



Stressed Asset Management Large Branch, Indian Bank, 73, 7th Floor, Mittal Chamber, Nariman Point, Mumbai - 400021.

Mail Id: armbmumbai@indianbank.co.in; s816@indianbank.co.in;

ANNEXURE-A APPENDIX-IV-A" [See proviso to rule 8 (6)]

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 the Security Interest (Enforcement) Rules, 2002

Sr. No. 1

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, the Physical Possession of which has been taken by the Authorised Officer of Indian Bank, SAM Mumbai Branch, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 11.06.2025 for recovery of Rs. 2,02,86,643.45 (Rupees Two Crore Two Lakhs Eighty Six Thousand Six Hundred Forty Three & Forty Five Paise Only) (as on 31/03/2025) due to the Indian Bank, SAM Branch, Secured Creditor, from

1. M/s. HI -Tech Weaving LLP (Borrower), Factory Address : D-3 Gala 1-5 2nd Floor Kalhar Village, Shree Arihant Godown Complex Bhiwandi Thane-421302.
2. Mr. Sharad Chamariya (Guarantor & Mortgagor), Residential Address: 71/11 AADRA Tarangan Complex, Samta Nagar Thane West - 421302.
3. Mr. Sharad Chamria Legal Heirs of Mrs. Poonam Chamria, Address: 71/11 AADRA Tarangan Complex, Samta Nagar Thane West - 421302.
4. Mr. Anup S Chamria Legal Heirs of Mrs. Poonam Chamria, Address: 71/11 AADRA Tarangan Complex, Samta Nagar Thane West - 421302.
5. Mr. Anush S Chamria Legal Heirs of Mrs. Poonam Chamria, Address: 71/11 AADRA Tarangan Complex, Samta Nagar Thane West - 421302.

The specific details of the property intended to be brought to sale through e-auction mode are enumerated below:

Property - 1 - Detailed Description Mortgaged Assets item wise

Godown - 1, 2, 3, 4 & 5 : Area 11,948.24 Sq. ft. (Built-up Area) 2nd Floor Building No D/3 Shree Arihant Godown Complex Kalherpada Road Village Kalher Bhiwandi, District Thane-421302.

Encumbrances on property : Not known to Us

Reserve Price	EMD Amount	Bid Incremental Amount	Property ID No.
Rs. 99,50,000/-	Rs. 9,95,000/-	Rs. 1,00,000.00	IDIB30155205850AZ

Status of Possession	Physical Possession
Date and time of E-auction	11/06/2025 11:00 AM to 04:00 PM
Date & time of inspection	02/06/2025 11AM to 01:00 PM

1. Santosh K. Shrivastava & Mobile No. of Authorised Officer : 9869224125)
2. Deepak Kumar Vaishnav & Mobile No. of Chief Manager: 9950075555)
3. (Name: Manish Chandra & Mobile No. of Dealing Officer : 8291133710)

Sr. No. 2

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 Physical possession for properties of which has been taken by the Authorised Officer of Indian Bank, SAM Branch Mumbai, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 11.06.2025 for recovery of total amount of dues to the Bank is aggregating to is Rs. 23,00,77,742.77/- (Rupees Twenty Three Crore Seventy Seven Thousand Seven Hundred Forty Two & Seventy Seven paise only) as on 12.05.2025 with further interest, costs, other charges and expenses thereon from 13.05.2025; (Name and address of the borrower/guarantor as follows).

