

FINANCIAL EXPRESS

CLASSIFIED CENTRES IN MUMBAI

Noble Publicity Service,
Mated (W),
Phone : 28881426 / 28881518.

New Boom Ads,
Kandivali (W),
Phone : 28640221.

Vikson Advertising Agency
Kandivali (W),
Phone : 28645005
Mobile : 9820433200

Express Advertising,
Borivali (W),
Phone : 2833 7799 / 2833 9977.
Mobile : 9820401077

Falcon Multimedia Pvt. Ltd.,
Borivali (E)
Mobile : 983226463

J.E.T. Advertising Agency
Borivali West
022-28927636 / 28912529

Nikharge Advertising,
Borivali (W)
Phone : 2821255
Mobile : 9322210176

SHAH Publicity
Borivali West
022-28927421 / 9930898947

M.S. Advertising,
Bhayandur (E),
Phone : 022-28160100
Mobile : 9769711727

Sugo Advertising,
Vasai (W),
Phone : 7756982329 / 7028565571

Mayuresh Publicity,
Vihar (W),
Phone : 0250 - 2503913.
Mobile : 9923935556

Plasma Advertising,
Panvel,
Phone : 022-27461970

Ronak Advertising,
Vashi,
Phone : 71012345
Mobile : 9324102060 / 9820152753

Rahul Advertising
Vashi,
Phone : 022-65119998
Mobile : 9820200044

PBA INFRASTRUCTURE LTD.
Regd office: 611/3, V.N.Purav Marg, Chembur, Mumbai - 400 071
Website : www.pbainfra.in Email : pbamumbai@gmail.com
Tel : (022) 61277200/01/02 / Fax : (022) 61277203
/ CIN : L45200MH1974PLC017653

Extract of Standalone Financial Results for the Quarter and Nine Month Year ended December 31st, 2022. (Rs. In Lakhs)

PARTICULARS	Quarter ended			Nine Months Ended		
	31-12-2022	30-09-2022	31-12-2021	31-12-2022	31-12-2021	31-03-2022
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1. Total Income from operations	80.23	46.04	78.30	350.70	118.05	118.05
2. Net Profit / (Loss) (before tax, Exceptional and/or Extraordinary Items)	(8,368.47)	(82.97)	(245.32)	(8,520.56)	1,777.51	(2,470.81)
3. Net Profit / (Loss) before tax (after Exceptional and/or Extraordinary Items)	(12,112.39)	(82.97)	(245.32)	(12,264.49)	(215.68)	(16.95)
4. Net Profit / (Loss) after tax (after Exceptional and/or Extraordinary Items)	(12,112.39)	(82.97)	(245.32)	(12,264.49)	(215.68)	(16.95)
5. Total Comprehensive Income for the period (after Tax) [Comprising Profit/ (Loss) for the period (after tax) and Other Comprehensive Income (after tax)]	(12,112.39)	(82.97)	(245.32)	(12,264.49)	(215.68)	(16.95)
6. Equity Share Capital (Face Value of Rs. 10/- each)	1,350.00	1,350.00	1,350.00	1,350.00	1,350.00	1,350.00
7. Other Equity (as shown in the audited balance sheet of PY)	-	-	-	-	-	154.00
8. Earnings Per Share (of Rs. 10/- each) (not annualized)						
Basic :	(89.71)	(0.61)	(1.82)	(90.84)	(1.60)	(0.13)
Diluted :	(89.71)	(0.61)	(1.82)	(90.84)	(1.60)	(0.13)

Notes:

- The above is an extract of the detailed format of Quarterly and Nine Month Year Ended to date financial results filled with the Stock Exchanges under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full Format of the unaudited financial results for the Quarter & Nine Month Year ended 31st December, 2022 are available on the Stock Exchange's website i.e., www.bseindia.com respectively and on Company's website: www.pbainfra.in
- The above results have been prepared by the Board of Directors in their meeting held on 10.02.2023
- The above results have been prepared in accordance with the Ind AS notified under the Companies (Indian Accounting Standards) Rules 2015, as amended.
- The Company's business activity falls within a single reportable business segment, viz, Civil Construction & Infrastructure. During the Quarter Ended 31.12.2022, Exceptional Items, representing Financial Assets, Liability written off of old Trade Receivable as well as disputed Old trade payable and Retention, and deposit were adjusted against settlement of Mobilisation amount and defective Liability period.

