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R. R. Mishra
Astrologer, Palmist, Numerologist, Vastu & Gems Specialist, Former TV & Press

Whatsapp & Mobile
9820113194

Public Notice

Notice is hereby given that my Clients intend to develop and have instructed me to investigate the title of owners to the following properties; Survey No. 10, Hissa no. 1/A/6/A, Area: 14-70.00 R-Sq.Mtrs. (Area to be given for development: 2-31.78 R-Sq.Mtrs), Assessment: Rs. 294.00, Owner Smt. Saraswati Sanjay alias Sanjaykumar Vaishnav being, lying and situate at village Kolher, Taluka Bhiwandi, Dist. Thane; All Persons having any claim, right, title or interest in the said property by way of sale, mortgage, charge, lien, gift, use, trust, possession, inheritance or what so ever are hereby requested to make the same known in writing with supportive proofs to the undersigned at our below mentioned office address, within 7 days from the date hereof, otherwise the investigation and the said Development transaction shall be completed by our client without any reference to such claim/s and the same if any shall be considered as waived.

Signature/-
Adv. Ganesh K. Kathe
B.A., L.L.B., M.B.A. (9822102435)

Office Address: - 1)Gala No. 1, First Flr, Suresh Smruti Bldg. Beside Kharbao Police Chowky, Kharbao, Tal. Bhiwandi, Dist. Thane.
2)Shop No. 96, 2nd Flr, Haridhara Complex, Anjur Phata, Bhiwandi - 421302, Dist. Thane

PUBLIC NOTICE

Notice is hereby given that, Ms. Anjali Ramesh Phatak and Ms. Anuradha Vijay Puranik, Joint Owners of Residential Flat having address - Flat No. 37 in Building No. 3, A-Adarsh Nagar CHS Ltd., Veer Nariman Road, Worli Colony, Mumbai - 400030 and being entitled to 5 Shares of Rs. 50/- each bearing Share Nos 181 to 185 issued by A-Adarsh Nagar Co-operative Housing Society Limited bearing Registration No. BOM/W-GS/HS(C)(TC)/9734 of 1997-98. They have proposed to sell and transfer their above mentioned Residential Flat along with Shares and all right, titles and benefits attached to the said flat and shares to my Client. Any/ All persons having any objection and/or having any right, title, interest, claim or demand into, upon or against the said Immovable property or any part thereof by way of inheritance, mortgage, possession, attachment, acquisition, order/ decree/ judgement of any court or by way of sale, gift, lease, tenancy, lien, charge, trust, maintenance, development rights, easement or otherwise howsoever are hereby required to make the same known in writing to the undersigned with documentary proofs within 14 days from the date hereof, failing which the Sale Transaction of the Said Property shall be completed without reference to such claim or objection and the same, if any shall be considered as waived and/or abandoned.

Date : 21/04/2024
Place : Mumbai
Advocate
Suhas S. Rao
Address: Room No. 29, Dattaprasad, 3rd Floor, Eknath Hatiskar Marg, Prabhadevi, Mumbai- 400 025.
Mobile : 9819342277

PUBLIC NOTICE

ICICI Home Finance

Corporate Office: ICICI HFC Tower, JB Nagar, Andheri Kurla Road, Andheri East, Mumbai - 400059

Branch Office: ICICI HFC Tower, JB Nagar, Andheri Kurla Road, Andheri East, Mumbai- 400059

This has pursuant to the measures adopted by ICICI HFC under the Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002, ICICI HFC took the possession of the property bearing **FLAT NO 11 KISHIN MAHAL CHSL, HARI NIVAS CIRCLE, MG ROAD NAUPADA THANE WEST 400602,** on 27th Dec,'23 and further invited bids vide publication of "Notice of Sale of Immovable Property" which was subsequently published on 01st January 2024 under the Borrower's Name Mr. KAMLESH BACHUBHAI PARMAR, LAN no. LHMMR00001336172 **in The Free Press Journal (Eng.) & Navshakti (Mar.).**

We hereby notify the public at large that the said aforementioned property of the captioned account is sold under Auction Sale on **19th January,'24** at Sale Price of Rs. 58,63,246/- to Mr. Jitendra Boricha (Auction Purchaser).

We notify the public at large that the **underlying Original documents along with NOCin respect of the aforementioned property was collected by** Mr. KAMLESH BACHUBHAI PARMAR, **with malicious intentions and misrepresentation despite aware of the Auction Sale and losing his right over the said property.**

Request not to entertain, deal and avoid to lend any financial facility to Mr. KAMLESH BACHUBHAI PARMAR, **with the said underlying original documents in respect of the aforementioned property.**

Public at Large is requested to notify ICICI HFC in case any such transaction to your knowledge immediately.