1. M/s. Lanvin Infrastructure Pvt. Ltd., Factory Address:-Sr. No. 01, Vasuri Khurd, Khanivall Road, Kudus Village Wada, Thane - 421312
2. M/s. Lanvin Infrastructure Pvt. Ltd., Office Address:-206-209, Bhullar Star Industrial Estate, Near Sakinaka Telephone Exchange, Off Andheri Kurla Road, Andheri East, Mumbai-400072.
3. Mr. Bharat Prakash Joukani s/o Mr. Prakash K Joukani. (Mortgagor/Guarantor) Address:-281, Khushal Bhavan, 36th Road. Bandra West, Mumbai-400050.
4. Mrs. Bhavna Prakash Joukani w/o Mr. Prakash K Joukani (Mortgagor/ Guarantor) Address:-281, Khushal Bhavan, 36th Road. Bandra West, Mumbai-400050.
5. Mr. Ram Prakash Joukani s/o Mr. Prakash K Joukani, (Mortgagor/Guarantor) Address:-281, Khushal Bhavan, 36th Road. Bandra West, Mumbai-400050.
6. Mr. Prakash K Joukani (Mortgagor/Guarantor), Address:-281, Khushal Bhavan, 36th Road. Bandra West, Mumbai-400050.
7. Mr. Balkishin K Joukani (Mortgagor/Guarantor) Address:-281, Khushal Bhavan, 36th Road. Bandra West, Mumbai-400050.
8. Mrs. Mona Balkishin Joukani (Mortgagor/Guarantor) Address:-281, Khushal Bhavan, 36th Road. Bandra West, Mumbai-400050.

The specific details of the property intended to be brought to sale through e-auction mode are enumerated below:

Property - 1 - Detailed Description Mortgaged Assets item wise

Flat No.14, 4th Floor, Building No. A-1 in "COMFORT ZONE", Near Seamedu School of Pro-Expressionism, Baner -Balewadi Road, Aundh(West) Pune along with one covered Car Parking space, admeasuring 1043.00 Sq. Feet i.e. 96.93 sq. Mtrs (Carpet area 1305 Sq. Feet i.e. 121.24 Sq. Mtrs saleable built-up area), being at Plot Nos.1 and 2, Survey No.14, Hisaa Nos.1,1A,3,4,5A,5B,6,7,8,10,11 & 12 of Village Mouje Balewadi, Taluka Haveli, Dist. Pune in the Name of Mrs. Bhavna Prakash Joukani and Mr. Prakash Kalyandas Joukani.

Encumbrances on property : Not known to Us

Reserve Price Rs. in Lakh	EMD Amount Rs. in Lakh	Bid Incremental Amount	Property ID No.
Rs. 78.88 Lakhs	Rs. 7.888 Lakhs	Rs. 50,000/-	IDIB320335262B

Status of Possession	Physical Possession
Date and time of E-auction	11.06.2025 -- 11.00 AM to 4.00 PM
Date & time of inspection	30.05.2025

Authorized Officer:-Mr. Deepak Kumar Vaishnav-99500-75555.

Sr. No. 3

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 Physical possession for properties of which has been taken by the Authorised Officer of Indian Bank, SAM Branch Mumbai, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 20.06.2025 for recovery of total amount of dues to the Bank is aggregating to is Rs. 1,37,84,394.66/- (Rupees One Crore Thirty Seven Lakh Eighty Four Thousand Three Hundred Ninety Four & Sixty Six paise only) as on 12.05.2025 with further interest, costs, other charges and expenses thereon from 13.05.2025; (Name and address of the borrower/guarantor as follows).

1. Mr. Ranjit Jha S/o Lakshmikant Jha, 8063, Raheja Tipco Heights, Rani Sati Marg, Malad East, Mumbai, 400097.
2. Mr. Ranjit Jha S/o Lakshmikant Jha, 8063, Raheja Tipco Heights, Rani Sati Marg, Malad East, Mumbai, 400097.
3. Mr. NitipalSinh Gajendrasinh Sisodiya, S/o Gajendrasinh J Patil, A-702, Vidya Nagar, Evershine Nagar, Malad (West), Mumbai - 400064.
4. Mr. Pramod Kumar Chaudhari, S/o Uma Kant Chaudhari, Chanpurpatti, Basaitha, Basaitha Chandpura, Madhubani, Bihar - 847102.

