#### PUBLIC NOTICE

NOTICE is hereby given to al concerned that by virtue of the Agreement executed between th uilder and Shri Dilip P. Sejpal, S Dilip P. Seipal became the owner of Fla earing No. 10 situated on the 2nd Floor in the building known as Bomba Sargam Co. – Op. Housing Society Ltd situated on Plot No. 24, Garodia Nagar Vallabh Baug Lane, Ghatkopar (East) Mumbai – 400 077 ("said Premises"). Shri Dilip P. Sejpal further through a Agreement for Sale dated 26th November, 1993 sold the said Premises jointly to (1) Smt. Mangla Jayantilal Rupani (2) Smt. Rupal Ketar Rupani (3) Shri Ketan Jayantila Rupani. All three Purchasers have equal share in the said premises i.e

33.33% Share each. Smt. Mangla Jayantilal Rupani died intestate on 24th June, 2008 and he husband Shri Jayantilal Mohanla Rupani died intestate on 21st August 1992. On 16th September, 2022, Release Deed executed on Dt.16t September, 2022 registered vide Registration No. KRL2 – 18991 – 2022 Dt 19/10/2022 wherein the legal heir o Dt. 19/10/2022 wherein the legal heir o Smt. Mangla Jayantilal Rupani i.e Three Daughters (1) Mrs. Kunju Ramesh Vora Nee Smt. Mangla Jayantilal Rupani, (2) Mrs. Jyot Rashikant Mehta Nee Smt. Mangl Jayantilal Rupani, (3) Mrs. Pratibha I Doshi Nee Smt. Mangla Jayantila Rupani and Son (4) Mr. Jaydee Javantilal Rupani released their 26.66% share in the said Premises unto and in favour of Mr. Ketan Jayantilal Rupani Thus, Mr. Ketan Jayantilal Rupani i holding 66.67% share and his wife Sm Rupal Ketan Rupani is holding 33.339 hare in the said Premis

Mr. Ketan Jayantilal Rupani and his wif Smt. Rupal Ketan Rupani is nov desirous of selling the said Premises to a third party. However, after thorough search it is come to the knowledge of M Ketan Javantilal Rupani and his wife Sm Rupal Ketan Rupani that Agreemer between Builder and Shri Dilip P. Sejpa is misplaced and not traceable.

Thus, if any person has in his/he

possession, the original of the said Agreement, Agreement between Builder and Shri Dilip P. Seipal and/or is aware about the last known location o the original of the said Agreement, i equested and informed to handove such original of the said Agreement is the office of Makwana And Associates Advocate, Bombay High Court having heir address at Chamber No.1 Teekay's Shopping Centre, Mezzanine Floor, Ready Money Mansion, 43 Vee Nariman Road, Fort, Mumbai- 400 00 within fifteen (15) days from the date o ublication of this Notice . Makwana and ∆ssociatess

Chamber No.1, Teekay Shopping Centre, Mezzanine Floor, Ready Money Mansion, 43 Veer Nariman Road, Mumbai- 400 001. Mobile No: 9930325555. Email:makwanaar ssociatess@gmail.com

## **PUBLIC NOTICE**

NOTICE THAT MR. NEMCHAND HARAKHCHAND SHAH is Owner of th roperty free from all encumbrances an aims and more particularly described in the

The Original Agreement dated 15/06/199

Schedule hereto below

executed between M/S. VEER CONSTRUCTION CO. and MR. NEMCHAND HARAKCHAND SHAH has been lost and all the efforts to recover the same have been prove portive. A Complaint has been made wit the Malbarhill Police Station vide Digital Los Report No. 73954-2023 date 24/08/2023. If any person finds the Document, he/she is requested to return the same to us at the below mentioned address Any person having any claim, title, demand right, estate, interest or objection in respec of the said property by way of inheritance share, sale, transfer, allotment, mortgage ease, lien, license, gift, exchange, bequest aintenance, trust, easement, covenant o condition, release, relinguishmen condition, release, refinquishment attachment, charge, assignment, tenancy sub-tenancy, occupation, possession encumbrance howsoever or any othe method through any Agreement, Deed document, writing, Conveyance, Succession family arrangement / settlement, litigation decree or order of any court of Law or tribuna or revenue or statutory authority or Arbitration Award, Mediation, Developmer Rights or under lost and misplaced title Deeds or otherwise is hereby required to ntimate to the undersigned in writing at 502 New Sai Darshan CHSL, Mamlatdarwad Road No.1, Malad West, Mumbai 400064, Mob: +91-9867454635, Email haresh\_nanji@yahoo.com within 14 days from the date of publication of this Notice on his such claim, if any, with all supporting documents failing which it shall be presumed

