

PUBLIC NOTICE

Loss of Chain of documents Reg No MVL28462006 reg house LVL10092011 of row house No. 3 Diviya Hilltop Cottage, Plot Nos 43 to 48, Survey No. 35A Nangargaon Lonavala.

Wide complaint no. 121616-2025

PUBLIC NOTICE

Notice is hereby given to public on behalf of my client Mr. Siddharth Vinod Mehta being the sole owner of the property known as Bunglow No.8-19/245 admeasuring 1840 sq. ft. carpet area of the building/structure as Avadh on land area of 60x30 in the society known as The Rajawadi Co-operative Housing Society Ltd. located at, Rajwadi, Ghatkopar East, Mumbai - 400 077 (Hereinafter referred to as the 'Bungalow'), the said bungalow is under the Scheme of The Low Income Group Housing Scheme Western Scheme No.18, whereas the Bungalow was purchased by Mr. Siddharth Vinod Mehta from Mr. Vinod Chandrakant Mehta and Mrs. Alka Vinod Mehta through Sale Agreement 27th February, 2025 registered before the Joint Sub-Registrar of Assurances at Kurla vide Document No. Mumbai12-3394-2025 on 27th February 2025 (Hereinafter referred to as the 'Purchase Agreement') further Mr. Siddharth Vinod Mehta is admitted as the member of the society and has been issued 5 (five) fully paid-up shares of Rs.50/- each vide Share Certificate No.212 whereas by this present notice my client Mr. Siddharth Vinod Mehta intend to sell each and all 100% right, title, entitlement and interest of the 'Bungalow' to the intending purchaser Mr. Bhadesh Raskilal Shah therefore any person having any claim demand right benefit or interest in respect of or against or to the Flat and the Shares or any part/portion thereof, by way of sale transfer assignment exchange right interest share lease sub-lease tenancy sub-tenancy mortgage gift lien charge encumbrance occupation covenant trust maintenance easement pre-emption inheritance bequest possession development rights right of way reservation agreement license family arrangement settlement decree or order of any court of Law partnership by virtue of the documents in original 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 fourteen (14) days from the date of publication hereof, otherwise the sale of the Property and Shares in favour of intending Purchaser Mr. Bhadesh Raskilal Shah will be completed without reference to such claim and the same if any will be considered as waived.

Mumbai, Dated this 25th day of September, 2025.

Sd/-

Adv. Jevin Nathwani & Associates

Advocates & Legal Consultants

1607, One 45 Business Bay, Vallahab Baug Lane Extn, Ghatkopar (East),

Mumbai - 400077.

PUBLIC NOTICE

NOTICE is hereby given to the public at large that Flat No. C-501 on 5th Floor in Charkop Aditya CHS. Ltd., at Plot No.4, Road No.RSC-6A, Sector-2, Charkop, Kandivali (West), Mumbai-400 067, was jointly owned by MRS. VEDAVATI S. MAMADI & her husband MR. RAMMURTHY L. MAMADI i.e. my client. Said MRS. VEDAVATI S. MAMADI died on 03.08.2010 leaving behind her husband MR. RAMMURTHY L. MAMADI and their only son MR. MUKUL MAMADI as the only legal heirs and successors. After demise of MRS. VEDAVATI S. MAMADI, her son MR. MUKUL MAMADI has released his 1/2nd undivided share in 50% undivided share of his deceased mother MRS. VEDAVATI S. MAMADI in the said Flat in favour of his father MR. RAMMURTHY L. MAMADI duly registered under Serial No.BRL7-1391-2019 dated 27.03.2019. Subsequently the said Society has transferred the said Flat, its membership and Share Certificate in the name of my client MR. RAMMURTHY L. MAMADI after compliance of transfer formalities by him. Now my client has agreed to sell and transfer the said Flat to prospective purchasers and/or MR. VELJI PARBATI BANGRI.

Any person, bank, financial institution etc. having any claim, objection or rights of whatsoever nature in the said Flat shall intimate to the undersigned with necessary supporting documentary evidence within 14 (fourteen) days from the publication of this Notice, thereafter such claim shall be deemed to be non-existent or waived and the sell/purchase transaction shall be completed in respect of said Flat without any reference after expiry of the said period.

