3,06,414.19	15/03/2023

Date: 15/03/2023 Place : Mumbai Sd/- Authorised Officer-HDFC Bank Ltd.



### PRAXIS HOME RETAIL LIMITED

CIN : L52100MH2011PLC212866

Regd. Office : I Think Techno Campus, Jolly Board Tower D, Ground Floor, Kanjurmarg (East), Mumbai - 400 042. Tel : +91 22 6882 4900, Fax : +91 22 6882 4801, Email: investorrelations@praxisretail.in, Website : www.praxisretail.in

### NOTICE TO SHAREHOLDERS AND E-VOTING INFORMATION

NOTICE is hereby given that pursuant to provisions of Section 108 & 110 of the Companies Act, 2013 (the "Act") read with Rule 20 & 22 of the Companies (Management and Administration) Rules, 2014, (the "Rules") as amended from time to time and such other applicable laws and regulations, the Company has on Friday, March 17, 2023; sent the Postal Ballot Notice dated March 17, 2023 through electronic mode only to the Members whose e-mail IDs are registered with the Company or Depository Participant(s). The said Postal Ballot Notice has been sent for seeking their Consent on the Agenda Items listed in the said Postal Ballot Notice (along with the Explanatory Statement thereto) as required under the provisions of Section 102 read with Section 110 of the Act.

In compliance with the circulars issued by Ministry of Corporate Affairs (MCA) vide General Circular No. 14/2020 dated April 8, 2020, No. 17/2020 dated April 13, 2020, No.22/2020 dated June 15, 2020, No. 33/2020 dated September 28, 2020, No. 39/2020 dated December 31, 2020, No. 10/2021 dated June 23, 2021, No. 20/2021 dated December 8, 2021, No. 03/2022 dated May 5, 2022 and No. 11/2022 dated December 28, 2022, the timeline to send the notice including Postal Ballot Notice by email to all the shareholders has been extended till September 30, 2023 vide the aforesaid MCA General Circular No. 11/2022. Hence, it has been permitted that the Company may send Postal Ballot Notice by email to all its shareholders who have registered their email addresses with the Company or Depository Participant(s) pursuant to Rule 22(15) of the Companies (Management and Administration) Rules, 2014, which provides that the Rule 20 regarding 'Voting by Electronic Means' shall apply as far as applicable, mutatis mutandis to this respect of passing of certain items only through Postal Ballot without convening a General Meeting. The requirement of sending physical copies of the Postal Ballot Notice has been dispensed with vide the above referred MCA Circulars.

#### Members are hereby informed that:

- The business(es) to be transacted through Postal Ballot shall be transacted by e-voting as provided in the Act read with related Rules thereto and provisions of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (SEBI Listing Regulations) as amended from time to time.
- In compliance of provisions of Sections 108 & 110 and other applicable provisions of the Act read with (i) Rule 20 and 22 of the Companies (Management and Administration) Rules, 2014 as amended; (ii) Regulation 44 of SEBI Listing Regulations; and (iii) applicable provisions of Secretarial Standards issued by The Institute of Company Secretaries of India from time to time, the Company has provided facility for e-voting through NSDL e-voting platform. The procedure for e-voting is given in the Notes forming part of the Postal Ballot Notice. For voting through electronic mode (for e-voting instructions), Members may go through the instructions given in the Notice and in case of any queries connected with e-voting, the user manual is available at download section of www.evoting.nsdl.com. In case of any grievances with respect to e-voting / Postal Ballot, you may contact NSDL by e-mail at evoting@nsdl.co.in or write to the Company Secretary at investorrelations@praxisretail.in or to RTA at the following address:
 