For PBA Infrastructure Limited
Sd/-
Mr. Narain P Belani
Managing Director
DIN : 02395693

Date : 10-02-2023
Place : Navi Mumbai

L&T Finance Limited
Registered Office: 15th Floor, PS Srijan Tech Park
Plot No. 52, Block DN, Sector V, Salt Lake City
Kolkata 700 091, District 24-Parganas North.
CIN No.: U65910WB1993FLC060810
Branch office: Mumbai

Public Auction for Sale of Mortgaged Property

The Authorised Officer of L&T Finance Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 [54 OF 2002] and in exercise of powers conferred under the said Act is auctioning the following property on "AS IS WHERE IS BASIS" and "AS IS WHAT IS CONDITION" by way of "PUBLIC AUCTION" for recovery of its dues and further interest, charges and costs etc.

Name of Borrower and Co-Borrower	Secured Property Address	Loan Account Number(s)	Possession Taken	Earnest Money Deposit 10% or more of RP (In ₹)	Total Outstanding dues as on 09.02.2023	Reserve Price (In ₹)	Date of Inspection	Date and Time of Auction
1. Venkatesh Bhat 2. Mehazabeen Venkatesh Bhat	Property Address - Flat No. C-1201, In Wing C Admeasuring Net Area 736 Sq. Ft. i.e., 68.37 Sq. Mtrs And Carpet Area 666 Sq. Ft. i.e., 61.87 Sq. Mtrs In The Building Called Palava Eviva Urbano, Lodha Palava Downtown Village Khori Anterli, Shiphata Road Behind Xperia Mall, Dombevali East Kalyan Maharashtra 421204	H185651102 21025200 & H185651102 21025200L	12.11.2022	Rs. 4,46,000/- 81,10,786.83/-	Rs. 44,60,000/- 81,10,786.83/-	23/02/2023	28/02/2023	

Terms And Conditions Of Public Auction

- The E-auction Sale is being conducted online by the Authorised Officer through the website https://sarfaesi.e-auctiontiger.net under the provisions of SARFAESI Act with the aid and through public e-Auction mode.
- The public E-auction will be conducted on the date and time mentioned herein above, when the secured assets mentioned above will be sold on "AS IS WHERE IS" BASIS & "AS IS WHAT IT IS" CONDITION.
- For participating in the public E-auction, intending purchasers/bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the reserve price of the secured assets along with copies of the PANCARD, Board Resolutions in case of company and Address Proof on or before 27/02/2023.
- The EMD of all other bidders who did not succeed in the public E-auction will be refunded by LTF within 7 days of the closure of the public E-auction. The EMD will not carry any interest.
- The successful purchaser/bidder shall deposit the 25% (inclusive of EMD) of his/its offer by way of by way of D.D./P. O favoring "L&T Finance Limited" payable at Mumbai on or before 18:00 hours on 28/02/2023 i.e., day of E-auction or on the next working day i.e., 01/03/2023, which deposit will have to be confirmed by L&T Finance Limited, failing which the sale will be deemed have been failed and the EMD of the said successful bidder shall be forfeited. The balance amount i.e., 75% of purchase price payable shall be paid by the purchaser to L&T Finance Limited on or before the fifteenth day of confirmation of sale of immovable property or such extended period as per provisions of law.
- For inspection of property or more information, the prospective bidders may contact the authorised officer i.e., "Name -Sanil Nikam, contact No. 8624870093, L&T Finance Ltd., Office: 6th Floor, Brindavan Building, Plot No 177, Kalina, CST Road, Near Mercedes Showroom, SantaCruz (East), Mumbai - 400 098 and Ankit Vig, contact No. 8668943242, L&T Finance Ltd., Office: 6th Floor, Brindavan Building, Plot No 177, Kalina, CST Road, Near Mercedes Showroom, SantaCruz (East), Mumbai - 400 098". At any stage of the E-auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-poned the E-auction without assigning any reason thereof and without any prior notice.
- The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, etc. that is required to be paid in order to get the property conveyed/delivered in his/her/its favour as per the applicable law.
- The Borrower/Guarantors, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rule 8 (6) of the Security Interest (Enforcement) Rules, about the holding of above-mentioned public E-auction sale.
- The Borrower (s)/Co-Borrower(s)/Guarantor(s)/Mortgagor(s) are hereby called up on to pay the entire loan outstanding dues as mentioned above before the said E-auction date failing which the L & T Finance Ltd shall sale the property as per the provisions laid down in the SARFAESI ACT, 2002.
- The Borrower (s)/Co-Borrower(s)/Guarantor(s)/Mortgagor(s)/public at large are hereby restrained from transferring by way of sale, lease or otherwise with the secured assets referred to in the notice without prior written consent of L&T Finance Limited.

