

PUBLIC NOTICE

Notice is hereby given to public at large that **Shri. Prahalad Vishwakarma** is a lawful owner of a **Room Premises situated at Dubey Compound, Laxman Nagar, Near St. Francis School, Kurar Village, Malad East, Mumbai - 400 097** more particularly described in the Schedule hereunder (the "**Said Room**") and he is died intestate on 12/11/2023 leaving behind him to his legal heirs and representatives. My client **MR. Manoj Prahalad Vishwakarma** is one of the said Legal Heirs.

The said room is under the Court matter and the order is not passed yet, if any person from the family member or the outside purchase or transfer the said Room Premises in his/her name without taking consent from my client then the said person shall be fully responsible to trial under the court matter on his/her cost and consequences.

SCHEDULE OF THE PROPERTY
All that piece and parcel of Room Premises situated at Dubey Compound, Laxman Nagar, Near St. Francis School, Kurar Village, Malad East, Mumbai - 400 097.
Sd/-
Priyanka B. Vishwakarma,
Advocate High Court, Mumbai,
Shop No. 50, Next to Shiving Mandir,
Shivaji Nagar, Kurar Village,
Malad East, Mumbai - 400 097.
Place: Mumbai. Dated: 01-09-2025

PUBLIC NOTICE

IN THE COURT OF SMALL CAUSES AT MUMBAI (BANDRA BRANCH)

R. A. E. SUIT NO. 190 OF 2025
Smt. Tarabai Devidas Tapan
Age 73 years, Occ. - Housewife
Gender: Female, Indian Inhabitant
Residing at Nathu Ganpat Chawl Plot No. 80, Kherwadi, Bandra East Mumbai-400 051
...Plaintiff

1. Mr. Koli Babu Sidama
Age 40 Years, Indian Inhabitant
Gender Male, Occ. - Not Known
Residing at Room No. 3, Nathu Ganpat Chawl, Plot No. 80, Kherwadi, Bandra (East), Mumbai - 400 051.
2. Mr. Ganesh Ramesh Khas
Age 40 Years, Indian Inhabitant
Gender - Male, Occ. - Not Known
Residing at Plot No. 6, Laxmi Niwas Opp. Hanuman Mandir, Kherwadi, Bandra (East), Mumbai-400 051
...Defendants

The Defendant No. 1 above named, Whereas the Plaintiff above named has instituted the suit against the Defendants praying therein that Defendants be ordered and decreed to handover vacant and peaceful possession of the Suit Premises viz. Room No. 3, Nathu Ganpat Chawl, Plot No. 80, Kherwadi, Bandra (East), Mumbai-400051 to the Plaintiff and for such other and further reliefs.

We are hereby summoned to file your Written Statement within 30 days from service of summons and to appear in Court Room No. 32, Court of Small Causes, Anant Kanekar Marg, Bhaskar Building, Bandra (East), Mumbai - 400 051 in person or by a Pleader duly instructed and able to answer all material questions relating to the suit, or who shall be accompanied by some person, able to answer all such questions, on 16 September, 2025 at 02.45 P.M. to answer the claim; and as the day fixed for your appearance is appointed for the final disposal of the suit, you must be prepared to produce on that day all the witnesses upon whose Evidence and all the documents upon which you intend to rely in support of your defence.

Take notice that, in default of your appearance on the day before mentioned, the suit will be heard and determined in your absence.
You may obtain the copy of said Plaint from Court Room No. 32 of this court.
Given under my hand and the Seal of Court, this 03 day of July, 2025, and at the City of August, 2025.
Dated: 01/09/2025
(R. K. Kulkarni)
Place: Mumbai. Additional Registrar

To, The Defendant No. 1 above named,

Whereas the Plaintiff above named has instituted the suit against the Defendants praying therein that Defendants be ordered and decreed to handover vacant and peaceful possession of the Suit Premises viz. Room No. 3, Nathu Ganpat Chawl, Plot No. 80, Kherwadi, Bandra (East), Mumbai-400051 to the Plaintiff and for such other and further reliefs.

