IN THE COURT OF CIVIL JUDGE SENIOR DIVISION
AT KALYAN
Civil M.A No.1011/2025.

Smt. Ankita Sushil Kulkarni .....Applicant.
V/s
Smt. Madhavi Mohan Kothekar .....Opponent.

PUBLIC NOTICE

That the above named Applicant is the daughter of the deceased Shri. Mohan Manohar Kothekar expired on 15/04/2021 at Ambarnath respectively. Deceased Shri. Mohan Manohar Kothekar have left behind them the following immovable property: -

A) House situated at Shivlok Apartment, Plot No. 17, Room No.304, Shiv Mandir Road, Shiv Ganga Nagar, Ambarnath East, Dist. Thane, Maharashtra-421501.

AND WHEREAS if any person/persons is/are having any kind of objection of whatsoever nature for the grant of Heirship Certificate in favour of the applicant in respect of the said property should file the same within 30 days from the date of publication of this notice to the undersigned. If no objection is received, the Heirship Certificate will be granted to the applicant as prayed for and objection Will not be entertained after the stipulated period.

Given under the seal of this Court on this 24th day of Nov., 2025.

Signed & Seal by Order
Sd/-
Asstt. Superintendant
Civil Court, (S.D.), Kalyan

Sd/-
Clerk

Seal

GAJANAN CO-OP. HOUSING SOCIETY LTD.
Add :- Ambadi Road, Vasai Road (W), Tal. Vasai, Dist. Palghar 401202

DEEMED CONVEYANCE NOTICE

Notice is hereby given that the above Society has applied to this office for declaration of Deemed Conveyance of the following properties. The next hearing is kept on **24/12/2025 at 2:00 PM.**

M/s. Ganesh Builders And Others those who have interest in the said property may submit their say at the time of hearing at the venue mentioned below. Failure to submit any say, it shall be presumed that nobody has any objection and further action will be taken.

Description of the property -
Village : Navghar, Tal. Vasai, Dist. Palghar

Survey No.	Hissa No.	Plot No.	Area
21	-	18	401 Sq. Mtrs.

Office : Administrative Building-A, 206, 2nd Floor, Kolgaon, Palghar-Boisar Road, Tal. & Dist. Palghar.
Date : 08/12/2025

SEAL

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

PUBLIC NOTICE

Take Notice that my clients **MR. ALI AKBAR ALI RAZAK GHEEWALA,** an adult, having Address at B-405, Neha Apartments, J.P. Road, 7 Bungalows, Andheri West, Mumbai-400058 **AND MRS. ZAINAB MOEZ DANDAWALA,** an adult, having Address at **402, 4th Floor, Prathana Apartment, 29th Road, Bandra West, Mumbai-400058,** are the **joint owners** of **Flat No. B-406, 4th Floor,** admeasuring **435 sq.ft. built-up area,** in **Neha Co-operative Housing Society Ltd.**, situated opposite Bus Depot, Seven Bungalows, Village Versova, Taluka Andheri, Mumbai- 400053, hereinafter more particularly described in the Schedule of Property written hereunder, and the same is **free from all encumbrances.**

TRANSACTIONS OF THE SAID FLAT ARE AS FOLLOWS:

1. **GULAM HUSSAIN KASAMWALI GHEEWALA** purchased the said flat from **SHAHNAZ YUSUF NIWAZ** by executing an Agreement for Sale dated **01.03.1993.**
2. **GULAM HUSSAIN KASAMWALI GHEEWALA** expired on **01.07.1999,** leaving behind his son **ALI RAZA GULAM HUSSAIN GHEEWALA.** Subsequently, **ALI RAZA GULAM HUSSAIN GHEEWALA** transferred the said flat in his name, and he became the sole owner.
3. **ALI RAZA GULAM HUSSAIN GHEEWALA** expired on **02.11.2003**, leaving behind his wife **SUKAINA ALIREZA GHEEWALA**, his son **MR. ALI AKBAR ALI RAZAK GHEEWALA,** and two married daughters **MRS. ZAINAB MOEZ DANDAWALA** and **MRS. KAUNAIN RISHAD ABBAS MERCHANT.**
4. Thereafter, **SUKAINA ALIREZA GHEEWALA** transferred the said flat in her name and became the sole owner by executing a Deed of Declaration dated **06.02.2010**, registered under No. **BDR4-01349-2010** dated **08.02.2010.**
5. **SUKAINA ALIREZA GHEEWALA** expired on **19.08.2022**, leaving behind **MR. ALI AKBAR ALI RAZAK GHEEWALA** (son) and her two married daughters **MRS. ZAINAB MOEZ DANDAWALA** and **MRS. KAUNAIN RISHAD ABBAS MERCHANT.**
6. Thereafter, **MRS. KAUNAIN RISHAD ABBAS MERCHANT** released her **33.33%** right, title, interest, and share in the said flat in favour of her brother **MR. ALI AKBAR ALI RAZAK GHEEWALA** by executing a **Release Deed** dated **01.08.2025**, registered under No. **MUMBAI8-12669-2025** dated **01.08.2025.** Accordingly, **MR. ALI AKBAR ALI RAZAK GHEEWALA** now holds **66.66%,** and **MRS. ZAINAB MOEZ DANDAWALA** holds **33.33%** undivided share in the said flat.

