

SBI State Bank of India
 HOME LOAN CENTRE GHATKOPAR
 1st Floor, Ashok Silk Mills Compound, LBS Marg, Ghatkopar (West),
 Mumbai - 86 Phone No: 022-25009124/126 Email : rccp.ghatkopar@sbi.co.in

DEMAND NOTICE

A notice is hereby given that the following Borrowers, Co-Borrowers & Guarantors, have defaulted in the repayment of principal and interest of the loans facility obtained by them from the Bank and the loans have been classified as Non-Performing Assets (NPA). The notices were issued to them under Section 13(2) of Securitization and Re-Construction of Financial Assets and Enforcement of Security Interest Act 2002 on their last known addresses, but they have been returned unopened and as such they are hereby informed by way of this public notice.

Name of the Borrower/Guarantors	Demand Outstanding Amount	Description of the Property Mortgaged
Mr. Sagar Chandrakant Gupta / Mrs. Pinki Sagar Gupta	Rs. 25,04,421/- (Rupees Twenty Five Lacs Four Thousand Four Hundred Twenty One Only) as on 23.12.2024.	Flat No. 609, 6th Floor, Building No. A-4, Apna Ghar Phase II, Near J P North, Village Ghobunder, Mira Road East, Taluka & District Thane 401107

Date of Demand Notice : 23.12.2024 I Date of NPA : 22.12.2024

Borrower/Guarantors are hereby informed that Authorised Officer of the Bank shall under provision of SARFAESI Act, take possession and subsequently auction the Mortgaged Property/Secured Assets as mentioned above if the Borrower/Guarantors do not pay the amount as mentioned above within 60 days from the date of publication of this notice. The Borrower/Guarantors are also prohibited under section 13(13) of SARFAESI Act to transfer by sale, lease or otherwise the said secured assets stated above without obtaining written consent of the bank. This public notice is to be treated as notice u/s. 13(2) of the SARFAESI Act, 2002.

Borrower/Guarantors are advised to collect Original Notice issued u/s. 13(2) from the undersigned on any working day in case notice sent by Regd. Post not received by them.

Authorised Officer,
 State Bank of India
 Date: 28.12.2024 Place: Mumbai

Form No. 3
 [See Regulation-15 (1)(a)]/16(3)

DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 1)
 2nd Floor, Colaba, Telephone Bhavan, Colaba Market, Mumbai-400005 (5th Floor, Scindia House, Ballard, Mumbai-400001)

Case No. : OA/37/2016

Summons under sub-section (4) of section 19 of the Act, read with sub-rule (2A) of rule 5 of the Debt Recovery Tribunal (Procedure) Rules, 1993.

Exh. No. :

FEDERAL BANK
 VS
 REPL ENGINEERTNG LTD.

To,
 (1) REPL ENGINEERTNG LTD.
 SAROSH BUILDING, 2ND FLOOR, 251, DR. DADABHAI NAOROJI ROAD, FORT, MUMBAI-400001

SUMMONS

WHEREAS, OA/37/2016 was listed before Hon'ble Presiding Officer/ Registrar on 26/11/2024.

WHEREAS this Hon'ble Tribunal is pleased to issue summons/notice on the said Application under section 19(4) of the Act, (OA) filed against you for recovery of debts of Rs. **90241096/-** (application along with copies of documents etc. annexed).

In accordance with sub-section (4) of section 19 of the Act, you, the defendants are directed as under :-

(i) to show cause within thirty days of the service of summons as to why relief prayed for should not be granted;

(ii) to disclose particulars of properties or assets other than properties and assets specified by the applicant under serial number 3A of the original application;

(iii) you are restrained from dealing with or disposing of secured assets or other assets and properties disclosed under serial number 3A of the original application, pending hearing and disposal of the application for attachment of properties;

(iv) you shall not transfer by way of sale, lease or otherwise, except in the ordinary course of his business any of the assets over which security interest is created and/or other assets and properties specified or disclosed under serial number 3A of the original application without the prior approval of the Tribunal;

(v) you shall be liable to account for the sale proceeds realised by sale of secured assets or other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with the bank or financial institutions holding security interest over such assets.

You are also directed to file the written statement with a copy thereof furnished to the applicant and to appear before Registrar on **12/03/2025 at 10:30 A.M.** failing which the application shall be heard and decided in your absence.

Given under my hand and the seal of this Tribunal on this date : 05/12/2024.

Sd/-
 Signature of the Officer Authorised to issue summons
 Note : Strike out whichever is not applicable.