We are hereby summoned to file your Written Statement within 30 days from service of summons and to appear in Court Room No. 32, Court of Small Causes, Anant Kanekar Marg, Bhaskar Building, Bandra (East), Mumbai - 400 051 in person or by a Pleader duly instructed and able to answer all material questions relating to the suit, or who shall be accompanied by some person, able to answer all such questions, on 16 September, 2025 at 02.45 P.M. to answer the claim; and as the day fixed for your appearance is appointed for the final disposal of the suit, you must be prepared to produce on that day all the witnesses upon whose Evidence and all the documents upon which you intend to rely in support of your defence.

Take notice that, in default of your appearance on the day before mentioned, the suit will be heard and determined in your absence.
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Given under my hand and the Seal of Court, this 03 day of July, 2025, and at the City of August, 2025.
Dated: 01/09/2025
(R. K. Kulkarni)
Place: Mumbai. Additional Registrar

To, The Defendant No. 1 above named,

Whereas the Plaintiff above named has instituted the suit against the Defendants praying therein that Defendants be ordered and decreed to handover vacant and peaceful possession of the Suit Premises viz. Room No. 3, Nathu Ganpat Chawl, Plot No. 80, Kherwadi, Bandra (East), Mumbai-400051 to the Plaintiff and for such other and further reliefs.

We are hereby summoned to file your Written Statement within 30 days from service of summons and to appear in Court Room No. 32, Court of Small Causes, Anant Kanekar Marg, Bhaskar Building, Bandra (East), Mumbai - 400 051 in person or by a Pleader duly instructed and able to answer all material questions relating to the suit, or who shall be accompanied by some person, able to answer all such questions, on 16 September, 2025 at 02.45 P.M. to answer the claim; and as the day fixed for your appearance is appointed for the final disposal of the suit, you must be prepared to produce on that day all the witnesses upon whose Evidence and all the documents upon which you intend to rely in support of your defence.

Take notice that, in default of your appearance on the day before mentioned, the suit will be heard and determined in your absence.
You may obtain the copy of said Plaint from Court Room No. 32 of this court.
Given under my hand and the Seal of Court, this 03 day of July, 2025, and at the City of August, 2025.
Dated: 01/09/2025
(R. K. Kulkarni)
Place: Mumbai. Additional Registrar

PUBLIC NOTICE

Notice is hereby given on behalf of Nirmal Corporate Centre Co-operative Society Limited ("**Society**") having address at L.B.S. Marg, Mulund (W), Mumbai 400080, to public at large that (1) Mr. Sitaram Narayan Funde and (2) Mrs. Sunita Sitaram Funde, are the members of the said Society and holding Office No. 807 on the 8th floor of the building known as Nirmal Corporate Centre along with 5 (five) fully paid up share capital of Rs. 50 (Rupees Fifty Only) each, bearing distinctive numbers 671 to 675 (both inclusive) embodied under Share Certificate No. 135 dated 5th July 2018 ("**Premises**"), more particularly mentioned in the Schedule herebelow. Mr. Sitaram Narayan Funde, died intestate on 19th January 2023 in Mumbai.

Thereafter, vide a Release Deed dated 24th April 2023, executed between (i) Mrs. Varsha Sunil Patil alias Varsha Sitaram Funde, (ii) Mr. Ganesh Sitaram Funde, (iii) Mrs. Vaishali Vipra Thakur alias Vaishali Sitaram Funde and (iv) Mrs. Priti Sitaram Funde and Mrs. Sunita Sitaram Funde, (i) Mrs. Varsha Sunil Patil alias Varsha Sitaram Funde, (ii) Mr. Ganesh Sitaram Funde, (iii) Mrs. Vaishali Vipra Thakur alias Vaishali Sitaram Funde and (iv) Mrs. Priti Sitaram Funde have forever voluntarily released their 1/5th each joint and undivided share in respect of the said Premises in favour of Mrs. Sunita Sitaram Funde.

