

**PUBLIC NOTICE**

Notice is hereby given that Late Nehal Kaushik Bhatia, co-owner of Flat No. 604, on 6th Floor Januna Mahal Co-operative Housing Society Ltd. 1st Road, Prabhat Colony, Santacruz-East, Mumbai-55, expired on 23rd June, 2025. Mr. Kaushik Shantikumar Bhatia H/o Late Nehal Kaushik Bhatia has approached the society to transfer the shares in his name. He has submitted transfer documents dated 1st December, 2025 in society office. The Society hereby invites claims or objections from other heirs or claimants or objectors for the transfer of the shares and interest of the deceased member in the said flat within a period of 14 days from the publication of this notice, with copies of proofs to support the claim/objection. If no claims/objections are received within the period prescribed above, the society shall be at the liberty to deal with the shares and interest of the deceased member in the manner they deem fit.

For and on behalf of  
Januna Mahal Co-operative  
Housing Society Limited

Date: 03-12-2025 Sd/-

Place: Mumbai Secretary

**NOTICE**  
Smt. Smita Sudhir Vijayaker was a Member of the Ratan Kunj Co-operative Housing Society Limited, having address at Ratan Nagar, Building No. 4, Four Bungalows, Off J. P. Road, Andheri West, Mumbai 400053 and was holding Flat No. D-201 in the building of the Society. Smt. Smita Sudhir Vijayaker died intestate on 25.10.2025. She had nominated Mr. Kiran Sudhir Vijayaker, her Son, as provided under Rule 25 (1) of the Maharashtra Co-operative Societies Rules, 1961.

Mr. Kiran Sudhir Vijayaker, the said Noninee, has made an application to the Society to admit him as a member of the Society and to transfer the Shares and Interest of the deceased member in the capital/property of the Society to his name.

The Society hereby invites claims or objections from any other heir or heirs or other claimants/objectors to the transfer of the said shares and interest of the deceased member in the capital/property of the Society, within a period of 15 days from the publication of this notice, with copies of such documents and other proofs in support of his/her/their claims/objections for transfer of the shares and interest of the deceased member in the capital/property of the Society. If no claims/objections are received within the period prescribed above, the Society shall be free to deal with the shares and interest of the deceased member in the capital/property of the Society in such manner as is provided under the bye-laws of the Society. The claims/objections, if any, received by the Society for transfer of shares and interest of the deceased member in the capital/property of the Society shall be dealt with in the manner provided under the bye-laws of the Society. A copy of the registered bye-laws of the Society is available for inspection by the claimants/objectors, in the office of the Society/with the Secretary of the Society between 5.00 P.M. and 6.00 P.M. from the date of publication of the notice till the date of expiry of its period. Interested person/s should call on 9769460310 before approaching Society for inspection.