PUBLIC NOTICE

NOTICE is hereby given in the respect of the properties more particularly described in the Schedule hereunder written, hereinafter collectively referred to as the "Properties" My client has negotiated with (1) Smt. Manisha Arun Bhagwat, (2) Shri. Ashish Arun Bhagwat, (3) Shri. Amit Arun Bhagwat, hereinafter jointly referred to as the "Owners" for sale of the said Properties on the broad terms as recorded in the Agreement dated 19th June 2024 r.w. a power of the Attorney dated 19th June 2024 duly registered with the Sub-Registrar GR-1, Pen under No. PAN/1646 of 2024 dated 19th June 2024.

The Owners have represented to my client that (a) Owners are the successors-in-title of one Krushnaji Laxman Bhagwat, claiming through one Arun Vasant Bhagwat, grand - son of Krushnaji Laxman Bhagwat (b) the name of "Krushnaji Laxman Bhagwat" is recorded in the owner's / occupations column and name of Krushnaji Laxman Bhagwat was recorded in the other rights column is recorded in the 7/12 extract in respect of each of the said Properties because of declaration/s by virtue of an application of the provisions of the Maharashtra Private Forest (Acquisitions) Act, 1975 illegally and unlawfully and which actions is challenged by the Owners through one of the Partner my client in the form of writ petition (Lodg) No. 23776 of 2024 challenging and order dated 26th February 1980 passed by the Ld. Deputy Collector - Private Forest, Kolaba and consequential Order passed by the Ld. Tahasildar, Pen as well as the recording the Mutation Entry Nos.405 and 559.

Subject to the above and upon successful completion of challenge to the declaration and grand of other reliefs, the Owners have jointly and each of them individually sell, transfer and convey to my client and/or any nominees of my clients and/or assign all the right, title, interest and entitlements of the said Owners to my clients and/or any nominees of my clients in respect of the said Properties, otherwise free from all encumbrances, liens and third party claims whatsoever save and except what is represented and recorded hereunder in nutshell and consequentially hand over vacant possession of each of the said Properties.

All persons having any claim in respect of the Properties and/or any of the said Property and/or any part thereof) whether by way of sale transfer, assignment, mortgage, charge, gift, trust, inheritance, possession, lease, sub-lease, lien, license, tenancy, sub-tenancy, maintenance, easement, exchange, allotment, hypothecation, right to pre-emption, development rights and/or otherwise howsoever are hereby required to make the same known in writing, together with copies of supporting documents, to the undersigned at having office at Alibag, within 14 (Fourteen) days from the date of publication hereof, failing which such claims or objections, if any will be considered to have been waived and/or abandoned and the transaction will be completed without any reference thereto.

My client hereby also cautions anyone else from negotiating and/or dealing with the said properties and/or any of the said Properties and/or any part thereof, during the pendency of conclusion of transactions between the Owners and my client and/or nominee of my client in view of valuable rights having already been created in favour of my clients as above

SCHEDULE OF THE PROPERTIES

All that piece or parcel of land and properties is situated, lying and being at Village Ramraj, Taluka Pen, District Raigad situated at as described hereunder.

Property -1
 All the piece or parcel of plot of land bearing Survey No. 15 Hissa No. 1 admeasuring about 6 Hectare 48 Aar comprising of 5 Hectare 67.70 Aar of cultivable (Warkas) land and 80.30 Aar of Pot Kharaba land Assessment Rs. 10-51 Ps.

Property -2
 All the piece or parcel of plot of land bearing Survey No. 16 admeasuring about 7 Hectors 42 Aar Comprising of 6 Hectors 95 Aar of cultivable (Warkas) land and 47 Aar of Pot Kharaba land Assessment Rs. 12-87 Ps.

Property -3
 All the piece or parcel of plot of land bearing Survey No. 17 Hissa No. 1 admeasuring about 10 Hectare 94.50 Aar comprising of 9 Hectare 29.50 Aar of cultivable (Warkas) land and 1 Hectare 65 Aar of Pot Kharaba land Assessment Rs 14-35 Ps.

Property -4
 All the piece or parcel of plot of land bearing Survey No. 22 Hissa No. 2/A admeasuring about 77 Aar comprising of 69 Aar of cultivable (Warkas) land and 8 Aar of Pot Kharaba land Assessment Rs 1-34 Ps.

Property -5
 All the piece or parcel of plot of land bearing Survey No. 22 Hissa No. 3/A admeasuring about 97 Aar of Pot Kharaba land Assessment Rs 0-00 Ps.