oinding on the Owner.

Schedule Above Referred To: The SHOP NO.3, Ground Floor, PETRONELLA Co-op. Society Ltd., Plot No.63, Dr. Ambedkar Road, Pali Village, Bandra West, Mumbai – 400050, bearing CTS No. F-597 of Village Bandra F Ward, Taluka Andheri, Mumb Suburban District admeasuring around 22 sq. feet carpet area.

that no such claim, share, right, title, benefit nterest, objection and or demand exits and

the same shall be treated as waived abandoned, given up or surrendered and no

# YES BANK YES BANK LIMITED

Regd. Office: Yes Bank House, Western Express Highway, Santacruz (E), Mumbai 400055

Branch: 19th Floor, C Wing, Empire Tower, Reliable Tech Park, Cloud City Campus, Plot No. 31, Thane-Belapur Road, Airoli, Navi Mumbai-400708

#### **Possession Notice for Immovable Property**

Whereas, The undersigned being the authorised officer of YES Bank Limited ("Bank") under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") and in exercise of the powers conferred under section 13(12) of the Act read with Rule 9 of the Security Interest (Enforcement) Rules 2002, had issued a below mentioned demand notices to respective borrowers calling upon them to repay the below mentioned amount mentioned in the respective notice within 60 days from the date of receipt of the said notice.

The Borrower / security providers having failed to repay the amount, notice is hereby given to the Borrower/ security providers and to the public in general that the undersigned has taken **Physical Possession** of the properties described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said rules.

The Borrower / security providers in particular and the public in general is hereby cautioned not to deal with the properties mentioned below and any dealings with the said property will be subject to the charge of the Bank for below mention amount together with all the other amounts outstanding including the costs, charges, expenses and interest thereto. This is to bring to your attention that under Sec. 13(8) of SARFAESI Act, where the amount of dues of the secured creditor togethe

with all costs, charges and expenses incurred by secured creditor is tendered to the secured creditor at any time before the date of publication of notice for the public auction/tender/private treaty, the secured asset shall not be sold or transferred and no further steps shall be taken for transfer or sale of that secured asset.

Details of the Demand Notice/ Borrowers/Mortgaged Property							
Sr.	Loan Account	Name of Borrower and Co-borrowers,	Description of mortgaged property	Total claim amount as per	Date of Notice U/s.13(2)	Court Name	Order Passed
No.	No	Guarantors, Mortgagor/ Security Provider	(full address as per 13(2) notice	13(2) notice	Date of Possession	- Court Hamb	Date
1	AFH00 010079 3100	Zameer Haroon Shaikh, Nikhat Zameer Shaikh	Flat No 304, Admeasuring 440 Sq. Ft. Carpet Area On The 3rd Floor, Kadamkunj, Katrang, Khopoli, Khalapur-410203	Rs. 19,56,800.03/-	28-10-2022 10-01-2024	District Magistrate Raigad, Alibaug	Sec 14 Order Passed in case No. 500/2023 on 05-09-2023
2	AFH00 680079 4591	Ramjit M Yadav, Aasha Ramjit Yadav	Flat No A 104, Admeasuring 39.01 Sq.Mtr. Build Up Area On The 1st Floor, Shailkunj Complex, Bldg No 12, Mahim Road, Palghar West-401404		18-01-2023 10-01-2024	District Magistrate Palghar	Sec 14 Order Passed in Case No. 853/2023 on 18-08-2023
	D1						

Sd/- Authorized Office Date : 10-01-2024

Public Notice in Form XIII of MOFA (Rule 11(9) (e)) District Deputy Registrar, Co-operative Societies, Mumbai City (3) Competent Authority,

U/s 5A of the Maharashtra Ownership Flats Act, 1963. Mhada Building, Ground Floor, Room No. 69, Bandra (E), Mumbai - 400051.

