

CIRCLE SASTRA CENTER, Kolhapur 1182/17, Ground Floor, Rajarampuri 4th Lane, Takala, Kolhapur-416008 Email: cs8264@pnb.co.in, 0231 2524017

### SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 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 constructive/physical/symbolic possession of which has been taken by the Authorised Officer of the Bank/Secured Creditor, will be sold or "As is where is", "As is what is", and "Whatever there is" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/Secured Creditor from the respective borrower(s) and guarantor(s). The reserve price and the earnest money deposit will be as mentioned in the table below against the

ot lo.	Name of the Branch	Description of the Immovable	A)	Dt. Of Demand Notice u/s 13(2) of SARFESI ACT		Date/Time of E-Auction	Details of the encumbrances
10.	Name of the Account	Properties Mortgaged/ Owner's Name (mortgagers of property(ies))		2002	(Rs. in Lacs) B) EMD	L-Auction	known to the secured
	Name & addresses of the Borrower/ Guarantors Account			Outstanding Amount as on 31.03.2025 Possession Date u/s 13(4) of SARFESI ACT 2002 Nature of Possession Symbolic/Physical/ Constructive	C) Bid Increase Amount		creditors
	Ratnagiri Account Name : Mr. Shakil Koltharkar Borrower : Mr. Shakil Koltharkar Guarantor : Mrs. Yasmin Shakil Koltharkar	Mortgage of Flat No. 3, Ground Floor Above Stilt, Jannat Plaza, Zadgaon, within Municipal limits, Ratnagiri, S No. 380A1A1A1A1A1A1A1, Hissa No. 1D ½, admeasuring 812 Sq.Ft. built up, in the name of Mr. Shakil Rahiman Koltharkar, Pin-415612; bounded by: ON EAST: Internal Road	B) C)	23.11.2022 Rs. 21,81,115.00 + further interest 27.02.2023 Symbolic	A) Rs. 22.00 Lakh B) Rs. 2.20 Lakh C) Rs. 0.10 Lakh	14.05.2025 From 11.00 A.M. to 4.00 P.M.	Encumbrance Not known
	Ratnagiri Account Name : Mr. Irfan Kapde and Ayashabi Kapde Borrower : Mr. Irfan Kapde Co-borrower : Mrs. Ayashabi Kapde	ON WEST : CTS No. 722 A/1 ON NORTH : Road ON SOUTH : CTS No. 777 A/4 Mortgage of Flat No. B19, Second Floor, "B" Wing, Sankheshwar Heritage, Arogya Mandir, Shivaji Nagar, Mouza Nachane, Ratnagiri-	B) C)	21.09.2021 Rs. 21,07,671.53 + further interest 25.02.2022 Symbolic	A) Rs. 17.00 Lac B) Rs. 1.70 Lac C) Rs. 0.10 Lac	14.05.2025 From 11.00 A.M. to 4.00 P.M.	Encumbrance Not Known
3	Borrower: Mr. Sayeed Iqbal Khan Co-borrower: Mrs. Reshma Sayeed Khan Guarantors: 1) Mr. Raees Sayeed Khan 2) Mr. Abdul Kadir Musa	Equitable mortgage of Residential Plot No. 390, LIG Municipal No. 749/D/390, MHADA Colony, Kokan Nagar, S. No. 381/1A & H. No. 2/1 & C.S. No. 612A/114, Mauje Nachane, within municipal limit, Tal. & Dist. Ratnagiri-415612, title in name of Mr. Sayeed (Ipbal Khan and Mrs. Reshma Sayeed Khan. Property bounded by:  ON EAST : MIG Plot No. 391  ON WEST : MIG Plot No. 389  ON NORTH : 6.0 Mtrs. Wide Road	B) C)	19.11.2019 Rs. 24,70,653.41 + further interest 06.03.2020 Symbolic	A) Rs. 7.00 Lac B) Rs. 0.70 Lac C) Rs. 0.10 Lac	14.05.2025 From 11.00 A.M. to 4.00 P.M.	Encumbrance Not Known
	Akbar  Ratnagiri  Account Name : Mr. Anis Nakhwa Borrower : Mr. Anis Nakhwa	ON SOUTH: MIG Plot No. 35, 36 Residential Flat No. 4 at "Red Stone Residency", I Wing, Stilt Upper Ground Floor, Mauje Golap, Ratnagiri; with Stilt + Upper Ground Floor + 2 Floor & 10 slap top built-up area 800 Sq.Ft., owned by Mr. Anis Akram	B) C)	05.08.2019 Rs. 47,77,347.00 + further interest 25.11.2019 Symbolic	A) Rs. 17.00 Lac B) Rs. 1.70 Lac C) Rs. 0.10 Lac	14.05.2025 From 11.00 A.M. to 4.00 P.M.	Encumbrance Not Known
	Ratnagiri Borrower: M/s. Vimal Enterprises Co-borrower: 1) Mr. Ajit Matsagar (Partner) 2) Mr. Rajaram Matsagar (Partner / Guarantor) 3) Mr. Mohan Matsagar (Partner) 4) Mrs. Vimal Matsagar (Guarantor / Mortgagor)	Nakhwa  House No. 4/335, Kuvarba, Ratnagiri; situated in Suvery No. (H. No. 23/A/131 with G+1 floor) admeasuring 2600 Sq.Ft. within Plot area of 300 Sq.Mtr. Standing in the name of Mr. Rajaram Sakharam Matsagar and Mrs. Vimal Rajaram Matsagar	B) C)	29.07.2022 Rs. 4841113.42 + further interest 19.10.2022 Symbolic	A) Rs. 37.00 Lac B) Rs. 3.70 Lac C) Rs. 0.10 Lac	14.05.2025 From 11.00 A.M. to 4.00 P.M.	Encumbranc Not Known