Property -6
 All the piece or parcel of plot of land bearing Survey No. 22 Hissa No. 4 admeasuring about 1 Hectare 45 Aar comprising of 1 Hectare 18 Aar of cultivable (Warkas) land and 27 Aar of Pot Kharaba land Assessment Rs 2-19 Ps.

Sd/-
 Adv. Roshani Sagar Deshmukh
 F/4, Sneha Apt, Near ICICI Bank,
 Shree Apt No. 3
 Alibag, Raigad, 402201
 Mob. No. 9921786343

PUBLIC NOTICE

NOTICE is hereby given that (1) KUSHAL THAKER (of Apartment No. 001), (2)(a) HARILAL SHAMJI SETHIA, (b) HIREN SETHIA, & (c) JIGAR SETHIA (of Apartment No. 101), (3)(a) ATMARAM JETHANAND CHHABRIA, & (b) MEENA ATMARAM CHHABRIA (of Apartment No. 201 & 202), (4)(a) SACHIN KEDARNATH VERMA, & (b) KANIKA SACHIN VERMA (of Apartment No. 301 & 302), (5) DEVINA TUSHAR DESAI nee DEVINA DEVANG MEHTA (of Apartment No. 401 & 402), (6)(a) DR. MOHIT HASMUKH BHATT, & (b) DR. BHAIRAVI MOHIT BHATT (of Apartment No. 501) (collectively, the "Owners") as owners of their respective apartments mentioned above against their names, in the building named "Sukhada" have granted to our clients the development rights in respect of land bearing Plot No. E-3 of Gazdar Private Scheme at Santacruz, bearing C.T.S. No. G/371 and Municipal H Ward Nos. 2947 (1/2), admeasuring 836.13 square metres (as per the Property Register Card), situated at Sarojini Road, Santacruz (West), Mumbai 400 054 (the "Land") with the building and structures thereon, all of which are described in detail in the First Schedule below.

The Owners have represented to our clients as follows-

1. Standing on the Land is the building named "Sukhada" (with nine apartments therein) (the "Existing Building") and one closed garage (the "Existing Garage") owned by the respective Owners. (The Land with the Existing Building and the Old Garage are collectively referred to as the "Property").

2. By a Declaration dated 10.06.1996 (under Section - 2 of the Maharashtra Apartment Ownership Act, 1970) executed by the Sukhada Trust (thru its Trustees) (as "First Grantors"), and Mr. Tushar Krishnalal Desai (sole proprietor of M/s. Space Build) (as "Second Grantor") (which Declaration is registered, with the Sub-Registrar of Assurances under No. 2097 of 1996 dated 04.05.1999) ("Section-2 Declaration"), the First Grantors and the Second Grantor therein submitted the Property to the provisions of the Maharashtra Apartment Ownership Act, 1970- accordingly, "Sukhada Condominium" was formed;

3. The Existing Building comprises of nine units (i.e., Apartment Nos. 001, 101, 201 & 202, 301 & 302, 401 & 402, 501), out of which the two units on the second floor (i.e., 201 & 202), the two units on the third floor (i.e., 301 & 302) and the two units on the fourth floor (i.e., 401 & 402) are combined and used as single residential unit on such floors. Accordingly, there are six apartments in the Existing Building (collectively referred to as the "Apartments"). The Owners are the owners / title-holders of their respective Apartments mentioned against their names above, and each of them own undivided shares in the common areas and facilities of the Property, and they hold distinct voting rights in the Sukhada Condominium- the details of the premises owned by the Owners are set out in the Second Schedule hereto.

4. Any residual rights / rights to future FSI / TDR that the erstwhile developer of the Property namely, Mr. Tushar Krishnalal Desai (sole proprietor of M/s. Space Build), claimed to the Property were transferred to one of the Owners namely, Devina Tushar Desai nee Devina Devang Mehta and the erstwhile developer has disclaimed all rights to the Property.

5. The Owners have represented that they own their respective Apartments free from all encumbrances, and that their rights to the Property are free from all encumbrances, and that there are no impediments whatsoever that prevent the redevelopment of the Property and/or the grant of redevelopment rights in respect thereof.

Any person having any claim in or to the Property and/or to the Apartments or any part thereof and/or claiming any rights through the erstwhile developer namely, Mr. Tushar Krishnalal Desai (sole proprietor of M/s. Space Build), by way of sale, assignment, exchange, gift, development rights, mortgage, charge, lien, trust, inheritance, lease, sub-lease, license, tenancy, sub-tenancy, possession, occupation, contractual rights, maintenance, right of way, bequest, encumbrance or otherwise howsoever are hereby required to make the same known in writing along with copies of documents in support of their claim to the undersigned at their office at 502-503, B-Wing, 5th Floor, '36 Turner Road', above Fab India, Bandra (West), Mumbai 400 050, and also by way of email along with scanned copies of the documents to flanjan@preceptlegal.in and staff@preceptlegal.in within 14 (fourteen) days from the date of publication hereof, failing which claims, if any, shall be disregarded and the same shall deemed to have been waived and/or abandoned.