Sd/-
Authorized Officer
For L&T FINANCE LIMITED

Date: 11.02.2023
Place: Mumbai

L&T Financial Services

Public Auction for Sale of Mortgaged Property

The Authorised Officer of L&T Finance Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 [54 OF 2002] and in exercise of powers conferred under the said Act is auctioning the following property on "AS IS WHERE IS BASIS" and "AS IS WHAT IS CONDITION" by way of "PUBLIC AUCTION" for recovery of its dues and further interest, charges and costs etc.

Name of Borrower and Co-Borrower	Secured Property Address	Loan Account Number(s)	Possession Taken	Earnest Money Deposit 10% or more of RP (In ₹)	Total Outstanding dues as on 13.01.2023	Reserve Price (In ₹)	Date of Inspection	Date and Time of Auction
1. Vishal Giridhar Bhawe 2. Rekha Giridhar Bhawe	Property Address - Residential Flat No. 1201 - A Wing Admeasuring Approximately 337.86 Square Feet Carpet Area Equivalent To 31.40 Square Meters Carpet Area In The Building Parinee-essence On The Plot Bearing C.T.S No. 471A(PT), S.No. 157, Bhabrekar Nagar, Charkop, Off. old Link Road, Opp. JMD Skoda Workshop, Batrekar Nagar Road, Ambedkar Road, Kandivali (w) Mumbai Maharashtra 400067	H152530112 18070401 & H152530112 18070401L	8th November 2022	Rs. 5,59,831/- 41,69,476.35/-	Rs. 55,98,310/- 41,69,476.35/-	08/03/2023	15/03/2023	

