

PUBLIC NOTICE

NOTICE is hereby given that Mrs. Hemlata Devas Sawant and Mr. Devas Balu Sawant proposed purchasers of jointly owned undivided Shop/Office as stated in schedule hereunder intends to purchase from proposed Sellers Mr. Lavesh Deepak Dhanuriya and Mr. Uday C. Bhatia (HUF) for the valuable consideration.

The proposed sellers namely Mr. Lavesh Deepak Dhanuriya and Mr. Uday C. Bhatia (HUF) had purchased the said shop/office as stated in schedule from Mr. Abdul Gafar, Mrs. Badrumisa Gafar, Mr. Masood Inran Gafar, Dr. Mubeen Taj M Noouman and Dr. Mohammad Masood Inran by virtue of registered Agreement for Sale dated 13.01.2021 vide Sr. No. TNN9/776/2021 for valuable consideration.

All persons, Banks, Financial Institutions, and/or any other private Financier / Investor having in kind of claim/right/interest the said shop/office as stated in the schedule herein below or any part thereof by way of sale, exchange, agreement, contract, gift, lease, lien, charge, mortgage, trust, inheritance, easement reservation, maintenance otherwise whatsoever is/are hereby requested to submit/invoke or to inform/make the same known to the undersigned in writing together with supporting documents in evidence thereof, within 14 (fourteen) days from the date of publication of this notice thereto at office address 21, Shri Santoshi Mata CHS Ltd, LBS Marg, Mulund (W), Mumbai - 400 080 and/or Email id: adv.spatanekar@gmail.com, failing which the claims or demands (if any) of such person/s will be deemed to have been abandoned, waived and given up, thereof the said purchase transaction shall be completed. Thereafter, ignoring any claims/demands and subsequent claims or demands will not be entertained and/or for which proposed purchasers shall not in any manner be responsible.

Schedule - Description of the Property

Shop/Office No. FC/3, area admeasuring 342 Sq. ft. carpet area on Second Floor, lying and situated at Village Naupada, LBS Marg, Teen Haath Naka, Thane (West) - 400 604 bearing Survey No. 83/1(pt), 47/2 (pt), 47/1(pt), 46/12, 46/8, 46/1, 46/9, 46/10,46/11 in accordance with primary registered Agreement for Sale dated 06.07.2006 vide Sr. No. TNN5/4462/2006 and subsequent registered Agreement for Sale dated 13.01.2021 vide Sr. No. TNN9/776/2021 of building known as "Eternity Mall" (Eternity Mall Premises Co-op. Society Ltd) Thane (West) 400 604 along with 20 fully paid up shares of face value Rs.50/- each bearing distinctive serial number 2281 to 2300 (both inclusive) vide share certificate no.115 issued on 31.01.2015 which is mutated on 18.12.2021 in the name of Sellers.

(Mr. Swagnil Shridhar Patankar)
Advocate High Court, Bombay
Mob.: 9967723443

Dated the 10th day of December, 2024

CORRIGENDUM

Please refer to Public Notice published in this newspaper dated 25.09.2024 regarding Ownership flat, in the name of the legal heirs of late **MRS. TERESA ANTONY LAZARUS**, being Flat No. 41 admeasuring 50.65 square metres (carpet area) on the Fourth Floor in the Building "Dharam Jyot No. 3" of The Dharam Jyot No. - Co-operative Society Limited situated at Plot No. C.S. 1238, Shri Rajan Road, Bandra West, Mumbai 400 050.

In this notice please read the shares as bearing Distinctive Nos. 21 to 25 (both inclusive) comprised in Share Certificate No. 5 issued by the Dharam Jyot No. 3 Co-operative Housing Society Limited instead of Distinctive Nos. 71 to 75 in Share Certificate No. 15.

All other details remain the same. Dated this 10th December, 2024

JOHNSON JOHN
Advocate High Court
12, Bandra Julie,
Dr. Peter Dias Road,
Bandra, Mumbai - 400050
Email : adv.johnson@gmail.com
Mobile: 9322271493

PUBLIC NOTICE

Mr. Harvadan Manilal Vakil passed away on 11th August, 2023, and his 10% share in Unit No. 813 of B Wing of The Capital Business Premises Co-operative Society Limited which is located at 'Plot No. C-70, Survey No. 4207, G-Block, Bandra Kuria Complex, Mumbai-400051' will be transferred to his wife, Shreemati Harshada Harvadan Vakil. Other legal heirs have raised no objection. If anyone has any claims or objections, please inform us within 10 days.