The specific details of the property intended to be brought to sale through e-auction mode are enumerated below:

Property - 1 - Detailed Description Mortgaged Assets item wise

Flat No. 402, 4th Floor, A-Wing, La Bellezza Co-operative Hsg Soc. Ltd. Village Dahisar, Rishivan Kajupada, Borivali (East), Mumbai-400066.

Area:-488 Sq.Ft. Carpet Area i.e. 5.5.60 Sq.Ft. Built up area, Building Boundaries:- North: Gautam CHSL, South:- Chawl, East:- Om Siddhraj CHSL, West:- Chawl, Flat Boundaries:- North: Open, South:- Passage/flat No. 401, East:- Passage/Flat No.403, West:- Wall

Encumbrances on property : Not known to us

4. **Mr. Pramod Kumar Chaudhari**, S/o Uma Kant Chaudhari, Chanpurpatti, Basaitha, Basaitha Chandpura, Madhubai, Bihar - 847102.
The specific details of the property intended to be brought to sale through e-auction mode are enumerated below:

Property - 1 - Detailed Description Mortgaged Assets item wise			
Flat No. 402, 4th Floor, A-Wing, La Bellezza Co-operative Hsg Soc. Ltd. Village Dahisar, Rishivan Kajupada, Borivali (East), Mumbai-400066. Area:-488 Sq.Ft. Carpet Area i.e. 5.560 Sq.Ft. Built up area. Building Boundaries:- North: Gautam CHSL, South:- Chawl, East:- Om Siddhraj CHSL, West:- Chawl, Flat Boundaries:- North: Open, South:- Passage/flat No. 401, East:- Passage/Flat No.403, West:- Wall Encumbrances on property : Not known to us			
Reserve Price Rs. In Lakh	EMD Amount Rs. In Lakh	Bid Incremental Amount	Property ID No.
Rs. 92.15 Lakhs	Rs. 9.215 Lakhs	Rs. 1,00,000/-	IDIB3266741456A
Status of Possession		Physical Possession	
Date and time of E-auction		20.06.2025 -- 11.00 AM to 4.00 PM	
Date & time of inspection		30.05.2025	
Authorized Officer: -Mr. Deepak Kumar Vaishnav-99500-75555.			

Sr. No. 4

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, the Physical Possession of which has been taken by the Authorised Officer of Indian Bank, SAM Branch, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 11.06.2025 for recovery of **Rs. 61,11,30,615.00 (Sixty One Crore Eleven Lakhs Thirty Thousand Six Hundred Fifteen only)** as on 15.05.2025 with further interest, cost other, and expenses thereon from 16.05.2025 due to the Indian Bank, SAM Branch, Secured Creditor, from (Name and address of the borrower/guarantor as belows).

1. **Mr. Kashinath Jadhav (Director & Guarantor)** Resident of: 9, Laxmidas Wadi, Sane Guruji Marg, Jacob Circle Mumbai 400011.
2. **Mrs. Rajni Kashinath Jadhav (Since deceased)**, represented through her Legal Heir/s. (Mortgagor/Guarantor) Resident of: 9, Laxmidas Wadi, Sane Guruji Marg, Jacob Circle, Mumbai - 400011.
3. **Mr. Shanavaz Khan (Guarantor)** Resident of: Sarafat Khan House Near B.N.C. School, Marol Maroshi Road, Andheri (East) Mumbai 400059.
4. **Mr. Vikas Kisan Gaikwad (Director & Guarantor)**, Resident of: 6/D,315 Matoshree Nagar, Near Wimco Naka, Ambarnath (W) Thane 421501.