Contact: Mr. Pareshkumar Lath
Mb. No. 7021072869

Date : April 21, 2024
Place: MUMBAI
Authorized Officer
ICICI Home Finance Company Limited

PUBLIC NOTICE

Notice is hereby given that Mrs. Anita Bhojwani Khurana. Originally, Mrs. Sajni Jaitu Bhojwani and Late Jetho Nandas Bhojwani were the joint owners of Flat No 18/B (Flat no.1), on 18th floor, in New Akash Ganga Co-operative Housing Society Limited situated at Malabar and Cumballa Hill Division, District Mumbai City, Mumbai-400026 together with Duplicate Share Certificate no. 56 (distinctive nos.126 to 130). Mr. Jetho N. Bhojwani died on 15.01.2010 and Mrs. Sajni J. Bhojwani died on 11.07.2018 leaving behind Mrs. Anita Bhojwani Khurana and Mrs. Maia Bhojwani Hovden as their only legal heirs. Vide Registered Release Deed dated 22.07.2016 (BDE-5-4650-2016) Mrs. Maia Bhojwani Hovden released her 50% share in respect of said premises to present owner Mrs. Anita Bhojwani Khurana.

Any person having claim, right, title or interest of any nature whatsoever in the above said property and with regard to aforesaid transfer by way of sale, gift, lease, inheritance, exchange, mortgage, charge, lien, trust, possession, easement, attachment or otherwise howsoever should intimate their objections, if any in writing within **15 days** from the publication of this notice to **M/S. JURISMETRICS** failing which, the claim of the such person/s, if any, will deemed to have been waived and/or abandoned for all intents and purpose.

M/s. JURISMETRICS ADVOCATES
604, Eos House, Vishwashree Nagar, Off Aarey Road, Goregaon (E), Mumbai-400 063.
91-7045870257 91-9820840105
Place: Mumbai poonam@jurismetrics.com
Date: 21-4-2024

NOTICE

NOTICE is hereby given that the Extra Ordinary General Meeting ("EOGM") of the members of **The Svadeshi Mills Company Limited will be held on Tuesday, May 14, 2024 at 11:30 a.m. (IST) through Video Conferencing ("VC")/Other Audio-Visual Means ("OAVM")** to transact the business as set out in the Notice of EOGM. In accordance with the applicable provisions of the Companies Act, 2013 ("Act") and the rules made thereunder, read with the General Circulars dated April 08, 2020, April 13, 2020, May 05, 2020, January 13, 2021, May 05, 2022 , December 28, 2022 and September 25, 2023 issued by the Ministry of Corporate Affairs (collectively referred to as "MCA Circulars"), the Company has sent the Notice of the EOGM on April 19, 2024, through physical mode on the best known addresses as available with the Company/ Registrar & Transfer Agents. The Notice of EOGM is available on the website of the e-voting service provider at https://instavote.linkintime.co.in.

In compliance with Section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management and Administration) Rules, 2014, as amended, Members of the Company are provided with the facility to cast their votes on all resolutions set forth in the Notice of the EOGM using electronic voting system from a place other than the venue of the EOGM ("remote e-voting"), provided by Link Intime India Private Limited ("LINKINTIME") and the business may be transacted through such voting.

The remote e-voting period shall commence on **Saturday, May 11, 2024 at 09:00 a.m.(IST) and ends on Monday, May 13, 2024 at 5:00 p.m. (IST)**, after which remote e-voting shall not be allowed. The remote e-voting module shall be disabled by LINKINTIME for voting thereafter. Once the vote on a resolution is cast by the shareholder, the shareholder shall not be allowed to change it subsequently.

The facility for voting through electronic voting shall also be made available during the EOGM being held through VC/OAVM and Members attending the meeting who have not cast their vote by remote e-voting prior to the meeting shall be able to exercise their right to vote at the meeting. The members who have cast their vote by remote e-voting prior to the meeting may also attend the meeting but shall not be entitled to cast their vote again on such resolutions.

The voting rights of Members shall be in proportion to the equity shares held by them in the paid up equity share capital of the Company as on Tuesday, May 07, 2024 ('cut-off date'). Any person, who is a Member of the Company as on the cut-off date is eligible to caste vote on all the resolutions set forth in the Notice of EOGM using remote e-voting or voting at the EOGM.