Mr. Ashok Sherugar, AVP - Technology Group  
Link Intime India Private Limited  
C-101, Embassy 247, L.B.S. Marg, Vikhroli (West), Mumbai - 400083.  
Tel. No.: +91-22-49186270; Fax No.: +91-22-49186600  
email: mt.helpdesk@linkintime.co.in
- Remote e-voting shall commence on Saturday, March 18, 2023 from 09:00 AM and shall end on Sunday, April 16, 2023 at 05:00 PM. The e-voting module shall be disabled thereafter by NSDL.
- Voting Rights of the Members has been reckoned as on Friday, March 10, 2023 which is the Cut-off Date.
- Member can cast their vote by e-voting only, the services of which are being provided by the Depository - National Securities Depository Limited.
- Procedure for Registration of e-mail addresses:
  - For Temporary Registration for Demat shareholders:  
The Members of the Company holding Equity Shares of the Company in Demat Form and who have not registered their e-mail addresses may temporarily get their e-mail addresses registered with Link Intime India Private Limited by clicking the link: [https://linkintime.com/in/emailreg\\_email\\_register.html](https://linkintime.com/in/emailreg_email_register.html) on their website www.linkintime.co.in at the 'Investor Services' tab by choosing the E-mail Registration heading and follow the registration process as guided therein.
  - For Permanent Registration for Demat shareholders:  
The Members are requested to register their e-mail address, in respect of demat holdings with their respective Depository Participant (DP) by following the procedure prescribed by the respective DP.
  - Registration of e-mail id for shareholders holding physical shares:  
The Members of the Company holding Equity Shares of the Company in physical Form and who have not registered their e-mail addresses may get their e-mail addresses registered with Link Intime India Private Limited by clicking the link: [https://linkintime.com/in/emailreg\\_email\\_register.html](https://linkintime.com/in/emailreg_email_register.html) on their website www.linkintime.co.in at the Investor Services tab by choosing the e-mail/ Bank Registration heading and follow the registration process as guided therein.
- The Postal Ballot Notice along with the Explanatory Statement and other Annexures is displayed on the website of the Company at [www.praxisretail.in](http://www.praxisretail.in) and also on the website of the NSDL at [www.evoting.nsdl.com](http://www.evoting.nsdl.com). Members who have not received the Postal Ballot Notice, can download the same from either website as mentioned above.
- The Company has appointed M/s. Anant Gude & Associates, Practicing Company Secretaries, Mumbai as the "Scrutinizer" for conducting the Postal Ballot process and e-Voting in a fair and transparent manner.
- The result of the Postal Ballot will be announced on or before Tuesday, April 18, 2023 and shall be placed on the website of the Company and on the website of NSDL and shall also be communicated to BSE Limited (BSE) and National Stock Exchange of India Limited (NSE), whereat the equity shares of the Company are listed.

For PRAXIS HOME RETAIL LIMITED

Place: Mumbai Sd/-  
Date: March 17, 2023  
Mahesh Shah  
Managing Director



## ई निविदा :

वाशी विभागातील, एरोली उप-विभागांतर्गत असलेल्या '२० की.यॉ. पर्यटका ल.दा. ग्राहकांचे महावितरण मोबाईल ॲप, आय. आर./आर.एफ. एच.एच.यू. वापरून ग्राहकांच्या मिटरची मासिक मीटर रीडिंग घेणे तसेच बिल मिटिंग करून ग्राहक/ग्राहकांच्या परिसरामध्ये विज बिल वितरण करण्याची कामे' कंत्राटी तत्वावर देण्यासाठी या क्षेत्रातील अनुभवी कंत्राटदाराकडून निविदा क्र. - बिलिंग/काअ/वाशी/निविदा-१०/२०२२-२३ नुसार निविदा मागविण्यात आल्या आहेत. निविदेची अंदाजित किंमत रु. ३२७.४५ लाख, कोया निविदांची किंमत रु. ५,९००/-, इसायारी रकम रु. १,०९,९४८/-, निविदा सादर करण्याची अंतिम तारीख दि. २३.०३.२०२३.

कोया निविदा महावितरणच्या [www.mahadiscom.in](http://www.mahadiscom.in) संकेतस्थळावरून दि. १६.०३.२०२३ ते दि. २३.०३.२०२३ (१४.०० वा.) या कालावधीमध्ये उपलब्ध असतील. कोणतीही किंवा सर्व निविदा कारणे न दाखवता रद्द करण्याबाबतचे अधिकार कागदावरील अभियंता, वाशी विभाग, महावितरण, वाशी येथे राखून ठेवले आहेत.