Sd/-
RAJENDRA B. GAIKWAD
ADVOCATE, HIGH COURT
Room No. D-46, Milap CHS. Ltd.
Plot No.183, Sector-1, Charkop,
Kandivali (W), MUMBAI - 400 067.
Place: MUMBAI Date: 25/09/2025

BAJAJ HOUSING FINANCE LIMITED

Corporate Office: Cerebrum IT Park B2 Building 5th Floor, Kalyani Nagar, Pune, Maharashtra 411014, Branch Office: 7th Floor, Sumer Plaza, Unit No. 702, Marol Maroshi Rd, Sankasth Padi Welfare Society, Marol, Andheri East, Mumbai, Maharashtra-400059, INDIA.

Demand Notice Under Section 13 (2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

Undersigned being the Authorized officer of M/s Bajaj Housing Finance Limited, hereby gives the following notice to the Borrower(s)/Co-Borrower(s) who have failed to discharge their liability i.e. defaulted in the repayment of principal as well as the interest and other charges accrued there-on for Home loan(s)/Loan(s) against Property advanced to them by Bajaj Housing Finance Limited and as a consequence the loan(s) have become Non Performing Assets/Accounts. Accordingly, notices were issued to them under Section 13 (2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and rules there-to, on their last known addresses, however the same have been returned un-served/undelivered, as such the Borrower(s)/Co-Borrower(s) are hereby intimated/informed by way of this publication notice to clear their outstanding dues under the loan facilities availed by them from time to time.

Loan Account No./Name of the Borrower(s)/ Co-Borrower(s)/ Guarantor(s) & Addresses	Address of the Secured/Mortgaged Immovable Asset / Property to be enforced	Demand Notice Date & Amount
Branch: MUMBAI LAN No. 405HSLD779490 and 405THSD788024	All That Place And Parcel Of The Non-agricultural Property Described As: FLAT No 10 2ND FLOOR NEW SHANTI CHSL KULGAON BADLAPUR WEST THANE MAHARASHTRA-421503	08-Sep-2025 Rs. 15,60,680/- (Rupees Fifteen Lakh Sixty Thousand Sixty Nine Only)
Branch: MUMBAI (LAN No. 404SHHL1005232, H405HLT1014470	All That Place And Parcel Of The Non-agricultural Property Described As: FLAT No 101, 1ST FLOOR, ADMEASURING 22.07 SQ. MTRS., BUILDING No. 4, QUALCON PALMS, GAT No 21, HISSANO, A, MOUJIE KARADE KHURD, PANVEL, NAVI MUMBAI - 402302	05th Sep 2025 Rs. 19,15,492/- (Rupees Nineteen Lakh Fifteen Thousand Four Hundred Ninety Two Only)
1. SANJAY DEWOO SARANG (Borrower) 2. PREETI SANJAY SARANG (Co-Borrower)	At C 201 Anand Mhatre Apartment Station Road, Near Diva Station Nr Nagar Diva West, Thane, Maharashtra-400612	

This step is being taken for substituted service of notice. The above Borrowers and/or Co-Borrowers Guarantors) are advised to make the payments of outstanding along with future interest within 60 days from the date of publication of this notice failing which (without prejudice to any other right remedy available with Bajaj Housing Finance Limited) further steps for taking possession of the Secured Assets/ mortgaged property will be initiated as per the provisions of Sec. 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The parties named above are also advised not to alienate, create third party interest in the above mentioned properties. On which Bajaj Housing Finance Limited has the charge.

Date: 25.09. 2025 Place:-MUMBAI Authorized Officer Bajaj Housing Finance Limited



Asset Reconstruction Company (India) Ltd. (Arcil) CIN-U65999MH2002PLC134884

Acting in its capacity as Trustee of various Aroli Trusts
Arcil office: The Ruby, 10th Floor, 29, Senapati Bapat Marg, Dadar (West) Mumbai-400 028
Branch office: Unit 610, Sun Square, Near Hotel Regenta Central, Off C. G. Road, Navrangpura, Ahmedabad - 380 006, Gujarat Website: <https://auction.arcil.co.in>;