No.DDR-3/Mum./ Deemed Conveyance/Notice/116/2024 Date: - 11/01/2024

Application u/s 11 of Maharashtra Ownership Flats (Regulation of the Promotion of construction, Sale, Management and Transfer) Act, 1963

## **Public Notice** Application No. 175 of 2023

Punch Amrut Co-op. Hsg. Soc. Ltd., Survey No. 26, Hissa No. 2, C.T.S. No. 1212, Off Yari Road, Versova, Andheri (West), Mumbai-400061. ... Applicant Versus. 1) M/s Jaycee Construction Company, having its Office at "Panch Ratna", off Yari Road, Versova, Andheri (West), Mumbai-400061 2) Smt. Saraswati Waman Chemburkar, 3) Mr. Vasant Waman Chemburkar, 4) Mr. Balkrushna Waman Chemburkar 5) Mr. Manohar Waman Chemburkar 6) Smt. Vijaya Nilkanth Chogle 7) Smt. Sunita Ramkrushna Desai 8) Mr. Sumant Waman Chemburkar 9) Mr. Kamal Narayan Parelekar 10) Mr. Vijay Gajanan Sahani 11) Mr. Ramchandra Shivshankar Chemburkar 12) Smt. Madhukar Shivshankar Chemburkar 13) Mr. Khaderao Shivshankar Chemburkar 14) Mr. Jaywant Shivshankar Chemburkar 15) Smt. Ratan @ Savita Sharad Ovlekar, Having their last known addres at Survey No. 26. Hissa No. 2 C.T.S. No. 1212. Off Yari Road, Versova, Andheri (West) Mumbai-400061. ....Opponents and those, whose interests have been vested in the said property may submit their say at the time of hearing at the venue mentioned above. Failure to submit any say shall he presumed that nobody has any objection to this regard and further

### Description of the Property, :-

**Claimed Area** 

Unilateral Deemed conveyance of land admeasuring 936 sq. mtrs. (as per MOFA agreement) and 820.70 sq. mtrs. (as per property card) land bearing Survey no. 26, Hissa no.2, corresponding to CTS no. 1212 of village Versova, Taluka Andheri, District Mumbai Suburban, within the jurisdiction of Registration Sub District and Suburban District of Mumbai, together with the building standing threon known as "Panch Amrut" in

favour of the applicant society. The hearing is fixed on 29/01/2024 at 3.00 p.m.



Sd/-(Rajendra Veer) District Deputy Registrar, Co-operative Societies, Mumbai City (3) Competent Authority, U/s 5A of the MOFA, 1963.

# Companies, **Insight Out**



**Business Standard** Insight Out



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## KOTAK MAHINDRA BANK LTD.

Amount(s) as per

Registered Office: 27, BKC, C-27, G Block, Bandra Kurla Complex, Bandra (East), Mumbai - 400051 Branch: 27BKC, 6th Floor, Plot No.C-27, G Block, Bandra Kurla Complex, Bandra-East, Mumbai - 40005

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF MOVABLE/IMMOVABLE PROPERTY

LAST DATE & TIME OF SUBMISSION OF EMD AND DOCUMENTS (HARD COPY) AND (ON LINE) 30.01.2024, 04:00 PM DATE & TIME OF E-AUCTION: 31.01.2024, 11:30 AM TO 3.00 PM (with unlimited extensions of 5 minutes duration each till the conclusion of the sale)

PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTIES MORTGAGED TO THE BANK UNDER SECURITISATION & RECONSTRUCTION OF FINANCIAL ASSETS & ENFORCEMENT OF SECURITY INTEREST ACT 2002 (NO. 54 OF 2002) SARFAESI ACT. Whereas, the borrower/s named hereunder have defaulted to Kotak Mahindra Bank Ltd. and owe the sums as indicated herein below and further interest thereon, Kotak Mahindra Bank Ltd., through its Authorized Officer, had taken possession of the mortgaged properties under section 13(4) of SARFAESI Act 2002 and the Bank has decided to sell the properties, described here in below against their names, on "as is where is" and "as is what is" and "no complaint" condition, under rule 8 to 9 of the Security Interest (Enforcement) Rules, 2002. The sale will be done by the undersigned through e-auction platform provided at the website: https://kotakbank.auctiontiger.net also on auctiontigermobileapp

1.M/s. Mandar Arts Builders & Developers (Borrower) Represented by its Proprietor Mr. Bhagaram Ganu Bhosale Address: Shree Mauli Darshan Niwas,MIDC, Shirgaon, Kulgaon, Badlapur-East, Tal Ambernath, Dist. Thane-421503.     2. Mrs. Sharada Bhagaram Bhosale (Guarantor cum Mortgagor) Address:- Shree Mauli Darshan Niwas, MIDC, Shirgaon, Kulgaon, Badlapur-East, Tal. Ambernath, Dist. Thane-421503.	Seventy Three Only) towards OD A/c No.		
Description of the Immovable Property	EMD Remittance Account Details	Reserve Price Earnest Money Deposit Bid Increase Amount	
All that piece and parcel of Non-Agriculture land bearing Plot No. 2, admeasuring 361 sq. yard equal to 301.84 sq. metrs, craved out of Survey No. 83, Hissa No. 13 part lying and situated at revenue Village Shirgaon, Taluka Ambernath, within the limits of Kulgaon-Badlapur Municipal Council, withing registration District Thane, Sub- Registration District Ulhasnagar, owned by Mrs. Sharada Bhagaram Bhosale.  Boundaries of the property (As per valuation report):- Towards East: Plot No. 3 of same lay out and temple, Towards West: Plot No. 1 of same lay out, Towards North: Survey No. 83, Hissa No. 10, Towards South: 30 ft. Wide layout Road. Together with all fixtures and fitting buildings and structures attached to the earth or permanently fastened to anything attached to earth, both present and future and all	Account No. 06410125272001 Kotak Mahindra Bank Ltd., Nariman Point Branch, Mumbai, IFSC Code: KKBK0000958	RP: Rs.95,00,000/- EMD: Rs.9,50,000/- BIA: Rs. 25,000/-	

TDS to be deducted: 1% of Auction Price

Date: 10.01.2024 Place: Mumbai

CONDITIONS FOR TDS DEDUCTION: TDS shall be deducted and deposited in the name of the Mortgagor/s. If the mortgaged propertis jointly owned, the TDS shall be reported in the name of the first owner, unless there is a specific ratio of ownership in the sale deed, if

Name of Account &

Borrower/ Mortgagor(s)/ Guarantor(s)

which case the TDS shall be deducted in the proportion of their ownership ratio. Auction
Purchaser, after depositing TDS, shall submit Form No 16A as proof of TDS payment and confirmation
TERMS & CONDITIONS:- (1) The E-Auction is being held on "AS IS WHERE IS" & "AS IS WHAT IS BASIS" and no Complaint basis. To
the best of knowledge and information of the Authorised Officer, there are no encumbrances on the property/ies. However, the intending the best of knowledge and information of the Authorised Officer, there are no encumbrances on the property/ies. However, the intending bidders should make their own independent enquiries regarding the encumbrances, title of property/ies put on auction and claims/rights/dues affecting the property, prior to submitting their bid. The Authorised Officer/Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues. (2) It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property/ies put on auction will be permitted to interested bidders on Bank's working days in consultation with State Recovery Manager - ABG. (3) The intending biddes may visit the Bank's official website- https://www.kotak.com/en/bank-auctions.html for auction details and for the terms and conditions of sale. (the user ID and password can be obtained free of cost by registering name with "https://kotakbank.auctiontiger.net") through their login ID and Password. The EMD 10% of RESERVE PRICE shall be payable through Demand Draffvollnie in favor of "Kotak Mahindra Bank Limited" payable at Mumbai / at par and to be submitted in the concerned bank branch along with Duly Filled up & Signed Copy of Annexure II & III attached to the Tender form on or before 4.00 P.M on 30.01.2024 Tender form can also be obtained from the concerned bank branch.