In view of the above, my clients hereby gives a notice to the public at large and calls upon or any person/s that has any right, title, interest in the said "said property" prejudicial to the interest of the "other parties" and who have already filed any suit, claim, disputes, petition, appeal or other like proceeding or obtained any decree, award or other order concerning the subject matter of the "said property" or who intend to file any such proceeding as described above for enforcing their right in the "said property" to submit all their objections and claims in writing along with supportive documentary proofs thereof to the undersigned within a period of **fifteen (15)** days of the date of publication of this notice, failing which "my clients" will presume that no adverse claims or objections concerning the "said property" exist or if they do exist, they stand waived hereinafter.

SCHEDULE OF PROPERTY

Flat No. B-406, 4th Floor, admeasuring 435 sq. ft. Built-up Area, in Neha Co-operative Housing Society Ltd., situated on land bearing C.T.S. No. 1309/5, Survey No. 131 (Part), Village Versova, Taluka Andheri, opposite Bus Depot, Seven Bungalows, Andheri (West), Mumbai-400053. The said building consists of Ground + 4 Upper Floors and has no lift, situated within the local limits of "K" Ward, Municipal Corporation of Greater Mumbai, **(hereinafter referred to as the "Said Property").**

Sd/-
SNEHA P. VISHWAKARMA
BLS, LLB,
Mudraa Legal Solution
Advocate, High Court Bombay
Office No. 205, 2nd Floor, Apollo Complex,
R.K. Singh Marg, Andheri East, Mumbai- 400069

DATE : 11.12.2025
PLACE : Mumbai

PUBLIC NOTICE

The public in general it is hereby inform that Mr. BALWANT BABU SANKHE was seized and possessed of or otherwise well and sufficiently entitled Flat No. 2, Ground floor, Boisar Gram Panchyat House No.5473/2, Admeasuring 470 sq. ft. Builtup in building known as "SHANTI NIWAS CO-OP HOUSING SOCIETY LTD" "KESHAV NAGAR" At plot of land bearing Serve No./Gut No.31. Hissa No.02, Plot No. A, Part B-4, B-5 and 6 in Village Boisar, Boisar (W), Tal. & Dist. Palghar, Maharashtra - 401501. In respect of the above property Late Mr. BALWANT BABU SANKHE, has been declare death on Date 5th September 2007. Smt. Bindiya Balwant Sankhe (Wife), Mr. Omkar Balwant Sankhe (Son) and Mr. Tejas Balwant Sankhe (Son), Legal heirs of Late Mr. Balwant Babu Sankhe were allotted the right of the said Flat No. 2, Ground floor, Admeasuring 470 sq. ft Builtup "SHANTI NIWAS CO-OP HOUSING SOCIETY LTD", "KESHAV NAGAR" My client is intend to sell above mentioned flat. If any person having any Rights, title, claim or interest in the same Property, by way of sale Inheritance, possession, succession, mortgage, lian, lease, gift or otherwise howsoever in respect of the same, shall intimate the objection in writing to the undersigned with supporting document thereof within 14 days from the date of publication of this notice or else any such claim by any one shall not be considered or shall be deemed to have been waived and/or abandoned. And my clients shall proceed to conclude the negotiations and no claims shall be entertained thereafter.