PUBLIC NOTICE FOR SALE THROUGH ONLINE e-AUCTION IN EXERCISE OF THE POWERS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (SARFAESI ACT) READ WITH RULES 6, 8 & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Notice is hereby given to the public in general and to the Borrower (s) / Guarantor (s) / Mortgagor (s), in particular, that the below described immovable property/ies mortgaged/charged to the Asset Reconstruction Company (India) Limited, acting in its capacity as Trustee of various Arcil Trusts ("ARCIL") (pursuant to the assignment of financial asset vide registered Assignment Agreements), will be sold on "As is where is", "As is what is", "Whatever there is" and "Without recourse basis" by way of online e-auction, for recovery of outstanding dues of together with further interest, charges and costs etc., as detailed below in terms of the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") read with Rules 6, 8 and 9 of the Security Interest (Enforcement) Rules, 2002 ("Rules").

Name of the Borrower / Co-Borrower/s/Guarantor/s Mortgagor/s	LAN No. & Selling Bank	Trust Name	Outstanding amount as per SARFAESI Notice dated 04-10-2018	Possession type and date	Date of Inspection	Type of Property and Area	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
Borrower: Smita Sunil Mahadeshwar, Co-Borrower: Sami Sahadev Mahadeshwar	WKALY0000913 Mahapuram Home Finance Limited (MHFL)	ARCIL-Retail Loan Portfolio-087-A-TRUST	Rs. 21,96,615/- as on 04-10-2018 + further Interest + Legal Expenses	Physical on 30/04/ 2025	Will be arranged on request	admeasuring, 452.520 Three Lakh Thirty Four Thousand Eight Hundred Sixty Five Only)	Rs. 3,34,865/- (Rupees Thirty Three Lakh Twenty Four Thousand Eight Hundred Sixty Five Only)	Rs. 33,48,648/- (Rupees Thirty Three Lakh Twenty Four Thousand Eight Hundred Sixty Four Only)	On 31-10-2025 3:00 PM

Description of the Secured Asset being auctioned: Property owned by Smita Sunil Mahadeshwar & Sami Sahadev Mahadeshwar; All that premises of Flat no. 501 adm. 452.520 sq. feet area on the 5th floor Type UL-2 of the Building No. 7 in project known as UNNATI Housing scheme, in Building Known as UNNATI-UL-2, at Sector 19A, Ulive, Tal. Panvel, Dist. Raigad, Navi Mumbai, within the limits of CIDCO Ltd. in the Jurisdiction of Regn Sub Dist of Panvel, Dist Raigad, Maharashtra. Boundaries: East: Building No.6, West: Driveway, North: Building, South: Driveway

Pending Litigations known to ARCIL	Nil	Encumbrances/Dues known to ARCIL	Nil
Last Date for submission of Bid	Same day 2 hours before Auction	Bid Increment amount:	As mentioned in the BID document
Demand Draft to be made in name of:	ARCIL-Retail Loan Portfolio-087-A-TRUST	Payable at Par	

RTGS details
ARCIL-Retail Loan Portfolio-087-A-TRUST, Trust Account No: 57500001224262, HDFC Bank Limited, Branch: Kamla Mill, Mumbai, IFSC Code: HDFC0000542

Name of Contact person & number
Deepak Code: 8668519738 (m-nagpur@manappuramhomefin.com), Monica Rudra Das - 022 6658 1327.

Terms and Conditions: The Auction Sale is being conducted through e-auction through the website <https://auction.arcil.co.in> and as per the Terms and Conditions of the Bid Document, and as per the procedure set out therein.

- The Authorized Officer ("AO")/ARCIL shall not be held responsible for internet connectivity, network problems, system crash down, power failure etc.
- At any stage of the auction, the AO may accept/reject/modify/cancel the bid offer or post- pone the Auction without assigning any reason thereof and without any prior notice.
- The successful purchaser/bidder shall bear any statutory duties, taxes, fees payable, applicable GST on the purchase consideration, stamp duty, registration fees, etc. that is required to be paid in order to get the secured asset conveyed/delivered in his/her/its favour as per the applicable law.
- The intending bidders should make their own independent enquiries/ due diligence regarding encumbrances, title of secured asset and claims/rights/dues affecting the secured assets, including statutory dues, etc., prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of ARCIL. The Authorized Officer of ARCIL shall not be responsible in any way for any third-party claims/rights/dues.
- The particulars specified in the auction notice published in the newspaper have been stated to the best of the information of the undersigned; however undersigned shall not be responsible / liable for any error, misstatement or omission.
- The Borrower/ Guarantors/ Mortgagors, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rules 8 and 9 of the Security Interest (Enforcement) Rules, about the holding of the above mentioned auction sale.
- In the event, the auction scheduled hereinabove fails for any reason whatsoever, ARCIL has the right to sell the secured asset by any other methods under the provisions of Rule 8(5) of the Rules and the Act.