For and on behalf of  
Ratan Kunj Co-op. Housing  
Society Ltd.  
Hon. Secretary

Place : Mumbai Date : 03/12/2025

**NOTICE**

Notice is hereby given to the general public that my client Dharmaj Harinath Pandey, Mr. Aditya Dharmaj Pandey And Mr. Ashutosh Dharmaj Pandey proposed to purchase Flat Premises bearing No. 103, on First Floor, Building No. 15, admeasuring 336 Sq. Ft Carpet area and 440 Built Up area, in the Society known as "New Golden Nest-7, Sonam Jyot" Co-Operative Housing Society Limited, at New Golden Nest Phase VII, Mira Bhayander Road, Mira Road (East), situated bearing Old Survey No. 53, New Survey No. 14, Hissa No.2, Old Survey No. 56, New Survey No. 13, Hissa No.11.5 part, Revenue Village Godvee, Mira Road (East), Thane, 401107. Within the limits of Mira Bhayander Mahanagar Palika and within the jurisdiction of the sub - registrar of Thane from Mr. Budharam Bhamraim Bishnoi. Subsequently, Mr. Budharam Bhamraim Bishnoi had purchased said Flat No. 103 from Mr. Sameer S. Nagpure. Vide Agreement for Sale dated 08-04-2009 registered on 08-04-2009 under Sr.No.TNN-4-1674-2009 and accordingly, Mr. Sameer S. Nagpure had purchased the said Flat No. 103 along with Flat No. 104 on First Floor, Building No. 15, total admeasuring 825 Sq. Ft Super Built Up area, in the Society known as "New Golden Nest-7, Sonam Jyot" Co-Operative Housing Society Limited, at New Golden Nest Phase VII, Mira Bhayander Road, Mira Road (East) from the builder i.e., M/s. Sonam Builders vide Agreement for Sale dated 05-12-2001 registered on 06-12-2001 under Sr.No.TNN-4-6352-2001 and later, Mr. Sameer S. Nagpure sold the Flat No. 104, adm. approx. 324 sq. mtrs. Carpet area, in the building no. 15 to Mrs. Sanjay Ramlakhan Mishra vide Agreement for Sale dated 28-05-2008 registered on 29-05-2008 under Sr.No.TNN-4-4643-2008 and handed over Original Agreement for Sale Dated 05-12-2001 registered on 06-12-2001 under Sr.No.TNN-4-6352-2001 to Mr. Sanjay Ramlakhan Mishra and later on Mr. Sanjay Ramlakhan Mishra mortgaged the said Flat No. 104 by depositing the title deed, i.e., Agreement for Sale dated 05-12-2001 registered on 06-12-2001 under Sr.No.TNN-4-6352-2001. Hence, Dharmaj Harinath Pandey, Mr. Aditya Dharmaj Pandey And Mr. Ashutosh Dharmaj Pandey only has Certified Copy of Agreement for Sale Dated 05-12-2001 registered on 06-12-2001 under Sr.No.TNN-4-6352-2001 to be submitted in the Bank of Baroda for loan purposes. If anybody claims to have any claim in respect of the said property, the same must be lodged at our office address given below within 7 days from the date of publication of this notice. Otherwise claim, if any will be considered as waived.

Date : 03-12-2025

Adv. K. M. Mishra  
(Advocate High Court)

A/37, Shop No.1, Unique Palace,  
Shanti Park, Mira Road(East),  
Thane - 401 107.

**NOTICE**

Notice is given to the public on behalf of my client MRS. SAMIDHA SHARAD MANE, owner of Room No. 109, 1st Floor, Sai Dham Building, Dattaram Aayre Marg, N. M. Joshi Marg, Lower Parel East, Delis Road, Mumbai-400013. That Original Mhada Final Transfer order dated 26.06.2019 issued by MHADA in the name of Sitabai Ramchandra Chande in respect of aforesaid Room No. 109, are lost by my client and is not traceable in spite of other diligent efforts.

If any other person/s or financial institution/s/bank/s etc., has/have any claim by way of Lien, Mortgage, Gift, Inheritance, Trust or in any other manner whatsoever in respect of the said Room No.109 may send their claim/s along with necessary documentary proof to the undersigned advocate within 7 days from date hereof, in absence of any claim within stipulated period, it shall be deemed that the property have no claim by virtue of lost documents.

**Schedule of Property**

All that the Residential Room No. 109, 1st Floor, Sai Dham Building, Dattaram Aayre Marg, N. M. Joshi Marg, Lower Parel East, Delis Road, Mumbai-400013, admeasuring about 180 Sq. Ft. Carpet area and said Building constructed on ALL THAT pieces or parcel of land bearing C. S. No. 206 of Lower Parel Division.

ADV. SANTOSH R. PATIL

Dated: 03/12/2025 D-4, Gr. Floor, Shree Pimpleshwar CHS LTD, M. P. Marg, Currey Road (W), Mumbai 400013

**HEERA PANNA CO-OP. HOUSING SOCIETY LTD.**  
Add :- Village Navgahr, Vasai (E), Tal. Vasai,  
Dist. Palghar 401202

**DEEMED CONVEYANCE NOTICE**

Notice is hereby given that the above Society has applied to this office for declaration of Deemed Conveyance of the following properties. The next hearing is kept on 17/12/2025 at 2:00 PM.

**M/s. B. R. Constructions Company through its Partners Mr. Brijmohan Morda and M/s. B. R. Constructions Company And Others** those who have interest in the said property may submit their say at the time of hearing at the venue mentioned below. Failure to submit any say, it shall be presumed that nobody has any objection and further action will be taken.

**Description of the property -**

Village : Navgahr, Tal. Vasai, Dist. Palghar

Survey No. Hissa No. Plot No. Area  
New Survey No. 33 B 12 511.00 Sq. Mtrs.