संपर्क: श्री. व्यं. कासल, अति. कार्यकारी अभियंता (का.), वाशी विभाग, महावितरण, विद्युत भवन, दुसरा मजला, प्लॉट नं. ५, अश्रुदय बँकेजवळ, सेक्टर-१०, वाशी, नवी मुंबई-४००७०३.

संपर्क नं: ८८७९७९२९९. कार्यकारी अभियंता म.रा.वि.वि.कं.मयां. वाशी विभाग  
ई-मेल: [eevash@gmail.com](mailto:eevash@gmail.com)

## PUBLIC NOTICE

M/s Prakashand Restaurant a partnership firm and having a liquor license bearing Excise License Number FL-III-251, situated at Naigaoon Cross Road, Dadar (East) Mumbai 400014, Two partners namely 1. LATE GOPAL MUTHAYA MOLLY 2. LATE SANJEEVA MUTHAYA MOLLY had been expired, hence an application to incorporate include their legal heirs names namely SMT SHANTA GOPAL MOLLY AND SMT SHASHIKALA SANJEEVA MOLLY respectively had been received by Excise Department. Therefore, we hereby promulgate the Notice to Public at large that if anybody have an objection can write or contact to the Superintendent, State Excise, Mumbai City Office, Old Collector Office, 3rd Floor, Shahid Bhagat Singh Marg, Fort, Mumbai 400 023 within 15 days from the date of publication of public notice with appropriate documentary evidence thereof. Please be noted if there is no objection is raised/received in writing within the above period, then the said License FL-III 251 will incorporate/ include their legal heirs name namely SMT SHANTA GOPAL MOLLY AND SMT SHASHIKALA SANJEEVA MOLLY IN PLACE OF LATE GOPAL MUTHAYA MOLLY AND LATE SANJEEVA MUTHAYA MOLLY RESPECTIVELY AND THEREAFTER NO OBJECTION WILL BE ENTERTAINED BY THE Excise Department. 18th day of March 2023 SD/- Praveen Tambe SUPERINTENDENT, STATE EXCISE MUMBAI City collector Mumbai