Date : 11/12/2025
Office Address: 21, Ground floor, Shivkala Arcade,
Near Kotak Mahendra Bank, Boisar (E),
Tal. & Dist. Palghar, Maharashtra - 401501.

Sd/-
Adv. Jitendra V. Patil

PUBLIC NOTICE

Notice is given to public at large that my client **PRANALEE RAUT** is investigating the title of **Mr. Ignasius Felix Mohan & Mrs. Kanchan Mohan** as Transferors in respect of the Flat more particularly mentioned in the schedule hereunder (hereinafter mentioned as the "**Said Flat**"). Originally **The Municipal Staff Anita CHS Ltd.**, had allotted the shares vide Certificate No. 24 bearing Distinctive Nos. 116 to 120 (both inclusive) dated 03/04/1988 in the name of one Shataram Kisan Kamble. Pursuant to consent decree passed by Hon'ble High Court & Supplementary agreement dated 23/04/1988, **M/s. Chaitanya Enterprises** became entitled to construct the building and allotted the flats in the name of Society to various allottees. Vide Agreement for Sale dated 24/11/1997 bearing Registration No BDR-2/876/1998 **M/s. Chaitanya Enterprises** allotted the said flat to **Mr. Ignasius Felix Mohan & Mrs. Kanchan Mohan** for a valid consideration as mentioned therein, and put them in possession thereof. The said original share certificate is irretrievably lost and cannot be found by due diligence. The Transferors have filed a Complaint bearing No. 16597/2022 dated 27/06/2022 with Dindoshi Police Station, Goregaon in respect of the same. The said society has issued 'Duplicate' share certificate in favour of the Transferors on 07/08/2022, by passing a requisite Resolution to that effect. By virtue of the aforesaid, the Transferors herein have represented to my client that they are entitled as Owners to all the rights, title, interest in the said Flat.

Now I call upon any person, legal heirs, financial institution having any claim in respect of the property, more particularly described in the schedule hereunder written, by way of sale, exchange, mortgage, gift, trust, charges, maintenance, inheritance, possession, lease, lien or otherwise of whatsoever nature is hereby requested to make the same known in writing alongwith documentary evidences to the undersigned at **Unit No. 202, Atri Krupa Building, R. T. Road, Near Vasant Avenue Building, Dahisar (East), Mumbai - 400 068 within 14 days** from the date of publication of this notice, failing which the claim of such person will be deemed to have been waived and/or abandoned or given up and the same shall not be entertained thereafter.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

Flat No. B - 008, area admeasuring 430 Sq. Fts. Carpet Area on the Ground Floor, in Building 'B' known as 'Amit Apartment' and society known as "Municipal Staff Anita CHS Ltd." standing on the plot of land bearing Survey No. 288, Hissa No. 2, Survey No. 287, Hissa No. 1 & CTS No. 255 & 259 of Village Dahisar and Survey No. 139, Hissa No. 1, bearing CTS No. 7 of Eksar situated at Kandarpada, Goathan, Dahisar (West), Taluka-Borivali, Mumbai 400068 along with Share Certificate No. 24 bearing distinctive share Nos. 116 to 120 (both inclusive).

Sd/-
Adv. Mrunal Dalvi, Partner
for M/s. K.K. Chawla & Co.

Place : Mumbai
Date : 11.12.2025

SHREY APARTMENT CO-OP. HOUSING SOCIETY LTD.
Add :- P. P. Marg, Chanakya Chowk, Virat Nagar, Virar (W), Tal. Vasai, Dist. Palghar 401303

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 **24/12/2025 at 2:00 PM.**

M/s. Adinath Enterprises And Others those who have interest in the said property may submit their say at the time of hearing at the venue mentioned below. Failure to submit any say, it shall be presumed that nobody has any objection and further action will be taken.

Description of the property -
Village : Virar, Tal. Vasai, Dist. Palghar

Survey No.	Hissa No.	Plot No.	Area
402	A	209	383.13 Sq. Mtrs.

Office : Administrative Building-A, 206, 2nd Floor, Kolgaon, Palghar-Boisar Road, Tal. & Dist. Palghar.
Date : 08/12/2025

SEAL

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

NEW RACHANA CO-OP. HOUSING SOCIETY LTD.
Add :- Chanakya Chowk, Virat Nagar, Virar (W), Tal. Vasai, Dist. Palghar 401303

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 **24/12/2025 at 2:00 PM.**

M/s. Jay Enterprises And Others those who have interest in the said property may submit their say at the time of hearing at the venue mentioned below. Failure to submit any say, it shall be presumed that nobody has any objection and further action will be taken.