ı	Ratnagiri Borrower : Mr. Sameer Nakhwa Guarantor : Mr. Pankaj Vishwanath Shivalkar	Equitable mortgage of Flat No. 201, B Wing, 2nd Floor, Rabiya Manzil, Azizia Complex at Village Zadgaon, Ratnagiri-415639; bounded by : EAST : Open space WEST : Terrace SOUTH : A Wing NORTH : Staircase and passage	B) C)	14.02.2024 Rs. 36,47,340.50 + further interest 25.11.2024 Symbolic	A) Rs. 24.00 Lac B) Rs. 2.40 Lac C) Rs. 0.10 Lac	14.05.2025 From 11.00 A.M. to 4.00 P.M.	Encumbrance Not Known
	Ratnagiri Account Name : M/s. Sai Prasad Construction Borrower : M/s. Sai Prasad Construction Co-borrower : Mr. Zahur Ahmed Abbas Karbhari (Proprietor) Guarantor / Mortgagor Mr. Ayyub Ibrahim Chichkar	Mortgage of Flat No. 201, admeasuring 1000 Sq.Ft., Second Floor, Chichkar heights, Khrakand Mohalla, at CTS 615A, 615D, 615E, Mahad, Tal. Mahad, Dist. Raigad, Pin-402301; bounded by:  EAST : OPEN MARGIN SPACE WEST : FLAT NO. 202 NORTH : FLAT NO. 208 SOUTH : OPEN MARGIN AND SPACE & MAHAD NAGAR PARISHAD ROAD	B) C)	06.05.2023 Rs. 52,94,001.82 + further interest 07.11.2023 Symbolic	A) Rs. 27.00 Lakh B) Rs. 2.70 Lakh C) Rs. 0.10 Lakh	14.05.2025 From 11.00 A.M. to 4.00 P.M.	Encumbrance Not Known
	Ratnagiri Account Name: M/s. J. K. Infrastructure Borrower: M/s. J. K. Infrastructure Co-borrower: Mr. Nihad Ahmed Zahur Karbhari (Proprietor) Guarantors / Mortgagors 1) Mrs. Arifa Hamid Mukadam 2) Mrs. Nasira Abdul Rahiman Kazi	House No. 140 and 141, Survey No. 105/A/1, H. No. 64A admeasuring 0-05-00 at Village Nayari, Taluka Sangameshwar, Dist. Ratnagiri; bounded by :  EAST: LAND OF ASHU H. PILPILE WEST: HOUSE OF SHAMSUDDIN M. KUMDAN NORTH: LAND OF IBRAHIM A. KAZI SOUTH: HOUSE OF YUSUF S. MODAK	B) C)	21.07.2023 Rs. 30,32,951.92 + further interest 08.11.2023 Symbolic	A) Rs. 15.00 Lakh B) Rs. 1.50 Lakh C) Rs. 0.10 Lakh	14.05.2025 From 11.00 A.M. to 4.00 P.M.	Encumbrance Not known
	Raniman Kazi Rannagiri Borrower: Mrs. Sanjana Khade Co-borrower/Mortgagor: Mr. Ashok Ganpat Khade	Grampanchayat House No. 442/A, Gat/Hissa No. 90/11/C, total area 0-03-20 H.R., situated at Shirgaon, within Grampanchayat limit of Shrigaon, Tal. & Dist. Ratnagiri, Maharashtra-415629; bounded by: ON EAST: Road ON WEST: Open Place ON SOUTH: Payare House	B) C)	07.10.2021 Rs. 22,17,481.00 + further interest 24.11.2022 Symbolic	A) Rs. 19.00 Lac B) Rs. 1.90 Lac C) Rs. 0.10 Lac	14.05.2025 From 11.00 A.M. to 4.00 P.M.	Encumbrance Not Known
	Ratnagiri Borrower : Mrs. Ayesha Anis Nakhwa Guarantors : Anis Nakhwa	ON NORTH: Salfe House Flat No. 21, admeasuring 800 Sq.Mtrs., situated at Red Stone City, I Wing, 2nd Floor at Mauje Golap, Survey No. 265, Hissa No. 2A/1/32, Tal. & Dist. Ratnagiri	B) C)	18.10.2021 Rs. 42,26,930 + further interest 25.02.2022 Symbolic	A) Rs. 15.00 Lac B) Rs. 1.50 Lac C) Rs. 0.10 Lac	14.05.2025 From 11.00 A.M. to 4.00 P.M.	Encumbrance Not Known
	Ratnagiri Borrower : Mrs. Jaibunnisa Rafiq Shaikh Guarantor : Mr. Abdul Hanif Mohammad Sadhoo	Mortgage of Flat 9, Second Floor, Tilekar Complex, M G Road, Bazarpeth Mouje Zadgaon, Ratnagiri- 415612	A) B)	23.11.2022 Rs. 27,70,330.70 + further interest 27.02.2023 Symbolic	A) Rs. 16.00 Lac B) Rs. 1.60 Lac C) Rs. 0.10 Lac	14.05.2025 From 11.00 A.M. to 4.00 P.M.	Encumbrance Not Known
	Ratnagiri Borrower: Mrs. Pradnya Pradip Pawar Guarantors:	Commercial Shop / Gala No. 1147 at Pawar Sankul, Kawanchiwadi, land bearing Survey No. 27 A 3, Hissa No. 2/35; admeasuring 162 Sq.Ft., in the name of Mrs. Pradnya Pradip Pawar	B)	11.03.2024 Rs. 22,96,522 + further interest 14.05.2024 Symbolic	A) Rs. 8.00 Lac B) Rs. 0.80 Lac C) Rs. 0.10 Lac	14.05.2025 From 11.00 A.M. to 4.00 P.M.	Encumbrance Not Known