**OFFICE OF THE RECOVERY OFFICER-III
DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3)**
1st Floor, MTNL Telephone Exchange Building, Sector-30 A, Vashi, NAVI Mumbai-400703.

DEMAND NOTICE

NOTICE UNDER SECTIONS 25 TO 28 OF THE RECOVERY OF DEBTS & BANKRUPTCY ACT, 1993 AND RULE 2 OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961.

RP/69/2024
BANK OF BARODA.
Versus
MIS SHREE SAINATH MACHINERY & OTHERS,

To,
(CD 1) M/S. SHREE SAINATH MACHINERY through his proprietor Mr. Sankar Hotchand Motwani, Add:- Shop No.263-A, Section-17, Opposite Reliance Web World, Ulhasnagar-3, Dist Thane 421003.
Also At:- Unit and Shop at Opposite B.K No.805, Sheet No.236, Section 17, Ulhasnagar 421003.
Also At:- Block No. 404, Room 4, Opposite Post Office, O.T Section, Ulhasnagar, Thane 421001.
(CD 2) MR. SHANKAR HOTCHAND MOTWANI, Add:- Block No.404, Room No.4, Opposite Post Office, O.T Section, Ulhasnagar, Thane 421001.
(CD 3) MRS. BHAGWATI SHANKAR MOTWANI, Add:- Block No.404, Room No.4, Opposite Post Office, O.T Section, Ulhasnagar, Thane 421001.

1. This is to notify that as per the Recovery Certificate issued in pursuance of orders passed by the Presiding Officer, DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3) in OA/204/2018 an amount of Rs. 10,91,820/- (Rupees Ten Lakh Ninety One Thousand Eight Hundred Twenty Only) along with pendente lite and future interest and costs has become due against you (jointly and severally).

2. You are hereby directed to pay the above sum within 15 days of the receipts of the notice, failing which the recovery shall be made in accordance with the Recovery of Debts Due to Banks and Financial Institutions Act, 1993 and Rules there under.

3. You are hereby ordered to declare on an affidavit the particulars of yours assets on or before the next date of hearing.

4. You are hereby ordered to appear before the undersigned on Dt.19/12/2024 at 02.30 p.m. for further proceedings.

5. In addition to the sum aforesaid, you will also be liable to pay,
a. Such interests as is payable for the period commencing immediately after this notice of the certificate/execution proceedings.
b. All costs, charges and expenses incurred in respect of the service of this notice and warrants and other processes and all other proceedings taken for recovering the amount due.

Given under my hand and the seal of the Tribunal, on this date 05/09/2024.

Sd/-
(Deepa Subramanian)- RECOVERY OFFICER-III
DEBTS RECOVERY TRIBUNAL MUMBAI DRT-3

PUBLIC NOTICE

All the concerned persons including Bonafide residents, environmental groups, NGO's and others are hereby informed that the State Environment Impact Assessment Authority, Maharashtra, has accorded Environmental Clearance to M/s. Modi's Navnirman Limited (Office Address - Shop No.01, Rashmi Heights Bldg, Mallinath CHSL, Opp Kamala Nagar, M.G Road, Kandivali (West), Mumbai - 400 067) Maharashtra for Proposed Redevelopment of Existing Society Building known as Sunder Sangam CHS. Ltd. on Plot No. 10 & 11, of Sunder Nagar layout, C.T.S. No.33/18 of Village Chinchoi, Off S.V. Road, Malad (West), Mumbai, Maharashtra- 400 064., EC Letter No EC24B038MH11454, File No. SIA/MH/INFRA2/453725/2023 dated 09/10/2024. The copy of clearance letter is available with the Parivesh portal and may also be seen on the website of the Ministry of Environment and Forests at <https://parivesh.nic.in/>

M/s. Modi's Navnirman Limited
Shop No. 1, Ground Floor, Rashmi Heights Bldg,
Mallinath CHSL, Opp Kamala Nagar, M.G. Road,
Kandivali (West), Mumbai - 400 067,
Maharashtra.

