PUBLIC NOTICE

NOTICE is hereby given to the public that Mr. Yogesh Pawar ("My Client/s") wishes to avail the loan facility on Flat No. 18, Ground Floor, in the Building known as Mahaveer Dham CHSL, Chikanghar, Kalyan, Thane("Said Property"). Dr. Arun K. Sabale And Dr. Shobha A. Sabale purchased the Said Property from M/s. Sheela Construction Co, by an agreement dated 16th January, 1991. The Agreement dated 16th January, 1991 is misplaced/lost. Dr. Arun K. Sabale And Dr. ShobhaA. Sabale sold and transferred the said Property to Mrs. Jayshri Ashok Pawar under Doc. Regn. No.KLN1-04769-2007 vide an Agreement dated 16/07/2007. My Client wishes to mortgage the aforesaid Property of his wife.

Any person who finds the said Agreement/s is requested to intimate the undersigned advocate & if any person, Bank, Financial Institution having any claim or right in respect of the Said Property by way of inheritance, share, sale, mortgage, lease, lien, license, gift, possession or encumbrance howsoever, or otherwise or having above agreement is hereby called upon to intimate the undersigned advocate within a period of 14 (Fourteen) days from the date of publication of this notice of his such claim if any, with all supporting documents failing which the Sale/ Mortgage by my Client shall be completed without reference to such claim. The claims of any of such person shall be treated as waived & not binding on our clients.

Sd/-
Fauzia Shahab
Advocate, Mumbai High Court,
A2401, Lloyd's Estate, Vidyalankar Marg, Wadala East-400037, Phone: 9820393379

Place: Mumbai
Date: 10/01/2025

PUBLIC NOTICE

NOTICE is hereby given to state that **(1) Late Mangalaben Navalchand Patel, (2) Late Bipin Navalchand Patel** were originally the Joint-owners of the property mentioned in the Schedule hereunder written.

Mangalaben Navalchand Patel expired on **20.07.1998** at Mumbai. Son of **Manglaben and Navalchand viz. Bipin Navalchand Patel expired on 19.10.2000** at Mumbai. **Navalchand Patel expired on 11.03.2011** at Mumbai.

The following as the only legal heirs of above mentioned deceased Bipin Navalchand Patel i.e. **(1) Harsha Bipin Patel (Widow of Late Bipin), (2) Sachin Bipin Patel (Son of Late Bipin), (3) Paras Bipin Patel (Son of Late Bipin).**

Accordingly, (1) Harsha Bipin Patel, (2) Sachin Bipin Patel, (3) Paras Bipin Patel are now the only legal heirs of above mentioned deceased entitled to the share of deceased in the Schedule hereunder written.

Do note that **Harsha Bipin Patel** is Selling the said Flat and Two Sons **Sachin Bipin Patel and Paras Bipin Patel** will be confirming party to the Agreement for Sale intended to be do registration with Purchasers.

Any persons having any claim, right, title or interest in respect of the property mentioned above by way of sale, mortgage, charge, lien, gift, lease use, trust, possession, inheritance or rights or by way of heirship in any manner whatsoever are hereby requested to make the same known in writing to the undersigned at his office at Advocate Nevil Chheda, c/o. Chheda & Associates, Shop No.7 & 8, Ground Floor, Madhur CHSL., T.P.S. 55th and 56th Road, Near Veer Savarkar Garden, Nana Palkar Smruti Samiti Marg, Borivali (West), Mumbai 400092, within **15 (Fifteen) days** from the date hereof along-with the certified copies of the supporting Deeds and/or documents, failing the investigation for under mentioned premises will conclude without taking into consideration such claims or objections which are deemed to have been waived and abandoned and for which neither my clients nor me shall be responsible. Please take notice that the answers/claims given by Public Notice shall not be considered.

: THE SCHEDULE ABOVE REFERRED TO:

All that a **Residential** Premises of the property on **Ownership** basis being Flat No. 06, on the 2nd Floor, in the Anandi Dham Co-operative Housing Society Ltd, situated at N.M. Road, Mhatrewadi, Dahisar (West), Mumbai-400068, lying and being on piece and parcel of land bearing CTS No. 759 of Village Dahisar & Taluka Borivali within the registration District and Sub-District of Mumbai Suburban along-with 5 **(Five)** fully paid-up shares of Rs.50/- (Rupees Fifty Only) each bearing distinctive numbers **26** to **30** (both numbers inclusive) recorded under the Share Certificate No. **06** issued by the Society known as **"Anandi Dham Co-operative Housing Society Ltd."** bearing Registration No. **BOM/WR/HSG/TC/10768/2000-01**.