Any person, who acquires shares of the Company and becomes member of the Company after dispatch of the notice and holding shares as of the cut-off date, may obtain the login ID and password by sending a request at instameet@linkintime.co.in. However, if you are already registered with LINKINTIME for remote e-voting then you can use your existing user ID and password for casting your vote. If you forget your password, you can reset your password by using "Forgot User Details/Password" option available on https://instavote.linkintime.co.in.

Pursuant to Section 91 and other applicable provisions, if any, of the Companies Act, 2013, the Register of Members and the Share Transfer Books of the Company will be closed from Friday, May 10, 2024 to Tuesday, May 14, 2024 (both days inclusive) for the purpose of this EOGM.

In case of any queries or issues regarding attending EOGM/e-voting, members may refer to the Frequently Asked Questions (FAQs) and e-voting manual available at https://instavote.linkintime.co.in under help section or contact Mr. Rajiv Ranjan, Assistant Vice President e-voting, LINKINTIME by email at enotices@linkintime.co.in, Tel: 022 49186000.

For THE SVADESHI MILLS COMPANY LIMITED
Sd/-
SUMIT SAPRU
DIRECTOR
DIN: 08165677
Place : Mumbai
Date : April 20, 2024
Email: thesvadeshimillscompany@gmail.com
Corporate Identification Number (CIN): U99999MH1886PLC000074
Registered Office: Svadeshi Mills Compound, Sion, Mumbai 400 022

SBI भारतीय स्टेट बैंक State Bank of India

RACPC, 1st Floor, Jeevan Seva Annexe Building, LIC Complex, S.V. Road, Santacruz West, Mumbai-400054
PH.: 022-26262305, 26262306, 8956055064

AUCTION NOTICE

OF VEHICLES ON 'AS IS WHERE IS' & 'AS IS WHAT IS BASIS'

The undersigned cars seized by the Bank are for sale on 'As is where is' & 'As is what is' basis, details of which are as under:

S. No.	Name Of Borrower	Car No. Make/Model	Minimum Reserve	Earnest Money 10%	Address For Car Inspection
1	Mr. Laxman Jaigade	MH01DE4217 Nissan Datsun Redi Go (Make 2018) NO RC AVAILABLE	Rs. 1.50 Lakh	Rs. 15000/-	Kelvin Warehousing 90 feet Road Behind GP Parsik Bank, Opp Ashirwad Bungalow, Kalwa, Khargaon, Thane West Pin 400605 Contact person: 9920250317
2	Mr. Ashok Bhatti	MH02EZ1934 Jeep Compass Sport Mair Petrol (2018) NO RC Available	Rs. 9.10 Lakh	Rs. 91000/-	Office no. 002 BMC Pay & Park, Shrinarinivas Coton Mill Compound Shankar Path, Next to City View Apartments, Lower Parel West Mumbai Pin 400013. Contact Person : Chetan 7738621416

This is also a notice to the above named borrowers about holding of the sale, in case the secured debt (vehicle) referred herein remained unpaid in full.

Terms and conditions:

1. Interested parties can inspect the vehicle at the venue mentioned above any day from 11:00 AM to 04:00 PM from the date of publication of this notice up to 28/04/2024 and deposit bid amount through online portal E-Bikray (www.ibapi.in).
2. No bid will be accepted below the reserve price.
3. **The bids will be opened on 29/04/2024 at 10:00 AM to 03:00 PM on the portal www.ibapi.in , www.mstecommerce.com.** Bidders can increase their bid amount after opening of the tenders on the website.
4. The successful bidder will have to pay the balance amount within 3 days from the date of auction, failing which the EMD amount will be forfeited.
5. Authorized officer has absolute right to accept or reject the bids or adjourn/postpone/cancel the sale without assigning any reasons thereof. Other terms and conditions apply.

Place: Mumbai Date: 20/04/2024 Authorized Officer, SBI, RACPC, Santacruz

PUBLIC NOTICE

Notice is hereby given that Mr. Aziz Mansoorali Bagadiya and Mr. Altaf Aziz Bagadiya are the present owners of the Flat No. C/1802 on the 18th Floor in the Pearl Horizon Building of the Pearl Horizon Co-operative Housing Society Limited and located at Chandiwala Complex, Aqsa Masjid Road, Jogeshwari (West), Mumbai – 400 102 ("said premises"). Our clients have recently discovered and noticed that the Original Share Certificate No. 70 as issued by the Pearl Horizon Co-operative Housing Society Limited in respect of the said premises is misplaced and/or not traceable inspite of their diligent efforts over a lengthy period of time, and accordingly our clients have by separate letter made an application for issuance of the Duplicate Share Certificate to the Pearl Horizon Co-operative Housing Society Limited pertaining to the said premises. Any party/s or person/s having any right, Title, interest estate and/or claim by way of an agreement, inheritance, share, sale, mortgage, transfer, lease, tenancy, lien, charge, trust, maintenance, easement, gift, license, demise, bequest, partition, suit, decree, attachment, injunction order, acquisition requisition, development right, lis-pendens, exchange, possession encumbrance and/or otherwise howsoever into or upon the said premises and/or any part thereof, is hereby requested to intimate the same in writing to the undersigned having address at Office No. 02, J.M.Building, Sagar Tower Road, Off. S.V.Road, Jogeshwari (West), Mumbai- 400102 within fourteen days from the publication of this Notice, with documentary proofs and/or evidences in support of their claim, if any failing which the same shall be deemed to have been waived and/or abandoned in all respects.