THE FIRST SCHEDULE

Freehold land bearing Plot No. E-3 of Gazdar Private Scheme at Santacruz, bearing C.T.S. No. G/371 and Municipal H Ward Nos. 2947 (1/2), admeasuring 836.13 square metres (as per the Property Register Card), together with the building named "Sukhada", a closed garage & ancillary structures standing thereon, situated at Sarojini Road, Santacruz (West), Mumbai 400 054, which Land is bounded as under:

On or towards the North : by plot bearing C.T.S. No. G/369-D;
 On or towards the South : by plot bearing C.T.S. No. G/372;
 On or towards the East : by plot bearing C.T.S. Nos. G/369-B & G/369-A;
 On or towards the West : by Road.

THE SECOND SCHEDULE
 (Details of the Apartments and the Owners)

1. Kushal Thaker owns Apartment No. 001, admeasuring 1710.7 square feet carpet area on the ground floor of the Existing Building with a 16.9% share in the common areas and facilities in respect of Apartment No. 001, along with rights to limited common areas, i.e., (i) 50% rights to the servant's toilet at the staircase mid-landing level between the ground floor and the first floor, (ii) 1/3" garden area on the ground floor, (iii) 33% share in Garage No. 002, and all other corresponding rights / benefits specified in the Section-2 Declaration.

2. (i) Harilal Shamji Sethia, (ii) Hiren Harilal Sethia, & (iii) Jigar Harilal Sethia jointly own Apartment No. 101, admeasuring 1710.7 square feet built-up area, on the first floor of the Existing Building with a 16.9% share in the common areas and facilities in respect of Apartment No. 101, along with rights to limited common areas, i.e., (i) 50% rights to the servant's toilet admeasuring 35 square feet built-up area at the staircase mid-landing level between the ground floor and the first floor, (ii) 1/3" garden area on the ground floor, (iii) 33% share in Garage No. 002, (iv) open parking space No. 4, and all other corresponding rights/ benefits specified in the Section-2 Declaration. Previously, Kusum Sethia (wife of Harilal Shamji Sethia) was also a co-owner of the above Apartment and other rights mentioned above- she expired intestate on 25th October 2024 leaving behind her husband and their children (i) Hiren Harilal Sethia, (ii) Jigar Harilal Sethia and (iii) Dimple Kalpesh Savla as her only legal heirs and representatives as per the Hindu Succession Act, 1956. Dimple Kalpesh Savla has agreed to release all her rights in favour of the other aforesaid family members.

3. Atmaram Jethanand Chhabria and Meena Atmaram Chhabria jointly own - a. Apartment No. 201, admeasuring 797.4 square feet built-up area, on the second floor of the Existing Building, with a 7.9% share in the common areas and facilities in respect of Apartment No. 201, along with rights to limited common areas, i.e., (i) 46% share in the servant's toilet at the staircase mid-landing level between the first floor and the second floor, (ii) 46% share in the common passage on the second floor, (iii) 11.5% share in the elevator and the elevator machine room, and all other corresponding rights / benefits specified in the Section-2 Declaration.

4. Mr. Sachin Kedarnath Verma & Mrs. Kanika Sachin Verma own as follows - a. Mr. Sachin Kedarnath Verma owns Apartment No. 301 admeasuring 797.4 square feet built-up area, on the third floor of the Existing Building with 7.2% in the common areas and facilities in respect of Apartment No. 301, along with rights to limited common areas, i.e., (i) 46% share in the servant's toilet at the staircase mid-landing level between the second floor and third floor, (ii) 46% share in the common passage on the third floor, (iii) 11.5% share in the elevator and the elevator machine room, and all other corresponding rights/ benefits specified in the Section-2 Declaration.

b. Mrs. Kanika Sachin Verma owns Apartment No. 302 admeasuring 936.1 square feet built-up area on the third floor of the Existing Building with 9.2% in the common areas and facilities in respect of Apartment No. 302, along with rights to limited common areas, i.e., (i) 54% share in the servant's toilet at the staircase mid-landing level between the second floor and third floor, (ii) 54% share in the common passage on the third floor, (iii) 13.5% share in the elevator and the elevator machine room, and all other corresponding rights / benefits specified in the Section-2 Declaration.