Sd/-
MR. NEVIL P. CHHEDA
Advocate, High Court

Place: Mumbai
Date: 10/01/2025

BEFORE THE LD. ASSISTANT CHARITY COMMISSIONER-I,
IN THE PUBLIC TRUSTS REGISTRATION OFFICE
GREATER MUMBAI REGION, MUMBAI.
Dharamdaya Ayukta Bhavan, 1st Floor,
Sasmira Building, Sasmira Road, Worli, Mumbai- 400 030.

PUBLIC NOTICE OF ENQUIRY
Change Report No. ACC-I/8532/2024
Under Section 22 of the MPT Act, 1950
filed by **Dilnawaz Variawa**
In the matter of :- **"P. H. Sidhwa Education Trust"**
P.T.R. No. E-9403 (M)

To,
All concerned having interest: -

WHEREAS THE Reporting Trustee of the above trust has filed a Change Report under Section 22 of Maharashtra Public Trusts Act, 1950 for bringing the below described property on the record of the above named trust and an enquiry is to be made by the Ld. Assistant Charity Commissioner I, Greater Mumbai Region, Mumbai, Viz.

1. Whether this property is the property of the trust and could it be registered in the trust name ?

DESCRIPTION OF THE PROPERTY :-
To Take following Property on record of the trust:-
As per Schedule herein referred to Deed Dt. 04/12/2009
BARKLEY HOUSE
All That piece or parcel of free hold land or ground Admeasuring 1 Acre and 35 Gunthas or about 9090 square yards equivalent to 7600 sq. or thereabouts situate in the revenue village of Shingwe-Bahula, Deolali in the District and Registration Sub-District of Nasik within the limits of Deolali Cantonment Board bearing Survey No. 149 of revenue village Shingwe-Bahula, Deolali, Taluka Nasik with the building there on known as Burkley House bearing Holding No. 24, Camp Deolali, Village Shingwe-Bahula, District Nasik and bounded as follows:-
On or towards East By S. No. 148 and 150
On or towards West By Deolali High School Road leading to Dhondy Road,
On or towards South By, Survey No. 147
On or towards the North By Survey No. 159 (80% share in the property, rest 20 % by P.H. Sidhwa Education Trust)
Purchase consideration Rs. 55,00,000/- as per Agreement. 20 % of it Rs. 11,00,000/-

This is to call upon you to submit your objections if any, in the matter before the Assistant Charity Commissioner- I, Greater Mumbai Region, Mumbai on the above address within 30 days from the date of publication of this notice. If no objection is received within the stipulated time then further enquiry would be completed. Necessary orders will be passed.

Given under my hand and seal of the Hon'ble Joint Charity Commissioner, Greater Mumbai Region, Mumbai.

This **07th** day of the month of **January, 2025**

Seal

Sd/-
(I/C) Superintendent (J)
Public Trusts Registration office
Greater Mumbai Region, Mumbai.

IN THE BOMBAY CITY CIVIL COURT AT BOMBAY BORIVALI DIVISION,
AT DINDOSHI
SUIT NO. 1055 OF 2024

1. Mrs. Sulochana Shetty Partners of M/s Tirupati Hotel Corporation Indian Inhabitant, Residing at A-101, Vaibhav Apartment Old Prabhadevi Road, Bombay- 400 025 ....Plaintiff No.1
2. Mrs. Sarika Shetty Partners of M/s Tirupati Hotel Corporation Indian Inhabitant, Residing at A-101, Vaibhav Apartment Old Prabhadevi Road, Bombay - 400 025 ....Plaintiff No.2
3. Mr. Vinaykumar Shetty Partners of M/s Tirupati Hotel Corporation Indian Inhabitant, Residing at A-101, Vaibhav Apartment Old Prabhadevi Road, Bombay - 400 02 ....Plaintiff No.3
...PLAINTIFFS

VERSUS

1. Slum Rehabilitation Authority Administrative Building, Anant Kanekar Marg, Bandra (East), Bombay - 400 051. ....Defendant No.1
2. Gaondevi S.R.A Sahakari Gruhanirman Sanstha 432, Behind Bedi shop, Gaodevi, Marol Maroshi Road, Andheri (East), Mumbai - 400059. ....Defendant No.2
3. Agate Realtors & Developers Through its representative, Mr. Anil V. Deshmukh, 203-204, 2nd floor, Orbit Plaza, New Prabhadevi Marg, Prabhadevi, Mumbai - 400025. ....Defendant No.3
4. Shekhar Sitaram Kambli Son of Mr. Sitaram Nana Kambli Residing at House No. 1382, Hanuman Marg, Mhatre Nagar, Matoshri Niwas, Vasai East, Palghar - 401208 ....Defendant No.4
5. Aruna Sitaram Kambli Daughter of Mr. Sitaram Nana Kambli Residing at G/1,Sitaram Chawl, Marol Maroshi Road, Andheri East, Mumbai - 400059. ....Defendant No.5
6. Pushpa Kishore Avarsekar Residing at 1252, Pushpanjali Apartments, Old Prabhadevi Road, Prabhadevi, Mumbai 400025 ....Defendant No.6
7. Abhijeet Kishore Avarsekar Residing at 1252, Pushpanjali Apartments, Old Prabhadevi Road, Prabhadevi, Mumbai - 400025 ....Defendant No.7
8. Ashish Kishore Avarsekar Residing at 1252, Pushpanjali Apartments, Old Prabhadevi Road, Prabhadevi, Mumbai - 400025 ....Defendant No.8
.....DEFENDANTS