Place : Navi Mumbai | Date: 25.09.2025
Sd/- Authorized Officer, Asset Reconstruction Company (India) 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.com>

Reg.Off.: Sriniwasa 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 Physical 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 15.10.2025 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/Mortgaggers	Amount of Recovery and date of Demand Notice	Reserve Price (Rs.) & Bid Increment	Date & Time of Auction	Contact Person Details - (AO and Disposal team)
FOR LOAN ACCOUNT NO. SHLHUMB0002044 (Loan No. 1) 1 - EGO MEDIA PRIVATE LIMITED 2 - JHANVI KETAN SONALKAR	Demand Notice: 21-10-2024 Rs. 1,58,80,248/- (Rupees One Crore Fifty Eight Lacs Eighty Thousand Two Hundred Forty Eight Only) as on 17/10/2024 under reference of Loan Account No. SHLHUMB0002044 and Rs. 4,06,390/- (Rupees Four Lacs Six Thousand Three Hundred Ninety Only) as on 17/10/2024 under reference of Loan Account No. STUHMUMB0003153 with further interest and other costs, charges and expenses.	Rs. 1,10,00,000/- (One Crore Ten Lacs Only) Bid Increment: Rs. 10,00,00/- and in such multiples. Earnest Money Deposit (EMD) (Rs.) Rs. 11,00,000/- (Rupees Eleven Lacs Only)	15th Oct. 2025 Time : 11.00 A.M. to 01.00 p.m.	Ashtaq Patka - 9819415477 Santosh Agaskar - 8169044662 Property Inspection Date: 10th October, 2025
1 - JHANVI KETAN SONALKAR 2 - EGO MEDIA PRIVATE LIMITED ALL RESIDING AT: OFFICE NO. 8-1404, COMMERCIAL BUILDING, MINERVA INDUSTRIAL ESTATE, MULUND WEST - 400 080 Also ALAT No. 1101, PINEWOOD RUNWAL GREENS MULUND GOREGAON LINK ROAD, BHANDUP WEST - 400 078 Also ALAT No. 406 & 407 4TH FLOOR 8 WING AHIMSA ADITYA ANIRUDH CHSL. SUNDER NAGAR CHINCHOLI MALAD WEST, MUMBAI 400064, Date of NPA - 03/10/24 and 05/10/2024	Loan Account No. SHLHUMB0002044 & STUHMUMB0003153.	Last date for submission of EMD : 14th October, 2025 Time: Till 05.00 p.m.		
Description of Property				
ALL THE PIECE AND PARCEL OF THE IMMOVABLE PROPERTIES BEARING FLAT NO. 406 ADM. 310 SQ. FT. CARPET AREA AND FLAT NO. 407 ADM. 330 SQ. FT. CARPET AREA BOTH ON THE 4TH FLOOR IN THE WING "B" OF THE BUILDING KNOWN AS "ADITYA", CONSTRUCTED ON THE LAND BEARING FINAL PLOT NO. A, CTS No. 1164 & 1165 ADM. 1518.95 SQ. YARDS. EQUIVALENT TO 1270.50 SQ. MTRS OR THEREABOUT, LAYING AND BEING SITUATED AT VILLAGE MALAD IN THE REGISTRATION DISTRICT AND SUB-DISTRICT OF BOMBAY CITY AND BOMBAY SUBURBAN				

- For detailed terms and conditions of the sale, please refer the website of Truhome Finance Limited Website Link: <https://www.truhomefinance.in/e-auction>
- The intending bidders have to submit their 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.