Office : Administrative Building-A,  
206, 2nd Floor, Kolgaon,  
Paigah-Boisar Road,  
Tal. & Dist. Palghar  
Date : 28/11/2025



Sd/-  
(Shirish Kulkarni)  
Competent Authority & District  
Dy. Registrar Co.Op. Societies, Palghar

**NEW JAYA APARTMENT CO-OP. HOUSING SOCIETY LTD.**  
Add :- Village Diwanman, Vishal Nagar, Near Railway Station, Behind Panchawati Hotel, Vasai (W), Tal. Vasai, Dist. Palghar 401202

**DEEMED CONVEYANCE NOTICE**

Notice is hereby given that the above Society has applied to this office for declaration of Deemed Conveyance of the following properties. The next hearing is kept on 17/12/2025 at 2:00 PM.

**M/s. Jaya Builders and Developers and Mr. Arun Keru Dhangar Through is legal hairs Smt. Jaya Arun Dhangar And Others** those who have interest in the said property may submit their say at the time of hearing at the venue mentioned below. Failure to submit any say, it shall be presumed that nobody has any objection and further action will be taken.

**Description of the property -**

Village : Diwanman, Tal. Vasai, Dist. Palghar

Survey No. Hissa No. Plot No. Area  
New Survey No. 240 - 130 342 Sq. Mtrs.

Office : Administrative Building-A,  
206, 2nd Floor, Kolgaon,  
Paigah-Boisar Road,  
Tal. & Dist. Palghar  
Date : 28/11/2025

SEAL  
(Shirish Kulkarni)  
Competent Authority & District  
Dy. Registrar Co.Op. Societies, Palghar

**OM VINAYAK DARSHAN CO-OP. HOUSING SOCIETY LTD.**  
Add :- Village Achte, Nallasopare (E), Tal. Vasai, Dist. Palghar 401209

**DEEMED CONVEYANCE NOTICE**

Notice is hereby given that the above Society has applied to this office for declaration of Deemed Conveyance of the following properties. The next hearing is kept on 17/12/2025 at 2:00 PM.

**M/s. Siddhi Vinayak Builders and Developers and M/s. Royal Developers through its Partners Mr. Krishnakumar Kundanlal Dave And Others** those who have interest in the said property may submit their say at the time of hearing at the venue mentioned below. Failure to submit any say, it shall be presumed that nobody has any objection and further action will be taken.

**Description of the property -**

Village : Achte, Tal. Vasai, Dist. Palghar

Survey No. Hissa No. Plot No. Area  
New Survey No. 282 - 6 421.00 Sq. Mtrs.

Office : Administrative Building-A,  
206, 2nd Floor, Kolgaon,  
Paigah-Boisar Road,  
Tal. & Dist. Palghar  
Date : 28/11/2025

SEAL  
(Shirish Kulkarni)  
Competent Authority & District  
Dy. Registrar Co.Op. Societies, Palghar

**FORM Z  
(See Sub-Rule[11(d-1)] of rule 107)**  
Possession Notice for Immovable Property

Whereas the undersigned being the Recovery & Sales Officer of the Morna Warna Sahakari Patsantha Maryadit, Mumbai. **Registered Address:** First Floor, Old Fish Market, M.J.Phule Market, Mumbai-400001. **Head Office Address:** 306 3d floor, Admiji Building Premises Co.Operative Society Ltd.413 Narsih Natha Street, Masjid Bunder, Mumbai 400009, under the Maharashtra Co-operative Societies Rules, 1961 issued a demand notice dated 05/04/2025 calling upon the judgement debtor Mrs. Kasturi Suryakant Sakat to repay the amount mentioned in the notice being Rs. 23,516/- (In words Rs. Twenty Three Lakh Fifty One Thousand Six Hundred Fifty Nine Only) with date of receipt of the said notice and the judgement debtor having failed to repay the amount, the undersigned has issued a notice for attachment dated 09/08/2025 and attached the property described herein below.

The judgement debtor having failed to repay the amount, notice is hereby given to the judgement debtor and the public in general that the undersigned has taken possession of the property described hereinbelow in exercise of powers conferred on him under rule 107[11(d-1)] of the Maharashtra Co-operative Societies Rules, 1961 on this Friday, dated 21/11/2025 of the year 2025.

The judgement debtor in particular and the public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to the charge of the Morna Warna Sahakari Patsantha Maryadit, Mumbai for an amount Rs.21,78,260/- and interest thereon.