FEDERAL BANK
YOUR PERFECT BANKING PARTNER

LCRD/Mumbai Division

The Federal Bank Ltd. Loan Collection & Recovery Department / Mumbai Division, 134, 13th Floor, Joly Maker Chamber II, Nariman Point, Mumbai-400021, E-mail : mumbcrd@federalbank.co.in, Phone : 022-22022548 / 22028427

POSSESSION NOTICE

Whereas, The undersigned being the Authorised Officer of the Federal Bank Ltd. Under the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as Act) and in exercise of powers conferred under section 13(12) of the said Act read with rule 3 of the Security Interest (Enforcement) Rules, 2002 (hereinafter referred to as Rules) issued a demand notice dated 20/06/2024 calling upon the borrowers (1) M/s Vajra Gold Private Limited, Room No. 18, 5/7, First Floor, Khanderawadi Dadi Seth Agary Lane, Kalbadevi Road, Mumbai, Mumbai City, Maharashtra-400002, (2) Shri. Dhruvil Ganna, S/o Prakashchandra Ganna, 10/401, Amber Building, Vrindavan Society, N S Mankikar Marg, Chunabhathi Station, Mumbai City, Mumbai, Maharashtra, 400022, (3) Shri. Shomil P Ganna, S/o Prakashchandra Ganna residing at (a) Room No. 104/10 Vrindavan Society, Amber Building Opp. Chunabhathi Station, Sion, Mumbai, Maharashtra-400022; (b) No. 10/401, Amber Building, Vrindavan Society, N S Mankikar Marg, Chunabhathi Station, Mumbai City, Mumbai, Maharashtra-400022; (4) Shri. Prakash S Ganna, S/o Shanti Lal Ganna, (a) 10/401, Amber Building, Vrindavan Society, N S Mankikar Marg, Chunabhathi Station, Mumbai City, Mumbai, Maharashtra-400022, (b) Flat No. 501, Parshwa Padma, A-wing, Muthalla Residency, Dayyaram Lad Marg, Mumbai, Maharashtra, 400033 to repay the amount mentioned in the notice being (1) ₹ 12,91,17,846/- (Rupees Twelve Crore Ninety One Lakh Seventeen Thousand Eight Hundred and Forty Six Only) in the Cash Credit limit (A/C No. 1622550000133), (2) ₹ 9,57,120 (Rupees Nine Lakh Fifty Seven Thousand One Hundred and Twenty only) in the Guaranteed Emergency Credit Line (GECL)-1 loan/limit (A/C No. 16226900000129) and (3) ₹ 80,83,254.52 (Rupees Eighty Lakh Eighty Three Thousand Two Hundred Fifty Four and Paise Fifty Two only) in the Guaranteed Emergency Credit Line (GECL)-2 loan/limit (A/C No. 16226900000400) within 60 days from the date of receipt of the said notice.

The borrowers having failed to repay the entire outstanding amount, notice is hereby given to the borrowers and the public in general that the undersigned being the authorized officer of the Federal Bank Ltd. Has taken possession of the property described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with Rule 8 of the said Rules on this 06th day of December 2024.

The borrower/s attention is invited to the provision of section 13(8) of the Act, in respect of time available, to redeem the secured asset (security property).

The borrowers in particular and public in general are hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of the Federal Bank Ltd. For an amount (1) ₹ 13,58,45,213/- (Rupees Thirteen Crore Fifty Eight lakh Forty Five Thousand Two Hundred and Thirteen Only) on 30/11/2024 in the Cash Credit limit (A/C No. 1622550000133), (2) ₹ 10,13,442/- (Rupees Ten Lakh Thirteen Thousand Four Hundred and Forty Two only) as on 09/11/2024 in the Guaranteed Emergency Credit Line (GECL)-1 loan/limit (A/C No. 16226900000129) and (3) ₹ 84,29,508.52 (Rupees Eighty Four lakh Twenty Nine Thousand Five Hundred Eighty Eight Paise Fifty Two only) as on 08/11/2024 in the Guaranteed Emergency Credit Line (GECL)-2 loan/limit (A/C No. 16226900000400) and further interest and costs thereon.

Description of Mortgaged Immovable Property

All that piece and parcel of property bearing Plot No. 153 and as per KJP Block/Survey No. 26/153 (after Promulgation New Block/Survey no. 803) admeasuring 250.40 Sq.mtrs. and at place known as Bungalow No. C/57 together with Ground Floor and First Floor Construction built up area admeasuring 98.68 Sq.mtrs. together with undivided proportionate share in road and COP admeasuring 144.612 Sq.mtrs. at "Green Paradise" situated on the lad bearing New Block No. 26, (Block no.26, 27, 28, 252, 255 and 266 total admeasuring 93865 Sq.mtrs. of Village Parujan, Sub District Jalalpore, District Navsari located on East; Adj. Internal Road, South; Adj. Plot no. 154 (at site Plot no. C/56), West; Adj. Plot no. 148 (at site Plot no. C/62), North; Adj. Plot no. 152 (at site Plot no. C/58) (mortgaged by 2nd of you).