Take note that this Hon'ble Court will be moved before this Hon'ble Justice, Shri. N. S. Anekar presiding in Court Room No. 6 on 13th January 2025 at 11 am by the abovenamed defendants for the following relief.

a. That this Hon'ble Court be pleased to pass an order, decree and direction restraining Defendant No. 1 from accepting Defendant Nos. 4 and 5 as the owners of the hut premises and that the Defendant Nos. 1 to 3 be directed to accept the Plaintiffs and the Defendants Nos. 6, 7, and 8 as the owners of the suit premises as partners of Tirupati Hotel Corporation. Hut bearing number No. KEG 9/2 behind bedi shop, Gaodevi, Maroshi Road, Andheri East, Mumbai - 400059 admeasuring around 450 square feet, having valuation at Rs. 50,00,000/- approximately.

b. That this Hon'ble Court be pleased to pass an order, directing the Defendant Nos. 1 and 2 be restrained from granting any approvals in respect of the redevelopment of the land on which the suit premises is situated until and unless the Plaintiffs are acknowledged as the part owners of the suit premises. The Plaintiffs are 50% share owners in the suit premises ie. ½ of the total valuation of property.

c. That this Hon'ble Court be pleased to restrain Defendant No. 3 or their agents by way of injunction from permitting the Defendant No. 3 to carry out any redevelopment activity on the land on which the suit premises is situated until and unless Defendant No. 1 acknowledges Plaintiffs as the part owners of the suit premises.

d. Interim and ad interim reliefs in terms of prayer clauses (a), (b) and (c) above.

e. Cost of the suit be provided for.

f. For such other and further reliefs as the nature and circumstances of the case may require be granted.

g. That this Hon'ble Court be pleased to grant liberty under Order II Rule 2 of the Code of Civil Procedure, 1908 to file a substantive suit at a later stage, incorporating all relevant facts, evidence, and legal arguments to establish their exclusive ownership and possession of the hut premises and seek permanent reliefs accordingly.

Given under my hand and the seal of this Hon'ble Court.

Dated this 26th day of December 2024

Adv. Tejaswita Somandy
C/o Somandy and Associates
Advocate for the Petitioners 409, Commerce House,
Nagindas Master Road,Fort, Mumbai 400001
Telephone: 22672504.

sd/-
For Registrar
City Civil Court Dindoshi
Sealer
This 26th day of December, 2024

TENDER NOTICE FOR REDEVELOPMENT
(Issued without Prejudice)

NEELKANTH CO-OP HOUSING SOCIETY LTD, Inviting Sealed Offer from Reputed Developers to Re-Develop its Residential Building situated on Survey No. 348/A Hissa No. 1/8 Plot No. 9 situated at Village Virar, Tal : Vasai, Dist: Palghar, by using plot F.S.I / T.D.R. Plot area is 750.82 sq. Meters with 17flats & 13 Shops. Offer document is available at SOCIETY OFFICE on payment of Rs. 3,000/- (Rupess Three Thousand Only) by cash or pay order in favour of **"NEELKANTH CO-OP HOUSING. SOCIETY LTD"**. (Non-Refundable) from **11th JANUARY 2025 to 17th st JANUARY 2025.**

The Society reserves the right to reject any or all the tenders offers and or accept the lowest, highest of any other tenders / offers without assigning any reason whatsoever.