## SYMBOLIC POSSESSION NOTICE

Branch Office: ICICI Bank Ltd., Office Number 201-B, 2nd Floor, Road No 1 Plot No-B3, W/11 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 (2) 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.	Rakesh Chandrakant More & Chandrakant Bapurao More- LBMUM00005056167	Flat No.101, 1st Floor, H/Wing, Building No. 2, Reliable Garden H.I.J.K.L.M. Co. Op. Housing Soc, Sr.No.371, Old Sr.No.335, Hissa No. 1, Vill. Juchandra, Naigaoon East, Tal Vasai, Thane, 401208/ March 13, 2023	November 11, 2022 Rs. 21,69,239.00/-	Mumbai
2.	Suman Prabhsh Choudhary & Prabhsh S Choudhary- LBVR000004835542	Flat No.004, Ground Floor, B/Wing, Bldg No.6, Building Known As 'Olive (Ameyva) Yashwant Nagar Co- Operative Housing Society 'Complex known as 'Yashwant Nagar' Bolinj Virar West Constructed on N.A Land Bearing Survey No.343 Thane- 401303/ March 13, 2023	November 28, 2022 Rs. 20,73,840.00/-	Thane
3.	Zubeda Akbar Bhanwadia & Bhanwadia Adeeal Akbar- LBVR000002449450 & LBVR000002450090	Flat No 005, C Wing , Ground Floor, Building Known As 'Mahalaxmi Apartment Co-operative Housing Society Ltd' Situated at Survey No.21/5, 22/1, Purapada Near Ganesh Mandir, Agashi Road, Chalpoth, Virar West, 22 Thane- 401303/ March 13, 2023	November 15, 2022 Rs. 10,59,627.00/-	Virar
4.	Renu Santosh Gupta & Santoshkumar M Gupta- LBMUM00002388098	Flat No.304 3 RD Floor, Avenue G Rustomjee Evershine Global City Narangi Bypass Road, Village Dongre Virar W, Survey No. 5B, Maharashtra, Thane, 401303/ March 13, 2023	November 07, 2022 Rs. 12,66,509.99/-	Mumbai
5.	Khushboo Vinod Singh & Gopal Kumar- LBMUM00004879468	Flat No 507, A Wing, 5th Floor, Kashidham Building, Virar East, Sr. No.301 A, Hissa No. 2, Village Gollin, Tal Vasai, Dist Palghar, Thane 401303/ March 13, 2023	November 11, 2022 Rs. 16,43,183.00/-	Mumbai
6.	Sarfaz Mohammed Siddique Patel & Saeeda Mohammed Siddique Patel- LBNMU00003184174	Flat No.402, 4th Floor, Surya Park Building No A, Sr No.97, Plot No.2, Village Dhamoto, Karjat, Neral 410110/ March 13, 2023	November 14, 2022 Rs. 12,38,395.9/-	Navimumbai
7.	Moses James Lourdes & James Vitrium Lourdes- LBMUM00001503961	Flat No- 102, Broodway Avenue, 1st Flr, Bldg. No-A/12, R.N.A. Chsl, Nr. Jangid Complex, Mira Road-(E), Dist- Thane, Maharashtra Thane 401107/ March 13, 2023	November 09, 2022 Rs. 6,72,969.00/-	Mumbai
8.	Pravin Narendra Pravin Manjrekar & Pragati Pravin Manjrekar- LBMUM00001508126	Flat No.E-301, E-302, E-303 & E-304, 3rd Floor, Mayur Nagar, E-Wing, Manvel Pada Road, Gulmohar, Tal-Vasai, S.No.228, H.No.1/1, Dist- Thane, Virar-E, Thane, 401303/ March 13, 2023	November 30, 2022 Rs. 64,75,741.00/-	Thane

The above-mentioned borrowers(s)/ guarantor(s) are hereby given a 30 day notice to repay the amount, else 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 : March 18, 2023 Place : Maharashtra Authorised Officer ICICI Bank Limited

## REGD./ADASTI/AFFIXATION/BEAT OF DRUM & PUBLICATION/NOTICE BOARD OF DRT SALE PROCLAMATION EXH. NO.137

OFFICE OF THE RECOVERY OFFICER- DEBT RECOVERY TRIBUNAL-I, MUMBAI  
2nd Floor, Telephone Bhavan, Strand Road Colaba Market, Colaba, Mumbai-400 005 Dated : 16.03.2023

R.P. No. 32 OF 2015 PROCLAMATION OF SALE UNDER RULES 38, 52(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH RECOVERY OF DEBTS DUE TO BANK AND FINANCIAL INSTITUTIONS ACT, 1993

ASREC (India) Limited ...Certificate Holders  
Versus ...Certificate Debtors

Shri Venkateshwara Foods and Agrotech Pvt. Ltd. & Ors.  
CD No. 1 Sri Venkateshwara Foods & Agrotech Pvt. Ltd. Having registered office at 201/212, Emca House, 2nd Floor, 289, S. B. Singh Road, Fort, Mumbai-400001, AND Factory at: F-221, D-21 & MIDC, Khedi Chiplun - 416605, Dist. Ratnagiri, State of Maharashtra.  
CD No. 2. Hanumantrao Vishnu Kharat, Residing at 202A, K. K. Tower, 2nd Floor, G. D. Ambedkar Marg, Parel, Mumbai - 400012.  
CD No. 3. Mrs. Ratnasrabha Hanumantrao Vishnu Kharat, Residing at 202A, K. K. Tower, 2nd Floor, G. D. Ambedkar Marg, Parel, Mumbai - 400012.  
CD No. 5. Indigold Refineries Private Limited a company incorporated under the Companies Act, 1956 having its registered office at 200/202/212, Emca House, 2nd Floor, 289, S. B. Singh Road, Fort, Mumbai-400001.