Description of the property -
Village : Virar, Tal. Vasai, Dist. Palghar

Survey No.	Hissa No.	Plot No.	Area
402	A	242	418.31 Sq. Mtrs.

Office : Administrative Building-A, 206, 2nd Floor, Kolgaon, Palghar-Boisar Road, Tal. & Dist. Palghar.
Date : 08/12/2025

SEAL

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

SHREE SAIBABA CO-OP. HOUSING SOCIETY LTD.
Add :- Village More, Nalasopara (E), 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 **24/12/2025 at 2:00 PM.**

I. Mr. Goring Harman Vincent, II. M/s. Sai Bhoomi Nirmiti through Partners 1. Mr. Bipin Jamnadas Shah 2. Mr. Dharmendra Govinbhai Khoda, III. Mr. Barkat H. Shaikh IV. M/s. Sai Tirth Construction through Partner Mr. Mahesh Baburao Patil V. M/s. Sai Baba Construction Co. through its Partner Mr. Mehul Pratapbhai Joshi VI. Mr. Mehul Pratapbhai Joshi And Others those who have interest in the said property may submit their say at the time of hearing at the venue mentioned below. Failure to submit any say, it shall be presumed that nobody has any objection and further action will be taken.

Description of the property -
Village : More, Tal. Vasai, Dist. Palghar

Survey No.	Hissa No.	Plot No.	Area
33	1	-	10.45.37 R Sq. Mtrs.

Office : Administrative Building-A, 206, 2nd Floor, Kolgaon, Palghar-Boisar Road, Tal. & Dist. Palghar.
Date : 10/12/2025

SEAL

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

PUBLIC NOTICE

Notice is hereby given that we, M/s. Moongipa Development & Infrastructure Limited; hereinafter called "the MDIL", had executed Joint Development Agreement (JDA) between M/s. Anirdesh Developers Pvt. Ltd as the Developer and ourselves (MDIL) as the Owners of the land as mentioned in the JDA. That at the time of execution of the JDA, we have handed over the certified copies to the Developer. The following original documents were in our safe custody at out office and it was decided to handover the same to the Developer after the registration of JDA. Following are the original documents 1) Original Indenture dated 10th March, 1920 **registered with the sub-Registrar of Assurances at Bombay under Sr. No.1525 of 1920** executed between one Haji Essa Haji Oosman Poonawalla (therein referred to as the Vendor of the First Part); (i) Javerbhai Ramji & Narotamdas Bhanji doing business in the name and style of Javerbhai Narotamdas & Company (therein referred to as the said Javerbhai Narotamdas and Company of the Second Part); (ii) Hirji Moolji, Lalji Moolji & Khimji Shamji doing business in the name and style of M/s. Dharsi Nanji and Company (therein referred to as the Party of the Third Part); Gopaldas Tricumji Jivandas (of the Fourth Part) and Lalji Moolji and Shivji Raghavji . **AND 2) Original Indenture dated 20th day of July, 1922 registered with the Sub-Registrar of Assurances at Bombay under Sr. No. 1069 of 1922**, executed between the said Gopaldas Tricumji Jivandas (therein referred to as "the Vendor") and the said Lalji Moolji, Shivji Raghavji and the said Mathurdas Vussonji Khimji. **AND 3) Original Indenture dated 7th February, 1930 registered with the office of the Sub-Registrar of Assurances at Bombay under serial no. 1800 of 1930**, executed by Lalji Mulji along and Khimji Shamji (being partners in the firm of Dharsi Nanji and Company) of the First Part, Lalji Moolji of the Second Part in favor of Surji Vallabhdas of the Third Part. **AND 4) Original Unregistered Development Agreement dated 14th April 2013** executed between Shree Siddhi SRA Co-operative Housing Society (Proposed) and Moongipa Development and Infrastructure Limited. **AND 5) Original Power of Attorney dated 14th April, 2013,** executed by Shree-Siddhi Co-op Housing Society (Proposed) in favour of Moongipa Developers & Infrastructure Limited in respect of plot bearing C.T.S. No. 217 (part) of Village Kanjur, at Jamil nagar, Bhandup (W), Mumbai- 400078

The above mentioned original documents are untraceable from the time of shifting of our office premises. That umpteen number of attempts have been made to search & trace the documents. The missing / loss of original documents complaint has also been lodged at the Amboli Police Station on 9/12/2025 vide report No. 118671/2025. Any person having any knowledge about the whereabouts of the original documents should immediately inform and intimate the undersigned at the earliest.