(4) After Registration by the bidders in the web Portal, the intending purchaser/ bidder is required to get the copies of the following (4) After Registration by the bidders in the web Portal, the intending purchaser/ bidder is required to get the copies of the following documents uploaded in the web portal before last date of submission of the bid(s) viz. (i) Copy of the Demand Draft. (ii) Copy of PAN card, (iii) Proof of identification (KYC) viz. copy of Voter ID Card/ Driving License/ Passport etc., (iv) Copy of proof of address, (v) Duly Filled up & Signed Copy of Annexure II & III attached to the Tender form, without which the bid is liable to be rejected. (5) The Interested Filled up & Signed Copy of Annexure II & III attached to the Tender form, without which the bid is liable to be rejected. (5) The Interested bidders who require assistance in creating login ID and password, uploading data, submitting bid, training on e-bidding process etc., may avail online training on E-Auction from M/s e-procurement Technologies Ltd. (Auction Tiger), Ahmedabad: Contact Person; Mr. Ram Sharma, Mobile No. 9978591888 & 6351896833, Contact No. 079-68136837/68136880/68136844. E-Mail ID: ramprasad@auctiontiger.net, support@auctiontiger.net, / also on Auction tiger Mobile App. and for any property related query may contact details of bank officials are: 27B/KC, 6th Floor, Plot No.C-27, G Block, Bandra Kurla Complex, Bandra-East, Mumbai-400051, Mr. Dushyantsinh Zala, Mobile:+91-9099091262, email:- dushyantsinh.zala@kotak.com and Mr. Mayur Pagare, Mobile:+91-9702643053, email:- mayur.pagare@kotak.com, within office hours during the working days. (6) Only buyers holding valid User ID/Password and confirmed payment of EMD through Demand Draft/ online shall be eligible for participating in the online auction process. (7) The interested bidders who have submitted their EMD not below the 10% of reserve price through Demand Draft/ online before 4.00 P.M. on 30.01.2024 shall be eligible for participating in the e-auction. The e-auction of above properties would be conducted exactly on the scheduled date & time as mentioned above by way of inter-se bidding amongst the bidders. The bidders shall improve before 4.00 P.M. on 30.01.2024 shall be eligible for participating in the e-auction. The e-auction of above properties would be conducted exactly on the scheduled date & time as mentioned above by way of inter-se bidding amongst the bidders. The bidders shall improve their offer in multiple of amount mentioned under the column "Bid Increase Amount" against the Property. In case bid is placed in the last 5 minutes of the closing time of the e-auction, the closing time will automatically get extended for 5 minutes (subject to unlimited extensions of 5 minutes each). The bidder who submits the highest bid (not below the reserve price) on closure of online auction shall be declared as successful bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorized Officer/Secured Creditor. (8) The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, within 48 hours of the acceptance of bid price by the Authorized Officer and the balance 75% of the sale price on or before 15th day of the sale or within such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer. In case of default in payment by the successful bidder, the amount already deposited by the Bidder shall be liable to be forfeited and the property shall be put to re-auction and the defaulting bidder shall have no claim/right in respect of property/amount. (9) The prospective qualified bidders may avail online successful bidder, the amount already deposited by the Bidder shall be liable to be forfeited and the property shall be put to re-auction and the defaulting bidder shall have no claim/right in respect of property/amount. (9) The prospective qualified bidders may avail online training on e-auction from M/s. e-procurement technologies Ltd. prior to the date of e-auction. Neither the Authorised Officer/Bank nor M/s. e-procurement technologies Ltd. shall be liable for any network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-Auction event. (10) The purchaser shall bear the applicable stamp duties/additional stamp duty/transfer charges, fees etc. and also all the Statutory/ non statutory dues, taxes, rates, assessments, charges, fees etc. owing to anybody. (11) The Authorised Officer is not bound to accept the highest offer and the Authorised Officer has the absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the e-auction without assigning any reason thereof. (12) The bidders are advised to go through the detailed terms and conditions of e-auction available on the website of M/s e-procurement Technologies Ltd. https://kotakbank.auctiontiger.net before submitting their bids and taking part in e-auction. (13) The publication is subject to the force majeure clause. (14) The sale certificate shall be issued after receipt of entire sale consideration and submission of TDS certificate under Form No. 16A from the Auction Purchaser and confirmation of sale by secured creditor. The sale certificate shall be issued in the under Form No. 16A from the Auction Purchaser and confirmation of sale by secured creditor. The sale certificate shall be issued in the name of the successful bidder. No request for change of name in the sale certificate other than the person who submitted the bid / participated in the e-Auction will be entertained. (15) The bid once submitted by the bidder, can not be cancelled/ withdrawn and the bidder shall be bound to buy the property at the final bid price. The failure on the part of bidder to comply with any of the terms and conditions of e-Auction, mentioned therein will result in forfeiture of the amount paid by the defaulting bidder. (16) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders. The Authorised Officer shall be at liberty to cancel the eAuction process / tender at any time, before declaring the successful bidder, without assigning any reason. The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained. The payment of all stautory / non-stautory dues, taxes, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only. In case of any dispute arises as to the validity of the bid (s), amount of bid. EMD once to the eligibility of the bidder, authority of the person representing the bidder, interpretation and the decision of the Authorised Officer shall be final in such an eventuality, the Bank shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and at such time as may be decided by the Bank. For any kind of dispute, bidders are required to property to sale once again on any date and at such time as may be decided by the Bank. For any kind of dispute, bidders are required to contact the concerned authorised officer of the concerned bank branch only. (17) Special Instructions, Bidding in the last moment should be avoided in the bidders own interest are neither the Kotak Mahindra Bank Ltd. nor Service provider will be responsible for any lapse/failure (Internet failure/power failure etc.), in order to ward-off such contingent situations bidders are requested to make all necessary arrangements / alternatives such as power supply back-up etc, so that they are able to circumvent such situation & are able to