Address:
CHAIRMAN/ SECRETARY
NEELKANTH CO-OP HOUSING SOCIETY LTD,
S No.348/A Hissa No. 1/8 Plot No. 9 P.P Marg,
Opp. Hari Om Apt, Virar (W),Tal: Vasai, Dist: Palghar
Contact No. : 9422490054/9028276663

Place : Virar (W), Dist, Palghar
Date : 9-1-2025

Public Notice in Form XIII of MOFA (Rule 11(9) (e))
District Deputy Registrar, Co-operative Societies, Thane & Office of the Competent Authority
under section 5A of the Maharashtra Ownership Flats Act, 1963
First floor, Gavdevi Bhaji Mandai, Near Gavdevi Maidan, Gokhale Road, Thane (W)-400 602
E-mail:- **ddr.tna@gmail.com** Tel: 022-2533 1486

No.DDR/TNA/ deemed conveyance/Notice/26063/2024 Date :- 18/12/2024
Application u/s 11 of Maharashtra Ownership Flats (Regulation of the Promotion of construction, Sale, Management and Transfer) Act, 1963

Application No. 855 of 2024.

Applicant :- Mohan Park-3 Co-Operative Housing Society Ltd.
Add : Gandhare, Godrej Hill Road, Kalyan (W), Tal. Kalyan, Dist. Thane
Versus
Opponents :- 1. M/s. Mahadev Homes, A Partnership Firm, Through its Partners a. Mr. Jitendra Mohandas Lalchandani, b. Mr. Hari Mulchand Bhatia, c. Mr. Mahesh Mohandas Lalchandani, d. Mr. Amit Rameshlal Gandhi, e. Mr. Amar Harishchandra Bhatia, 2. M/s. Landmark Constructions, A Partnership Firm Through its Partners a. Mr. Virkam C. Shah, b. Mr. Bharat Parekh, 3. Smt. Ambikabai Baban Thange, 4. Smt. Banabai Dattu Thankar, 5. Mr. Bhaskar Baban Thange, 6. Smt. Laxmi Chandrakant Patil, 7. Smt. Vithabai Baban Thange, 8. Smt. Shakuntala Baban Thange, 9. Mr. Ravindra Baban Thange, 10. Smt. Manjulabai Harishchandra Thange, 11. Mr. Rajesh Harishchandra Thange, 12. Mr. Yogesh Harishchandra Thange, 13. Mr. Yashwant Harishchandra Thange, 14. Smt. Chandrabhaga Krushna Chaudhari, 15. Smt. Vithabai Pandurang Thange, 16. Mohan Park - 1 Co-operative Housing Society Ltd., 17. Mohan Park - 2 Co-operative Housing Society Ltd., 18. Mohan Park - 4 Co-operative Housing Society Ltd. Take the notice that as per below details those, whose interests have been vested in the said property may submit their say at the time of hearing at the venue mentioned above. Failure to submit any say shall be presumed that nobody has any objection in this regard and further action will be taken accordingly. The hearing in the above case has been fixed on **10/01/2025 at 12.00 p.m.**

Description of the Property - Mauje Gandhare, Tal. Kalyan, Dist. Thane

Survey No.	Hissa No.	Area
31	-	3679.25 Sq. Mtr. out of 5180.00 Sq. Mtr.
32	1/4	14333.95 Sq. Mtr. out of 25900.00 Sq. Mtr.
	Total	18013.20 Sq. Mtr. out of 31080.00 Sq. Mtr.

SEAL

Sd/-
(Dr. Kishor Mande)
District Deputy Registrar,
Co.Operative Societies, Thane &
Competent Authority U/s 5A of the MOFA, 1963.

PUBLIC NOTICE

Manager/Tanis/M. Sub./Hearing/2025/Appeal No. 238/2023
TARIK YUNUS SHAIKH.
V/s.
Additional District Collector (E&R) and Appellate Authority, Eastern and Western Suburbs, and Others.

Appellant Tarik Yunus Shaikh, Grievance Redressal Committee (Mumbai Suburbs) under Rule **7(2)(a)** under Section **35** of the Maharashtra Slum (Reform Clearance and Redevelopment) Act, **1979** against the order of the Additional Collector and Appellate Authority (E & R) Eastern and Western Suburbs. Appeal No. **238/2023** has been filed in our office.

In pursuance of the said appeal, a hearing was held before the court of the Hon' Municipal Grievance Redressal Committee (Mumbai Suburbs) on **20/12/2024**. During the said hearing, the appellant was directed to serve notice on the respondent. Accordingly, the appellant had served notice on the respondent No. 4 Ghulam Amir Sheikh, respondent **No. 05** Secretary/President, New Gilbert Hill SRA CHSL and respondent **No. 06** Developer, M/s.. Concord Builders Pvt. Ltd. at the address given. But he was absent in the said case.