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- The public E-auction will be conducted on the date and time mentioned herein above, when the secured assets mentioned above will be sold on "AS IS WHERE IS" BASIS & "AS IS WHAT IT IS" CONDITION.
- For participating in the public E-auction, intending purchasers/bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the reserve price of the secured assets along with copies of the PANCARD, Board Resolutions in case of company and Address Proof on or before 13/03/2023.
- The EMD of all other bidders who did not succeed in the public E-auction will be refunded by LTF within 7 days of the closure of the public E-auction. The EMD will not carry any interest.
- The successful purchaser/bidder shall deposit the 25% (inclusive of EMD) of his/its offer by way of by way of D.D./P. O favoring "L&T Finance Limited" payable at Mumbai on or before 18:00 hours on 15/03/2023 i.e., day of e-auction or on the next working day i.e., 16/03/2023, which deposit will have to be confirmed by L&T Finance Limited, failing which the sale will be deemed have been failed and the EMD of the said successful bidder shall be forfeited. The balance amount i.e., 75% of purchase price payable shall be paid by the purchaser to L&T Finance Limited on or before the fifteenth day of confirmation of sale of immovable property or such extended period as per provisions of law.
- For inspection of property or more information, the prospective bidders may contact the authorised officer i.e., "Name -Sanil Nikam, L&T Finance Ltd., Office: 6th Floor, Brindavan Building, Plot No 177, Kalina, CST Road, Near Mercedes Showroom, SantaCruz (East), Mumbai - 400 098 and Ankit Vig, contact No. 8668943242, L&T Finance Ltd., Office: 6th Floor, Brindavan Building, Plot No 177, Kalina, CST Road, Near Mercedes Showroom, SantaCruz (East), Mumbai - 400 098". At any stage of the E-auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-poned the E-auction without assigning any reason thereof and without any prior notice.
- The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, etc. that is required to be paid in order to get the property conveyed/delivered in his/her/its favour as per the applicable law.
- The Borrower/Guarantors, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rule 8 (6) of the Security Interest (Enforcement) Rules, about the holding of above-mentioned public E-auction sale.
- The Borrower (s)/Co-Borrower(s)/Guarantor(s)/Mortgagor(s) are hereby called up on to pay the entire loan outstanding dues as mentioned above before the said E-auction date failing which the L & T Finance Ltd shall sale the property as per the provisions laid down in the SARFAESI ACT, 2002.
- The Borrower (s)/Co-Borrower(s)/Guarantor(s)/Mortgagor(s)/public at large are hereby restrained from transferring by way of sale, lease or otherwise with the secured assets referred to in the notice without prior written consent of L&T Finance Limited.

Sd/-
Authorized Officer
For L&T FINANCE LIMITED

Date: 11.02.2023
Place: Mumbai

L&T Finance Limited
Registered Office: 15th Floor, PS Srijan Tech Park
Plot No. 52, Block DN, Sector V, Salt Lake City
Kolkata 700 091, District 24-Parganas North.
CIN No.: U65910WB1993FLC060810
Branch office: Mumbai

Public Auction for Sale of Mortgaged Property

The Authorised Officer of L&T Finance Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 [54 OF 2002] and in exercise of powers conferred under the said Act is auctioning the following property on "AS IS WHERE IS BASIS" and "AS IS WHAT IS CONDITION" by way of "PUBLIC AUCTION" for recovery of its dues and further interest, charges and costs etc.

Name of Borrower and Co-Borrower	Secured Property Address	Loan Account Number(s)	Possession Taken	Earnest Money Deposit 10% or more of RP (In ₹)	Total Outstanding dues as on 13.01.2023	Reserve Price (In ₹)	Date of Inspection	Date and Time of Auction
1. Bhausaheb Anandrao Salve 2. Hemlata Bhausaheb Salve	Property Address - Flat No. B-5-204, Admeasuring Carpet Area 347 Sq.ft (carpet) On The Second Floor Of The Building Known As B-5, Situated At Xrbia Warai Ph-iii, Village- Warai Tarfe Waredi, Survey No. 6/2, 6/3, 9/1, 9/2, 10/2A1, 10/1A/1, 10/6, 12/1A/1, 12/6A, 12/5, and 10/9 Near Warai Woods, Tal - Karjat, Dist - Raigad, Karjat, Maharashtra, India, 410101. Boundaries of The Entire Land	H1440952605 18030256, H1440952605 18030256L	2nd December 2022	Rs. 2,10,171.90/-	Rs. 23,19,081.89/-	Rs. 21,01,719/-	07/03/2023	14/03/2023

Terms And Conditions Of Public Auction

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- The public E-auction will be conducted on the date and time mentioned herein above, when the secured assets mentioned above will be sold on "AS IS WHERE IS" BASIS & "AS IS WHAT IT IS" CONDITION.
- For participating in the public E-auction, intending purchasers/bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the reserve price of the secured assets along with copies of the PANCARD, Board Resolutions in case of company and Address Proof on or before 11/03/2023.
- The EMD of all other bidders who did not succeed in the public E-auction will be refunded by LTF within 7 days of the closure of the public E-auction. The EMD will not carry any interest.
- The successful purchaser/bidder shall deposit the 25% (inclusive of EMD) of his/its offer by way of by way of D.D./P. O favoring "L&T Finance Limited" payable at Mumbai on or before 18:00 hours on 14/03/2023 i.e., day of e-auction or on the next working day i.e., 15/03/2023, which deposit will have to be confirmed by L&T Finance Limited, failing which the sale will be deemed have been failed and the EMD of the said successful bidder shall be forfeited. The balance amount i.e., 75% of purchase price payable shall be paid by the purchaser to L&T Finance Limited on or before the fifteenth day of confirmation of sale of immovable property or such extended period as per provisions of law.
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- The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, etc. that is required to be paid in order to get the property conveyed/delivered in his/her/its favour as per the applicable law.
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Sd/-
Authorized Officer
For L&T FINANCE LIMITED