participate in the auction successfully. or detailed term & conditions pleasé refer to, website) https://kotakbank.auctiontiger.net (M/s E-procurement Technologies Ltd.) (For detailed term & conditions please refer to website) intps://kotakbank.auctionager.net (w/s E-procurement rechnologies Ltd.) IT MAY BE TREATED AS STATUTORY 15 DAYS SALE NOTICE UNDER RULE Rule 6(2) / 8(6) & 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002: NOTE:- The borrowers/guarantors/mortgagors are hereby notified to pay the sum as mentioned above alongwith upto date interest and ancillary expenses within 15 days from the date of publication to get the property/ies redeemed, failing which the property/ies will be auctioned /sold and balance dues, if any, will be recovered with interest and cost.

norized Officer Kotak Mahindra Bank

Public Notice in Form XIII of MOFA (Rule 11(9) (e)) District Deputy Registrar, Co-operative Societies, Mumbai City (3) Competent Authority,

U/s 5A of the Maharashtra Ownership Flats Act, 1963. Mhada Building, Ground Floor, Room No. 69, Bandra (E), Mumbai - 400051

No.DDR-3/Mum./ Deemed Conveyance/Notice/117/2024

Application u/s 11 of Maharashtra Ownership Flats (Regulation of the Promotion of construction, Sale, Management and Transfer) Act, 1963