## TERMS AND CONDITIONS

The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and tothe following further conditions The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions

The auction sale will be "online through e-auction" portal https://www.baanknet.com

mobile no/email address given by them/registered with the service provider).

The secured asset will not be sold below the reserve price.

The intending Bidders/ Purchasers are requested to register on portal (https://baanknet.com) using their email-id and mobile number. The process of eKYC is to be done through Digilocker. Once the e-KYC is done, the intending Bidders/Purchasers may rhansfer the EMD amount to their e-Wallet using online/challan mode before the e-Auction Date and time in the portal. The registration, verification of e-KYC, transfer of EMD in wallet and linking of wallet amount to Property must be completed well in advance, before auction. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online/challan mode and will be credited in bidders e-Wallet. Bidders, not depositing the

required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not be any interest.

Platform (https://baanknet.com) for e-Auction will be provided by e Auction service provider M/s PSB Alliance Pvt. Ltd. having its Registered office at Unit 1, 3rd

Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai-400037 (Helpdesk Number +91 8291220220, Email Id support.baanknet@psballiance.com). The intending Bidders/Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website https://baanknet.com/This/Service Provider will also provide online demonstration/training on e-Auction on the portal.

The Sale Notice containing the General Terms and Conditions of Sale is available/published in the following websites/ web page portal.

https://baanknet.com

Place: Kolhapur

The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from e-auction portal (https://baanknet.com).

Bidder's e-Wallet should have sufficient balance (>=EMD amount) at the time of bidding.

During the e-auction, bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the increase in the bid amount must be of increment amount mentioned. \_\_\_ minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the minutes to the last highest bid, the e-auction shall be closed.

It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and

10. In case of any difficulty or need of assistance before or during e-Auction process, bidder may contact authorized representative of our e-Auction Service Provide M/s PSB Alliance Pvt. Ltd. Details of which are available on the baarknet portal.