In the said appeal case, the appellant filed an appeal in the court of the Grievance Redressal Committee (Mumbai Suburbs) to hear the arguments of the respondent **No. 04** Ghulam Amir Sheikh, respondent **No. 05** Secretary/Chairman, New Gilbert Hill SRA CHSL, respondent **No. 06** Developer, M/s. Concord Builders Pvt. Ltd. on **10/01/2025** at **11.00** AM in the court of the Grievance Redressal Committee (Mumbai Suburbs), 1st Floor, Old Zakaat Ghar, Shahid Bhagat Singh Marg, Fort, Mumbai- **400501.** In the said case, the respondent **No. 04** Ghulam Amir Sheikh, respondent **No. 05** Secretary/Chairman, New Gilbert Hill SRA CHSL, respondent **No. 06** Developer, M/s. Concord Builders Pvt. Ltd. is hereby given notice to appear for the hearing along with the original documents in his possession. If you do not appear in the said hearing, it will be assumed that you have nothing to say, and further decision will be taken as per the rules.

Sd/-
(NANDKUMAR R. SALVI)
Manager Grievance Redressal Committee
(Mumbai Suburban)

Place : Mumbai City
Date : 10/01/2025

PUBLIC NOTICE

All the concerned person 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. Om Shanti Housing,** Office address at 20-B, 2nd Floor, Sugra Building, 16- Tribhuvan Road, Grant Road, Mumbai-400004, Maharashtra for Proposed Redevelopment on Plot bearing C. S. No.25 of Dadar Naigaon division at DR. Babasaheb Ambedkar Road F/S ward. EC Letter No.EC24C3801MH5374588N, File No.SEAC-SIA/MH/INFRA2/489169/2024 dated 03.01.2025. 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

Date: 10.01.2025

Sd/-
M/S. Om Shanti Housing
Office Add:20-B, 2nd Floor, Sugra Building,
16-Tribhuvan Road, Grant Road,
Mumbai- 400004.

SEA BIRD CO-OP. HOUSING SOCIETY LTD.
Add :- Village Umela, Naigaon (W), Tal. Vasai, Dist. Palghar
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 **22/01/2025 at 2:00 PM**.

M/s. Vijay Builders, Mr. Atmaram Rajaram Bhoir, Mr. Vasant Rajaram Bhoir, Mr. Godawari Balkrushna Mhatre, Mrs. Kamlabai Sadanand Thakur, Mrs.Hirabai Gopinach, Mrs. Ratnaprabha Gharat, Sushila Chandrakant Bhoir, Megha Jayesh Deshmukh, Damyanti Baburao Bhoir, Leena Anant Vajekar, Kundan Anant Vajekar & 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 Umela, Tal. Vasai, Dist. Palghar

Survey No.	Area
47	5060 Sq. Mtrs.

Land admeasuring 1495 Sq.mts out of the total land admeasuring area as mentioned above.

Office : Administrative Building-A, 206, 2nd Floor, Kolgaon, Palghar-Boisar Road, Tal. & Dist. Palghar. Date : 09/01/2025

SEAL

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

PUBLIC NOTICE

Notice is hereby given that as per information given by my client, Smt. Aarthi Mahuli that she and her sister Smt. Latha Ramakrishnan were the joint owners of Flat being Flat No.B/104, on 1st Floor and members of Yog – Sankul Co-operative Housing Society Ltd., Mahatma Phule Road, Maharashtra Nagar, Dombivli (West), Dist-Thane. (hereinafter referred to as "said flat" & "said society").

Smt. Latha Ramakrishnan expired on 06/02/2023 leaving behind her Class I legal heirs as her husband J. Ramakrishnan and her son Rohit Ramakrishnan as per provisions of Hindu Succession Act. After completion of due procedure of law, the society has transferred half share of the deceased in respect of the said flat in the name of her husband J. Ramakrishnan and her son Rohit Ramakrishnan equally. Smt. Aarthi Mahuli, J. Ramakrishnan and Rohit Ramakrishnan intend to sell the above mentioned Flat to the prospective purchaser/s.

If any person / persons have any type of right such as Lien, mortgage, maintenance, gift, sale / purchase or being legal heir of deceased Smt. Latha Ramakrishnan or any type of charge over the said Flat, he/she/they shall inform the same in writing along with necessary documentary proof within 15 days of publication of this notice at below mentioned address. If any objection is not received within given period, Smt. Aarthi Mahuli, J. Ramakrishnan and Rohit Ramakrishnan will enter into Agreement of the above mentioned flat with the prospective Purchaser/s and the objections received thereafter shall not be entertained.

(Beena M. Sansare)
Advocate
A/5, Sanyogita Society,
Pt. Deendayal Road,
Anand Nagar, Dombivli (West), Dist-Thane.

Place - Dombivli
Date :- 10/01/2025

PUBLIC NOTICE

Notice is hereby given that Shri Raghunath Alias Raghunandan Babu Patilwas the owners of Property no. VR03/131, Constructed on property bearing Survey No. 49/A/1/1, lying, being and situate at Village Virar, Taluka Vasai, Dist- Palghar and the said property is going to be mortgage with Shriram Housing Finance Ltd.