Date: 11.12.2025

Name - **Moongipa Development & Infrastructure Limited**
Registered office at 203/204, Raigad Darshan, J. P. Road,
Opp. Indian Oil Colony, Andheri (West), Mumbai - 400 053.
Contact - Kiran Kadam - 9987632231

APPENDIX – 16
[Under the Bye-law No. 34]
The Form of Notice, inviting claims or objections to the transfer of the shares and the interest of the Deceased Member in the Capital/ Property of the society.

PUBLIC NOTICE

MR. MAHADEV SABA SUTAR a Member of the **Jogeshwari Gavdevi (SRA) Co-operative Housing Society Ltd., New Link Road, Behram Baug, Jogeshwari (West), Mumbai- 400 102** and holding **Flat No. 514**, 5th floor in the building of the society, died intestate on **21-01-2019** without making any nomination.

The legal heir wife of the owner i.e **MRS. MANINI MAHADEV SUTAR** have applied for transfer of the said Flat in her favor being the rightful legal heir. 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 in favor of his wife **MRS. MANINI MAHADEV SUTAR** within 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 and as per the circular no. 152 of the Slum Rehabilitation Authority. The claims/ objections, if any, received by the society for transfer of shares and interest of the deceased member in the capital/ property of the society shall be dealt with in the manner provided under the bye-laws of the society. A copy of the registered bye-laws of the society is available for inspection by the claimants/ objectors, in the office of the society/ with the secretary of the society from **Monday to Saturday** in between **10 am to 2 pm** from the date of publication of the notice till the date of expiry of its period.

Place:Mumbai
Date:11.12.2025

For and on behalf of
Hon. Secretary
Jogeshwari Gavdevi SRA Co-operative Housing Society Ltd., New Link Road, Behram Baug, Jogeshwari (West), Mumbai- 400 102

PUBLIC NOTICE

For the purpose of investigating the title, of Mrs. Anuya Ajit Kulkarni and Mrs. Sushama Nitin Korlekar notice to the public is hereby given as under;

Mrs. Sarla B. Chitre, the holder of the flat describe below and member of Kamgar CHS. Ltd, passed away intestate on 04/02/2025 survived by Mrs. Anuya Ajit Kulkarni and Mrs. Sushama Nitin Korlekar as the sole legal heirs. Mrs. Sarla B. Chitre had nominated them in respect of the subjected flat. Having been admitted as members of the Cooperative Society, they intend to sell the said flat to prospective purchaser as the owners thereof.

Any party or person having or claiming to have any right, title, interest or claim in or upon the said Flat or the incidental benefits including the membership of the cooperative society by any mode including purchase, exchange, mortgage, gift, lease, inheritance, possession, custody, charge or otherwise whatsoever may make the same known to the undersigned in writing with requisite particulars within Eight days from publication of this Notice at the address hereunder mentioned. If no valid claim is received within the notice period, the claim, if any shall be treated as waived and abandoned.

Schedule (Description of flat)

Residential flat No.C-3 at Ground Floor of building C at Mohan Nagar, Hill Road, Chunnabhatti, Mumbai 400 022, admeasuring 350 Sq. ft. approximately carpet area constructed on the plot being CTS No. 292 Village Kurla III, Taluka Kurla, Mumbai Upnagar Zilha Municipal Ward L, along with ten shares of Kamgar CHS. Ltd, (Reg. No.BOM//HSG/1002/1965) comprised in sharecertificate No.92 dated 01/06/2024 bearing distinctive Nos.1341 to 1350 (both inclusive);

Place: Mumbai **Date:** 11/12/2025

for NAVEEN JOSHI LEGAL
Sd/-
NAVEEN JOSHI,
Advocate High Court, Notary
MAH/1156/1981
ADDRESS: Office No.5, Parekh Apartment, N.S.S. Road, Asalpha, Ghatkopar (W), Mumbai-400 084. Tel 730480 8858

