

Replica of Pandharpur Temple in Mira Road

Suresh Golani
MIRA-BHAYANDAR

In a welcome news for devotees who can't afford or are unable to travel and offer prayers at the Pandharpur Wari, former BJP legislator Narendra Mehta has taken an initiative to set-up a replica of the temple in the Central Park near SK Stone junction in Mira Road.

The pilgrimage, which witnesses lakhs of Warkari pilgrims from across the country embarking on a spiritual journey to the Lord Vitthoba temple in Pandharpur, holds immense religious significance and is marked by deep devotion, vibrant processions and community bonding.

"The replica of the temple will be 65 feet tall with idols of the highly revered deities Lord Vitthoba and Goddess Rukhmini. While renowned kirtankars and bhajan singers have been invited to perform and recite spiritual discourses, we will try and follow all those rituals which are observed in Pandharpur during the week-long religious festivities which will begin with Kakad Aarti from 5:30am on July 17," Mehta said.

Devotees are welcome to the Wari which is not just a journey but a celebration of faith, culture and tradition."

ANIMAL CRUELTY | 300 to 350 offences registered every year

New cases of abuse may point to alarming trend

Megha Kuchik
MUMBAI

Cases of animal cruelty have seen an rise in the city, with many incidents going unreported. Between 300 and 350 such offences are registered every year across Mumbai.

Recent incidents turn the spotlight on the growing callousness towards animals. A few days ago, two cases were reported from Kandivali's Lokhandwala; a car driver, Kunal Rupani, was arrested for crushing a puppy, while an auto driver was booked for fatally attacking a pet dog.

Another shocker was the illegal horse race competition organised on the Western Express Highway in Vile Parle. With the video going viral, People for the Ethical Treatment of Animals (PETA) lodged a complaint, highlighting how the horses were brutally whipped to draw the carts.

The list of such grim tales is endless. The Bangur Nagar po-



Indian Penal Code section 428, which pertained to animal cruelty, has been replaced with provision 325 (mischief by killing or maiming animal) of the Bharatiya Nyaya Sanhita. The Prevention of Cruelty to Animals Act, 1960, is still in place.

lice arrested a person for beating street dogs to death. Similarly, Bandra cops booked unknown persons on the complaint of veterinarian Jyotsna Jagrani for the killing of three cats and fatal attacks on two others. In one case, a Rs4,500 contract (supari) was given to kill a dog.

MHB police station inspector Sudheer Kudalkar, a founder of Pure Animal Lover Foundation, said, "Awareness regarding animal welfare laws is important. There are laws

regarding animal cruelty, but these are bailable offences." If they were non-bailable, people would not trouble animals, Kudalkar added.

The officer said that as per the law, the area in which an animal is born is that creature's habitat. However, people do not understand this. They think animals create nuisance so they don't care for them. The foundation has 25 advocates whose first profession is law, but they work pro bono for animal welfare.

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Sudheer Kudalkar
MHB police station senior inspector

Meet Ashar, cruelty case division legal advisor and manager at PETA India, said, "Between April 1 and June 30, 67 animal cruelty cases were reported from Mumbai alone, while the pan-India figure stood at 703."

While this figure does not reflect the true extent of cruelty to animals in the city, any data either from government or non-government sources will be incomplete as there is no comprehensive database, said Ashar.

Animal welfare services now online

Rucha Kanolkar
MUMBAI

The BMC has launched an online system to handle complaints and register vaccinations and sterilisations of stray and pet dogs.