Date: 11.02.2023
Place: Raigad

L&T Financial Services

Public Auction for Sale of Mortgaged Property

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1. Bhausaheb Anandrao Salve 2. Hemlata Bhausaheb Salve	Property Address - Flat No. B-5-204, Admeasuring Carpet Area 347 Sq.ft (carpet) On The Second Floor Of The Building Known As B-5, Situated At Xrbia Warai Ph-iii, Village- Warai Tarfe Waredi, Survey No. 6/2, 6/3, 9/1, 9/2, 10/2A1, 10/1A/1, 10/6, 12/1A/1, 12/6A, 12/5, and 10/9 Near Warai Woods, Tal - Karjat, Dist - Raigad, Karjat, Maharashtra, India, 410101. Boundaries of The Entire Land	H1440952605 18030256, H1440952605 18030256L	2nd December 2022	Rs. 2,10,171.90/-	Rs. 23,19,081.89/-	Rs. 21,01,719/-	07/03/2023	14/03/2023

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- For participating in the public E-auction, intending purchasers/bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the reserve price of the secured assets along with copies of the PANCARD, Board Resolutions in case of company and Address Proof on or before 11/03/2023.
- The EMD of all other bidders who did not succeed in the public E-auction will be refunded by LTF within 7 days of the closure of the public E-auction. The EMD will not carry any interest.
- The successful purchaser/bidder shall deposit the 25% (inclusive of EMD) of his/its offer by way of by way of D.D./P. O favoring "L&T Finance Limited" payable at Mumbai on or before 18:00 hours on 14/03/2023 i.e., day of e-auction or on the next working day i.e., 15/03/2023, which deposit will have to be confirmed by L&T Finance Limited, failing which the sale will be deemed have been failed and the EMD of the said successful bidder shall be forfeited. The balance amount i.e., 75% of purchase price payable shall be paid by the purchaser to L&T Finance Limited on or before the fifteenth day of confirmation of sale of immovable property or such extended period as per provisions of law.
- For inspection of property or more information, the prospective bidders may contact the authorised officer i.e., "Name - Sanil Nikam, L&T Finance Ltd., Office: 6th Floor, Brindavan Building, Plot No 177, Kalina, CST Road, Near Mercedes Showroom, SantaCruz (East), Mumbai - 400 098 and Ankit Vig, contact No. 8668943242, L&T Finance Ltd., Office: 6th Floor, Brindavan Building, Plot No 177, Kalina, CST Road, Near Mercedes Showroom, SantaCruz (East), Mumbai - 400 098". At any stage of the E-auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-poned the E-auction without assigning any reason thereof and without any prior notice.
- The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, etc. that is required to be paid in order to get the property conveyed/delivered in his/her/its favour as per the applicable law.
- The Borrower/Guarantors, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rule 8 (6) of the Security Interest (Enforcement) Rules, about the holding of above-mentioned public E-auction sale.
- The Borrower (s)/Co-Borrower(s)/Guarantor(s)/Mortgagor(s) are hereby called up on to pay the entire loan outstanding dues as mentioned above before the said E-auction date failing which the L & T Finance Ltd shall sale the property as per the provisions laid down in the SARFAESI ACT, 2002.
- The Borrower (s)/Co-Borrower(s)/Guarantor(s)/Mortgagor(s)/public at large are hereby restrained from transferring by way of sale, lease or otherwise with the secured assets referred to in the notice without prior written consent of L&T Finance Limited.