**Description of the Immovable Property**

All the part and parcel of the Property consisting of Flat No.107, 1st Floor, Maitri Park Complex, C Wing, Grampanchayat House No. 882, Owe Village, Taluka - Panvel, Distrcit - Raigad. (Admeasuring about 521 Sq. ft. Built up)

Date : 02/12/2025  
Signature/-  
(Vijay B. Sagare)  
Recovery & Sales Officer  
(U/S 156 of Maharashtra Co-Op. Societies Act, 1960 and Rule 107 of Maharashtra Co-Op. Societies Rule 1961)  
For Morna Warna Sahakari Patsantha Maryadit, Mumbai

**FORM Z  
(See Sub-Rule[11(d-1)] of rule 107)**  
Possession Notice for Immovable Property

Whereas the undersigned being the Recovery & Sales Officer of the Morna Warna Sahakari Patsantha Maryadit, Mumbai. **Registered Address:** First Floor, Old Fish Market, M.J.Phule Market, Mumbai-400001. **Head Office Address:** 306 3d floor, Admiji Building Premises Co.Operative Society Ltd.413 Narsih Natha Street, Masjid Bunder, Mumbai 400009, under the Maharashtra Co-operative Societies Rules, 1961 issued a demand notice dated 05/12/2025 calling upon the judgement debtor Mrs. Rani Pankaj Sargam to repay the amount mentioned in the notice being Rs.26,74,746/- (In words Rs. Twenty Six Lakh Sixty Six Thousand Seven Hundred Forty Six Only) with date of receipt of the said notice and the judgement debtor having failed to repay the amount, the undersigned has issued a notice for attachment dated 19/03/2025 and attached the property described herein below.

The judgement debtor having failed to repay the amount, notice is hereby given to the judgement debtor and the public in general that the undersigned has taken possession of the property described hereinbelow in exercise of powers conferred on him under rule 107[11(d-1)] of the Maharashtra Co-operative Societies Rules, 1961 on this Monday, dated 29/09/2025 of the year 2025.

The judgement debtor in particular and the public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to the charge of the Morna Warna Sahakari Patsantha Maryadit, Mumbai for an amount Rs. 29,09,532/- and interest thereon.

**Description of the Immovable Property**

All the part and parcel of the Property consisting of Flat No.304, 3d Floor, Shri Swami Narendra Prasana Complex, D Phase, Survey No.99/2, Purna Village, Taluka - Bhivandi, Distrcit - Thane. (Admeasuring about 522 Sq. ft. Built up)

Date : 02/12/2025  
Signature/-  
(Vijay B. Sagare)  
Recovery & Sales Officer  
(U/S 156 of Maharashtra Co-Op. Societies Act, 1960 and Rule 107 of Maharashtra Co-Op. Societies Rule 1961)  
For Morna Warna Sahakari Patsantha Maryadit, Mumbai

**FORM Z  
(See Sub-Rule[11(d-1)] of rule 107)**  
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Whereas the undersigned being the Recovery & Sales Officer of the Morna Warna Sahakari Patsantha Maryadit, Mumbai. **Registered Address:** First Floor, Old Fish Market, M.J.Phule Market, Mumbai-400001. **Head Office Address:** 306 3d floor, Admiji Building Premises Co.Operative Society Ltd.413 Narsih Natha Street, Masjid Bunder, Mumbai 400009, under the Maharashtra Co-operative Societies Rules, 1961 issued a demand notice dated 05/12/2025 calling upon the judgement debtor Mr. K. M. Mishra to repay the amount mentioned in the notice being Rs. 29,09,532/- and interest thereon.

The judgement debtor in particular and the public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to the charge of the Morna Warna Sahakari Patsantha Maryadit, Mumbai for an amount Rs. 29,09,532/- and interest thereon.

**Description of the Immovable Property**

All the part and parcel of the Property consisting of Flat No.304, 3d Floor, Shri Swami Narendra Prasana Complex, D Phase, Survey No.99/2, Purna Village, Taluka - Bhivandi, Distrcit - Thane. (Admeasuring about 522 Sq. ft. Built up)

Date : 02/12/2025  
Signature/-  
(Vijay B. Sagare)  
Recovery & Sales Officer  
(U/S 156 of Maharashtra Co-Op. Societies Act, 1960 and Rule 107 of Maharashtra Co-Op. Societies Rule 1961)  
For Morna Warna Sahakari Patsantha Maryadit, Mumbai

**FORM Z  
(See Sub-Rule[11(d-1)] of rule 107)**  
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The judgement debtor in particular and the public in general is hereby cautioned not to deal