PUBLIC NOTICE

A public notice is hereby given, that my client **MR. SAIDAS DINKAR MANDAVKAR ,** is absolute Owner of **Flat No. 404, Fourth Floor, Wing A, Bldg No. 1, admeasuring 545 Square Feet i.e. equivalent to 50.65 Square Meters (Carpet Area / Built-up area), Building Known as "MAHALAXMI RESIDENCY" and Society known as "MAHALAXMI RESIDENCY CO-OP. HSG. SOC. LTD.," bearing Registration No. PLR / VSI / HSG / (TC) / 77 / 2016-2017, dated 13/02/2017,** lying being and situated at Village Kopari (Old Village Chandansar), Chandansar Road, Virar (East), Taluka Vasai, Dist : Palghar, Pin No. 401305, Constructed on N. A. Land bearing Survey No. 115 (Old Survey No. 4), Hissa No. 37 part (within the Area of Sub Registrar at Vasai No. 1-6 (herein after for brevity's sake collectively referred to as **"The said Flat").**

The said property actually belongs to **LATE DINKAR BALU MANDAVKAR** and he has purchased from **M/S. MAHALAXMI REALTORS,** therein referred to as the **"BUILDER / PROMOTER",** duly register with **Sub Registrar VASAI-2 bearing Receipt No. 2116 and Document No. VASAI2-1820- 2014, Dated 14/03/2014.**

And **LATE DINKAR BALU MANDAVKAR** died intestate on **31/05/2025** leaving behind him **1] SMT. SUGANDHA D MANDAVKAR (Wife of Deceased), 2] MRS. LATIKA LAXMAN MOVALE (married daughter of deceased), 3] MR. SAIDAS DINKAR MANDAVKAR (Son of deceased), 4] MRS. NUTAN ROHAN CHAWAN (married daughter of deceased).**

And, **1] SMT. SUGANDHA D MANDAVKAR (Wife of Deceased), 2] MRS. LATIKA LAXMAN MOVALE (married daughter of deceased), 3] MRS. NUTAN ROHAN CHAWAN (married daughter of deceased),** has given their **AFFIDAVIT, NOC CONSENT** of legal heir to **MR. SAIDAS DINKAR MANDAVKAR (Son of deceased)** of 100% shares of the above mentioned Flat of **LATE DINKAR BALU MANDAVKAR**.

After death of **LATE DINKAR BALU MANDAVKAR, MR. SAIDAS DINKAR MANDAVKAR (Son of deceased),** has given his consent to the said society to transfer his father's undivided right, title, interest of (100 % shares) of **LATE DINKAR BALU MANDAVKAR** in favor of **MR. SAIDAS DINKAR MANDAVKAR (Son of deceased)** and accordingly the said society has started to transfer the said Flat & his shares on the name **MR. SAIDAS DINKAR MANDAVKAR (Son of deceased).**

Now, **MR. SAIDAS DINKAR MANDAVKAR (Son of deceased)** is absolute owner of 100% shares of the above said Flat.

By virtue of Law of inheritance and The Hindu succession Act 1956, my client **MR. SAIDAS DINKAR MANDAVKAR (Son of deceased) (100% shares)** has become absolute owner of the said Property who is entitled to succeed the estate of deceased.

Whoever has any kind of right, title, interest, lien, loan, other any person rights and shares in the aforesaid Flat, shall come forward with their genuine objection along with certified copy of the documents to support her/his/their claim within **15 days** from the issue of this Notice, and contact to me at the below mention address. Otherwise it shall be deemed and presumed that my client is entitled to inherit the aforesaid Flat, and all future correspondence shall come in effect in my client favour. And no claim shall be entertained after the expiry of this Notice period.

Sd/-
Date : 11.12.2025 **M. M. SHAH (Advocate High Court)**
Shop No. 4, D Wing, Sridutt Garden K Avenue, Near Blue Pearl Building, Near Club One, Global City, Narangi Bye-Pass Road, Virar (West), 401303
Mobile No. 8805007866 / 8668786497

BAJAJ FINSERV

BAJAJ HOUSING FINANCE LIMITED

Corporate Office: Cerebrum It Park B2 Building, 5th Floor, Kalyani Nagar, Pune, Maharashtra - 411014 **Branch Office:** 7th floor, Unit No, Sumer Plaza, 701 & 702, Sankasth Pada Welfare Society, Marol, Andheri East, Mumbai, Maharashtra 400072 **Authorized Officer's Details: Name** Neeraj Sharma(Jaipur) Email id : neeraj.sharma1@bajajhousing.co.in Mobile No.:- +91 9785454777