5. Devina Tushar Desai nee Devina Devang Mehta owns - a. Apartment No. 401 admeasuring 808.3 square feet built-up area, on the fourth floor of the Existing Building, with a 8% share in the common areas and facilities in respect of Apartment No. 401, along with rights to limited common areas, i.e., (i) servant's toilet at the staircase mid-landing level between the third floor and the fourth floor, (ii) 46% share in the common passage on the fourth floor, (iii) 11.5% share in the elevator and the elevator machine room, and all other corresponding rights / benefits specified in the Section-2 Declaration.

b. Apartment No. 402 admeasuring 948.9 square feet built-up area, on the fourth floor of the Existing Building, with a 9.4% share in the common areas and facilities in respect of Apartment No. 402, along with rights to limited common areas, i.e., (i) servant's toilet at the staircase mid-landing level between the fourth floor and the fifth floor, (ii) 54% share in the common passage on the fourth floor, (iii) 13.5% share in the elevator and the elevator machine room, and all other corresponding rights / benefits specified in the Section-2 Declaration.

6. Dr. Mohit Hasasmukh Bhatt and Dr. Bhairavi Mohit Bhatt jointly own Apartment No. 501 admeasuring 1,260 square feet built-up area on the fifth floor of the Existing Building, with a 14.6% share in the common areas and facilities in respect of Apartment No. 501, along with rights to limited common areas, i.e., (i) 1/3" share in the garden area on the ground floor, (ii) 33% share in Garage No. 002, (iii) open terrace admeasuring 421.95 square feet built-up area appurtenant to Apartment No. 501, (iv) one closed garage bearing No. 1 admeasuring 225 square feet built-up area in the compound, (v) open car-parking space No. 3, (vi) servant's toilet between the fifth floor and the terrace, (vii) 25% share in the elevator and the elevator machine room and with 50% of the balance unutilized FSI, if any, on the Land and the right to utilize TDR, if any, on the Land to the extent of 71%, and all other corresponding rights/ benefits specified in the Section-2 Declaration.

MUMBAI, DATED THIS 28TH DAY OF DECEMBER, 2024.

For Precept Legal, Advocates
 Flanjan G. D'Souza,
 Partner

GOVERNMENT OF INDIA
 Ministry of Finance, Department of Financial Services

MUMBAI DEBTS RECOVERY TRIBUNAL No. 2
 3rd Floor, MTNL Building, Colaba Market, Colaba Mumbai - 400 005.
 Landline: 2266 5473 FAX: 2266 5473

ORIGINAL APPLICATION No. 603 OF 2022
 Exh- 12

SUMMONS

M/s. EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED ...APPLICANT
 Vs
 M/S ARVIND TRADING CORPORATION & ORS ...DEFENDANTS
 To, 1. M/s Arvind Trading Corporation, 105, A/2, Shah & Nahar Industrial Estate, Lower Panel, Mumbai - 400 013.

2. Mr. Deepak Shah, A-1402, Ansal Heights Dr. G.M. Bhosle Road, Worli Naka, Mumbai - 400 018. And also at 105, A/2, Shah & Nahar Industrial Estate, Lower Panel, Mumbai - 400 013.

3. Mr. Neil Deepak Shah, A-1402, Ansal Heights, Dr. G.M. Bhosle Road, Worli Naka, Mumbai-400018. And also at- 105, A/2, Shah & Nahar Industrial Estate, Lower Panel, Mumbai - 400 013.

4. Mrs. Shobhana D. Shah, A-1402, Ansal Heights, Dr. G.M. Bhosle Road, Worli Naka, Mumbai - 400 018. And also at 105, A/2, Shah & Nahar Industrial Estate, Lower Panel, Mumbai - 400 013.

Whereas, Original Application No. 603 of 2022 was listed before Hon'ble Presiding Officer on 19/01/2023.

Whereas, this Hon'ble Tribunal is pleased to issue of summons / notice on the said application under section 19(4) of the Act, (OA) filed against you for recovery of debts of Rs. 4,72,03,388.22/- (Rupees Four Crores Seventy Two Lacs Three Thousand Three Hundred Eighty Eight and Paise Twenty Two Only) (Application along with copies documents etc. annexed).

Whereas the service of summons could not be affected in ordinary manner and whereas the Application for substituted service has been allowed by this Hon'ble Tribunal.

(i) To show cause within thirty days of the service of summons as to why relief prayed for should not be granted.