The initiative, spearheaded by BMC Commissioner Dr Bhushan Gagrani, Additional Municipal Commissioner Ashwini Joshi, and Deputy Commissioner Kiran Dighavkar, will make animal welfare services more accessible to

Mumbai residents. Dr Kalimpasha Pathan, general manager of the Veterinary Health Department, said the online facility offers comprehensive details on various animal welfare measures implemented by the BMC. It also provides resources on government departments and organisations working in this domain, the official said. "Citizens can register their stray or pet dogs for vaccination and sterilisation via the MyBMC mobile appli-

The new platform streamlines pet services such as complaints, sterilisations and cremation

cation or by visiting the link (<https://vhd.mcgm.gov.in/register-grievance>) on the BMC website. Users need to select either 'Complaint' or 'Request' on the platform and complete

the required fields. A unique number is generated for each submission, allowing citizens to track the status of their complaints or requests in real-time," Pathan said.

The BMC has also set up an online registration facility for the cremation of small pets at the Malad crematorium. Pet owners can register animals weighing less than 50 kilos at the link. After filling in the information, users can choose a time slot for cremation within two days.

'Apartment buyers can take over lapsed project'



consumer Connect
Adv Shirish V Deshpande



Q. I have bought a flat in a project in Chembur, which is a redevelopment project and in lapsed condition.

The extended project registration expired two years back. The builder is not updating project details, nor contacting the society. He does not have funds, and no work has been done on the site for the past four years. The society filed an arbitration proceeding against the builder mid-last year, but there has been little progress. In a redevelopment project with a development agreement between the society and the developer and the project which is lapsed at MahaRERA, does MahaRERA has the power, as per Sections 7 and 8, to revoke the registration of the project and remove the builder? Is the DA an obstruction for applying Sections 7 and 8? Does MahaRERA have power to transfer the project to the association of members once they approach with a plan after the project is lapsed and the builder is not taking any further action?
Anuja Gadkari, Chembur

A. You have asked three important questions and the short answers to them are, respectively, Yes, no, and yes.

The first question, in short, is whether MahaRERA can revoke the registration for the re-development project under Section 7 & 8 of RERA? Section 7 empowers MahaRERA to revoke the registration granted under Section 5 if it is satisfied that the developer makes default in doing anything required by or under RERA Act, rules or regulations or the developer violates any of the terms or conditions of the approvals given by the competent authority like BMC, MHADA, SRA, etc. or if the developer is involved in any kind of unfair practice or irregularities.

MahaRERA can take this action of revocation on receipt of a complaint or on its own or on recommendation of the competent authority. For this purpose MahaRERA is required to give the developer at least 30 days' notice in writing giving grounds on which it is proposed to revoke the registration.

On receiving reply from the developer, if MahaRERA is satisfied about the default of RERA or violation of terms of the competent authority or adoption of unfair practice, it can revoke the registration granted earlier.

In your case the registration has already lapsed, which makes a perfect case in law for revocation of the registration by MahaRERA.

As regards your second question, that if the DA is an obstruction for applying Sections 7 and 8? It is not. Please note: Registration with Ma-

haRERA and existence of development agreement are two separate things. MahaRERA is empowered to revoke the registration it has granted but it cannot terminate the DA between the defaulting developer and the society. That is the prerogative of the society.

Further, you will note that many developers register with MahaRERA only the 'sale portion' of the re-development project and do not register the rehab portion, whereas the DA confers rights of development of both rehab and sale portion.

Hence, it will be necessary for the society to independently and validly terminate the DA. Sections 7 & 8 will not cause any obstruction. In fact, absence of termination will cause problems if the society and the new flat purchasers jointly want to appoint any new developer.

As regards your third question, whether MahaRERA has the power to transfer the project to the association of members once they approach with a plan after the project is lapsed, the answer is yes. Section 8 specifically says that in case of lapsed or revocation of registration of a project, the association of allottees shall have a first right of refusal for carrying out remaining unfinished work. However, it will be necessary for such association to satisfy MahaRERA authority that they have all necessary resources to complete the remaining work.