Dates this 21st day of April, 2024.

Sd/-
A. A. SELIYA
(Advocate)

AAVAS FINANCIERS LIMITED

(Formerly known as AU HOUSING FINANCE LIMITED) [CIN:L65922RJ2011PLC034297]
Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020

POSSESSION NOTICE

Whereas, The undersigned being the Authorised Officer of **AAVAS FINANCIERS LIMITED (Formerly known as "AU HOUSING FINANCE LIMITED")** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred upon him under section 13(12) read with Rule 9 of the Security Interest (Enforcement) Rules, 2002, issued a Demand Notice calling upon the borrowers mentioned herein below to repay the amount mentioned in the respective notice within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, undersigned has taken possession of the properties described herein below in exercise of powers conferred on me under Section 13(4) of the said Act read with Rule 9 of the said rules on the dates mentioned as below.

The borrower and Guarantor in particular and the public in general is hereby cautioned not to deal with the properties and any dealings with the property will be subject to the charge of the **AAVAS FINANCIERS LIMITED (Formerly known as "AU HOUSING FINANCE LIMITED")** for an amount mentioned as below and further interest thereon.

Name of the Borrower	Date & Amount of Demand Notice	Description of Property	Date & Type of Possession
PRAKASH SHRIPATI SAWANT, SWAPNALI PRAKASH SAWANT (A/c No.) LNBLP09313-220190781 & LNBLP02216-170030216	10-Feb-24 ₹ 351707/- & ₹ 1302971.91/- 10-Feb-24	FLAT NO 302 3RD FLOOR JAI URMILA CO OP HSG SOC LTD KATEMANAVLI NAKA SAKET NAGAR CHINCHPADA ROAD KALYANCHINCHPADA ROAD THANE PIN: 421306. **ADMEASURING 560 SQ. FT.**	Symbolic Possession Taken on 19 Apr 24
SITARAM Kashinath DIVEKAR, YOGESH SITARAM DIVEKAR, Sangita Sitaram Divekar (A/c No.) LNPE14029138-190075929	8-Feb-24 ₹ 920387/- 6-Feb-24	HOUSE NO 144A AND 144B, POST SAWARSAI, PEN, RAIGAD PIN: 402107 **ADMEASURING 800 SQ. FT.**	Symbolic Possession Taken on 19 Apr 24
ANIKET BABURAO PAKHAD, RASIKA BABURAO PAKHAD, BABURAO GANU PAKHAD (A/c No.) LNVIR01820-210149486 GUARANTOR: MAHESH T TALEGAONKAR (A/c No.) LNVIR02218-190087054	8-Feb-24 ₹ 305321/- & ₹ 517303/- 6-Feb-24	FLAT NO. G-02, IN "SHREE MAHAVEER PALACE CHSL" VIMAL DAIRY CROSS LANE, OLD S.NO. 79, NEW S.NO. 3 HISSA NO. 7, VILLAGE- GODDEV OF BHAYANDER (E), DIST- THANE PIN: 401105 **ADMEASURING 26.95 SQ. MTR.**	Symbolic Possession Taken on 19 Apr 24

Place : Jaipur Date: 21-04-2024 Authorised Officer Aavas Financiers Limited

DEPUTY REGISTRAR OF CO-OPERATIVE SOCIETIES,

N-WARD, ROOM NO. 311, 3RD FLOOR, KOKAN BHAVAN, NAVI MUMBAI – 400 614.

PUBLIC NOTICE

AGRA ROAD INDUSTRIAL PREMISES CO-OP SOCIETY LTD.,
Ghatkopar Industrial Estate, L.B.S. Marg, Ghatkopar (West), Mumbai – 400 086

Vs

LIST OF DEFAULTER'S FOR
Ghatkopar Industrial Estate, L.B.S Marg, Ghatkopar (West), Mumbai - 400 086.