Whereas Hon'ble Presiding Officer, Debts Recovery Tribunal No. I Mumbai has drawn up the Recovery Certificate in Original Application No. 56 of 2007 for recovery of Rs. 7,77,66,754.00 (Rupees Seven Crore Seventy Seven Lakh Sixty Six Thousand Seven Hundred and Fifty Four) with interest and costs from the Certificate Debtors and a sum of Rs. 23,84,61,261.26 (Rupees Twenty Three Crore Eighty Four Lakhs Sixty One Thousand Two Hundred Sixty One and Paise Twenty Six) is recoverable together with further interest, costs and charges as per the Recovery Certificate Decree. And whereas the undersigned has ordered the sale of the properties mentioned in the Schedule below towards satisfaction of the said Recovery Certificate. And whereas a sum of Rs. 23,84,61,261.26 (Rupees Twenty Three Crore Eighty Four Lakhs Sixty One Thousand Two Hundred Sixty One and Paise Twenty Six) is inclusive of cost and interest thereon.

Notice is hereby given that in the absence of any order of postponement, the said properties shall be sold on 18.04.2023 between 2.00 PM to 4.00 PM (with auto extension clause in case of 1st and 5 minutes before closing, if required) by e-Auction and bidding shall take place through 'On line Electronic Bidding' through the website of M/s. C-1 INDIA PRIVATE LIMITED, Gurgaon at their website/portal C-1 [www.bankauctions.com](http://www.bankauctions.com). The small IDs are [www.gujaratindia.com](http://www.gujaratindia.com) and [support@bankauctions.com](http://support@bankauctions.com) contact number of e-auction agency - 0124-4302000 for further Contact - Mr. Hareesh Gowda - Mb. No. 9594597555. For further details contact: Mr. C. Sundarajan, Asst. Vice President, Mb. No. 07208637912.

The sale will be of the properties of the Defendants abovementioned as mentioned in the schedule below and liabilities and claims attaching to the said properties, so far as they have been ascertained, are those specified in the schedule against each lot. The properties will be put up for sale in the lots specified in the schedule. If the amount to be realized is satisfied by the sale of portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale also is stopped if, before any lot is knocked down, the arrears mentioned in the said certificate, interest costs (including cost of the sale) are tendered to the officer conducting the sale or proof is given in his satisfaction that the amount of such certificate, interest and costs have been paid to the undersigned. No officer or other person, having any duty to perform in connection with sale, either directly or indirectly by deed, acquire or attempt to acquire any interest in the property sold. The sale shall be subject to conditions prescribed in Second Schedule of the Income Tax Act, 1961 and the rules made there under and to the following conditions:-

The particulars specified in the annexed schedule have been stated to the best of the information of the undersigned, but the undersigned shall not answerable for any error, mis-statement or omission on this proclamation. The assets shall be auctioned as per the following details:-

No. of Lots	Description of the Property	Date of Inspection	Reserve Price	EMD	Amount (Rs.)	Increment Bid
1.	Office premises admeasuring 683 sq. ft. super built-up area bearing No.201 on the Second Floor of the building known as EMCA House belonging Caxton House Properties Limited and situate at 289, Shahid Bhagat Singh Road, Fort, Mumbai-400001	10.04.2023	Rs. 85,50,000/-	Rs. 8,50,000/-	Rs. 1,00,000/-	
2.	Office premises admeasuring 1211 sq. ft. super built-up area bearing No.202 on the Second Floor of the building known as EMCA House belonging Caxton House Properties Limited and situate at 289, Shahid Bhagat Singh Road, Fort, Mumbai-400001	10.04.2023	Rs. 1,52,00,000/-	Rs. 15,20,000/-	Rs. 1,00,000/-	
3.	Office premises admeasuring 686 sq. ft. super built-up area bearing No.212 on the Second Floor of the building known as EMCA House belonging Caxton House Properties Limited and situate at 289, Shahid Bhagat Singh Road, Fort, Mumbai-400001	10.04.2023	Rs. 86,20,000/-	Rs. 8,63,000/-	Rs. 1,00,000/-	

3. The highest bidder shall be declared to be the purchaser of any lot. It shall be in the discretion of the undersigned to decline/acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so.