Subsequently, vide an Agreement for Sale dated 24th April 2023, executed by and between Mrs. Sunita Sitaram Funde and Mrs. Aisha Agarwal, Mrs. Sunita Sitaram Funde sold, transferred and conveyed her share, right, title and interest in respect of the said Premises to Mrs. Aisha Agarwal and subsequently, Mrs. Aisha Agarwal has filed necessary application along with supporting documents for transfer of her name in the said Share Certificate No. 135 and for being enrolled as a member of the said Society as owner of the said Premises.

Any person having any claim demand right benefit or interest in respect of or against or to the Premises or any part/portion thereof by way of sale transfer, assignment, exchange, right, interest, share, lease, sub-lease, tenancy, sub-tenancy, license, mortgage, gift, lien, charge, encumbrance, occupation, covenant, trust, maintenance, easement, pre-emption, inheritance, bequest, possession, development rights, right of way, reservation agreement, its pendens, family arrangement, settlement, decree or order of any court of Law partnership or otherwise of whatsoever nature or otherwise howsoever is required to make the same known in writing supported by authenticated photocopies of valid/effectual documents to the undersigned at their office within 14 (fourteen) days from the date of publication hereof, failing which such claim, right, title or interest therein shall be deemed to have been waived and/or abandoned and/or released and shall not be binding in any manner whatsoever and the Society will proceed to transfer the said Share Certificate No. 135 to the name of Mrs. Aisha Agarwal.

SCHEDULE

(Description of the said Premises)
5 (five) fully paid up share capital of Rs. 50 (Rupees Fifty Only) each, bearing distinctive numbers 671 to 675 (both inclusive), embodied under Share Certificate No. 135 dated 19th January 2023 along with Office No. 807 on the 8th floor of the building known as Nirmal Corporate Centre of the Nirmal Corporate Centre Co-operative Society Limited, L. B. S. Marg, Mulund (W), Mumbai 400080. Dated this 1st day of September, 2025

Nainesh Amin
Advocate
N.N. Amin & Co., Advocates
Office No. 415, 4th Floor, Horniman Circle Chamber, (Pudor Chambers), S. V. Brelvi Road, Fort, Mumbai - 400 001
Email: advocatenaineshamin@gmail.com

PUBLIC NOTICE

This is to inform the Public at large that my client **Mr. Anand Shamrao Kate @ Anandrao Shamrao Kate**, is the owner of Flat No.3, First Floor, Saptashringhi Co-op Housing Society Ltd., Madhusudan Kaleikar Marg, Kalanagar, Bandra (E), Mumbai-400051 & holding all the relevant documents standing in his name, previously the said Flat premises was originally allotted in the name of **Mr. Shamrao Trimbak Kate** who expired on 28/12/2002 at Mumbai leaving behind my client **Mr. Anand Shamrao Kate** as his legal heir and representative to claim his estate & accordingly the record of rights have been transferred in the name of my client **Mr. Anand Shamrao Kate**. The flat is transferred by the collector on 1st of December 2011 in the name of my client.

Any person having any claim/lien in respect of the said Flat whomsoever is holding any right, title claim/adverse claim in respect of the said Flat by way of legal heir, sale, Lien, Mortgage, Gift, Easement, Inheritance, Lease or of any nature may lodge his/her claim to the undersigned within the period of 7 days to the undersigned from the date of publication with authentic documents. Any claim, objection received after the time classified in this notice shall not be entertain.

Sd/-
SHISHIR SINGH
Advocate High Court
D-12/7, Shanti Vihar, Nr. Railway Station, behind Hardik Palace Hotel, Mira Road (E), Thane-401107.
Place: Mumbai Date: 01/09/2025

PUBLIC NOTICE

Mr. Uttam Narain Wadhvani, a Member of the Raheja Acropolis - 1 CHS Ltd. Having, address at Plot Bearing No. CST. No. 383 C/1, Deonar, Mumbai 400 088, and holding flat Nos 704, 12A3 in Athena and 1502 in Avalon in the society, died on the 10th of February 2025 without making any nomination. The society hereby invites claims or objections from the heir or heirs or other claimants/ objector or 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 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.