1. **MR. RAJESH S. SHETTY & OTHERS. Gala No. B-001**
2. **MR. NEELAVARNAN PANDYAN. Gala No. A -139**
3. **MR.K.B.SHETTY & MRS. USHA K. SHETTY. Gala No. D-010A**
4. **M/S. PANDYA V.S.& OTHERS. Gala No. C-002R**
5. **M/S.GIFTMAN PROP. MR.SHIVRAM N. SHETTY. Gala No. C-023A**

The above mentioned Respondents are hereby intimated by this Public Notice that the Applicant Society has filed the Application for recovery of dues u/s. 154 B – 29 (1) before the competent authority of N-ward and the notice was been served on the above mentioned address, but no one came and attended a single hearing from your side, so we are intimating you for the last time through this Public Notice that the next date of hearing is kept on **09.05.2024 at 12.30 p.m.** You may remain present if you so desire. If no one comes from your side on the above-mentioned date, then ex-parte order will be passed, which you may take a note of.

S/no	Defaulter's Name	Gala No.	Recovery Amount
1	MR. RAJESH S. SHETTY & OTHERS	B-001	6,59,572.84
2	MR. NEELAVARNAN PANDYAN	A-139	3,41,796.72
3	MR.K.B.SHETTY & MRS. USHA K. SHETTY	D-010A	2,85,893.00
4	M/S. PANDYA V.S.& OTHERS	C-002R	2,08,800.00
5	M/S.GIFTMAN PROP. MR.SHIVRAM N. SHETTY	C-023AI	2,12,253.00

This Public Notice dated 21.04.2024, is been sent from my office and I have signed and given the approval for this public Notice.

Dated: 21.04.2024 Place: Mumbai
Sd/- Deputy Registrar,
Co-operative Societies, N-Ward, Mumbai Kokan Bhavan, Navi Mumbai.

JANATA SAHAKARI BANK LTD., PUNE

(Multistate Scheduled Bank)
HEAD OFFICE : 1444, Shukrwar Peth, Thorale Bajirao Road, Pune – 411 002.
Phone :- 020 – 24453258 / 259
Mumbai Recovery Cell : Janmabhoomi Bhavan, Janmabhoomi Marg, Fort, Mumbai – 400 001.
Phone No. 022 – 22024284/85 E-Mail : mumbai.recovery@janatabankpune.com
Website : www.janatabankpune.com

Sale of Attached Immovable Property U/s. 13 of "The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002" and Under Rule 8 (5) (c) of the Security Interest (Enforcement) Rules of 2002. (This Advertisement is concise form of Proclamation of Sale No. Mumbai/ Recovery/Sec.Int./V.Parle/Oversaes/Sale/05/2024 Dated 20/04/2024)

(On "As is Where is Basis" and "As is What is Basis")