Dated this the 06th day of December, 2024.

For, The Federal Bank Ltd.
Mr. Lecin C.
Deputy Vice President-1 & Division Head
(Authorised Officer)

Annexure-13 FORM NO. 22 [See Regulation - 37 (1)] By ALL PERMISSIBLE MODE

OFFICE OF THE RECOVERY OFFICER DEBTS RECOVERY TRIBUNAL, PUNE
Unit No. 307 to 310, 3rd Floor, Kakade Biz Icon Building, Shivaji Nagar, Pune - 411 005.

RC/220/2023 Date of Auction Sale: 21.01.2025

PROCLAMATION OF SALE : IMMOVABLE PROPERTY
PROCLAMATION OF SALE UNDER RULES 37, 38 AND 52 (1)(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS & BANKRUPTCY ACT, 1993.

UNION BANK OF INDIA [CORPORATION BANK]
Versus
MR. GALIB ADAM SHAIKH

To,
(CD 1) Mr. Galib Adam Shaikh, (CD 2) Mr. Suhas Sudhakar Gurav, (CD 3) Ms. Priti Basant Raj,
R/o. A-1, Ashirwad Apartment, R/o. House No. 481, Shetyewadi, A/p. Lanja, R/o. A-4, Archi Complex, S. V. Road, Near
Manutimandir, Ratnagiri 415612. Tal. Lanja, Dist. Ratnagiri - 416701. Govt. Polytechnic College, Ratnagiri 415612.

Whereas Recovery Certificate No. RC/220/2023 in OA/755/2019 drawn up by the Hon'ble Presiding Officer, DEBTS RECOVERY TRIBUNAL PUNE for the recovery of the sum of Rs. 72,55,518.00 (Rupees Seventy Two Lakhs Fifty Five Thousands Five Hundred Eighteen only) alongwith cost, expenses and future interest @ 9.00% Simple Interest Yearly w.e.f. 05.02.2019 till realization and costs of Rs. 1,00,255/- (Rupees One Lakh Two Hundred Fifty Five Only) payable by you in respect of Certificate No. RC/220/2023 from the CD(s) jointly and severally, and you, the CD(s), failed to repay the dues of the Certificate Holder Bank(s)/Financial Institution(s).

And whereas the undersigned has ordered the sale of the Mortgaged / Attached properties of the Certificate Debtor as mentioned in the Schedule hereunder towards satisfaction of the said Recovery Certificate.

Notice is hereby given that in absence of any order of postponement, the said property(s) shall be sold on 21.01.2025 between 11:00 AM to 03:00 PM by auction and bidding shall take place through Online / Offline through the website: psba.psballiance.com, Mob. No. +91 8291220220. The details of authorized contact person for auction service provider is, website: <https://ebkray.in>, Mob. No. +91 8291220220.

The details of authorized bank officer for auction service provider is, Mrs. Seerat Ranjit Rane, Senior Manager, Union Bank of India, Ratnagiri Branch, Javkar Plaza, Ratnagiri - 415612, Mob. No. 9130052954, Mail ID: ubin0908029@unionbankofindia.bank .

The sale will be of the properties of defendants / CDs above named, as mentioned in the schedule below & the liabilities and claims attaching to the said properties, so far as they have been ascertained, are those specified in the schedule.

The property will be put up for sale in the lots specified in the schedule. If the amount to be realized is satisfied by the sale of portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale will also be stopped if, before any lot is knocked down the arrears mentioned in the said certificate + interest + costs (including cost of sale) are tendered to the officer conducting the sale or proof is given to his satisfaction that the amount of such certificate, interest and costs has been paid to the undersigned.

At the sale, the public generally are invited to bid either personally or by duly authorized agent. No officer or other person, having any duty to perform in connection with this sale shall, however, either directly or indirectly, bid for, acquire or attempt to acquire any interest in the properties sold.

The sale shall be subject to conditions prescribed in the second schedule to the Income Tax Act, 1961 and the rules made there under and to the following further conditions:-

I. The particulars specified in the annexed schedule have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in the proclamation.

II. The Reserve Price below which the property shall not be sold is as mentioned in the schedule.

III. The amount by which the bidding is to be increased. In the event of any dispute arising as to the amount bid or as to the bidder the lot shall at once be again put up for auction or may be cancelled.

is / are made within the extended time of 5 minutes. In case of movable / immovable property the price of each lot shall be paid at the time of sale or as soon after as the officer holding the sale directs, and in default of payment, the property shall forthwith be again put up for auction for resale.