4. The public large is hereby invited to bid in the e-Auction. The online offers alongwith EMD as per lot, is payable by way of RTGS/NEFT in the Bank of India, Account No. 0902011000077, ASREC (India) Limited, 201/202, Building No.2, Solitaire Corporate Park, Andheri-Kurla Link Road, Chakala, Andheri (East), Mumbai 400 093 FSC Code No: BKID0000090 of the Certificate Holder at Mumbai. Attested photocopy of TAN/PAN card and Address Proof shall be uploaded with the online offer. The offer for more than one property shall be made separately. The last date for submission of online offers alongwith EMD and the other information details is 13.04.2023 by 4.30 p.m. The physical inspection of the properties mentioned herein below may be taken on 10.04.2023 between 11.30 am. to 4.30 p.m. at the property site.

5. The copy of the Pan Card, Address proof and identity proof, E-mail ID, Mobile No. and declaration if they are bidding on their own or on behalf or on behalf of their principals. In the later case, they shall be required to deposit their authority and in default their bids shall be rejected. In case of the company copy of resolution passed by the board members of the company or any other document confirming representation/attorney of the company and the receipt/courier file of such deposit should reach to the said service provider CH Bank by e-mail or otherwise by the said date and hard copy shall be submitted before the Recovery Officer - I, DRT-I, Mumbai on 13.04.2023 up to 4.30 p.m. In case of failure bid shall not be considered.

6. The successful bidder shall have to deposit 25% of his final bid amount after adjustment of EMD by next bank working day i.e. by 4.30 p.m. in the said account as per detail mentioned in the para 4-above.

7. The purchaser shall deposit the balance 75% of final bid amount on or before 15th day from the date of sale of the property. If the 15th day is Sunday or other Holiday, then on the first bank working day after the 15th day by prescribed mode as stated in para 4 above. In addition to the above the purchaser shall also deposit postage fee with Recovery Officer-I, DRT-I @ 2% upto Rs. 1000/- and @ 1% of the excess of said amount of Rs. 1000/- through Demand Draft in favour of Registrar, DRT-I, Mumbai.

8. In default of payment within the prescribed period, the deposit, after defraying the expenses of the sale, may if the undersigned thinks fit, be forfeited to the Government and the defaulting purchaser shall forfeit all claims to the property or the amount deposited. The property shall be resold, after the issue of fresh proclamation of sale. Further the purchaser shall also be liable to make good of any shortfall or difference between his final bid amount and the price for which it is subsequently sold.

The refund of EMD to the unsuccessful bidders at the close of auction shall be made only in the account number mentioned by such bidder by the concerned bank. The property is being sold on "AS IS WHERE IS BASIS" AND "AS IS WHAT IS BASIS". The undersigned reserves the right to accept or reject any or all bids if found unreasonable or postpone the auction any time without assigning any reason.

No. of Lots	Description of property with the name of co-owners where the property belongs to defaulters and any other person as co-owners	Revenue assessed on the property	Details of any other encumbrance to which property is liable	Claims, if any, which have been put forward and any other known particulars in its nature and value
1.	Office premises admeasuring 683 sq. ft. super built-up area bearing No.201 on the Second Floor of the building known as EMCA House belonging Caxton House Properties Limited and situate at 289, Shahid Bhagat Singh Road, Fort, Mumbai - 400001.	Not Known	Mortgage Property	Not Known
2.	Office premises admeasuring 1211 sq. ft. super built-up area bearing No.202 on the Second Floor of the building known as EMCA House belonging Caxton House Properties Limited and situate at 289, Shahid Bhagat Singh Road, Fort, Mumbai-400001	Not Known	Mortgage Property	Not Known
3.	Office premises admeasuring 686 sq. ft. super built-up area bearing No.212 on the Second Floor of the building known as EMCA House belonging Caxton House Properties Limited and situate at 289, Shahid Bhagat Singh Road, Fort, Mumbai-400001	Not Known	Mortgage Property	Not Known