After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/email. (On

The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, less EMD amount deposited, on the same day or not later than the next working day and the remaining amount shall be paid within 15 days from the date of auction in the form of Banker's Cheque/Demand Draft issued by a Scheduled Commercial Bank drawn in favor of "The Authorized Officer, Punjab National Bank, A/c (Name of the A/C) Payable at. In case of failure to deposit the amounts as

above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.

Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194-1A of Income Tax Act 1961 and TDS is to be made

by the successful bidder only at the time of deposit of remaining 75 % of the bid amount/full deposit of BID amount.

The Authorised Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel/adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final.

The sale certificate shall be issued in the favour of successful bidder on deposit of full bid amount as per the provisions of the act.

The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS".

The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.

19. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The bidder inspects the property in consultation with the dealing official as per the details provide.

All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.

The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect

of properties (E-Auctioned) not known to the bank. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc.

The bidder should ensure proper internet connectivity, power back-up etc. The Bank shall not be liable for any disruption due to internet failure, power failure or

STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002

technical reasons or reasons/contingencies affecting the e-auctions

23 It is open to the Bank to appoint a representative and make self-bid and participate in the auction. For detailed term and conditions of the sale, please refer "https://baanknet.com" & www.pnbindia.in

Date: 25.04.2025

Sh. Abhileet Katavare

#### **PUBLIC NOTICE PFIZER LIMITED**

Regd. Off.: 1802/1901, The Capital, Plot No. C - 70, G Block, BKC, Bandra (E). Mumbai - 400051 NOTICE is hereby given that the certificate[s] for the under mentioned securities of the Company has/have been lost/misplaced and the holder[s] of the said securities/ applicant[s] has applied to the Company to issue duplicate certificate[s]. Name of the holder: Yudhishtarlal Wadhwa (Deceased)

Folio Nos	No. of shares	Certificate Nos	Distinctive Nos.
	50	141425	10506039 -10506088
P0076435	128	319586	17719309 -17719436
F0070433	50	118499	10023623 -10023672
	28	205681	3649972 - 3649999

The Public are hereby cautioned against purchasing or dealing in any way with the above referred share certificate[s]. Any person who has any claim in respect of the said share certificate[s] should lodge such claim with the Company or its Registrar and Transfer Agents KFin Technologies Ltd, Selenium Building, Tower-B, Plot No. 31-32, Gachibowli, Financial District, Hyderabad, Telangana - 500032 within 15 days of publication of this notice after which no claim will be entertained and the Company shall proceed to issue with the Duplicate Share Certificate[s].

Applicant: Place: Mumba Date : 28 April 2025 Narendranath Y Wadhwa

# PUBLIC NOTICE

NOTICE is hereby given that our clients intend to purchase the undernote residential flat premises (hereinafter referred to as "Schedule Property" an nore particularly described in the First Schedule hereunder written), which currently mortgaged in favour of HDFC Bank Limited via deposition of origin title deeds, from MS. NEHA, Indian, having her permanent place of residence at C-902, Sector-78, Sunshine Helios, Noida, Gautam Buddha Nagar, Utta Pradesh- 201301.

ALL PERSONS having any claim against or in respect of the Schedule Propert or any part thereof, by way of sale, exchange, agreement, contract, mortgag (equitable or otherwise) (save and except the mortgage charge created in favou of HDFC Bank Limited), gift, easement, trust, right of residence, maintenance license, lease, lien, charge, pledge, guarantee, loans, advances, injunction or an other attachment under any decree, order or award passed by any court of law tribunal. Former or statutory, sutherities are rehitrative as extensives between tribunal, forum or statutory authority or arbitration or otherwise howsoeve are hereby requested to inform the same, in writing with supporting origina documents to the undersigned, having their office at M/s Augustus Law WeWork Enam Sambhav, C - 20, G Block, Bandra Kurla Complex, Bandra East Mumbai, Maharashtra, Pin - 400051 and e-mail all necessary particulars and or documents to arindam.pal@augustuslaw.com, within a period of 14 days from the date of the publication of this public notice, failing which, the claim or claims, if any, of such person or persons shall be considered to have been waived and/or abandoned