(ii) To disclose particulars of properties or assets other than properties and assets specified by the applicant under serial number 3A of the original application.

(iii) You are restrained from dealing with or disposing of secured assets or such other assets and properties disclosed under serial number 3A of the original application, pending hearing and disposal of the application for attachment of properties.

(iv) You shall not transfer by way of sale, lease or otherwise, except in the ordinary course of his business any of the assets over which security interest is created and / or other assets and properties specified or disclosed under serial number 3A of the original application with the prior approval of the Tribunal.

(v) You shall not be liable to account for the sale proceeds realised by sale of secured assets or other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with the bank or financial institution holding security interest over such assets.

You are also directed to file the written statement with a copy thereof furnished to the applicant and to appear before the Learned Registrar on 07/04/2025 at 11.00 am failing which the application shall be heard and decided in your absence.

Given under my hand and seal of the tribunal on this 19th day of December, 2024.

Sd/- Registrar
 Debts Recovery Tribunal - II

POSSESSION NOTICE
 (for immovable property)

Whereas,

The undersigned being the Authorized Officer of SAMMAAN CAPITAL LIMITED (CIN:L65922D2005PLC136029) (formerly known as INDIABULLS HOUSING FINANCE LIMITED) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated 31.07.2024 calling upon the Borrower(s) AMIT BHOGALE ALIAS AMIT PRABHAKAR BHOGALE AND AVANTIAMI BHOGALE to repay the amount mentioned in the Notice being Rs. 5,82,902.75 (Rupees Five Lakhs Eighty Two Thousand Nine Hundred Two And Paise Seventy Five Only) against Loan Account No. HHLBDA00476209 as on 30.07.2024 and interest thereon within 60 days from the date of receipt of the said Notice.

The Borrower(s) having failed to repay the amount, Notice is hereby given to the Borrower(s) 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 under Sub-Section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on 24.12.2024.

The Borrower(s) 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 SAMMAAN CAPITAL LIMITED (formerly known as INDIABULLS HOUSING FINANCE LIMITED) for an amount of Rs. 5,82,902.75 (Rupees Five Lakhs Eighty Two Thousand Nine Hundred Two And Paise Seventy Five Only) as on 30.07.2024 and interest thereon.

The Borrowers' 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.

DESCRIPTION OF THE IMMOVABLE PROPERTY

FLAT NO. B-1712, ADMEASURING 336 SQ. FEET CARPET AREA (EQUIVALENT TO 31 SQ. METRS.), 17TH FLOOR, EKANSH, WING B, RAMRAJYA, VILLAGE AMBIVALI, TAL. KALYAN, THANE-421201, MAHARASHTRA.

Sd/-
 Date : 24.12.2024
 Authorised Officer
 SAMMAAN CAPITAL LIMITED
 (FORMERLY KNOWN AS INDIABULLS HOUSING FINANCE LIMITED)

BRIHANMUMBAI MUNICIPAL CORPORATION

(SOLID WASTE MANAGEMENT)
 No. A.E./SWM/17301/M/W DT. 27.12.2024

Subject :- Regarding inviting applications from organizations for providing volunteers/workers for cleaning under Road Cleaning Drive, Moter Loader and Manning and Mopping mission in M West Ward

Expression of Interest Advertisement

Applications are being invited for doing work after selection for all agencies through draw system form intending local registered labour co-operative organizations. Service Co-op. organizations. Unemployed service Co-op. organizations. Non-governmental organizations. Industrial Products Co-op. organizations. (The objective of establishing all these organizations has to be for providing employment to their members) which are registered in the jurisdictions of M/W Ward for implementing various schemes for cleaning work in "M West" Ward Solid Waste Management Department.

Sr. No.	Name of the Scheme	Organization to be selected for work	Application Form Fee (Rs.)
1	Road Cleaning Scheme	2	3300 + 18% GST = Rs. 3894/-
2	Moter Loader Scheme	15	3300 + 18% GST = Rs. 3894/-
3	Manning and Mopping	2	6600 + 18% GST = Rs. 7788/-

Application form can be obtained from Assistant Engineer (SWM) Department of M West Ward Office after paying for Rs. 3300/- + 18% GST = (Total Rs. 3894/-) Road Cleaning Scheme and for Rs. 3300/- + 18% GST = (Total Rs. 3894/-) Moter Loader Scheme and for Rs. 6600/- + 18% GST = (Total Rs. 7788/-) Manning and Mopping Scheme in cash or through D. D. of nationalized bank in favour of Municipal Corporation of Greater Mumbai (Non-Refundable) in Citizen Facility Center (C.F.C.) form Date 28.12.2024. to 06.01.2025 between 10.30 AM to 1.00 PM. While submitting applications. Ensure that requirement at documents is fulfilled. Else your organization will not be eligible to be in eligible organizations and date of draw and M/W Ward office will distribute work as per the terms and conditions of scheme. Separate application for each work and separate amount is required to be paid.