For and on behalf of
The Raheja Acropolis -1 Co-op.
Housing Society Ltd.
Date: 01/09/2025

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN to the public at large that I am investigating the title of Samyak Realities Private Limited, a private limited company duly incorporated under the Companies Act 1956 having its registered office at 522, Sonawala Cross Road No. 2, Opp. Mistry Industrial Estate, Goregaon (East), Mumbai 400 063 in respect of an immovable Property more particularly described in the Schedule hereto.

All those persons having any right, title or interest, in the under mentioned property or part thereof by way of inheritance, share, sale, mortgage, transfer, lease, lien, license, mou, exchange, gift, devise, otherwise howsoever are hereby required to give written notice thereof with proof, if any, to the undersigned at address F1/9, Godrej Hillside Colony, L.B.S. Road, Vikhrol (West), Mumbai 400079 and/ or on email: sarkika3nov@gmail.com, within 10 calendar days from the date of publication of this notice failing which the claim/s, if any, shall be deemed to have been waived and I will proceed further with the title certification without reference to such claim/s, if any.

THE SCHEDULE ABOVE REFERRED TO
ALL THAT non-agricultural piece or parcel of land admeasuring in aggregate about 2107.20 square meters or thereabouts bearing CTS Nos. 491, 491/1 to 18 at Revenue Village and City Survey: Pahadi Goregaon (East), Taluka and Registration Sub District: Borivali, District and Registration District: Mumbai Suburban, situate, lying and being at Sonawala Estate, Goregaon East, Mumbai 400 063 along with structures standing thereon and assessed to Municipal Corporation of Greater Mumbai at P south under Ward Nos. 2186, 2186 (1A), 2186 (1B), 2186 (1C), Street Nos. 320/A, 320/A', 320/B and 320/ABC and bounded as follows:

On or towards North : Partly By C.T.S. No. 493 and Partly by CTS No.494.
On or towards East : By C.T.S. No.498 B.
On or towards West : Partly By C.T.S. Nos. 492 and Partly by CTS No. 490.
On or towards South : By Public Road being Sonawala Cross Road No.2.

SARIKA T. RANJANE (Advocate)
Place: Mumbai Date: 01.09.2025

PUBLIC NOTICE

TAKE NOTICE THAT My clients Mrs. Jyotsna Tiwari and Mr. Pankaj Tripathi are desirous of purchasing the Shares together with Flat No.14/521, admeasuring areas 25 sq.mt. (i.e., 225 sq.ft.) on the 3rd floor in the building known as "The Nirmal Nagar Tiratna Co-Operative Housing Society Ltd." registered under the M.C.S. ACT 1960 BEARING REGISTRATION No. BOM/WHE/HSG/5669 dated 1999-9-1991, situated at building No.14 & 15, Nirmal Nagar, Bandra (East), Mumbai-400 051 from Mr. SHABIB EBRAHIM CHARBIWALA, earlier known as (Shabbir Ebrahim Merchant). By virtue of an Agreement for Sale and for payment of the agreed consideration amount, my clients decided to approach for availing a Loan facility with a Bank/Financial Institution/ Society against the security of the said Flat property. Furthermore, please note that a thorough search conducted by search clerk at the concerned Registrar's Offices and MAHADA office has revealed no adverse entries or encumbrances recorded against the said Flat and Shares.

Any person having any claims or right in respect of said Flat and Shares by way of inheritance, sole share, mortgage, charge, lease, lien, license, gift, exchange, possession or encumbrance, or having any objection to mortgaging the said Flat property to a Bank/Financial Institution/Society, kindly contact immediately. However or otherwise, any person is hereby required to intimate to the undersigned **within seven (7) days** from the date of publication of this notice of such claim, if any, with all supporting documents, failing which the transaction shall be completed without reference to such claim, and the claim of such person/s shall be treated as waived and not binding on our clients.