The successful bidder shall have to pay 25% of the sale proceeds after adjustment of EMD on being knocked down by next day in the said account / Demand Draft / Banker Cheque / Pay Order etc. as per detail mentioned above. If the next day is Holiday or Sunday, then on next first office day.

The purchaser shall deposit the balance 75% of the sale proceeds on or before 15th day from the date of sale of the property, exclusive of such day, or if the 15th day be Sunday or other holiday, then on the first office day after the 15th day by prescribed mode as stated above. In addition to the above the purchaser shall also deposit Poundage fee wht Recovery Officer, DEBTS RECOVERY TRIBUNAL PUNE @2% upto Rs. 1,000/- and @ 1% of the excess of the said amount of Rs. 1,000/- through DD in favour of Registrar, DEBTS RECOVERY TRIBUNAL PUNE.

In case of default of payment within the prescribed period, the deposit, after defraying the expenses of the sale, may, if the undersigned thinks fit, shall be forfeited to the Government and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may subsequently be sold. The property shall be resold, after the issue of fresh proclamation of sale.

Highest bidder shall not have any right / title over the property until the sale is confirmed by the Recovery Officer, DEBTS RECOVERY TRIBUNAL, PUNE.

The amount of EMD deposited by the unsuccessful bidders shall be refunded through online mode in case of EMD deposited through online. In case EMD is deposited in the form of DD / BC / Pay Order the same will be returned by hand. Original ID proof of the photocopy sent with the E-Auction EMD Form has to be brought. No interest shall be paid on EMD amount.

No request for inclusion / substitution in the sale certificate of names of any person(s) other than those mentioned in the E-Auction EMD Form shall be entertained.

In case of more than one items of property brought for sale, the sale of such properties will be as per the convenience and it is not obligatory to go serially as mentioned in the sale notice.

NRI Bidders must necessarily enclose a copy of photo page of their passport & route their bid duly endorsed by Indian Mission (Embassy). The movable / immovable property is being sold on "As is where and as is what basis" and is subject to Publication charges, revenue and other Encumbrances as per rules. The undersigned reserves the right to accept or reject any or all bids, if found undesirable or may postpone the auction at any time without assigning any reason.

IV. The highest bidder shall be declared to be the purchaser of any lot provided always that he / she / they are legally qualified to bid and provided further the amount bid by him / her / them is not less than the reserve price. It shall be in the discretion of the undersigned to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so.

V. Each intending bidders shall be required to pay Earnest Money Deposit (EMD) by way of DD / Pay Order in favour of RECOVERY OFFICER, DEBTS RECOVERY TRIBUNAL PUNE to be deposited with R.O. / Court Auctioneer, DEBTS RECOVERY TRIBUNAL PUNE Or by Online through RTGS / NEFT / Directly into the Account No. 11045459336 the name of STATE BANK OF INDIA of CH Bank having IFSC Code No. SBIN0007339 and details of the property along with copy of PAN Card, address proof and identity proof, e-mail ID, Mobile No. and in case of the company or any other documents, confirming representation / attorney of the company and the receipt / counter foil of such deposit. EMD deposited thereafter shall not be considered eligible for participation in the auction.

The Earnest Money Deposit (EMD), Distress Value and Bid Increase, be fixed as follows :

Sr. No.	Details of property	EMD Amount (Rs)	Market Value	Bid Increase in the multiple of (Rs).
1.	Agricultural land bearing S. No. 1470 admeasuring about 01 H. 73 R.	72,925.00	72,92,250.00	50,000.00
2.	Agricultural land bearing S. No. 1471 admeasuring about 00 H. 99 R.			
3.	Agricultural land bearing S. No. 1472 admeasuring about 00 H. 75 R.			
4.	Agricultural land bearing S. No. 1473 admeasuring about 01 H. 56 R.			
5.	Agricultural land bearing S. No. 1475 admeasuring about 01 H. 60 R. situated at village Gavane, Tal. Lanja, Dist. Ratnagiri.			