(Advocate Shirish V Deshpande, chairman, Mumbai Grakah Panchayat Email: shirish50@yahoo.com)

PUBLIC NOTICE

TAKE NOTICE that Mrs Harsha Parmal Shah and Mr. Parmal O. Shah are the joint owners of residential flat no C-1203 in Samarpan C & D wing Co-op. Hsg. Soc. Ltd constructed on the plot bearing city survey no 165 & 163-A of Village Magathane, Taluka Borivali situated at Western Express Highway, Near Magathane Metro Station, Borivali(East), Mumbai 400-066. They were also members of Samarpan C & D wing CHS Ltd. holding share certificate no 58 for 5 shares of Rs. 50/- each bearing distinctive no 571 to 580 issued by the society on 31st December, 2014. Mrs. Harsha P. Shah died intestate without making any WILL or Testamentary on 21/4/2021 at Mumbai.

Our clients, Shri Parmal O. Shah, husband of Late Smt. Harsha P. Shah along with their only son Mr. Jigar Parmal Shah have claimed the ownership of Late Smt. Harsha P. Shah's share in the above referred flat being the legal heirs of Late Smt. Harsha P. Shah. By this public notice, we hereby invite claims or objections from any other heir or heirs or any other claimants/objectors for claiming interest out of 50% of the deceased member's share in the flat within 14 days from the publication of this notice with copies of such documents and other proof in support of his/her/their claim/object for transferring of 50% share in the flat. If no claim/object is received by the undersigned within the stipulated time of 14 days, then Mr. Parmal O. Shah & Mr. Jigar P. Shah shall approach Samarpan C & D wing CHS Ltd. and claim right, share and interest in the flat as legal heirs of Late Smt. Harsha P. Shah. Any claim or objection received thereafter shall be considered as waived off or not valid claim. Mr. Parmal O. Shah & Mr. Jigar P. Shah shall be considered and confirmed as only legal heirs of Late Smt. Harsha P. Shah. Date: 15th July 2024

(Ulhas Patil)
Advocate & Solicitor
VSK Associates
Krishna Palace, Next to Sai Dham W.E. Highway, Kandivali (East), Mumbai 400-101. Phone: 022-66999000.

BSE **MNA**
MNA Capital Advisors LLP

INVITATION FOR EXPRESSION OF INTEREST (EOI) FOR TAKING OVER 100% EQUITY SHARES OF BSE INSTITUTE LIMITED

- Expressions of Interest (EOI) are invited from interested bidders having adequate financial and other capability as per qualifying criteria for purchasing the 100% equity shares of BSE Institute Limited ("BIL" or "Company").
- BIL, an unlisted entity, is a wholly owned subsidiary of BSE Limited ("BSE"). The Company offers a comprehensive range of professional certification courses, postgraduate programs, corporate training solutions, and online learning modules.
- BSE beneficially owns 100% equity shares of BIL and now proposes to sell all (but not less than all) these shares.
- MNA Capital Advisors LLP ("MNA") has been mandated by BSE, as the Transaction Advisor for the proposed stake sale.
- Interested bidders may refer to Bidding Process Document uploaded on the BSE website (https://www.bseindia.com/static/about/processdocfor_BIL.aspx) or use the QR given below, and submit their EoIs in accordance with the Process Document, latest by 30-July-2024. The EOI should be delivered as per the instructions given in the Process Document.
- Request for Proposal ("RFP") / other documents for the bid may be issued to Interested Bidders and they will be provided access to further detailed information as may be required for submission of detailed proposal / bid.
- In case of any inconsistency between the Bidding Process Document and RFP, the provisions of RFP shall prevail.
- In case of any clarifications, please contact the following:

Contact Person	Telephone No.	E-mail ID
Mr. Yogesh Joshi	Ph. +91 22 2272 8810 Mob. +91 88799 35532	project.fortune@bseindia.com

Note: BSE reserve the right to cancel or modify the process without assigning any reason and without any liability. This is not an offer document. Applicants should regularly visit the above website to keep themselves updated regarding clarifications / amendments/time-extensions, if any