Sr. No.	Particulars	Details
1	**Borrower**	**M/s. Overseas Packaging Industries Pvt. Ltd. – O/at** – 61, Citi Tower, Dr. S.S.Rao Road, Near M.G.M. Hospital, Parel (East), Mumbai – 400 012. **Through it's Directors** i) Shri. Umashankar Shivprasad Modi ii) Smt. Gita devi Umashankar Modi iii) Shri. Kaushalkumar Umashankar Modi **All R/at.** 17A, Manek Building, Malabar Hill, Near Priyadarshani Park, Napensea Road, Mumbai – 400 006.
	Mortgagor	**Subject Property is owned by:- 2.** i) M/s. Hardesh Investment & Trading Company Pvt. Ltd. - Office at:- 61, Citi Tower, Dr. S. S. Rao Road, Near M.G.M. Hospital, Parel (East), Mumbai – 400 012. **Other than subject property, properties are owned by:-** ii). M/s. Mahakali Plastic-Weave Pvt. Ltd. iii).M/s. Panchasheel Plastics Pvt. Ltd.Office at:-61, Citi Tower, Dr. S .S .Rao Road, Near M.G.M. Hospital, Parel (East), Mumbai – 400 012.iv). Shri. Kaushalkumar Umashankar Modi R/at.- 17A, Manek Building, Malabar Hill, Nr Priyadarshani Park, Napensea Road, Mumbai – 400 006.v). M/s. Overseas Packaging Industries Pvt. Ltd - Office at:- 61, Citi Tower, Dr. S. S. Rao Road, Near M.G.M. Hospital, Parel (East), Mumbai – 400 012.3.
	Guarantors	3. Shri. Umashankar Shivprasad Modi 4. Smt. Gita devi Umashankar Modi. 5. Shri. Kaushalkumar Umashankar Modi All R/at.- 17A, Manek Building, Malabar Hill, Near Priyadarshani Park, Napensea Road, Mumbai – 400 006.
2	**Description of the Secured Asset being Auctioned**	Undivided 50% Share in the Basement Premises, admeasuring 3850 Sq.fts. amongst larger area admeasuring about 7700 Sq.fts. Carpet/Built-up area in the Basement of the Building known as " Chandermukhi ", situated in the property of R.R. Investment and Estates Pvt. Ltd., at Plot No.10 (Now No. 316), Block III, Backbay Reclamation, Mumbai 400 021 and Car Parking Place.
3	**Area of Unit**	3850 Sq. Ft.
4	**Assessment or other Taxes**	As per rules of Municipal Corporation of Greater Mumbai and R.R. Investment Estates Pvt Ltd and other Taxes
5	**Encumbrances**	No other charges except our charge for loan a/c of M/s Benzai Estate Pvt Ltd.
6	**Remarks**	The Authorized Officer of Janata Sahakari Bank Ltd., Pune has taken the **Symbolic Possession** of the Property on 25th August 2023 for the Loan of M/S. Overseas Packaging Industries Pvt. Ltd. The Authorized Officer also submitting the case in Chief Metropolitan Magistrate Court Mumbai, for the Physical Possession of the said mentioned property.
7	**Date, Time and Place of the Proposed Auction**	**Tuesday, 28th May 2024 at 12.00 Noon at** Janata Sahakari Bank Ltd, Pune– Mumbai Recovery Cell, Janmabhoomi Bhavan, Janmabhoomi Marg, Fort, Mumbai – 400 001.
8	**Reserve Price**	Rs. 10,40,00,000/- (Rs. Ten Crore Forty Lakh Only)
9	**Earnest Money Deposit(EMD)**	EMD amount Rs.1,04,00,000/- (Rs. One Crore Four Lakh only) EMD amount to be deposited by Demand Draft drawn in favour of Janata Sahakari Bank Ltd., Pune payable at Mumbai. Or by RTGS / NEFT in RTGS Adjustment A/ c. no. 020262300000001, IFSC code. JSBP0000020 of Janata Sahakari Bank Ltd., Pune, Branch Vile Parle, Mumbai. The payment should be made on or before 26/05/2024 up to 5.00 P.M.
10	**Bid Increment**	Rs. 5,00,000/- (Rs. Five Lakh Only) & in multiples.

Seal

Sd/-
(Sachin S. Tamhankar)
Dy. General Manager /Authorised Officer
Janata Sahakari Bank Ltd, Pune

Terms & Conditions of sale :-

1) The property will be sold on **" As is Where is Basis" and "As is What is Basis"**
2) To participate in Auction an amount of Rs. 1,04,00,000/- (Rupees One Crore Four Lakh Only) must be deposited by way of Demand Draft / RTGS / NEFT favoring Janata Sahakari Bank Ltd., Pune Branch Vile Parle, Mumbai, RTGS/NEFT in RTGS Adjustment A/c No. 020262300000001, IFSC Code – JSBP0000020. Demand Draft should be drawn in favour of Janata Sahakari Bank Ltd., Pune payable at Mumbai. The payment should be made on or before 26/05/2024 up to 5.00 P.M.
3) Below Reserve Price Property will not be sold.
4) On sale of the said property the successful bidder shall deposit 25% of amount of the total sale price immediately to the Authorized Officer and rest of the amount within 15 days from the date of sale.
5) The Authorized Officer holds the right to change (i.e. add or delete) the terms and conditions and to cancel or postpone the Auction without assigning any reason.
6) The Auction Bidders must submit their KYC documents with the Authorized Officer at the time of Auction.
7) For more details refer: - http://www.janatabankpune.com

बैंक ऑफ महाराष्ट्र Bank of Maharashtra

A GOVT. OF INDIA UNDERTAKING

MALAD WEST BRANCH:-Spec House Ramchandra Extn lane, Malad west, Mumbai – 400 064 e-mail : bmgr117@mahabank.co.in
Head Office:- Lokmangal,1501,Shivajinagar,Pune-5

DEMAND NOTICE

A notice is hereby given that the following Borrowers **M/s Om Enterprises (Prop Saurabh Suresh Gupta), Mr Jitendra Chaganlal Gupta (Guaranter), Mrs Geeta Jitendra Gupta (Guarantor)** 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 unserved and as such they are hereby informed by way of this public notice.