THE SCHEDULE ABOVE REFERRED TO
Flat No.14/521 admeasuring areas 25 sq.mt. (i.e., 225 sq.ft.) on the 3rd floor in the building known as "The Nirmal Nagar Tiratna Co-Operative Housing Society Ltd." registered under the M.C.S. ACT 1960 BEARING REGISTRATION No. BOM/WHE/HSG/5669 dated 1999-9-1991, situated at building No.14 & 15, Nirmal Nagar, Bandra (East), Mumbai-400051 with 5 Shares bearing Nos. 766 to 770 of Rs. 50/- each under Certificate No.154 situated at bearing C.T.S. No. 418 of Village Bandra (East), Taluka Andheri, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban.

Sd/-
ADVOCATE RUPAL SANJAY MISHRA
201, 2nd floor, Reis Magos building, RC Patel Rd., Ramdas Sutraley Marg, Chandavarkar Rd., Behind ICICI Bank, Opp. The Bombay Aesthetics, Borivali West, Mumbai, Maharashtra 400092.
Place: Mumbai Date: 01/09/2025

PUBLIC NOTICE

TAKE NOTICE THAT MR. SATISH DHIRAJAL PANDYA, the owner is Intending to Sale ROOM NO. D/4 IN CHARKOP [1] ARCHANA CO-OP HSG. SOC. LTD., SITUATED AT PLOT NO. 559, RSC - 51, SECTOR NO.- 5, CHARKOP, KANDIVALI [W], MUMBAI - 400067, area admeasuring 40 sq. mtrs. Built up with all rights, title and interest therein. More particularly described in the Schedule mentioned hereunder:

Initially the said Room was originally allotted to MR. RAMCHANDRA DADA SAWANT. The said original allottee MR. RAMCHANDRA DADA SAWANT has sold, assigned, transferred the said Room to MR. SATISH DHIRAJAL PANDYA, by a Sale deed, NOC Affidavit & General Power of Attorney dt. 28/01/2016 The said agreement N.O.C/2016 is properly stamped and duly registered with the Office of Sub Registrar, Borivali-7, M.S.D. Vide Serial No.BRL7-740-2016 DT. 28/01/2016. The said agreement is valid and subsisting in the eyes of law. The said MR. SATISH DHIRAJAL PANDYA, applied to MHADA for transfer of the said room in his favour and paid all the dues of MHADA. Thereupon MHADA has by their letter dt. 07/04/2016 bearing ref.no. EM/W/M.M./1328/16 D.T.07/04/2016 issued NOC for Share transfer after due compliance hereinafter called as the said Room. Now MR. SATISH DHIRAJAL PANDYA, is the absolute owner of the said room and bonafide member of the society. More particularly described in the schedule of the property.

The Original allotment letter, MHADA papers issued to the original allottee MR. RAMCHANDRA DADA SAWANT are misplaced and not traceable therefore the necessary Police complaint was lodged with the Charkop Police Station dt.21/1/2016 bearing lost complaint no.207/2016 and accordingly the Charkop Police Station has issued the Certificate to that effect.

Any person having or claiming any right title interest of any type in the above property or any part thereof by way of inheritance tenancy, Share, Sale, mortgage, lease, lien, LICENSE, gift, possession or encumbrance of any nature whatsoever including any by way of intimate the same to the undersigned together with the documents on which such claim is made with 14 days from the date of publication of this notice failing which claim and claims of such person/s shall be treated as waived and not binding on my client.

: SCHEDULE OF PROPERTY ABOVE REFERRED TO :
ALL THAT PIECE AND PARCEL OF THE ROOM NO.D/4 IN CHARKOP [1] ARCHANA CO-OP HSG. SOC. LTD., SITUATED AT PLOT NO. 559, RSC - 51, SECTOR NO.- 5, CHARKOP, KANDIVALI [W], MUMBAI - 400067, [WORLD BANK PROJECT] area admeasuring 40 sq. mtrs. built up Mumbai Suburban District, Constructed on the Plot of Land bearing C.T.S No. 107/1629 of Village-Kandivali, Taluka-Borivali, Mumbai Suburban District. The Year of construction is 1989 together with soil, subsoil of the said Room and along with the common use and enjoyment of passage and open space.