VI. Last date for receipt of bid & EMD is 20.01.2025. Bid / EMD received after due date & time shall be rejected & the amount paid towards the EMD shall be returned to them by way of option given by them in the E-Auction Form. Any person desirous of participating in the bidding process in required to have a valid digital signature certificate issued by the competent authority. It is the sole responsibility of the bidder to obtain the said digital signature certificate, active e-mail ID and a computer terminal / system with internet connection to enable him / her to participate in the bidding. Any issue with regard to digital signature certificate and connectivity during the course of bidding online shall be the sole responsibility of the bidder and no claims in this regard shall be entertained. If the bid is increased within the last 5 minutes of the given time of auction, the auction time is further extended by additional time of 5 minutes to enable the other bidders to increment their bids & the auction process comes to an end if no further increment(s).

Details of this Proclamation of sale can be viewed at the website www.drt.gov.in .

Schedule of Property

Lot No.	Description of the property to be sold	Revenue assessed upon the property or part thereof	Details of any encumbrances to which the property is liable	Claims, if any, which have been put forward to the property and any other known bearing on its nature and value
I.	Agricultural land bearing S. No. 1470 admeasuring about 01 H. 73 R.	72,925.00	72,92,250.00	50,000.00
II.	Agricultural land bearing S. No. 1471 admeasuring about 00 H. 99 R.			
III.	Agricultural land bearing S. No. 1472 admeasuring about 00 H. 75 R.			
IV.	Agricultural land bearing S. No. 1473 admeasuring about 01 H. 56 R.			
V.	Agricultural land bearing S. No. 1475 admeasuring about 01 H. 60 R. situated at village Gavane, Tal. Lanja, Dist. Ratnagiri.			

TERMS & CONDITIONS

1. For assistance and details contact website: <https://ebkray.in> / M/s. PSB Alliance (Ebkray), Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala, Truck Terminal, Wadala East, Mumbai - 400037, Contact No. 91 8291220220.

2. Bidders are advised to go through the website: <https://ebkray.in>, for detailed terms and conditions of auction sale before submitting their bids and taking part in the E-auction sale proceedings. Other terms and conditions are also available with Recovery Officer, DRT, Pune and Branch Manager of CH Bank.

3. The above conditions are in addition to the Terms & Conditions contained in the auction bid format and web site.

4. Prospective bidders are advised to peruse the copies of title deed, if any, available with the bank and also carry out their own inquiries to satisfy themselves regarding encumbrances, if any, over the property.

The Properties can be inspected on 08.01.2025 and 15.01.2025 between 11:00 AM to 05:00 PM. for inspection please contact Mrs. Seerat Ranjit Rane, Senior Manager, Union Bank of India, Ratnagiri Branch, Javkar Plaza, Ratnagiri - 415612, Mail ID: ubin0908029@unionbankofindia.bank , Mob. No. 9130052954.

5. Recovery Officer has the absolute right to accept or reject any bid or bids or to postpone or cancel the sale without assigning any reason.

6. The sale shall be subject to confirmation by Recovery Officer.

Given under my hand and seal on this date 04.12.2024.

Sd/-
(S. J. SATBHAI)
Recovery Officer - II, DEBTS RECOVERY TRIBUNAL PUNE

CAUTION NOTICE

THIS CAUTION NOTICE IS HEREBY issued on behalf and under instructions of our client, Atul Projects India Private Limited, a Company registered under the Companies Act, 1956, having its registered office at 5th Floor, Trade Avenue, Suren Road, Off. Western Express Highway, Andheri (East), Mumbai 400 093.

NOTICE IS HEREBY given to the public at large that:

1. By and under a Memorandum of Understanding dated 29th November 2014 read with letter dated 1st December 2014 and Deed of Confirmation dated 2nd November 2015 ("MOU") entered into between Nima Developers Private Limited ("Nima") having its address at 605, Crescent Royale, off Andheri Link Road, Behind Hyundai Showroom, Andheri (West), Mumbai 400 053 and India Farmers Private Limited ("India Farmers") having its address at Akse Village, Mad Marve Road, Malad (West), Mumbai 400 095 and our client, our client has acquired development rights in connection with the Subject Property which is mentioned and more particularly described in the Schedule hereunder written. Therefore, the development rights in respect of the Subject Property vests in favour of our client.

2. Nima has purportedly terminated the MOU vide letters dated 28th July 2020 and 18th December 2023. During subsistence of the MOU, India Farmers behind the back of our client has executed a purported Memorandum of Understanding dated 16th October 2023 with Oberoi Realty Limited and has attempted to purportedly create third party rights in connection with the Subject Property.