KOTAK MAHINDRA BANK LIMITED
Registered Office: - 27 BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400 051.
Corporate Identity No. L65110MH1985PLC038137
Regional Office: Admas Park, Plot No. 16B, CST Road Kolverly, Village Kunchi, Kurve Nagar, Near Hotel Hare Krishna, Santacruz East, Mumbai - 400098

PUBLIC NOTICE FOR E-AUCTION CUM SALE

Please treat this as a fresh notice which is hereby given to the public in general and in particular to the Borrower/Co-Borrower/Guarantor that the below described immovable property mortgaged to the Authorised Officer of Kotak Mahindra Bank Ltd., the Physical Possession of which has been taken by the Authorised Officer of Kotak Mahindra Bank Ltd., will be sold on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis, offers are invited to submit online through the Web Portal of our e-Auction Service Partner, M/s. C1 India Pvt. Ltd., i.e. www.c1india.com by the undersigned for sale of the immovable property of which particulars are given below:-

Name of the Borrower(s)/ Guarantor(s) / Mortgagee(s)	Demand Notice Date and Amount	Description of the Immovable Properties
(Loan Account No. IHL71650 & IHL25175 1. Ms. Nancy A. Joseph (Borrower & Mortgagee)	Demand Notice Dated : 09th February, 2021 Rs. 26,26,825.36 (Rupees Twenty Six Lakh Twenty Six Thousand Eight Hundred and Twenty Five and Thirty Six Paise Only) as on 09.02.2021	Flat No. 602, 6th Floor, Building No. 3, Sarvodaya Garden, Station Road, Kalyan (West), Maharashtra - 421306.
Reserve Price	Earnest Money Deposit (EMD)	Date of Inspection of Immovable Properties
Rs. 78,97,500/- (Rupees Seventy Eight Lakhs Ninety Seven Thousand Five Hundred and Fifty Only)	Rs. 7,89,750/- (Rupees Seven Lakhs Eighty Nine Thousand Seven Hundred and Fifty Only)	25.07.2024 from 11 a.m. to 12 p.m.
		Date/ time of Auction
		08.08.2024 from 2 p.m. to 3 p.m.

Last Date for Submission of Offers / EMD:- 07th August, 2024 till 5.00 pm
Bid Incremental Amount: Rs. 1,00,000/- (Rupees One Lakh Only)