Mr. NAVIN C. SETHI
Advocate High Court
D/13, Plot No. 507, Sector 5, Mahatma C.H.S. Ltd., Charkop, Kandivali [W], Mumbai-400 067.
Place : Mumbai Dated : 01-09-2025

CITY UNION BANK LIMITED
Credit Recovery and Management Department
Administrative Office: No.24-B, Gandhi Nagar,
Kumbakonam - 612 001. E-Mail: crmd@cityunionbank.in,
Phone: 0435-2432322. Fax: 0435-2431746

RE-TENDER-CUM-AUCTION SALE NOTICE UNDER SARFAESI ACT 2002

The following properties mortgaged to City Union Bank Limited will be sold in Re-Tender-cum Public Auction by the Authorised Officer of the Bank, under Rule 8 (6) & 9 of the Security Interest (Enforcement) Rules, 2002, under the SARFAESI Act, 2002, for recovery of a sum of Rs.31,15,643/- (Rupees Thirty One Lakh Fifteen Thousand Six Hundred and Forty Three only) as on 14-04-2025 together with further interest to be charged from 15-04-2025 onwards and other expenses, any other dues to the Bank by the borrowers /

No.1) Mr. Ramesh Kankaiah Bandi, S/o. Kankaiah Bandi, H.No.1007, Room No.7, 2nd Floor, Vasam Niwas, Near Bhaji Market, Padma Nagar, Bhiwandi Thane - 421302.

No.2) Mrs. Annapura Ramesh Bandi, W/o. Ramesh Kankaiah Bandi, H.No.1007, Room No.7, 2nd Floor, Vasam Niwas, Near Bhaji Market, Padma Nagar, Bhiwandi Thane - 421302.

Immovable Property Mortgaged to our Bank
(Property Owned by Ramesh Kankaiah Bandi, S/o. Kankaiah Bandi)

All that RCC Powerloom Shed bearing No.41/A, New Kaneri, admeasuring about 2,218.00 sq.ft. equivalent to 206.13 sq. mtrs., on Ground Floor, Constructed on land bearing Survey No.36, Hissa No.1 Paiki, situated, lying and being at Bhoj-Kamatghar, Taluka-Bhiwandi, District-Thane, within the limits of Bhiwandi Nizampur City Municipal Corporation, Bhiwandi Sub-Registration District and Taluka, Bhiwandi Registration District and District Thane, State Maharashtra. Boundaries of the Property: - East - Building, West - Building, North - Building, South - Internal Road.

Reserve Price : Rs.22,00,000/-
(Rupees Twenty Two Lakh only)

RE-AUCTION DETAILS

Date of Re-Tender-cum-Auction Sale Venue
24-09-2025 City Union Bank Limited, Thane Branch,
Shop No.2,Ground Floor, Tropical Elite Building,
Opposite Naupada Police Station, Naupada,
Thane West, Maharashtra - 400602.
Telephone No.022-25384747,
Cell Nos.9325871410, 8925964908.

Terms and Conditions of Re-Tender-cum-Auction Sale:
(1) The intending bidders should be present in person for the auction and participate personally and give a declaration in writing to the effect that he/she is bidding for himself / herself. (2) The intending bidders may obtain the Tender Forms from The Manager, City Union Bank Limited, Thane Branch, Shop No.2, Ground Floor, Tropical Elite Building, Opposite Naupada Police Station, Naupada, Thane West, Maharashtra - 400602. (3) The intending bidders should submit their bids only in the Tender Form prescribed in sealed envelopes addressed to The Authorised Officer, City Union Bank Ltd., together with a Pay Order/ Demand Draft on an EMD of 10% of the Reserve Price, drawn in favour of "City Union Bank Ltd.", on or before 12.00 Noon on the date of Tender-cum-Auction Sale hereby notified. (4) For inspection of the property and other particulars, the intending purchaser may contact Telephone No.022-25384747, Cell Nos.9325871410, 8925964908. (5) The properties are sold on "As-is-where-is", "As-is-what-is" and "whatever-there-is" basis. (6) The sealed tenders will be opened in the presence of the intending bidders at 01.00 p.m. on the date of Tender-cum-Auction Sale hereby notified. Though in general the sale will be by way of closed tenders, the Authorised Officer may, at his sole discretion, conduct an Open Auction among the interested bidders who desire to quote a bid higher than the one received in the closed tender process, and in such an event, the sale shall be conferred on the person making highest bid. The sale, however, is subject to confirmation of City Union Bank Limited. (7) The successful bidder shall have to pay 25% (inclusive of EMD paid) of the sale amount immediately on completion of sale and the balance amount of 75% within 15 days from the date of confirmation of sale, failing which the initial deposit of 25% shall be forfeited. (8) The Sale Certificate will be issued by the Authorised Officer in favour of the successful purchaser only after receipt of the entire sale consideration within the time limit specified herein. (9) The successful purchaser shall bear the charges/fees payable for conveyance, such as stamp duty, registration fee etc., as applicable under law. (10) The successful bidder should pay the statutory dues (lawful house tax, electricity charges and other dues), TDS, GST if any, due to Government, Government Undertaking and local bodies. (11) The Authorised Officer shall have all the powers to accept or reject the bids or postpone or cancel the sale without assigning any reason whatsoever.