Sd/-
Authorized Officer
For L&T FINANCE LIMITED

Date: 11.02.2023
Place: Raigad

Bank of Baroda
Head Office : Baroda House, P. B. No. : 506, Mandvi, Baroda-390006 / Regional Office : Baroda Surya Bhawan, Main Road, Bistupur, Jamshedpur - 831001 / Branch Office : SSI Sakchi Branch, 5B B, 1st Floor, Suraj Tower, Pannar Road, Sakchi, Jamshedpur - 831001

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES, APPENDIX-IV-A [See proviso to Rule 8 (6)]

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 proviso 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 property mortgaged / charged to the Secured Creditor, Possession of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is" and "Whatever there is" for recovery of below mentioned account/s. The details of Borrower/s / Guarantor/s / Secured Asset/s / Dues / Reserve Price / e-Auction date & Time, EMD and Bid Increase Amount are mentioned below:-

SL. No.	Name & Address of Borrower/s / Guarantor/s	Short description of the immovable property with known encumbrances, if any	Total Dues / Date & Time of E-Auction	Reserve Price		Status of Possession (Symbolic / Physical) / Property Inspection Date & Time
				EMD and Bid Increase Amount	EMD and Bid Increase Amount	
1.	M/S INDICA COMPOSITE PRIVATE LIMITED C-43, 2nd Phase, Industrial Area, Adityapur, Jamshedpur, Jharkhand, PIN - 832109. Directors & Guarantors : • Mr. Rakesh Kumar Singh, S/o Kailash Singh Ward No. 2, Nagwa Modhuban, Bihar - 847222. • Mr. Rajeev Ranjan Singh, S/o Kailash Singh House No. 25, Rain Basera Housing Colony, Adityapur-1, Near Kall Mandir, Adityapur, Sarakela-Kharsawan, Jharkhand - 831013. • Mr. Abhijit Kumar Singh, S/o Kailash Singh A-4 301, 302 Sterling CHS Lokhandwala, Sunderyan Complex, Shastri Nagar, Andheri (W) Azad Nagar, Mumbai, Maharashtra - 400053. • Mr. Sanjay Kumar Singh, S/o Kailash Singh A-4 301, 302 Sterling CHS Lokhandwala, Sunderyan Complex, Shastri Nagar, Andheri (W) Azad Nagar, Mumbai, Maharashtra - 400053.	Equitable mortgage of Industrial factory land & building bearing Industrial Plot No. C43, Phase II, Survey Plot No. 99 (P) & 100 (P), Khata No. 306, Admeasuring 15000 Sq.ft., Village Dindli, Thana No. 128, Dist. - Saraikella - Kharsawan, Corresponding Industrial Area Belonging in the name of the company M/s Indica Composite Pvt. Ltd. Bounded : North - Plot No. A-23-24, South - Road, East - Plot No. C-44, West - Plot No. C-42.	Rs. 2,39,99,641/- + interest (Rs. 69,98,019/-) and charges as of 08.02.2023 28.02.2023 from 2:00 PM to 6:00 PM	Rs. 1,78,67,880/- Rs. 17,86,788/- Rs. 1,78,679/-	Symbolic Possession 24.02.2023 11:00 AM to 01:00 PM	

TERMS & CONDITIONS: The interested bidders shall login www.mstcecommerce.com to deposit EMD amount online latest by 27.02.2023. FOR DETAILED TERMS AND CONDITIONS PLEASE VISIT WEBSITE: https://www.bankofbaroda.in/e-auction.htm, www.mstcecommerce.com & www.ibapi.in Also prospective bidders may contact the Authorised Officer & Chief Manager, Mr. Rajiv Ranjan Kumar, SSI Sakchi Branch, Jamshedpur, Mob.: 7542032098.