Name of the Borrower/ Guarantors	A/cNumber Nature of Credit Facilities	Details of Hypothecated Property	Date of Notice Date of NPA	Amount Outstanding as on date of notice
1)**M/s Om Enterprises (Prop Saurabh Suresh Gupta) Borrower Address:** Shop No 02 Station Road Mohanlal Nathalal Market Vikhroli West, Mumbai, Maharashtra 400083 **2)Mr Jitendra Chaganlal Gupta (Guarantor)** Address-Flat no 818 C Wing 8th Floor Raj Legacy-1 CHSL LBS Road Vikroli West Mumbai 400083 **3)Mrs Geeta Jitendra Gupta (Guarantor)** Address-Flat no 818 C Wing 8th Floor Raj Legacy-1 CHSL LBS Road Vikroli West Mumbai 400083	A/c Number 60378533689, 60378534559 & 60406158222 Term loan , Cash Credit & ECLGS Loan facility of Rs. 1500000/-	**Primary Security Details** Hypothecation of Stock and Receivables **Collateral Security Details** Mortgage of Flat no 818 C Wing 8th Floor Raj Legacy-1CHS Ltd LBS Road Vikhroli West Mumbai 400083	20/04/2024 19.04.2024	Rs. 2844066.66/- (In words Twenty Eight lacs forty Four Thousand Sixty Six and Sixty Six Paisa only) as on 20.04.2024

The Bank hereby calls upon you to repay in full the amount of Rs.2844066.66/- plus unapplied interest from 20.04.2024 within 60 days. If the concerned Borrowers/ Guarantors shall fail to make payment to Bank of Maharashtra as aforesaid, then the Bank of Maharashtra shall be entitled to proceed against the above secured assets under Section 13(4) of the Act and the applicable Rules entirely at the risks of the concerned Borrowers/ Guarantors as to the costs and consequences.

In terms of provisions of SARFAESI ACT, the Concerned Borrowers/Guarantors are prohibited from transferring the above said assets. In any manner, whether by way of sale, lease or otherwise without the prior written consent of Bank of Maharashtra. Any contravention of the said provisions will render the concerned persons liable for punishment and/or penalty in accordance with the SARFAESI Act.

The borrower's attention is invited to the provisions of sub-section 8 of Sec 13 of the Act, in respect of time available, to redeem the secured assets.

Sd/-
Authorized Officer
Malad West Branch,Mumbai North Zone

Date : 21.04.2024
Place : Mumbai

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PUBLIC NOTICE

Our Client intend to purchase from **ASHIKA SAREES PVT. LTD.,** through its Directors Shri. Suresh Kumar Agarwal and Shri. Binod Kumar Agarwal having address at 36/1, Deodar Street, Calcutta, 700019, (hereinafter referred to as "said Sellers") the following scheduled property more particularly described in the Schedule hereunder written, for valid consideration.

The said Sellers have represented to our clients that **ASHIKA HOLDING PVT. LTD. AND ASHIKA NIKETAN PVT. LTD.** have purchased the following property from Savani Construction Corporation under Agreement for Sale Dt. 29/04/1999.The said Agreement for Sale is duly registered on 5/08/1999 with Sub Registrar of Assurances, under Sr. No. PBDR-1/1287/1999.

The said Sellers have further informed to our client that they have changed the name of both the companies i.e. **ASHIKA HOLDING PVT. LTD. AND ASHIKA NIKETAN PVT. LTD. and they were amalgamated and new company namely ASHIKA SAREES PVT. LTD.** was formed as per order Hon'ble High Court at Calcutta Dt. 17/05/2005 and pursuant thereto fresh Certificate of incorporation consequent on change of name was issued on 1/4/1996 by Registrar of Companies.

Any person having or claiming to have any right, title, interest to or in the under scheduled Property or in any part thereof or any claim by way of or under or in the nature of any agreement, license, mortgage, sale, lien, gift, trust, inheritance, charge, etc. should inform to the undersigned within 14 days from the date of publication of this notice with necessary supporting evidence of his/her claim. If objection is not received **within 14 days,** failing which it will be presumed that no such claim exists and the title of the said Promoter to the said property will be **certified accordingly.**

SCHEDULE OF THE PROPERTY

ALL THAT Office No.3, Ground Floor, in Wing 'B' admeasuring about 1230 Sq. ft. carpet in The Aayushi Wing 'B' Co-Operative Housing Society Ltd. situate at J.B. Nagar, Andheri (East), Mumbai - 400059. The structure of the said building is standing on plot of Land bearing C.T.S 248, Village- Kondivita, and CTS No. 37 and 44 of Village – Chakala, Taluka – Andheri, District - Mumbai Suburban.