Intending organizations can contact M/W Ward Solid Waste Management Office for further details and application form and affidavit. Last date of submitting application in M/W Ward office is dt. 06.01.2025 upto 5.00 P.M.

Applications submitted after stipulated office hours will not be entertained.

Sd/-
 Assistant Engineer (SWM)/M/W
 PRO/2089/ADV/2024-25
 Avoid Self Medication

PUBLIC NOTICE

Notice is hereby given that M/s. Choksi Electromech Pvt. Ltd., through its Director Mr. Sudhi Mafatal Choksi and Mr. Dipen Sudhir Choksi claiming to be the issuer of 10 Shares of Rs.50/- each bearing distinctive nos.46 to 50 and 51 to 55 issued under Share Certificate no.10 and 11 and Unit No.D-2, admeasuring 1700 sq. ft. carpet area on the 2nd floor in the capital / property of "Bajsons Industrial Premises Co-operative Society Ltd.", situated at Chakala Road, Andheri (East), Mumbai - 400069 having acquired the same from Mr. Ashok Bhojraj Advani, Proprietor M/s. Sterdy Corporation vide Agreement executed on or about 14th June, 1989. The said present owners M/s. Choksi Electromech Pvt. Ltd. have availed financial facilities by mortgaging the said Shares and Unit with Bank/ financial institution which is still not repaid and shall repay the same and obtain the No dues Certificate of the said banking institution for the present intended sale and transfer of the said Shares and Unit into and in favour of our client.

Any person/body having executed any deed, document, writing either in respect of the aforesaid Shares and Unit and/or any part or portion thereof and/or any claim or objection by way of sale, mortgage, trust, lien, possession, gift, inheritance, release, lease or otherwise howsoever/whatsoever, should report the same to us, within 14 days from the date of issuance of this notice with documentary proof thereof, failing which no such claims or demands, objections or hindrances, etc. from any such person/body, by, through, for them, and/or on their behalf in any manner whatsoever shall be entertained and our clients shall be entitled to acquire the said Shares and Unit and receive Physical possession of the said Unit along with the Original Title deeds and Transfer forms thereto accordingly, by execution and registration of the Agreement for Sale / Sale Deed, accordingly.

Dated this 28th day of December, 2024.

For M/s. A.N.S. LEGAL SERVICES, Advocates,
 101, 1st Floor, Vireswar Darshan, G.B. Indulkar Marg, Vile Parle (East), Mumbai 400057.

Kotak Mahindra Bank Limited ONLINE E - AUCTION OF ASSET

Registered Office: 27BKC, C-27, G-Block, Bandra Kurla Complex, Bandra (E), Mumbai-400051
 Branch Office : Kotak Mahindra Bank Ltd., 5th Floor, Adaman Plaza, 166/16, CST Road, Kalina, Santacruz (E) Mumbai - 400098.

Sale Notice For Sale Of Immovable Properties

E-auction sale notice for sale of immovable assets under the securitisation and reconstruction of financial assets and enforcement of security interest Act, 2002 under rules 8(i) and 8(j) of the security interest (enforcement) rule, 2002. Subsequent to the assignment of debt in favour of Kotak Mahindra Bank Limited by 'Bajaj Finance Limited' (hereinafter referred to as "BFL") the authorised officer of Kotak Mahindra Bank Limited (hereinafter referred to as "The Bank/KMBSL Secured Creditor") has taken the physical possession of below described immovable property (hereinafter called the secured asset) mortgaged/charged to the secured creditor on 23.08.2024. Notice is hereby given to the borrower (s) and co-borrower (s) in particular and public in general that the bank has decided to sale the secured asset through E-auction under the provisions of the Sarfaesi Act, 2002 on "as is where is" as is what is" and whatever there is basis for recovery of Rs. 30,46,831/- (Rupees Thirty Lakh Forty Six Thousand Eight Hundred and Thirty One Only) outstanding as on 24.12.2024 along with future applicable interest till realization, under the loan account no.4W0BLSGA585573; loan availed by Mr. Mahesh Waman Tandel M/s. Pranal Prashant Tandel as per below details.