3. Our client invoked the Arbitration Clause contained in the MOU, the Arbitral Tribunal was constituted, application under Section 9/Section 17 of the Arbitration and Conciliation Act, 1996 ("the Act") were filed and heard before the Hon'ble Tribunal. The Arbitral Tribunal vide Order dated 24th October 2024 did not grant interim reliefs in favour of our client and our client has assailed the Order dated 24th October 2024 by filing a Petition before the Hon'ble Bombay High Court under Section 37 of the Act. The Section 37 Petition is pending. The Arbitral Tribunal proceedings are also pending.

4. Our client has also registered a lis-pendence with the authorities in connection with the above for the Subject Property.

5. Public at large are hereby brought to the notice as follows:
a. The termination of the MOU is illegal, non-est and not binding upon our client and in any event, the same is under challenge.
b. India Farmers or Nima or Oberoi Realty Limited are not entitled to undertake development rights of the Subject Property as the same vests in our client.
c. Not to deal with or enter into any arrangement or transaction of any nature whatsoever, oral, written or otherwise, with India Farmers or Nima or Oberoi Realty Limited or any person and / or the Subject Property and / or the development thereof and/or FSI and/or TDR and/or any other benefits arising therefrom and/or the premises and the units to be constructed in the new buildings on the Subject Property. Needless to state that any act done by Nima, India Farmers and /or Oberoi Realty Limited in connection with the Subject Property, shall not be binding on our client and no equities shall be allowed to be claimed in this regard.

SCHEDULE

All that piece or parcel of land situated in village Marve, Malvani and Akse admeasuring 114 acres, 8 guntha and 4 aas at Survey No. 55, 60,61 (C.T.S Nos 130 to 134 and 82) of village Marve, Survey Nos. 218, 263(Pt), 265A1 (Pt) (CTS Nos. 3530, 3551 to 3553) of village Malvani and Survey No.s 15, 16 (Pt.) and 14A (Pt) (CTS Nos. 2,3 and 4) of Village Akse.

Dated this 9th day of December 2024

Sd/-
Tushar A. Goradia,
Advocates
12 - 14, 3rd Floor, Bell Building, 6, Sir PM Road,
Next to Bombay Stores, Fort, Mumbai: 400 001

GREATER BANK
The Greater Bombay Co-operative Bank Limited

JITO House, Plot Nos. A-56, MIDC Marol, Next to The International by Tunga Hotel, Andheri (E), Mumbai 400093
Opp. Marol Bus Depot
Ph : 02261285900

**Appendix IV (See rule 8(1))
POSSESSION NOTICE
(For Immovable Property)**

WHEREAS The undersigned being the Authorised Officer of The Greater Bombay Co-operative Bank Ltd. under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and hereinafter referred as "SARFAESI Act". The Greater Bombay Co-operative Bank Ltd. had issued Demand notices under Section 13 (2) of "SARFAESI" Act to following Borrower/ Co-borrower in respect of the financial assistance granted to them by The Greater Bombay Co-operative Bank Ltd. and calling upon the Borrowers and all the guarantors to repay the amount mentioned in the notices and further interest at contractual rate, any other costs, charges and expenses thereon within 60 days from the date of receipt of said notices.

Name of Borrower/Co-borrower	Name of Guarantors	Description of the immovable Property	Date of Demand Notice issued U/s 13(2)	Outstanding amount mentioned in Demand Notice U/s 13(2)	Date of Possession taken of immovable Property
Mrs. Chhaya Ramesh Jagtap (Deceased), Mr. Ajinkya Ramesh Jagtap (Legal Heirs of Chhaya Ramesh Jagtap) & Ms. Lalita Ramesh Jagtap, (Legal Heirs of Chhaya Ramesh Jagtap)	Mr. Ramkumar Lahariprasad Kanchi & Mr. Mahesh Dattaram Sawant	Flat No. 201, A wing, 2nd Floor, Shree Ganesh Sankul, Diva Agastan Road, Dattavai, Dist. Thane-421201	03.08.2024	Rs. 3,64,127.00	03.12.2024
Mrs. Manasi Bharat Bhuvad & Mr. Bharat Dhondu Bhuvad	Mr. Rajkumar J Gupta	Flat no B/107, Unity CHS, Swami Samarth Ramdas Nagar, Navghar, Vasai (East), Palghar-401 208	03.08.2024	Rs. 12,47,716.00	07.12.2024
Mr. Chetan Laxman Makhija & Borrower Mrs. Jaavri Chetan Makhija	Mr. Raviraj Ramray Shanbhug	Flat no 404, 4th floor, Dale Building No. 9, Hubtown Gardenia, Hubtown Gardenia Dale Chsl. Near GCC Club, Miraroad (East), Thane - 401107	01.12.2023	Rs. 35,98,978.00	07.12.2024
Mrs. Ravinderkar L. Matharu & Mr. Lakshirishing J. Matharu	Mr. Ravindra B. Vishwakarma	Flat no 204, 2nd Floor, B Wing, Mira Dharti Residency Building Type Sr1, Evershine City, Village Achole, Vasai (East)- 401 208.	13.12.2021	Rs. 25,25,172.00	07.12.2024
Mr. Rajendra Hugnli Nishad & Mrs. Putaladevi Rajendra Nishad	Mr. Amarnath Vinayachal Barwal	Flat no 102, I Wing, Reliable Township, Village Rajavali, Bhoida Pada, Vasai (East)- 401 208.	03.08.2024	Rs. 4,43,361.00	07.12.2024
Mr. Rajendra Hugnli Nishad & Mrs. Putaladevi Rajendra Nishad	Mr. Mohammad Shanawaz Rukunuddin Shaikh & Mr. Mahamad Jittu Wahid	Flat no 102, I Wing, Reliable Township, Village Rajavali, Bhoida Pada, Vasai (East)- 401 208.	03.08.2024	Rs. 4,71,031.00	07.12.2024