APPENDIX IV -A [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 the Security Interest Act 2002 read with proviso to rule 8(6) of the Security Interest (Enforcement) Rules, 2002
Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken over by the Authorized Officer of the Bajaj Housing Finance Ltd (Secured Creditor), will be sold on "As is where is", "As is what is", "Whatever there is" and "Without Recourse Basis" for recovery of the loan dues, applicable interest, charges and costs etc., payable to Bajaj Housing Finance Ltd as detailed below.

Details of Borrower/Co Borrowers /Guarantor(S) and Loan Details	Description Of The Immovable Properties	Details of E Auction
LAN:- H405DHB0040678 & H405DHT0040681 **1. Lalit Ramchandra Rokade (Borrower)** **2. Rajashri Ramchandra Rokade (Co-Borrower)** **AT** B Wing R No 504 Siddheshwar Palm, Thane, Maharashtra-421204 **Outstanding amount - Rs. 7,93,935/-** (Rupees Seven Lakhs Ninety Three Thousand Nine Hundred Thirty Five Only) **as on 09/12/2025** along with future interest and charges accrued w.e.f. 09/12/2025 payable in respect of aforesaid loan facility.	Schedule Property All that piece and parcel of the immovable property Flat No 504, 5th Floor, B-Wing, Siddheshwar Palm, Kalyan Shill Road, Dombivali (East), Thane, Maharashtra-421201	**E-Auction Date** 13/01/2026 Between 11:00 AM TO 12:00 PM With Unlimited Extension Of 5 Minutes **Last Date Of Submission Of Earnest Money Deposit (EMD) With KYC Is** :- 12/01/2026 Up To 5:00P.M. (IST.) **Date Of Inspection:-** 15/12/2025 to 09/01/2026 Between 11:00 AM To 4:00 PM (IST). **Reserve Price: For Immovable property Rs. 32,00,000/-** (Rupees Thirty Two Lakhs Only) **The Earnest Money Deposit Will Be Rs. 3,20,000/-** (Rupees Three Lakh Twenty Thousand Only) **Bid Increment –** Rs. 25000/- (Rupees Twenty Five Thousand Only) & In Such Multiples.

Terms and Conditions of the Public Auction are as under: •The Secured asset will not be sold below the Reserve price.•The Auction Sale will be online through e-auction portal.•The e-Auction will take place through portal https://bankauctions.in on 13/01/2026 from 11:00 AM to 12:00 PM with unlimited auto extension of 5 minutes each.•For detailed terms and conditions please refer company website URL https://www.bajajhousingfinance.in/auction-notices or for any clarification please connect with Authorized officer.

Date: : 11-12-2025 Place:- THANE **Authorized Officer, (Neeraj Sharma) Bajaj Housing Finance Limited**

Intec Capital Limited
708, Manjusha Building, 57 Nehru Place, New Delhi-110019

E-AUCTION SALE NOTICE

[Under Rule 8(6) of the Security Interest Enforcement Rules 2002]

E-Auction sale notice for sale of immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act, 2002").

Notice is hereby given to the public in general and in particular to the borrower(s),co-borrowers and the guarantors in particular by the Authorised Officer, that the under mentioned property is mortgaged to Intec Capital Limited. The Authorised Officer of the Company has taken the possession under the provision of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The property will be sold by tender cum public E-auction as mentioned below for recovery of under mentioned dues and further interest, charges and cost etc. as per the below details:-

The property will be sold **"As is where is" ,"As is what is"and "Whatever there is"** for the recovery **Rs. 33,40,686/- (Rupees Thirty Three Lakh Forty Thousand Six Hundred Eighty Six Only)** as on **30.11.2025** with further interest thereon till payment/realization which please note.