Place : Kumbakonam, Date : 30-08-2025
Regd. Office: 149, T.S.R. (Bg) Street, Kumbakonam, Thanjavur District, Tamil Nadu - 612 001. C.M. - L651107N1904PLC001287.
Telephone No.0435-2402322, Fax: 0435-2431746, Website: www.cityunionbank.com

MANAPPURAM HOME FINANCE LTD
FORMERLY MANAPPURAM HOME FINANCE PVT LTD
CN: U65923K12010PIC039179, Unit 301-315, 3rd Floor, A wing, Kanakia Wail Street, Andheri-Kurla Road, Andheri East, Mumbai-400093

Demand Notice

Whereas the Authorized Officer of Manappuram Home Finance Ltd., having our registered office at IV/470A (old) w/38A (new), Manappuram House, Valapad, Thiruvur, Kerala-680567 and branches at various places in India (hereinafter referred to as "MAHOFIN") is a Company registered under the Companies Act, 1956 and a Financial Institution within the meaning of sub-clause (iv) of clause (m) of sub-section (1) of Section 2 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as the Act) read with Notification No. S.O. 3466 (E) dated 18th December, 2015 issued by the Govt. of India, Department of Financial Services, Ministry of Finance, New Delhi, inter alia carrying on business of advancing loans for construction and / or purchase of dwelling units and whereas the Borrower / Co-Borrowers as mentioned in Column No. 2 of the below mentioned chart obtained loan from MAHOFIN and whereas MAHOFIN being the secured creditor under the SARFAESI Act, and in exercise of powers conferred under section 13(2) of the said Act read with Rule 2 of the security interest (Enforcement) Rules, 2002, issued demand notice calling upon the Borrowers / Co-Borrowers as mentioned herein below, to repay the amount mentioned in the notices with further interest thereon within 60 days from the date of notice, but the notices could not be served upon some of them for various reasons. That in addition thereto for the purposes of information of the said borrowers enumerated below, the said borrowers are being informed by way of this public notice.

Sr. No.	Name of the Borrower/ Co-Borrower/ LAN/Branch	Description of Secured Asset in respect of which interest has been created	NPA Date	Date of Notice sent & Outstanding Amount
1	VISHWAJIT RAMESHWAR PAWAR, CHHAYABAI RAMESHWAR PAWAR, RAMESHWAR PARASARAM PAWAR, RATNADEEP DNYANOBA KHUNEI, NHL0080044725ANDNEAD	The Gram Panchayat Property No. 245, Situated at the Gram Panchayat Vazur, Pt. Purna & Dist. Parbhani, Maharashtra, Pin code: 431514 Total Area 1008 Sq. ft. EAST-ROAD, WEST-ROAD, SOUTH-ROAD, NORTH-Self Land	12-07-2025	15-07-2025 & Rs.8,93,620/-