Particular	Detail
Date Of Auction	06.02.2025
Time Of Auction	Between 12:00 Pm To 1:00 Pm With Unlimited Extension Of 5 Minutes
Reserve Price	Rs. 21,50,000/- (Rupees Twenty One Lakh Fifty Thousand Only)
Earnest Money Deposit (EMD)	Rs. 2,15,000/- (Rupees Two Lakh Fifteen Thousand Only)
Last Date For Submission Of EMD With Key	05.02.2025 UP TO 6:00 P.M. (IST)
Description Of The Secured Asset	All that piece and parcel of Property No. W721003031, Ground Floor and First Floor, C.T.S. No. 73, APEN, Taluka-PEN, District Raigad-402107, Property bounded as East: Mr. Mahendra Singh Rathod, West: Mr. Raghunath Sakhnikar, North: Mr. Narayan Sutar, South: Mr. Vijay Mayekar.
Known Encumbrances	Nil

The borrower's attention is invited to the provisions of sub-section 8 of section 13, of the act, in respect of the time available to redeem the secured asset. Borrowers in particular and public in general are hereby cautioned that if in case auction scheduled herein fails for any reason whatsoever then secured creditor may enforce security interest by way of sale through private treaty. In case of any clarification/ requirement regarding assets under sale, bidder may contact Mr. Rupesh Pradip Varma (Mob No+91 8655878665) & Mr. Agnel Pillai (Mob No. +918876829889). Bidder may also contact the bank's IR No. (4452219751) for clarifications. For detailed terms and conditions of the sale please refer to the link <https://www.kotak.com/en/bank-auctions>. Provided in the bank's website i.e. www.kotak.com/en/bank-auctions/ For Kotak Mahindra Bank Ltd., Authorized Officer

यूनियन बैंक Union Bank of India (A Govt. of India Undertaking)
 LINK ROAD MALAD W
 KANE PLAZA MINDSPACE OFF LINK ROAD
 CHINCHOLI BUNDER

E-AUCTION SALE NOTICE UNDER SARFAESI ACT, 2002

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 provision 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 Secured Creditor, the possession of which has been taken by the Authorised Officer of Union Bank of India, Link Road Malad W, Kane plaza Mindspace Off link road Chincholi Bunder (Secured Creditor) will be sold on "AS IS WHERE IS", "AS IS WHAT IS" and "WHAT EVER THERE IS" basis on 29.01.2025 for recovery of Rs.2,05,131.00 (Rupees Two Lac Five Thousand One hundred thirty one only), together with interest on contractual rate due to the Union Bank Of India Link road Malad W, Kane plaza Mindspace Off link road Chincholi Bunder, being Secured Creditors from Ramdas Babu Mahadik Flat No. 301, 3rd Floor, A Wing, Om Shree Balaji Co-Operative Housing Ltd. Ly No.19,Hissa No. 1,NAVGHAR Village Near St. Alloysius English School & Indralok Police Chowki Bhayander (East), Thane Dist (Borrowers). The details of the description of the properties for auction, reserve price, EMD, date and time of auction, bid amount are mentioned as under.

Flat bearing No 301, admeasuring 350 Sq Ft, situated on 3rd floor of A/Wing of the building known as "SHREE BALAJI" CHSL, situated at Near St. Alloysius English School and Indralok Police Chowki, Gaondevi Mandir Road, BHAYANDER (EAST)-401105 constructed on land bearing New Survey No 19 Hissa 1 of Village: NAVGHAR Taluka and Distt. -THANE.

RESERVE PRICE RS. 32,13,000.00
EMD Payable RS. 3,21,300.00

Date & Time of Inspection of above properties: 28.01.2025 between 10:00AM to 12:00PM
 Contact details for Inspection of Properties : Mob-9137658240, Mr. Lakshmi Ranjan and Ms. Vipra Agarwal.
 Last Date for Submission of EMD Amount is 29.01.2025 before 5.00 PM.
 Date of E-Auction and Time: 29-01-2025, Wednesday from 10:00AM to 05:00PM
 For detailed terms and conditions of sale please refer to the link provided in Secured Creditor's website i.e., www.unionbankofindia.co.in or service providers website <https://ebkraj.in>. Further intending bidders can also collect a copy of the detailed terms & conditions from the Authorized officer in the above mentioned address.
STATUTORY 30/15 DAYS SALE NOTICE UNDER RULE 8(6) / Rule 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002

This may also be treated as notice under rule 8(6) / Rule 9 (1) of Security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the said loan about the holding of E-Auction Sale on the above mentioned date.

Place : - Mumbai
 Date : - 27/12/2024
 Chief Manager & Authorized Officer