#### THE FIRST SCHEDULE

ALL THAT PART AND PARCEL OF residential flat premises, bearing Residential Apartment No. 3501, having 2056 square feet of RERA carpet area (including the balconies), located and situated on the 35th Floor in Towe (Including the baconies), located and situated on the 33th Floor in Tower (Ee' in the project known as "VIVAREA" (the "Apartment") together with the exclusive usage of 3 (Three) car parking space/s (only for the purpose of parking 3 (Three) cars which is marked as Nos. B67, B68 and B69 located in the P6 3 (Ihree) cars which is marked as Nos. B67, B68 and B69 located in the P6 level in the designated car parking area for Tower E) (the "Car Parking Spaces"). constructed on demarcated residential building plot (being a demarcated part out of the Developable Land), bearing Cadastral Survey 1903, 1904, 1905, 1/1905 and 2/1905 all of Byculla Division abutting Sane Guruji Marg / Dr. A. L. Nair Road, Near Jacob Circle, Registration District of City of Mumbai, Mumb 400011. Maharashtra

Dated this 28th Day of April, 2025

On Behalf of AUGUSTUS LAV ARINDAM MRINAL PA

## MUMBAI DEBTS RECOVERY TRIBUNAL-II

(Govt. of India. Ministry of finance)

## 3rd Floor, Mtnl Building, Near Strand Cinema, Colaba Market Colaba Mumbai-400 005 **ORIGINAL APPLICATION NO. 684 OF 2024**

**SUMMONS** 

**BANK OF MAHARASHTRA** 

..... APPLICANT

Exh. No. 11

MR. MANISH GAYATRPRASAD PANDEY & ANR. ....DEFENDANTS

Versus

#### **SUMMONS**

Whereas OA No. 684 OF 2024 was listed before Hon'ble Presiding Officer of 26.09.2024.

Whereas this Hon'ble Tribunal is pleased to issue Summons on the said application under Section 19 (4) of the Act, (OA) filed against you for recovery of debts of Rs. 3,46,74,529.69 (application along with copies of documents

Whereas the Service of Summons could not be affected in the ordinary cours of manner and whereas the Application for substitute service has been allowed by this Tribunal.

In accordance with Sub-Section (4) of Section 19 of the Act, you, the Defendants are directed as under:-(i) To show cause within 30 (thirty) days of the service of Summons as to why

relief prayed for should not be granted; (ii) To disclose particulars of properties of assets other than properties and

assets specified by the applicant under Serial Number 3A of the original (iii) You are restrained from dealing with or disposing of secured assets of such other assets and properties disclosed under Serial Number 3 A of the

original application, pending hearing and disposal of the application fo attachment of properties; (iv) You shall not transfer by way of sale, lease or otherwise, except in the ordinary course of his business any of the assets over which security interest is created and/or other assets and properties specified of

disclosed under Serial Number 3A of the original application without the

prior approval of the Tribunal; (v) You shall be liable to account for the sale proceeds realized by sale of secured assets or other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with

the bank of financial institutions holding security interest over such assets ou are directed to appear before this tribunal in person of Advocate and file Written Statement with a copy thereof furnished to the applicant and to appear before DRT-II on 04.07.2025 at 11:00 a.m. and show cause as to why reliefs prayed for should not be granted

(vii) Take notice that in case of default, the Applicant will be heard, and the case shall be decided in your absence

Given under my hand and the seal of this Tribunal on this 09th day of April, 2025



Registrar

DRT-II, Mumbai Name & Address of all the Defendants

1. Mr. Manish Gayatriprasad Pandey):-Flat No. 7 & 8, 4th floor. B Wing Gayatri Apartment, near Collector's Colony,RC Marg, Opposite Sant Nirankari Bhavan, FCI Mumbai, Chembur, Mumbai Pin code-400074. Also residing at:-Plot No. 453-A, Flat No. 5, Gayatri Apartment, Collector's Colony, R. C. Marg, Opposite Sant Nirankari Bhavan, FCI Mumbai, Chembui

2. Mrs. Asha Manish Pandey:-Flat No. 7 & 8, 4th floor, B Wing, Gayatri Apartment Near Collector's Colony, RC Marg, Opposite Sant Nirankari Bhavan, FCI Mumbai Chembur, Mumbai Pin code-400074. Also residing at:-Plot No. 453-A, Flat No. 5, Gayatri Apartment, Collector's

Colony, R. C. Marg, Opposite Sant Nirankari Bhavan, FCI Mumbai, Chembu Mumbai-400074 ....DEFENDANTS