Place : MUMBAI
Date : 25-09-2025
Sd/- Authorized Officer- Truhome Finance Limited (Formerly Shriram Housing Finance Limited)

PUBLIC NOTICE

NOTICE is hereby to the Public that the Deed of Release Dated 1st September, 2018, Executed in between Miss. Pooja Rajendra Lakade & Mr. Dishant Rajendra Lakade (THE RELEASEE) AND Smt. Vaishali Rajendra Lakade (THE RELEASEE) for the Property bearing address at Shop No. 3, Ground Floor, Mother Co-op. Hsg. Soc.Ltd., Karaiyada, Ullan, Bhayandar (West) Constructed on the plot of Land Survey No. 35 Part Hissa No.2(P) has been Lost/Misplaced. All person are informed not to deal or carry out any transaction with anyone on the basis of the said missing documents. If anyone has already carried out or being carried out kindly inform the undersigned in writing on the below mentioned address within 7 days from this present.

Sd/- RAJESH MODI
Shreeram Sadan, Sector No.9, Airoli,
Navi Mumbai - 400708.
Place: Mumbai Date: 25.09.2025

PUBLIC NOTICE - NAME TRANSFER

PLEASE TAKE NOTICE that MR. M. ARUN KUMAR aka M. ARUL KUMAR S/o. LATE MURTHI AARMOGAM HARIJAN aka MOORTHY ARUMUGAM, an adult, Indian inhabitants, (hereinafter referred to as "my client/ title transferee").

The public is hereby notified of the pending transfer of title and ownership of the Hut located at GNM/A-2/265-2/2, Anna Nagar, Nithyanand Chawli, Kumbharwad Road, Dharavi, Mumbai 400 017., Mumbai City, Maharashtra, from Shri. Kabealgabriel aka Kabilas S/o. Gabriel, the Original Hut holder to Mr. M. Arun Kumar, Residing at GNM /A-2/265-2/2, Anna Nagar, Nithyanand Chawli, Kumbharwad Road, Dharavi, Mumbai - 400 017., Mumbai City, Maharashtra, since 1982.

This Hut transfer is being effected as per the Power of Attorney executed on 12th December 1997.

Any person or entity having claims, objections, or interests in the said Hut, including through sale, exchange, mortgage, lease, inheritance, or any other encumbrance, is requested to intimate the undersigned within 14 days from the date of publication hereof, failing which the transfer process will proceed without further reference to such claims, and the claims, if any, will be considered waived and abandoned. For any claims or objections, please contact:

P. MANUJAKATHIRVEL - Advocate High Court, Bombay
Mob. No.: +91 9619055867, +91 8850840763
Email: adv.manujakathirvel188@gmail.com

Place: Mumbai

PUBLIC NOTICE TO WHOMSOEVER IT MAY CONCERN

This is to inform the General Public that following share certificate of ION EXCHANGE (INDIA) LIMITED having its Registered Office at Tיעיעion House Dr. E. Moses Road, Post Box 6273, Malahakim, Mumbai, Maharashtra-400011 registered in the name of the following Shareholder/s have been lost by them.

Name of Shareholder	Folio No.	Cert. No.	Distinctive Nos.	No. of Shares
IGNATIUS ROBERT DSOUSA	IOI0010001	1661	2236281-2238160	1880
PERPETUA HELEN LUCY D'SOUZA (Deceased)				

The Public are hereby cautioned against purchasing or dealing in any way with the above referred share certificates.

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 Link Intime India Pvt. Ltd., 247 Park, C-101 L.B.S. Marg, Vikhroli (West), Mumbai 400083, within 15 days of publication of this notice after which no claim will be entertained and the Company shall proceed to issue Duplicate Share Certificate/s.

Place: Mumbai
Date: 25/09/2025
Name of Legal Claimant: IGNATIUS ROBERT DSOUSA

Office of Public Trusts Registration, Greater Mumbai Region, Mumbai
Sasmira Building, Sasmira Road, Worli, Mumbai- 400030.