Important Terms & Conditions of Sale: (1) The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may go through the website of our e-Auction Service Provider, M/s. C1 India Pvt. Ltd. i.e. <https://www.bankauctions.com>, for bid documents, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online; (2) All the intending purchasers/bidders are required to register their name in the Web Portal mentioned above as <https://www.bankauctions.com> and generate their User ID and Password in free of cost of their own to participate in the e-Auction on the date and time aforesaid; (3) For any enquiry, information, support, procedure and online training on e-Auction, the prospective bidders may contact the M/s. C1 India Pvt. Ltd. Department of our e-Auction Service Partner M/s. Vinod Chauhan, through Tel. No. +91 7291971124, 25, 26, Mobile No.: 9813887931 & E-mail ID: delhi@c1india.com & support@bankauctions.com; (4) To the best of knowledge and information of the Authorised officer, there is no encumbrance in the property/ies. However, the intending bidders may inspect the property and its documents as mentioned above or any other date & time with prior appointment and they should make their own independent inquiries regarding the encumbrance, title of property/ies put on e-Auction and claims/rights/dues/affecting the property prior to submitting their bid. The e-Auction advertisement does not constitute any commitment or any representation of KMBL. The property is being sold with all the existing and future encumbrances whether known or unknown to KMBL. The Authorised officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues; (5) For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (<https://www.bankauctions.com>) the details of payment of interest-free refundable Earnest Money Deposit (EMD) of the secured asset as mentioned above by way of Demand Draft in favour of 'Kotak Mahindra Bank Limited' payable at Mumbai along with self-attested copies of the PAN Card, Aadhaar Card, Residence Address Proof, Board Resolutions in case of company and Address Proof as specified above. The Borrower (s) / Mortgagee (s) / Guarantor (s) are hereby given **STATUTORY 15 DAYS NOTICE UNDER RULE (2), 8(6) & 9(1) OF THE SARFAESI ACT** to discharge the liability in full and pay the dues as mentioned above along with upto date interest and expenses within 15 days from the date of this notice failing which the Secured Asset will be sold as per the terms and conditions mentioned above. In case there is any discrepancy between the publications of sale notice in English and Vernacular newspaper, then in such case the English newspaper will supersede the vernacular newspaper and it shall be considered as the final copy, thus removing the ambiguity. If the borrower/guarantor/mortgagee pay the amount due to Bank, in full before the date of sale, auction is liable to be stopped. For detailed terms and conditions of the sale, kindly visit our official website <https://www.kotak.com/en/bank-auctions.html> or contact the Collection Officer Mr. Kanhyasham Gupta @ 8369156909, Email ID: kanhyasham.gupta@kotak.com and/or Mr. Ashok Motwani @ 9873737351, Email ID: ashok.motwani@kotak.com or Mr. Ismail Deshmukh @ 9324906979 Email ID: ismail.deshmukh@kotak.com at above mentioned Regional/Registered office of Bank.
Special Instruction: e-Auction shall be conducted by our Service Provider, M/s. C1 India Pvt. Ltd. on behalf of Kotak Mahindra Bank Limited (KMBL), on pre-specified date, while the bidders are quoting from their own home/offices/ place of their Bid as per their choice above the Reserve Price. Internet connectivity and other paraphernalia requirements shall have to be ensured by bidders themselves. Please note that failure of Internet connectivity (due to any reason whatsoever it may be) shall be sole responsibility of bidders and neither KMBL nor C1 India Pvt. Ltd. shall be responsible for these unforeseen circumstances. In order to ward-off such contingent situation, bidders are requested to make all the necessary arrangements/ alternatives whatever required so that they are able to circumvent such situation and still be able to participate in the e-Auction successfully. However, it is requested to the Bidder(s) not to wait till the last moment to quote/improve his/ her Bid to avoid any such complex situations.

Sd/-
Authorized Officer
Kotak Mahindra Bank Limited

Date: 13.07.2024
Place: Mumbai

home units

New projects make up 1/3rd of H1 sales

Bhalchandra Chorghade
MUMBAI

The number of residential units launched in the first half of 2024 reached a record high of 1,59,455, according to global real estate services firm, JLL. This translates to approximately 55% of the total units launched throughout 2023. During the first half of 2024, the majority of the new residential projects launched were in the upper-mid segments (Rs1 to Rs3 crore). However, there has been significant growth in the share of premium and luxury segments compared to the same period in 2023. Developers have adapted their product launches and marketing strategies to meet changing buyer preferences, especially after the pandemic. As a result, there has been an increase in the supply of high-value projects in the past few quarters. In H1 2024, premium projects accounted for approximately 12% of new launches, while luxury projects accounted for around 6%. During Q2 2024 (April-June 2024), Bengaluru, Mumbai and Delhi NCR emerged as the top cities in terms of new project launches, accounting for around 60% share. Residential sales momentum continued to be on a high growth curve in the first half of 2024 driven by strong supply from reputed developers, favourable economic conditions, and positive buyer sentiments. The period recorded the highest ever half yearly sales, with a remarkable 22% increase compared to the same period in 2023, totalling 154,921 units. This upward trajectory in demand paves the way for sustained growth in the residential market. Most of the cities witnessed robust YoY growth in sales volume with the markets of Bengaluru, Mumbai, Pune, and NCR accounting for around 80% share in half-yearly sales. In line with the trend in launches, in the first half of 2024, the sales of premium category projects saw a remarkable yoy growth of around 160%. Similarly, the luxury segment (priced above Rs5 crore) also experienced a significant sales increase of 60% compared to the same period in the previous year.