The Borrowers have failed to repay the amount, notices is hereby given to the Borrowers and the public in general that the undersigned has taken symbolic possession of the property described herein above in exercise of the powers conferred on him under Section 13(4) of the said Act read with Rule 8 of the said rules. The Borrower/ Co-borrower in particulars and the public in general is hereby cautioned not to deal with the securities mentioned hereinabove and any dealings with any securities will be subject to the charge of The Greater Bombay Co-operative Bank Ltd. till the date of final payment and other charges/expenses etc.

Place : Mumbai Date: 10.12.2024

For The Greater Bombay Co-operative Bank Ltd.
Sd/-
Authorised Officer

IN THE HIGH COURT OF JUDICATURE AT BOMBAY TESTAMENTARY AND INTESTATE JURISDICTION

PETITION NO. 1642 OF 2024
Petition for Probate of Last Will and Testament of Satish Vivek Joshi, Hindu, Indian Inhabitant of Mumbai, Married, Occupation: Retired, who was residing at the time of his death at Flat No. 2, Fifth Floor, 502, Jaykar Smruti, Aarey Road, Goregaon (West), Mumbai-400062. ...Deceased

CITATION

1. Dr. Tanay Vasant Joshi
Age: 57 Years, Occupation: Doctor, Hindu, Indian Inhabitant of Mumbai, residing at 1104, Lilium Mahindra Gardens, S. V. Road, Goregaon (West), Mumbai-400062.

2. Manoj Arvind Purohit
Age: 59 Years, Occupation: Advocate, Hindu, Indian Inhabitant of Mumbai, Residing at 8, Prarthana, 1st Floor N.M. Kale Marg, Dadar, Mumbai 400028, both being the Executors appointed under the Last Will and Testament of the deceased abovenamed. ...Petitioners

1. Rajas Shashimoto Joshi
Residing at 2nd Floor, Yashwant Kripa, Azad Shopping Centre, Station Road, Goregaon (W), Mumbai-400104.

2. Deepali Vijay Mahajani
Residing at 55 Lands, Paranjape Schemes, D-48 4th Floor, Ganjanjay Colony, Near Gandhi Bhavan, Kothrud, Pune-411038.

3. Payal Vijay Mahajani
Residing at 55 Lands, Paranjape Schemes, D-48 4th Floor, Ganjanjay Colony, Near Gandhi Bhavan, Kothrud, Pune-411038.

If you claim to have any interest in the estate of the abovenamed deceased, you are hereby cited to come and see the proceedings before the grant of Probate.

In case, you intend to oppose the grant of Probate, you should file in the Office of the Prothonotary and Senior Master a caveat within 14 days from the service of this citation upon you.

You are hereby informed that the free legal services from the State of Legal Services Authorities, High Court Legal Services Committees, District Legal Services Authorities and Taluka Legal Services Committees as per eligibility criteria are available to you and in case, you are eligible and desire to avail the free legal services, you may contact any of the above Legal Services Authorities/Committees.

WITNESS SHRI DEVENDRA KUMAR UPADHYAYA CHIEF JUSTICE, at Bombay, aforesaid this 5th day of December, 2024

Sd/- 5/12/2024
For Prothonotary and Senior Master
Seal