PUBLIC NOTICE OF ENQUIRY

(Read Section 22-Rule 7 And 7A of the Maharashtra Public Trusts Act, 1950)
Application No.: ACCN/4047/2023
u/s. 22 of Maharashtra Public Trusts Act, 1950
Filed by: Smt. Sivakami Subramanian
In the matter of: Shri. Kamakshi Trust P.T.R. NO. E-13801 (Mum)

To,
All concerned having interest:
Whereas the aforesaid Trustee has filed a Change Report Under Section 22 of the Maharashtra Public Trusts Act, 1950 on 17/07/2023 before the Hon'ble Asst. Charity Commissioner-V, Greater Mumbai Region, Mumbai to delete the following Trustees from Record W.E.F. 16th December 2017 and to add the following Trustees on Record W.E.F. 16th December 2017.

Sr. No.	To Delete the following Trustees from Record W. E. F. 16th December 2017	Sr. No.	To Add the following Trustees from Record W. E. F. 16th December 2017
1.	Shri. V. Subramanian	1.	Shri. Parthasarathy Ramaswamy
2.	Shri. G. K. Ramamurthy	2.	Shri. Sthanumorthy Sankaranarayanan Ayyar
3.	Shri. S. Kalyanasundaram	3.	Shri. Ramamoorthy Rajagopal
4.	Shri. V. Mohan	4.	Shri. R. Nagarajan
5.	Shri. P. S. Subramanian		
6.	Shri. V. Rajagopalan		

And whereas, in view of Section 22 (2) of the Maharashtra Public Trusts Act, 1950 the present Change Report is accepted provisionally vide Order dated 28/05/2025, all the concerned persons with interest are called upon to submit your objection if any, in the above matter before the Hon'ble Asst. Charity Commissioner -V, Greater Mumbai Region, Mumbai at the above address in person or a pleader within 30 days from the date of publication of this notice, failing which the change report will be decided on its own merits.

Given under my hand and seal of the Hon'ble Joint Charity Commissioner, Greater Mumbai Region, Mumbai
This 16th day of September, 2025.

Sd/-
Superintendent (J)
Public Trusts Registration Office,
Greater Mumbai Region, Mumbai.

COURT ROOM NO. 17
IN THE BOMBAY CITY CIVIL COURT AT DINDOSHI
BORIVLI DIVISION
SHORT CAUSE SUIT NO. 1525 OF 2022

Plaint Lodged on :13/06/2022

Plaint admitted on :08/07/2022

Rule 51, SUMMONS to answer plaint Under section 27, O. V. rr. 1,5,7 and 8 and O. VIII, r.9, of the Code of Civil Procedure.

- BEENA JITEESH MEHTA
Aged: 58 Years, Occ: Housewife, Adult, Widow, Indian Inhabitant of Mumbai
- HIYANSHI JITEESH METHA
Aged: 19 Through natural Guardian and Next friend i.e. mother of the Plaintiff No.2 i.e. Plaintiff No.1 both residing at Flat No. 304 3rd Floor, Arpit Enclave CHS Ltd., Mahavir Nagar Plot No. M-1, Sector-4 Kandivali (west) Mumbai, 400067

VERSUS

- ALEX BENTO PINTO
Indian Inhabitant, residing at J-42, New Gitanjali CHS Limited, Raheja Township, Malad (East), Mumbai - 400097
- MRS. ANNIE ALEX PINTO
Indian Inhabitant, residing at J-42, New Gitanjali CHS Limited, Raheja Township, Malad (East), Mumbai - 400097
- IDBI BANK LIMITED
A Company Incorporated and Registered Under the Companies Act 1956 (1 of 1956) And a Banking Company Under Section 5(c) of the Banking Regulation Act, 1948 (10 of 1949) Office at IDBI Tower, World Trade Centre Complex, Cuffe Parade Mumbai - 400 005 Amongst other places having Retail Assets Office 2nd Floor, Marigold House, Plot No. A-34, Cross Road No.2, Marol, MIDC Andheri (East), Mumbai - 400 047
- M/S. KOTAK MAHINDRA BANK
27 BKC, C-27, G Block, Bandra Kurla Complex, Bandra (East), Mumbai - 400 051.

...Plaintiff

VERSUS

- ALEX BENTO PINTO
- Mrs. Annie Alex Pinto
- IDBI Bank Limited
- M/s Kotak Mahindra Bank

The Defendants Abovenamed

(As per Order dated on 15/07/2025 in presiding in Court Room No. 17H.H.J. SHRI. M. MOHIUDDIN M.A.)