## **Public Notice**

### Application No. 140 of 2022

Adeshwar Arcade Commercial Premises Co-op. Society Ltd., Kapadia Industrial Estate, Andheri Kurla Road, Chakala, Andheri East, Mumbai - 400093. .... Applicant Versus. (1) M/s. Adeshwar Corporation Address: 114, Keshavji Naik Road, Mumbai - 400099. (2) Smt. Pushpa Dhiryavan (3) Shri. Prakash Dhiryavan (4) Shri. Pradeep Dhiryavan (5) Shri. Dilip Ramdas (Since Deceased) Through its legal heirs (a to d) (a) Smt. Daksha Dilip (b) Shri. Deepak Dilip (c) Shri. Manish Dilip (d) Smt. Vishakha Dilip (6) Shri. Pradyumna Ramdas (Since Deceased) Through its legal heirs (a & b) (a) Smt. Rohini Pradyumna (b) Smt. Paru Pradyumna (7) Shri. Pravin Ramdas (8) Shri. Ketan Vijaysingh (9) Videocon Reality And Infrastructures Ltd. Address as below: Fort House, Second Floor, 221, D.N. Nagar, Fort, Mumbai- 400001 (10) Kapadia Industrial Premises Bildg. No. 1 CHS. Ltd. (11) Andheri Arihant CHS. Ltd. (12) Kapadia Industrial Premises Bildg. No. 3 CHS. Ltd., Address for 10 to 12, CTS No. 23, Adeshwar Arcade, Andheri Kurla Road, Chakala, Andheri East, Mumbai-400093. .....Opponents and those, whose interests have been vested in the said property may submit their say at the time of hearing at the venue mentioned above. Failure to submit any say submit their say at the time of hearing at the venue mentioned above. Failure to submit any say shall he presumed that nobody has any objection to this regard and further action will be taken

## Description of the Property, :-

Claimed Area

Unilateral Deemed conveyance of land admeasuring 1671.22 sq. mtrs. comprising 1516.62 sq. mtrs. area from CTS no. 23/A & 154.60 sq. mtrs. area being CTS no. 23/2 to 23/6 plus proportionate rights in Road Set-back area admeasuring 151.29 sq. mtrs. bearing CTS no. 23A of village - Chakala, Taluka - Andheri, City Survey office Vileparle in Mumbai Suburban District in favour of the applicant society.

The hearing is fixed on 23/01/2024 at 3.00 p.m.



(Rajendra Veer) District Deputy Registrar, Co-operative Societies, Mumbai City (3) Competent Authority U/s 5A of the MOFA, 1963.

Sd/-



#### NOTICE INVITING E-TENDER

Slum Rehabilitation Authority (SRA) invites sealed Tender for Appointment of Agency for preparation and showcasing Tableau of SRA for 26th January 2024.

Name of Work	Tender Cost (Non- Refundable)	Last Date & Time of Tender Submission	Opening of Tender
RFP for Appointment of Agency for preparation and showcasing Tableau of SRA for 26th January 2024	Rs. 3,300/-	18/01/2024 upto 15.00 pm	19/01/2024 at 12.00 pm

Complete details are available in the Tender Document, uploaded on the SRA official website <u>www.sra.gov.in</u> and <u>www.mahatenders.gov.in</u> in downloadable format.

No. SRA/IT/01/2024 Date: 11/01/2024 Place : Mumbai SRA/PRO/05/2024

Secretary Slum Rehabilitation Authority

Administrative Building, Anant Kanekar Marg, Bandra (East), Mumbai-400 051. Tel.: 022-26565800 • Fax: 91-22-26590457 • E-mail: info@sra.gov.in

# YES BANK

Registered & Corporate Office:

YES BANK Limited: YES BANK House, Off Western Express Highway, Santacruz (E), Mumbai - 400055, India. Tel: +91 (22) 5091 9800 / +91 (22) 6507 9800 | Fax: +91 (22) 2619 2866 | Website: www.yesbank.in Email: ashish.chaturvedi1@yesbank.in | CIN: L65190MH2003PLC143249

## E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

Sale Notice for Sale of Immovable Property under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") read with Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002 ("Rules").