Majority of projects launched in upper-mid segments

while luxury projects accounted for around 6%. During Q2 2024 (April-June 2024), Bengaluru, Mumbai and Delhi NCR emerged as the top cities in terms of new project launches, accounting for around 60% share. Residential sales momentum continued to be on a

bhansali engineering polymers limited
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STATEMENT OF STANDALONE AND CONSOLIDATED UNAUDITED FINANCIAL RESULTS FOR THE FIRST QUARTER ENDED 30TH JUNE, 2024
(₹ in Lakhs) (Except Earning Per Share)

Sr. No.	Particulars	Standalone			Consolidated		
		Quarter Ended 30 th June, 2024	Quarter Ended 30 th June, 2023	Year Ended 31 st March, 2024	Quarter Ended 30 th June, 2024	Quarter Ended 30 th June, 2023	Year Ended 31 st March, 2024
		Unaudited	Unaudited	Audited	Unaudited	Unaudited	Audited
1	Gross Revenue including GST	40,118.84	34,744.54	1,43,951.21	40,118.84	34,744.54	1,43,951.21
2	Less:GST	6,113.21	5,296.52	21,777.61	6,113.21	5,296.52	21,777.61
3	Revenue from operations (Net of GST) (1-2)	34,005.63	29,448.02	1,22,173.60	34,005.63	29,448.02	1,22,173.60
4	Other Income	1,177.49	1,252.96	4,064.25	1,177.49	1,252.96	3,951.45
5	Total Income from Operations (3+4)	35,183.12	30,700.98	1,26,237.85	35,183.12	30,700.98	1,26,125.05
6	Net Profit for the period before Tax and Extraordinary items	7,097.00	6,659.08	24,276.41	7,097.00	6,659.08	24,163.61
7	Net Profit for the period after Tax	5,309.72	5,032.35	17,973.30	5,309.72	5,050.75	17,937.14
8	Net Profit for the period after Tax and Extraordinary items	5,309.72	5,032.35	17,973.30	5,309.72	5,050.75	17,937.14
9	Total Comprehensive Income for the period [Comprising of Profit for the quarter (after tax) and Other Comprehensive Income (after tax)]	5,309.72	5,017.98	17,863.56	5,335.00	5,036.38	17,827.40
10	Paid-up equity share capital (Face value of ₹ 1/- each)	2,488.58	2,488.58	2,488.58	2,488.58	2,488.58	2,488.58
11	Reserves excluding revaluation reserves (as shown in the Audited Balance Sheet of previous year)	-	-	89,649.39	-	-	89,788.96
12	Earnings per share (of ₹ 1/- each)						
	Basic & diluted	2.13	2.02	7.22	2.14	2.03	7.21

Notes:

- The above is an extract of the detailed format of Unaudited Financial Results (Standalone & Consolidated) for the First Quarter ended 30th June, 2024 filed with the Stock Exchanges under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of the Quarterly Results of the Company are posted on Company's website (www.bhansaliabs.com) and on the website of BSE Limited (www.bseindia.com) and The National Stock Exchange of India Limited (www.nseindia.com) where the Company's shares are listed.
- The financial results were reviewed by the Audit Committee and approved by the Board of Directors in their meetings held on 13th July, 2024. The financial results are prepared in accordance with the Indian Accounting Standard (IndAS) as prescribed under Section 133 of the Companies Act, 2013 and other recognised accounting practices and policies to the extent applicable.
- The Board of Directors have declared 1st Interim Dividend of Re. 1/- (100%) per Equity share of the face value of Re. 1/- each for the financial year 2024-25.

For Bhansali Engineering Polymers Limited
Sd/-
B.M.Bhansali
Chairman & Managing Director
(DIN:00102930)

Place : Mumbai
Dated : 13th July, 2024