Notice, is therefore given to the Borrowers / Co-Borrowers, as mentioned herein above, calling upon them to make payment of the total outstanding amount as shown herein above, against the respective Borrower / Co-Borrower, within 60 days of publication of this notice. Failure to make payment of the total outstanding amount together with further interest by the respective Borrower/ Co-Borrower, MAHOFIN shall be constrained to take u/s 13(4) for enforcement of security interest upon properties as described above, steps are also being taken for service of notice in other manners as prescribed under the Act and the rules made hereunder. You are put to notice that the said mortgage can be redeemed upon payment of the entire amount due together with costs, charges and expenses incurred by MAHOFIN at any time before the date of publication of notice for public auction or private treaty for transfer by way of sale, as detailed in Section 13(b) of the SARFAESI Act. Take note that in terms of S-13 (13) of the SARFAESI Act, you are hereby restrained from transferring and/or dealing with the Secured Properties in any manner by way of sale, lease or in any other manner

Date: 01-09-2025, Place: Mumbai Sd/- Authorized Officer- Manappuram Home Finance Ltd

TRUHOME FINANCE LIMITED (Formerly Shriram Housing Finance Ltd.)
Head Office: Level -3, Wockhardt Towers, East Wing C-2, G Block, Bandra Kurla Complex, Bandra (East), Mumbai 400 051;
Tel: 1800 102 4345; Website: http://www.truhomefinance.in
Reg.Off.: Srinivasa Tower, 1st Floor, Door No.5, Old No.11, 2nd Lane, Cenatoph Road, Alwarpet, Teynampet, Chennai-600018

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 and Guarantor/s that the below described immovable properties mortgaged/ charged to Truhome Finance Limited (formerly M/s Shriram Housing Finance Limited), the Symbolic Possession of which have been taken by the Authorized Officer of Truhome Finance Limited, will be sold on "As is where is", "As is what is" and "Whatever there is" basis in e-auction on 04.10.2025 between 11:00 a.m. to 1:00 p.m. for recovery of the balance due to Truhome Finance Limited from the Borrowers And Guarantors, as mentioned in the table.

Details of Borrowers and Guarantors, amount due, Short Description of the immovable property, reserve price and earnest money deposit and date of inspection are also given as:

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagers	Amount of Recovery and date of Demand Notice	Reserve Price (Rs.) & Bid Increment	Date & Time of Auction	Contact Person Details - (AO and Disposal team)
1. KAMLESH ARVIND PARAB 2. RATNAPRABHA ARVIND PARAB ALL RESIDING AT: A702, 7th FLOOR, SANSKAR DHAM MANJARALLI CHOWK, BADLAPUR, THANE- 421 503, Email ID - kamleshparab43@gmail.com Mob:- 7977103909 Also at: , Flat No. 004, Ground Floor, F Wing, Heramb Park Phase 2, Badlapur - 421 503 Date of NPA - 06/05/2025	Demand Notice: 08-05-2025 Rs 19,47,994.00/- (Rupees Nineteen Lacs Forty Seven Thousand Nine Hundred and Ninety Four Only) as on 07-05-2025 and with further interest and other costs, charges and expenses. Loan Account no. SHLHTHNE0001230.	Rs.20,12,800/- (Twenty Lacs Twelve Thousand Eight Hundred Only) Bid Increment: Rs. 10,000/- and in such multiples. Earnest Money Deposit (EMD) (Rs.) Rs. 2,01,280/- (Rupees Two Lacs One Thousand Two Hundred and Eighty Only)	04th Oct. 2025 Time : 11.00 A.M. to 01.00 P.M.	Ashtaq Patka 9819415477 Santosh Agaskar - 8169064462 Inspection Date: 12th Sept, 2025
Last date for submission of EMD : 3rd Oct, 2025 Time 10.00 a.m. to 05.00 p.m				

Description of Property

OWNER OF THE PROPERTY - MR. KAMLESH ARVIND PARAB: ALL THE PIECE AND PARCEL OF THE IMMOVABLE PROPERTY BEARING FLAT NO. 004, ADM. 27.47 SQ. MTRS CARPET AREA (RERA) AND ENCLOSED BALCONY AREA ADM. 6.28 SQ. MTRS