Any person having claim, right, title or interest of any nature whatsoever in the above said document 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 7 days from the publication of this notice to Adv. Moncilla Crasto failing which, the claim of the such person/s, if any, will deemed to have been waived and/or donned for all intents and purpose.

ADV. MONCILLA CRASTO
Flat No. A/102, Chaware Arcade CHSL, Above Abhinav Hospital, Nallasopara (w) 401203.
Place : Mumbai Date : 10/01/2025

PUBLIC NOTICE

NOTICE is hereby given to the public at large that my clients **1) MRS. LOPA KAMAL SHAH, 2) MR. KAMAL KESHARICHAND SHAH, 3) MR. PRIYANK KAMAL SHAH & 4) MR. AASHAY KAMAL SHAH** have agreed to purchase a property more particularly described in the Schedule under, from its Present Owners.

My clients are given to understand that M**R. KETAN NALINKANT SHAH** was the sole owner of the Flat No.401 more particularly described in the Schedule under. That the said **MR. KETAN NALINKANT SHAH** expired on 11.09.2020 leaving behind him, **1) his Wife SONAL KETAN SHAH, & 2) his Son 2) PRIYANK KETAN SHAH** as his only legal heirs and successors. That the said **1) SONAL KETAN SHAH & 2) PRIYANK KETAN SHAH** filed a Testamentary Petition T. & I. J. No.1368 of 2021 with the High Court of Judicature at Bombay in its Testamentary and Intestate Jurisdiction for the grant of Letters of Administration in respect of property and credits of Late **MR. KETAN NALINKANT SHAH** and the Letter of Administration was granted on 04.12.2021 by the High Court of Judicature in its Testamentary and Intestate Jurisdiction was granted to **1) MRS. SONAL KETAN SHAH & 2) MR. PRIYANK KETAN SHAH.**

All/any person/s having any right, title, demand or claim of any nature whatsoever in respect to the above or the scheduled property or any part thereof by way of inheritance, sale, exchange, release, lease, lien, possession, attachment, lis-pendens, mortgage, partnership, charge, gift, encumbrance or otherwise howsoever and of whatsoever nature is / are hereby requested to make the same known with copies of all supporting documents to the undersigned within 14 (fourteen) days of publication of this notice, failing which any such claim/claims, if any of such person/organization/firm shall be deemed to have been waived and not binding on my clients and my clients may proceed on the basis of the title of the said property marketable and free from all encumbrances.

SCHEDULE OF THE PROPERTY

a. Flat No.401 admeasuring 750 sq. ft. Built Up area on 4th Floor along with One Parking Space in the Building known as Shree Gurukrupa situated at Plot No.85, Jawahar Nagar, Road No.4, Goregaon (West), Mumbai 400 104 standing in the names of **1) MRS. SONAL KETAN SHAH & 2) MR. PRIYANK KETAN SHAH,** its present owners **&**

b. Flat No.401-A admeasuring 700 sq. ft. Built Up area on 4th Floor along with One Parking Space in the Building known as Shree Gurukrupa situated at Plot No.85, Jawahar Nagar, Road No.4, Goregaon (West), Mumbai 400 104 standing in the name of **SONAL KETAN SHAH,** its present owner

Both constructed on all that piece or parcel of land bearing C.T.S. No.711 of Village : Pahadi Goregaon (West), Taluka : Borivali, M.S.D.

Dated this 9th day of January, 2025.

Sd/-
R.J. CHOTHANI, Advocate
D-104, Ambica Darshan, C.P. Road,
Kandivali (East), Mumbai 400 101.

INDUSIND BANK LIMITED
Address: 1st Floor Sangam Tower, Church Road, Jaipur, Rajasthan 302001

APPENDIX IV-A Under Rule 9(1) [See proviso to Rule 8(6)]
Sale Notice for sale of Immovable Property

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 Under Rule 9(1) [See proviso to Rule 8(6)] of the Security Interest (Enforcement) Rules, 2002 (SARFAESI Act).

Notice is hereby given to the public in general and in particular to the Borrower (s), Co-borrowers and Guarantor (s) that the below described immovable properties mortgaged to the Secured Creditor, the physical possession of which has been taken on 04/09/2023 by the Authorised Officer of IndusInd Bank Limited. The Secured assets, will be sold on date **30th January 2025** upon **"As is where is basis", "As is what is basis",** Whatever there is basis" and **"No recourse Basis",** for recovery of sum amounting **Rs. 21,71,178.54 (Rupees Twenty One Lakh Seventy One Thousand One Hundred Seventy Eight Paise Fifty Four Only)** as on date **19th Dec 2024** together with further interest, cost & expenses etc; due to the Secured Creditor from following Borrower/ Co-Borrower/ Guarantor/ Mortgagor. The reserve price and earnest money to be deposited is mentioned below respectively.