## **PUBLIC NOTICE**

NOTICE is hereby given to the public at that my client i.e. SHRI PRASHANT RAMESH SHAH is an absolute owner in respect of the Residential Premises bearing Flat No. 608, located on the 6" Floor in the B Wing of the Building known as "Sai Srisht Apartment" of "Sai Srishtt Co-operative Housing Society Limited" (Registration No. BOM/WS/HSG/TC/8832/2003-04 Dated 28/05/2003) (hereinafter referred to as "the said Society"), situated at L. B. S. Marg, Bhandup (West), Mumbai - 400 078 (hereinafter referred to as "the said Premises"), together with Five fully paid up shares of Rs.50/- each of the said Society bearing Distinctive Nos. 256 to 260 (both inclusive) incorporated in the Share Certificate No. 052 (hereinafter referred to as "the said Shares"). The chain of documents in respect of the said Premises are (I) The First Agreement i.e. Agreement for Sale dated 29" June 1995 was executed between the PROMOTER i.e. M/S. METALEX INDUSTRIES and (1) SMT. ANJANA RAMESH SHAH& (2) SHRI RAMESH BHAGWANDAS SHAH. The said SHRI RAMESH BHAGWANDAS SHAH died intestate on 31<sup>st</sup> January 2023, leaving behind him (1) SMT. ANJANA RAMESH SHAH (widow) & (2) SHRI PRASHANT RAMESH SHAH (son) as his only legal heirs and next of kin according to the provisions of the Hindu Succession Act, 1956 by which he was governed at the time of his death. SMT. GOMATIBEN BHAGWANDAS SHAH mother of the said Late SHRI RAMESH BHAGWANDAS SHAH predeceased her on 15th April 1993, (II) The Second Agreement i.e. Deed of Release dated 9th Apri 2025 was executed by SMT. ANJANA RAMESH SHAH whereby she has released, relinquished and surrendered her One Half undivided share, right, title and interest out of 50% undivided share of Late SHRI RAMESH BHAGWANDAS SHAH in the said Premises in favour of SHRI PRASHANT RAMESH SHAH AND (III) The Third Agreement i.e. Gift Deed dated 9th April 2025 was executed by SMT. ANJANA RAMESH SHAH whereby she has gifted her 50% undivided share, right, title and interest in the said Premises in favour of her son i.e. SHRI PRASHANT RAMESH SHAH. If any person/s claiming any shares and interest through Late SHRI RAMESH

BHAGWANDAS SHAH in respect of the said Premises or having any right, title interest, claim/s or demand upon or against or in respect of the said Premises or any name and interest, claim/s or demand upon or against or in respect of the said Premises or any part thereof including but not limited either by way of sale, exchange, let, lease, sublease, leave and license, right of way, easement, tenancy, occupancy, assignment, mortgage, inheritance, predecessor-in-title, bequest, succession, gift, lien, charge, maintenance, trust, possession of original title deeds or encumbrance/s howsoever, family arrangement/ settlement, decree or order of any Court of Law or any other authority, contracts, agreements, development right/s or otherwise of whatsoever nature are required to make the same known to me in writing with documentary evidence at my address mentioned below within 14 (fourteen) days from the date of publication hereof, failing which it shall be considered that there exists no such claims or demands in respect of the said Premises and then the claims or demands if any, of such person/s shall be treated as waived and abandoned to all intents and purposes and the title of the said Premises shall be presumed as clear, marketable and free from encumbrances.

Mumbai, Dated this 28th Day of April 2025

VIKAS THAKKAR

Advocate Hight Cour 401/402, Sainath House, B.P.S. Cross Road No. 1 Near Sharon School, Mulund (West), Mumbai - 400 080

### IN THE DEBTS RECOVERY TRIBUNAL NO.2

MTNL Bhavan, 3rd Floor Strand Road, Appollo Bandar, Colaba Market, Colaba, Mumbai - 400 005. EXH NO. 12 ORIGINAL APPLICATION NO. 133 OF 2022

**Bank of India** ...Applicant

Alfa Creation Pvt. Ltd. & Ors. ...Defendants **SUMMONS** Whereas O.A. No. 133 of 2022 was listed before Hon'ble Presiding Officer or

**26.04.2022.**Whereas this Hon'ble Tribunal is pleased to issue summons/notice on te said application under Section 19(4) of the Act, (OA) filed against you for recovery of debts of Rs. 84,97,785/- (application along with copies of documents, annexed). Whereas the service of summons could not be affected in ordinary manner and whereas the Application for Substituted service has been allowed by this Hon'ble Tribunal.

n accordance with Sub-section (4) of Section 19 of the Act you the Defendants are To show cause within 30 thirty days of the service of summons as to why rel

prayed for should not be granted.