Dated this 20th day of April, 2024
KIRTI NAGDA & ASSOCIATES
Advocates and Notary
605, 6th floor, "C" wing, Eastern Court CHS Ltd., Above Barista Restaurant, Tejpal Road, Vile Parle (East), Mumbai - 400 057

AAVAS FINANCIERS LIMITED

(Formerly known as Au HOUSING FINANCE LIMITED) [CIN:L65922RJ2011PLC034297]
Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020

AUCTION NOTICE

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 proviso to Rule 8(6) of the 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 the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of **AAVAS FINANCIERS LIMITED** (Formerly known as "Au HOUSING FINANCE LIMITED") Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis. The details of the cases are as under.

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortagors	Dues As on	Date & Amount of 13(2)Demand Notice	Date of Possession	Description of Property	Reserve Price For Property	Earnest Money For Property	Date & Time of Auction	Place of Tender Submission, Tender Open & Auction at Aavas Financiers Ltd.
Sumit Kanji Wegheia, Mrs. NIRMALA KANJI WEGHELA, Mr. AKSHAY KANJI WEGHELA Guarantor : Mr. SUNIL DEVAJI SOLANKI (Ac No.) LNTHN02217-180058436	Rs. 2,245,686.00/- Dues As on 20 Apr 2024	8 Mar 22 Rs. 1473657/- Dues as on 7 Mar 22	29 Nov 2022	PROPERTY SITUATED AT FLAT NO. 005, GROUND FLOOR, C WING, BUILDING SHREE SAMARTH APT, S. NO. 30 HISSA NO. 1A, DAWADI, DOMBIVALI EAST, THANE, MUMBAI, MAHARASHTRA Adm. 435 Sq. Ft.	Rs. 1037040/-	Rs. 103704/-	11.00 AM TO 1.00 PM 25 May 2024	1ST FLOOR, A.D.J.RESIDENCY , ROYAL HOUSE, BEHIND WOOD MALL, LBS MARG, THANE (W)-400601,MAHARAS HTRA-INDIA
Namdev Dhanawade, Mrs. Sindhu Namdev Dhanawade, Mr. Ravindra Namdev Dhanawade (Ac No.) LNBORO0313-140004299	Rs. 687515/-Dues As On 18 Nov 2023	11-Jul-17 Rs. 494194/- Dues as on 11-Jul-17	05 Oct 2017	Flat No. 2025, 2Nd Floor, Shakti Project Building, S.No.74, Village Pimpari, Teh. Ambernath, Dist. Thane, Maharashtra **Admeasuring 180 Sq.Ft.**	Rs. 300966/-	Rs. 30096/-	11.00 AM TO 1.00 PM 25 May 2024	SHOP NO.4, GROUND FLOOR, RATANDEEP CHSL, CARTER ROAD NO. 1, NR ABHYUDAYA BANK, BORIVALI EAST, MUMBAI-400060,MAHARAS HTRA-INDIA

Terms & Conditions: 1). The person, taking part in the tender, will have to deposit his offer in the tender form provided by the AFL which is to be collected from the above branch offices during working hours of any working day, super scribing " Tender Offer for name of the property "on the sealed envelope along with the Cheque/DD/pay order of 10% of the Reserve Price as Earnest Money Deposit (EMD) in favour of AAVAS FINANCIERS LIMITED payable at Jaipur on/before time of auction during office hours at the above mentioned offices. The sealed envelopes will be opened in the presence of the available interested parties at above mentioned office of AAVAS FINANCIERS LIMITED (Formerly known as "Au HOUSING FINANCE LIMITED") The Inter-se bidding, if necessary will also take place among the available bidders. The EMD is refundable if the bid is not successful. **2).** The successful bidder will deposit 25% of the bidding amount adjusting the EMD amount as initial deposit immediately or within 24hrs after the fall of the hammer towards the purchase of the asset. The successful bidder failing to deposit the said 25% towards initial payment, the entire EMD deposited will be forfeited & balance amount of the sale price will have to be deposited within 30 days after the confirmation of the sale by the secured creditor; otherwise his initial payment deposited amount will be forfeited. **3).** The Authorised officer has absolute right to accept or reject any bid or adjourn/postpone the sale process without assigning any reason therefore. If the date of tender depositing or the date of tender opening is declared as holiday by Government, then the auction will be held on next working day. **4).** For inspection and interested parties who want to know about the procedure of tender may contact **AAVAS FINANCIERS LIMITED** (Formerly known as "Au HOUSING FINANCE LIMITED") 201,202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur-302020 or **Sach