WHEREAS the abovenamed Plaintiff has filed a plaint in this Honourable Court against the abovenamed Defendants whereof the following is a concise statement viz:-

- That this Hon'ble Court be pleased to declare, direct, order and decree that Late Jitish Himmatlal Mehta was the owners of the suit premises viz. Flat No. 304, 3rd Floor, Arpit Enclave Housing Society Ltd., Mahavir Nagar, Plot No.M-1, sector -4, Kandivali (west), Mumbai -400067 on the date of his death and consequently upon his death the Plaintiffs herein has become the owner of the said premises.
- That this Hon'ble Court be pleased to hold, declare, direct, order and decree that the deed of cancellation dated (franking date) 1st October 2010 executed between the Defendant Nos. 1 to 2 and Deceased Jitish Himmatlal Mehta is legal, valid, and binding upon the defendants and the agreement dated 6th July 2010 stands cancelled.
- That this Hon'ble Court be pleased to declare that the alleged Agreement for Sale dated 6th July 2010 submitted to the defendant bank, Shri Siddhivinayak Housing Society Ltd. (hereinafter referred to as the "Society"), is null and void, and the Defendant Nos. 1 and 2 is forged, fabricated, sham, bogus, illegal and as such is not binding upon the plaintiffs and the same does not convey any rights, title, and interest upon the Defendant Nos. 3 and 4.
- That this Hon'ble Court be pleased to restrain the Defendant, their agents, servants any person claiming through and or under them from acting upon the said forged, fabricated, sham, bogus, and created purported Agreement for Sale dated 6th July 2010 submitted to the Defendant Nos. 3 and 4 by the Defendant Nos. 1 and 2.
- That this Hon'ble Court may be pleased to pass order, judgment and decree that defendant and to their agent, servants and or restrained from disposing the plaintiff from suit premises viz. Flat No. 304, 3rd Floor, Arpit Enclave Housing Society Ltd., Mahavir Nagar, Plot No.M-1, sector -4, Kandivali (west), Mumbai -400067 on the basis of the purported agreement for sale dated 6th July 2010.
- That this Hon'ble Court may be pleased to hold, declare and decree that the warrant of attachment dated 18.04.2022 passed on 25.04.2022 on the suit premises is illegal, void ab initio and as such the same is not binding upon the Plaintiffs and their property i.e. Suit property.
- That this Hon'ble Court may be pleased to direct the Defendant bank to de-register/release the suit flat from the alleged charge of the bank with all records in the bank and further direct the Respondent Bank to discarded and name of deceased from the NPA/CIBIL records and other agency or authority where deceased has been shown as debtor.

You are hereby summoned to appear in this Court within 30 day from the date of service of summons, in person, or by an Advocate and able to answer all materials/questions relating to suit, or who shall be accompanied by some person able to answer all such questions to answer the abovenamed Plaintiffs, and as the suit is fixed for the final disposal, you must produce all your witnesses and you are hereby required to take notice that in default of your appearance, the suit will be heard and determined in your absence; and you will bring with you any document in your possession or power containing evidence relating to the merits of the Plaintiffs' case or upon which you intend to rely in support of your case and in particular for the Plaintiffs' case.

Given under my hand and the seal of this Hon'ble Court
Dated this 19th day of September, 2025

Sd/-
For Registrar
City Civil Court, Bombay

This 19th day of September, 2025
M/S LEGAL VISION
Advocate for the Plaintiff
Office Address: 11, Second Floor, 22, Rajabhadur Mansion
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You are hereby informed that the Free Legal Service from the State Legal Services Authority, High Court Legal Services Committee, District Legal Services Authority and Taluka Legal Services Committee as per eligibility criteria are available to you and in case you are eligible and desire to avail the Free Legal Services, you may contact any of the above Legal Services Authority / Committee. N.B. :- A Copy of the Plaint along with all annexures thereto, certified as true copy by Advocate for Plaintiffs are enclosed herewith.

Sd/-
Advocate For Plaintiffs Signature

NOTE :- Next date in this Suit is 29/09/2025. Please check the status and next/ further date of this Suit on the official website of the City Civil & Sessions Court, Gr. Bombay.