That Bank has fixed the reserve price and the Earnest Money Deposit (EMD) mentioned herein below, shall be deposited through IMPS/RTGS/ NEFT only in favour of **"IndusInd Bank Ltd** having **Account No. 00073564611092, IFSC: INDB0000007**, and Branch Address: **No. 3 Village Road Nungambakkan, Chennai -600034.**

Before submitting the tender document, the successful bidder(s) shall pay a deposit of 25% of the Sale Price (less 10% amount paid along with the Bid. The purchaser needs to pay remaining 15% on sale confirmation) on the date of e-Auction or not later than the next working day. The balance amount of 75% of the Sale Price is required to be deposited within 15 days from the date of Sale Confirmation Letter as contemplated under as per SARFAESI Act.

Name of Borrower/ Co-Borrower's /Guarantor's/Mortgagor's Address	1. M/s Mech Tech Engineering Solutions Through It's Proprietor Manjusha A 2. Ms. Manjusha A Chivlekar 3. Mr. Anil Prbhakar Chivlekar, **All R/O Gala No. 5, 1st Floor, Jai Bhawani Nagar, Near Wagale Police Station Road No 16 32 Thane Maharashtra 400604. Mr. Anil Prbhakar Chivlekar Flat No.102, Ist Floor, Shanti Sadan, Lodha Heaven, Shivaji Chowk, Dombivili (E) Thane 421201.**
Loan Account Numbers	**MWO00699N & MWO00920N**
Description Of The Immovable Property/ Secured Asset	**All The Piece And Parcel Property Bearing Flat No.102, 1st Floor, Shanti Sadan, Lodha Heaven, Nilje Station Road, Next To Registration Office, Shivaji Chowk, Dombivili (E) Thane 421201 Having Admeasuring Area 550 Sq. Ft.**
Reserve Price	Rs. 29,70,000/- (Rupees Twenty Nine Lakh Seventy Thousand Only)
Earnest Money Deposit (EMD)	Rs. 2,97,000/- (Rupees Two Lakh Ninety Seven Thousand Only)
Date & Time of E-auction	30/01/2025 11:30 AM to 12:30 PM
Last date of submission of bids along with EMD	29/01/2025 upto 4:00 PM
Minimum bid Increment amount	Rs. 10,000/- (Rupees Ten Thousand Only)
Date & Time of Inspection of property	20/01/2025 from 11:00 AM to 01:00 PM (with pre appointment)
E auction Website Address	https://www.bankeauctions.com
13(2) Demand Notice Date	14-05-2021
13(2) Demand Notice Amount	Rs. 21,56,173.34/-
Physical Possession Date	04-09-2023
Total Outstanding Amount (As on date)	Rs. 21,71,178.54 (Rupees Twenty One Lakh Seventy One Thousand One Hundred Seventy Eight Paise Fifty Four Only) as on date 19th Dec 2024

Terms and Conditions:- 1) E-auction is being held on "AS IS WHERE IS","AS IS WHAT IS", "WHATEVER THERE IS" and "NO RECOURSE" basis and will be conducted through "Online Mode". 2) The auction will be conducted through Indusind Bank approved service provider M/s. C1 India Pvt. Ltd., at the web portal www.bankeauctions.com. 3) Bid Documents, Declaration, General Terms and Conditions of online auction sale are available at Secured Creditor's website i.e. **https://www.indusind.com** or website of service provider i.e. **https://www.bankeauctions.com** 4) To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the properties. However, the intending bidders should make their own independent inquires regarding the encumbrances, title of properties put on auction and claims / rights / dues / affecting the property/ies, prior to submitting their bid, in this regard, the e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of Indusind Bank. 5) The interested bidders who require assistance in creating Login ID& Password, uploading data, submitting bid, training on e-bidding process etc., may contact M/s. C1 India Pvt. Ltd., Plot No 68, 3rd floor, sector 44, Gurgaon,122003 Haryana. Contact No. Sh. Bhavik- 8866682937 (Manager- Bankeauctions) Support e-mail ID: support@bankeauctions.com and for any property related query may contact the Bank Officer Mr. Ghanshyam Panchariya, Ph.- 8769889898. 6) It may please be noted that in case of any discrepancy / inconsistency between e-auctions notices published in English and in vernacular then the contents of the notice published in English shall prevail. 7) The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues. 8) The sale shall be subject to rules / conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