Notice is hereby given to the public in general and in particular to (i) Perfect Picture Tunes Private Limited, a company incorporated under the Companies Act, 2013, having its registered office at 002, Megh Apartments, General Mhatre Marg, Military Road, Juhu, Mumbai - 400 049 ("Borrower and Mortgagor"); (ii) Ms. Sunita Drona, having her address at G-5 101-102 Vastu Heights CHSL Sundervan Complex off Lokhandvala Road, Indigo café, Mumbai - 400053, Maharashtra and 2, Grd Floor, Megh Apartment CHSL. Juhu Mumbai, G Mahtre Marg, Mumbai - 400049, Maharashtra ("Co-Borrower - 1") (iii) Mr. Ravi Bakhru, having his address at Flat No. 2, Grd Floor, Megh Apartment CHSL, opp. Godrej, Banglow, Juhu Mumbai, G Mahtre Marg, Mumbai – 400049, Maharashtra ("Co-Borrower -2"); and (iv) Ms. Jaya Bakhru, having her address at Flat No. 2, Gr Floor, Megh Apartment Co-op Housing Society, G Mhatre Marg, Mumbai ("Co-Borrower - 3") [The Borrower, Co-Borrower -1, Co-Borrower -2 and Co-Borrower -3 are collectively referred to as "Co - obligors"], that the below described immovable property mortgaged to the secured creditor i.e., YES BANK Limited ("the Bank"), the possession of which has been taken by the Authorized Officer of the Bank on February 25, 2022, will be sold on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS", and "WHATEVER THERE IS BASIS" on January 30, 2024 for recovery of Rs. 16,04,96,556 (Rupees Sixteen Crore Four Lakh Ninety-Six Thousand Five Hundred and Fifty-Six Only) due as on December 29, 2023, subject to further interest and charges at contracted rate, due to the Bank from the Borrower / Co -obligors. The Reserve Price is Rs. 21,00,00,000/-(Rupees Twenty One Crore Only) and the Earnest Money Deposit will be Rs. 2,10,00,000/- (Rupees Two Crore Ten Lakh Only).

For detailed terms and conditions of the sale, please refer to the link provided on the website of YES BANK Limited (i.e. https://www. yesbank.in/about-us/media/auction-property).

Property S No.	Description of Property	Survey No	At Landmark	Boundaries of Schedule as per Title Deed	Earnest Money Deposit (Rs.)	Reserve Price (Rs.)
1.	All the piece and parcel of Office No. G, 01B admeasuring 4310 Square feet carpet area on ground floor, in the building known as Parinee Crescenzo, Plot No C 38 & C 39, CTS No- 4207, Bandra Kurla Complex, Bandra (East) - 400 051 with four car parking space comprising single stack for two car parks bearing no. 75 and 76 in upper basement of building and two car parking spaces in the lower basement of the building Parinee Crescenzo.	C.T.S. No. 4207	Behind Mumbai Cricket Association, BKC, Bandra (East), Mumbai- 400 051	EAST: 18 Meter Wide Road WEST: 30 Meter Wide Road SOUTH: Plot No. C-37 NORTH: Plot No. C-40	2,10,00,000	21,00,00,000

Note - Overdue maintenance of Rs. 55,17,411/- as on Dec 15, 2023, as communicated by the society.

## **Details of E-Auction:**

- 1. Date and time of E-Auction: January 30, 2024: 11.00am to 01.00pm with extensions of 5 minutes
- 2. Last date and time for submission of bid application for participating in public auction/E- auction along with KYC and EMD:

In case of any difficulty in obtaining Tender Documents/ e-bidding catalogue or Inspection of the immovable property and for any queries, please contact Mr. Ashish Chaturvedi on +91 9820244392 or Mr. Parthiv Trivedi on +91-9820877376. Interested bidders are hereby advised to do their own due diligence related to the above secured asset / immovable property before submission of their respective bids.

For detailed terms and conditions of the sale, please refer to the link provided on the website of YES BANK Limited (i.e. https://www.yesbank. in/about-us/media/auction-property).

Place: Mumbai For **YES BANK LTD Date:** January 12, 2024 (Authorized Officer)