The specific details of the property intended to be brought to sale through e-auction mode are enumerated below:

Property - 1 - Detailed Description Mortgaged Assets item wise			
Commercial Property: Office No. 101, on 1st floor, AAWEZ Heights in the building known as Aawez CHS HSG LTD, S.V.Road, Amboli Naka Andheri (W), Mumbai 400058. Towards East: By S V Road, Towards West: By Bina Apartment, Towards North: By Shivsagar Building, Towards South: By Swastik House Encumbrances on property : Not known to us			
Reserve Price	EMD Amount	Bid Incremental Amount	Property ID No.
Rs. 800.00 Lakhs	Rs. 80 Lakhs	Rs. 5,00,000.00	IDIB3004826214B
Status of Possession		Physical Possession	
Date and time of E-auction		11/06/2025 11:00AM to 04:00 PM	
Date & time of inspection		31/05/2025 1:00 PM to 5:00 PM	
Mohd Naseem & Mobile No. of Dealing Officer: 8375829231 Authorized Officer: -Mr. Deepak Kumar Vaishnav-99500-75555			

Sr. No. 5

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, the Physical Possession of which has been taken by the Authorized Officer of Indian Bank, SAM branch, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 11.06.2025 for recovery of **Rs. 9,75,68,869.81 (Rupees Nine Crore Seventy Five Lakhs Sixty Eight Thousand Eight Hundred Sixty Nine and Paise Eighty One Only)** as on 31.03.2025 further interest and cost from 01.04.2025 due to the Indian Bank, SAM Large Branch, Secured Creditor, from (M/s. Vivaan Corporation).

- 1) **M/s. Vivaan Corporation**, Unit No. 505, 5th Floor, Acruti Star Opp. Acruti Centre Point, MIDC, Andheri (East), Mumbai-400093.
- 2) **M/s. Vivaan Corporation**, 545, Mhatre Compound, Val Village, Anjar Road, Bhivandi, Thane-421302.
- 3) **Mr. Kishore Bhooraram Choudhary**, Flat No.501,E- wing, 5th Floor, Orchid Enclave, Nahar Shakti, Chandivali, Andheri East, Mumbai - 400058.
- 4) **Mrs. Kamla Kishore Choudhary**, Flat No.501,E- wing, 5th Floor, Orchid Enclave, Nahar Shakti, Chandivali, Andheri East, Mumbai - 400058.

The specific details of the property intended to be brought to sale through e-auction mode are enumerated below:

Property - 1 - Detailed Description Mortgaged Assets item wise			
Commercial Office No. 312 on 3rd Floor, "Manthan Plaza",situated on plot of land bearing C.T.S. No. 962-D ADM.2753 sq. mtrs. or there about at of Village KoleKalyan, Nehru Road, Vakole, Municipal Market, Santacruz (East) Mumbai in the name of M/s. Vivaan Corporation 1) On or towards East: By CTS No.994,981 & 974., 2) On or towards West: By 18.30 mtrs wide D.P.Road., 3) On or towards North: By CTS No.1008,1007 & 1001., 4) On or towards South: By 36.60 mtrs. wide D.P.Road., Carpet area : 1304 sq. ft. Encumbrances on property : Not known to us			
Reserve Price Rs. In Lakh	EMD Amount Rs. In Lakh	Bid Incremental Amount	Property ID No.
Rs. 315.46 Lakhs	Rs. 31.546 Lakhs	Rs. 1,00,000.00	IDIB301337739314
Status of Possession		Physical Possession	
Date and time of E-auction		11.06.2025 11:00AM TO 4.00 PM By E-Auction	
Date & time of inspection		05.06.2025	
Authorized Officer: -Mr. Deepak Kumar Vaishnav-99500-75555 Pramila Kingre & Mobile No. of Dealing Officer: 9527704709			

Bidders are advised to visit the website (<https://www.baanknet.com>) of our e auction service provider PSB Alliance Pvt. Ltd. to participate in online bid. For Technical Assistance Please call 8291220220. For Registration status and for EMD status please email to support.baanknet@psballiance.com.

For property details and photograph of the property and auction terms and conditions please visit: <https://www.baanknet.com> and for clarifications related to this portal, please contact PSB Alliance Pvt. Ltd, Contact No. 8291220220.

Bidders are advised to use Property ID Number mentioned above while searching for the property in the website with <https://www.baanknet.com>

Place : Mumbai
Date : 18.05.2025

Authorized Officer
Indian Bank