STATUTORY 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

Date: 10-01 2025, Place: Thane (Maharashtra) **Sd/- Authorized Officer For Indusind Bank Ltd**

SHRIRAM HOUSING FINANCE LIMITED

Head Office: Level -3, Wockhardt Towers, East Wing C-2 Block, Bandra Kurla Complex, Bandra (East), Mumbai 400 051; **Tel:** 022 4241 0400, 022 4060 3100 ; **Website:** http://www.shriramhousing.in
Reg.Off.: Srinivasa Tower, 1st Floor, Door No.5, Old No.11, 2nd Lane, Cenatoph Road, Alwarpet, Teynampet, Chennai-600018
Branch Off : 772, 7th Floor, Building 7, Solitaire Corporate Park, Guru Hargovind Singhji Marg, Chakala, Andheri (East), Mumbai-400 093

APPENDIX-IV-A [SEE PROVISION TO RULE 8(6)] SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision 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, Mortgagor/s and Guarantor/s that the below described immovable properties mortgaged/ charged to the Shriram Housing Finance Limited and the Physical possession of which have been taken by the Authorized Officer of Shriram Housing Finance Limited (SHFL) Secured Creditor, will be sold on **"As is where is", "As is what is" and "Whatever there is" basis in an auction scheduled on 18.02.2025 between 12.30 p.m. to 01.30 p.m.** as per the briefs particular given herein under for recovery of balance due to the Shriram Housing Finance Limited from the Borrower(s) /Guarantor(s) and Mortgagor(s), as mentioned in the table. Details of Borrower(s) /Guarantor(s) and Mortgagor(s), amount due, Short Description of the Immovable property and encumbrances known thereon (if any), possession type, reserve price and earnest money deposit & bid increment details are also given as under:

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagers	Date & Amount of 13(2) Demand Notice	Reserve Price (Rs.) & Bid Increment	Earnest Money Deposit Details (EMD) Details.	Date & Time of Auction	Contact Person and Inspection date
(1) MR. MANGESH RATAN KOSHTI (Borrower) **2) MRS. MADHURI MANGESH KOSHTI (Co-Borrower)** **All Are Having Address At: Add: 26 27 2nd Floor 8 to 10 Bara Chawl Sitaram Jadhav Niwas Lower Parel Deusle Road Mumbai G P O Mumbai Maharashtra 400013.** **Also At- Flat no. 1709 17th Floor Shriniwas Tower 443 Shanker Rao Naram Path Off Fergusan Road Mumbai G P O Mumbai Maharashtra 400013** **Also at, 309 3rd Floor Plot no. 263/265 Advait Building Lower Parel Deusle Road Mumbai G P O 400013**	Demand Notice Date: 17-08-2022 Rs. 1,18,17,100/- (Rupees One Crore Eighteen Lakhs Seventeen Thousand and One Hundred Only) as on 16-08-2022 under reference of Loan Account no. SHLHMUMB0002387 & Rs. 10,88,035/- (Rupees Ten Lakhs Eighty Eight Thousand and Thirty Five Only) as on 16-08-2022 under reference of Loan Account no. SLPHTHNE0000264 and SHLHMUMB0002387 respectively with further interest at the contractual rate, within 60 days from the date of receipt of the said notice.	Rs. 1,52,60,000/- Rupees One Crore Fifty Two Lacs Sixty Thousand Only **Bid Increment :** Rs. 10,000/- and in such multiples **Earnest Money Deposit (EMD) (Rs.)** Rs. 15,26,000/- (Rupees Fifteen Lacs Twenty Six Thousand Only) **Last date for submission of EMD : 17th February, 2025** **Time 10.00 a.m. to 05.00 p.m.**	EMD amount to be deposited by way of RTGS/ NEFT to the account details mentioned herein below: **BANK NAME-** AXIS BANK LIMITED **BRANCH-** BANDRA KURLA COMPLEX, MUMBAI **BANK ACCOUNT NO-** Current Account No. 911020045677633 **IFSC CODE -** UTIB0000230	**18th Feb 2025 & Time. 12.30 p.m. to 01.30 p.m.**	**Sunil Manekar 8999344897** **Ashfaq Patka 9819415477** **Mahendar Mari - 8976643934** **Inspection Date: 20.01.2025** **Time 12.00 p.m. to 3.00 p.m.**

Description of Property

ALL THAT PIECE AND PARCEL OF FLAT NO. 1709 17TH FLOOR SHRINIWAS TOWER 443 SHANKER RAO NARAM PATH OFF FERGUSAN ROAD MUMBAI GPO MUMBAI MAHARASHTRA 400013

**The Authorised Officer reserves the right to reject any or