Date : 11.02.2023
Place : Jamshedpur

Sd/- Authorized Officer,
Bank of Baroda

SBI State Bank of India
Branch - Stressed Assets Management Branch - II,
Raheja Chambers, Ground Floor, Wing -B,
Free Press Journal Marg, Nariman Point, Mumbai 400021
Tel No: 022-22040539/41611409, E-mail id : team4.15859@sbi.co.in

Authorised Officer's Details:- Mobile No. 9999400184 Landline No. (Office):- 022-22040539 /41611409

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 Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso 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 (State Bank of India) as secured creditor, the Symbolic Possession of which has been taken by the Authorized Officer of State Bank of India (Order for Physical possession received), the secured creditor will be sold on "AS IS WHERE IS BASIS, AS IS WHAT IS BASIS and "WHATEVER THERE IS" on 13.03.2023. The e-auction of the charged property/ies (under SARFAESI Act, 2002) for realisation of Bank's dues will be held on and on the terms and conditions specified here under.

Name Of Borrower(s)	Name of Guarantor(s)	Outstanding Dues for Recovery of which Property/ies is/are Being Sold
M/s United Shelters Private Limited 1404 Arcadia Building 195, NCPA Marg, Nariman Point, Mumbai-400021.	Personal Guarantors: Mr. Nizarali Sultan Maknoja Mr. Imran Nizarali Maknoja Mr. Mohsin N Maknoja Mrs. Mumtaz Nizarali Maknoja Mrs. Karima Noorali Maknoja Corporate Guarantee: M/s United Estates Private Limited	Rs.29,98,24,736/- as on 10.02.2023 + interest there on + expenses & costs w.e.f. 27.02.2020 Demand Notice Date:- 13.03.2020

Names of Title Deed Holders	Description of property/ ies	Date & Time of e-Auction	Reserve Price and EMD Details	Date & Time of Inspection property
M/s United Estates Private Limited, Mr Nizarali S Maknoja, Mrs Mumtaz N Maknoja & Mrs Karima N Maknoja	Vacant Free Hold Plot at Band Stand, CTS Number B 562 and B 566 B and CTS Number B 560 B 561 part On the Junction of Hill Road, Bandra (West) Mumbai - 400050 admeasuring 858.60 Sq.mts	Date:- 13.03.2023 Time: - from 11:00 a.m. to 4:00 p.m. with unlimited extensions of 10 Minutes each	Reserve Price: Rs. 64.40 Crore Below which the property will not be sold Earnest Money Deposit (EMD) 10% of the Reserve Price i. e. Rs. 6,44,00,000/- Bid Increment Amount : Rs.50,00,000/-	21.02.2023 from 11.00 a.m. to 4.00 p.m.

"CARE: It may be noted that, this e-auction is being held on "AS IS WHERE IS BASIS, AS IS WHAT IS BASIS and "WHATEVER THERE IS".

Intending Bidders / purchasers has to transfer the EMD amount through registration in our service provider M/s MSTC Ltd. e-auction web portal https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp through online mode in his Global EMD Wallet well in advance before the auction time. In case EMD amount is not available in Global EMD Wallet, system will not allow to bid. The Registration, Verification of KYC documents and transfer of EMD in Wallet must be completed well in advance, before auction. Interested bidder may deposit Pre-Bid EMD with MSTC before the close of e-Auction. Credit of Pre-Bid EMD shall be given to the bidder only after receipt of payment in MSTC's Bank account and updation of such information in the e-auction website. This may take some time as per banking process and hence bidders, in their own interest, are advised to submit the pre-bid EMD amount well in advance to avoid any last minute problem.

There is no encumbrance known to authorised officer. However, the intending bidder should make their own enquiry and due diligences regarding the encumbrance upon the property from respective offices / department. The payment of all statutory / non-statutory dues, taxes, rates, assessments, charges, fees etc., owing to any authority or to anybody shall be the sole responsibility of successful bidder only.

For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the Secured Creditor's websites: www.sbi.co.in and https://ibapi.in https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp

STATUTORY 30 DAYS SALE NOTICE UNDER SARFAESI ACT

The Borrowers / Guarantors have been given notice dated 27.0