To disclose particulars of properties or assets other than properties and assi

specified by the Applicant under Serial Number 3A of the Original Application, pending hearing and disposal of the application for attachment of the properties; You are restrained from dealing with or disposing of secured asses of such other assets and properties disclosed under Serial Number 1A of the Original Application

pending hearing and final disposal of the application for attachment of the properties; You shall not transfer b way of sale, lease or otherwise, except in the ordinary course of business any of the assets over which security interest is crated and/or other asset and properties specified or disclosed under Serial Number 3A of the

original application without the prior approval of the Tribunal;
You shall be liable to account for the sale proceeds realized by sale of secured asset or other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with bank or financial institutions holding security interest over such assets.

You are also directed to file written statement with a copy thereof furnished to the application and to appear before DRT-II on 02.05.2025 at 11.00 a.m. failing which the application shall be heard and decided in your absence Given under my hand and the seal of this Tribunal on this 23rd day of September, 2024.

Registra DRT - II, Mumba

Name & address of all the defendants.

Alfa Creation Privated Limited, Having its Registered Office at 1402, Galassia Extension Kandar Pada, Dahisar (West), Mumbai - 400 068.

Mohammed Aqeel Bakali, Having its Registered Office at 1402, Galassia Extension Kandar Pada, Dahisar (West), Mumbai - 400 068. Zahid Aqeel Bakali, Having its Registered Office at 1402, Galassia Extension

Kandar Pada, Dahisar (West), Mumbai - 400 068

Paper Publication in OA DEBTS RECOVERY TRIBUNAL NO. II, MUMBAI avan, 3rd floor, Strand Road, Appollo Bunder, Col Colaba, Mumbai 400005. ORIGINAL APPLICATION NO. 302 OF 2024

SUMMONS ...Applicant

Canara Bank VERSUS Bayakka Bhagadi

WHEREAS O.A. No. 302 of 2024 was listed before the Hon'ble Presiding Office on 02/07/2024. WHEREAS this Hon'ble Tribunal is pleased to issue Summons Notice on the said application unwser Section 19(4) of the Act, (OA) fled against you for the recovery of debts of Rs.36,60,842/- (application alongwiht copies of documents etc.)
WHEREAS the service of summons could not be affected in ordinary manner and

whereas the Application for Substituted service has been allowed by this Hon'ble

n accordance with Sub-Section(4) of Section 19 of the Act you the Defendant is directed as under: -

To Show Cause within 30(Thirty) days of the service of summons as to why relie rayed for should not be granted. (ii) To Disclose particulars of properties or as: other than properties and assets specified by the Applicant under Serial Number 3A of the Original Application. (iii) You are restrained from dealing with or disposing of secured assets of such other assets and properties disclosed under Serial Number3A of the Original Application. (iv) You shall not transfer by way of sale. ease or otherwise, except in the ordinary course of his business any of the assets over which security interest is created and/or other assets and properties specified or disclosed under Serial Number 3A of the Original Application without the prio approval of the Tribunal. (v) You shall be liable to account for the sale proceeds elaised by the sale of secured asset or other assets and proeprties in the ordinary ourse of business and deposit such sale proceeds in the account maintained wit Bank of financial institution holding security interest over such assets.

You are also directed to file Written Statement with a copy thereof furnished to the Applicant and to appear before DRT-II on 22/08/25 at 11.00 a.m. failing which the Application shall be heard and decided in your absence

Given under my hand and the Seal of this Tribunal on this 19 day of April. 2025

Registrar DRT - II. Mumba

lame and address of the Defendant 1a. Mrs. Bayakka Bhagadi

c/o. Rajaram Apanna Atit Datra Stand Parisar, ATIT SATRA 415519. And also at 10. Apartment No. B/411, Shalimar Hill, Garden Hill, Near Tikujiniwadi, Manpada Thane District 400607 And at: 1c. Flat no. 501, 5th floor, Wing B-2 Building no. 3 Sai Empire, Om Sai Infra Project Sevtor VII, HDIL Layout, Global City, Virar West VIII Dongare Narangi, S. no. 45/2,7,148/6, Taluka Vasai Dist. Palghar 401303.