S. No.	Name of the Borrower and Guarantor	Details of Mortgage Property	1. Reserve Price/ 2. Earnest Money Deposit (EMD)/ 3. Bid Increase Amount	Type of Possession
1.	M/S Polychem Refractories Works, Siyaram Shivmurat Singh, Bindoo Siyaram Singh, Sandeep Singh	Property situated at Unit No. 03, Ground Floor, O Block, Balaji Industrial Estate, L.S No. 11, Village Tondre Talojia, Tehsil Panvel, District Raigad, Maharashtra, Pin Code-410206	1) 33,85,000/- 2) 3,40,000/- 3) 25,000/	Symbolic

Inspection Date and Time: of all properties from **27-12-2025 to 02-12-2025 between 11:00am to 04:00 pm contact to Mr. Ashok Kumar** on 7290954964 between 11:00am to 6:00 pm.

Date and time of submission of **EMD on or before 12-01-2026 upto 5:00pm**, with request letter of participation KYC, Pan Card, Proof of EMD at **dinesh.negi@inteccapital.com**, **nodalofficer.north@inteccapital.com**, Contact No. 011-46522315.

Date and Time of E-Auction- 13-01-2026 between12:00 pm to 02:00 pm.

The intending purchasers/bidders are required to deposit EMD amount by way of Demand Draft only favouring **Intec Capital Limited.**

TERMS AND CONDITIONS OF THE E-AUCTION

1. **Contact Mithalesh Kumar-** 7080804466, **mithalesh.kumar@c1india.com** and **delhi@c1india.com** at their web **https://www.bankeauctions.com** on the dates as mentioned in the table above with unlimited Extension of 5 minutes. Bidders are advised to check detailed terms and conditions of auction sale before submitting their bids refer to the link **https://www.bankeauctions.com**
2. The interested bidders are required to register themselves with the portal and obtain login ID and password well in advance, which is mandatory for e- bidding, from auction service provider (C1 INDIA) prospective bidders may avail online training on e-auction from their registered mobile number only.
3. Online E-auction participation is mandatory in the auction process by making application in prescribed format which is available along-with the offer/tender document on the website.

Date : 09-12-2025
Place : Delhi

Sd/-
Authorized Officer
Intec Capital Limited

Truhome FINANCE

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, 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 16.01.2026 between 11:00 a.m. to 01:00 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. AJAY VIKRAM SINGH **2. PUSHPA SINGH** **All Residing at: Flat no. 403 R2 4th Floor Vishnu Heights Vadavli Near Lok Nagari Ambernath Kalyan 421501.** **Also At:-Shop no. 1 Opp. Pallawi Nargar MIDC Road Ambernath 421501.** **Also At:-Flat no. 004 Ground Floor Shubh Aarambh Apartment Village Belvali Kulgaon Badlapur Taluka Ambernath Thane 421503** **Date of NPA – 03/02/2025** **Date of Possession & Type** **29th November 2025, Physical Possession** **Encumbranches known** **Not known**	Demand Notice: 19-02-2025 Rs.23,04,007.00/- (Rupees Twenty Three Lakhs Four Thousand and Seven Only) as on 18-02-2025 with further interest and other costs, charges and expenses Loan Account no. SHLHTHNE0001760.	Rs.22,40,889/- (Rupees Twenty Two lakh Fourty Thousand Eight Hundred Eighty Nine Only) **Bid Increment:** Rs.10,000/- (Rupees Ten Thousand Only) and in such multiples. **Earnest Money Deposit (EMD) (Rs.)** Rs. 2,24,088.90/- (Rupees Two Lakh Twenty Four Thousand Eighty Eight and Ninety Paise Only) **Last date for submission of EMD : 15th January, 2026 Time: Till 05.00 p.m.**	**16-JAN-2026** **Auction Time: 11.00 A.M. to 01.00 P.M.**	**Ashfaq Patka 9819415477** **Santosh Agaskar - 8169064462** **Property Inspection Date: 12-Jan-2026**

Description of Property

FLAT NO. 004 ADMEASURING 28.05 SQ. MTRS. CARPET AREA ON GROUND FLOOR OF THE BUILDING KNOWN AS SHUBH AARAMBH APARTMENT ON LAND BEARING SURVEY NO. 105A HISSA NO. 3 PART PLOT NO. 8 AT VILLAGE BELAVALI TALUKA AMBERNATH DISTRICT THANE.

1) **For detailed terms and conditions of the sale, please refer the website of Truhome Finance Limited (Formerly Shriram Housing Finance Limited) website.**
2) **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 : Badlapur
Date : 11-12-2025

Sd/- Authorised Officer- Truhome Finance Limited
(Formerly Shriram Housing Finance Limited)