Name of Borrowers/

Place: Jaipur Date: 28-04-2025

AAVAS FINANCIERS LIMITED (CIN:L65922RJ2011PLCO34297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur, 302020

Date & Date

# ∆GYas **AUCTION NOTICE**

Reserve Earnest Date & Place of Tender

**Authorised Officer Aavas Financiers Limited** 

#### 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 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.

Co-Borrowers/ Guarantors/Mortagors	Dues As on	Amount of 13(2)Demand Notice	of Poss- ession	Property	Price For Property	Money For Property	Time of Auction	Submission, Tender Open & Auction at Aavas Financiers Ltd.
I MSTONESPVTLTD, NEMISH BHARAT OTHARI, JAGDISH KATILAL KOTHARI, MANISH HAJARILAL KASHENY, BHARAT RATILAL KOTHARI AC NO.) LNTHN00317- 80051865	Rs. 96,45,891.00/- DUES AS ON 22 APR 2025	8 OCT 24 Rs. 8879315/- DUES AS ON 4 OCT 24		FLAT NO. 104, 105,106, (FIRST FLOOR) 201, 202, 203, 204 (SECOND FLOOR) B WING, BUILDING NO. 10, SODHI RESIDENCY VRINDAVAN NAGARI PAAM NILESH, NAVPURA ROAD, SITUATED AT VILLAGE PAMTEMBI, BOISAR WEST TAL. PALGHAR, DISTTHANE MAHARASHTRA 401501 ADMEASURING FIRST FLOOR: 114.74 SQ MTR   SECOND FLOOR: 133.60 SQ MTR	Rs. 10720000/ -	Rs. 1072000/ -	AM TO 01.00 PM 29 MAY	1ST FLOOR, A.D.J.RESIDENCY, ROYAL HOUSE, BEHIND WOOD MALL, LBS MARG, THANE (W)- 400601, MAHARASHTRA- INDIA
CUCHITA BALKRISHNA CHIBADE, BALKRISHNA BHAGOJIO CHIBADE, CHIBADE GUARANTOR: PRADEEP CURYABHAN SINGH AC NO.) LNBSR00317- 80047404	Rs. 8,72,302.00/- DUES AS ON 22 APR 2025	8 NOV 24 Rs. 787695/- DUES AS ON 4 NOV 24	26 MAR 25	FLAT NO. A-004, OM SAI APARTMENT, VIRRAM NAGAR, LAND BEARING SURVEY NO. 91/1 SITUATED AT VILLAGE VANGOAN TAL - PALGHAR, THANE MAHARASHTRA 401103 <b>ADMEASURING 312.37 SQ.FT</b>	Rs. 894000/-	Rs. 89400/-	01.00	SHOP NO. 236B,259B & B237,B258, 2ND FLOOR, OSTWAL EMPIRE, ARIHANT E-TYPE, TAL-DIST- PALGHAR-BOISAR- 401501,MAHARAS HTRA-INDIA
EJAS MUKUND (SHIRSAGAR, MUKUND DHARMA KSHIRSAGAR, RUPESH MUKUND (SHIRSAGAR, MADHURI MUKUND KSHIRSAGAR AC NO.) LNBDL00322-	Rs. 26,75,644.00/- DUES AS ON 22 APR 2025	8 FEB 24 Rs. 2448993/- DUES AS ON 6 FEB 24	27 MAR 25	FLAT NO. 501,0N 5 TH FLOOR, IN THE A WING BUILDING KNOWN AS "DEV HARMONY"BEING LYING AND CONSTRUCTED ON SURVEY NO. 97/3, SURVEY NO. 99/6 AT VILLAGE SHIRGAON BADLAPUR, TALUKA AMBERNATH DIST THANE PIN; 421501 ADMEASURING 28.16	Rs. 2896800/-	Rs. 289680/-	01.00 PM 29 MAY 2025	1ST FLOOR, A.D.J.RESIDENCY, ROYAL HOUSE, BEHIND WOOD MALL, LBS MARG, THANE (W)- 400601,MAHARAS

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 The Inter-se bidding, if necessary will also take place mong 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 deposi nmediately 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 15 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 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 201,202, IInd Floor, South End Square, Mansarovar Industrial Area, jaipur-302020 or Pushpendra Meena – 9875896876 or respective branch during office hours. Note: This is also a 15/30 days notice under Rule 9(1)/8(6) to the Borrowers/Guarantors/Mortgagor of the abov aid loan accounts about tender inter se bidding sale on the above mentioned date. The property will be sold, if their out standing duesare not repaid in full.

Authorized Office Punjab National Bank Secured Credito