

Form No. 16

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.

[Under the Bye-Law No.35]

NOTICE is hereby given to all concerned and the public at large that my clients, namely 1) Mr. Radhakrishnan Sundaram & 2) Mr. Subramani Sundaram, both being the legal heirs of the Late Mr. K. Sundaram are desirous of transferring in their name the 100% undivided share in succession of the Late Mr. K. Sundaram in the Residential Premises Bearing Flat No. 5, A-Wing, admeasuring 760 Sq.Ft. Carpet Area, equivalent to 84.76 Sq.Mtrs. Built-Up Area or thereabouts, located on the First Floor, in the building known as "Bhavana" of the Founder Society known as Nahur Sitara Co-operative Housing Society Ltd., then known as Bhavana Co-operative Housing Society Ltd., now known as Shraddha Platinum Co-operative Housing Society Ltd., Situated at Plot No. 1, 2, 3, 5, 6, 7, & 8, Goshala Road, Mulund (West), Mumbai 400080., (hereinafter for the sake of brevity referred to as "The Said Flat"), The said Late Mr. K. Sundaram Father of No. 1) & 2) intestate died on 26/04/2009 at Mumbai, and his wife Smt. Mala Sundaram intestate died on 08/08/2021 at Home, and his Mother Late Smt. Meenakshi Krishnan Predeceased him, leaving behind, us, as the only legal heirs of the Late Mr. K. Sundaram leaving the persons mentioned above as the only legal heirs. They say that the deceased Late Mr. K. Sundaram was a Hindu by religion. As per the Hindu Succession Act, 1956 under which he was governed at the time of his death, they are the only heir & legal representative to survive after him to succeed in his estate & Properties. They are entitled to have one-half (50%) equal undivided rights, title, interests, shares & claims in succession of the said Late Mr. K. Sundaram in the said Flat.

Any person/s having any claim against or in respect of the Said Flat or any part thereof by way of inheritance, bequest, mortgage, charge, possession, trust, sale, assignment, exchange, gift, lease, lien, tenancy, sub-tenancy, license, sub-license, easement, covenants, maintenance, partition, Trust, covenant, devise, transfer or a claim, in the nature of a dispute, suit, decree, order of injunction, attachment, requisition, attachment or otherwise or any other right or interest whatsoever, are hereby required to make the same known in writing to the undersigned at the below-mentioned address within Fourteen (14) days from the date of publication hereof along with proof for the said claim, failing which, any such right, title, and interest claim or demand, if any, shall be deemed to have been waived and/or abandoned for all intents and purposes and not binding on my clients.

Date: 02.01.2026
Place: Mumbai

-s/-/
Mr. H.M. Yadav
Advocate High court
51, Indira Colony,
Bal Rajeshwar Road,
Mulund (W), Mumbai - 400 080

Notice is hereby given to the public at large that my client is negotiating to Purchase a Shop No. 3 (Earlier known as Shop No. 9) on Ground Floor in the building known as "Anusaya Co-Op. Hsg. Soc. Ltd.", Manik II situated at Plot No. 567, Bhavani Shankar Road, Dastur (West), Mumbai - 400 028, from **Smt. Savita Suresh Desai**.

Whereas **Smt. Savita Suresh Desai** was a Tenant of Landlords **Shri Ishaque N. Khatri & Others** in respect of Shop No. 1 on the old structure known as **Nikam Wadi (Khatri Wadi)** situated at Bhavani Shankar Road, Dastur (West), Mumbai: 400 028.

Pursuant to an Agreement for Sale dated 09-01-1981 between above referred Landlords and Developers **M/s. Buildarch**, the Landlords had sold the above referred old structure known as **Nikam Wadi (Khatri Wadi)** alongwith Tenants to the Developers **M/s. Buildarch**.

Pursuant to an Agreement dated 15-05-2000 between Developers **M/s. Buildarch** and Tenant **Smt. Savita Suresh Desai**, the Developers had allotted to the Tenant **Smt. Savita Suresh Desai** a Shop No. 9 on ownership basis in the newly constructed building on the said Plot in lieu of her Old Shop No. 1 and said Agreement registered on 07-03-2005 under document No. BBE / 2399 / 2000.

The Developers **M/s. Buildarch** had allotted the Tenant **Smt. Savita Suresh Desai** as Shop No. 9 which was latter on re-numbered by the Society "Anusaya Co-Op. Hsg. Soc. Ltd." as Shop No. 3.

All Persons, Banks or Financial Institutions having any claim / objection with regards to above said Shop No. 3 by way of legal heirship, ownership, mortgage, lien, tenancy or otherwise however or any part thereof are hereby required to give intimation thereof alongwith documentary evidence in support thereof within 15 days from the date of Publication hereof either by hand delivery or proper written acknowledgement of the undersigned or by Registered Post A.D. only to **MRS. MANISHA M. KOTHARI ADVOCATE**, 704, K L Arcade, TPS-II, 6th Road, Santacruz (East), Mumbai - 400 028.

In default of all such claims it shall be deemed to have been waived and my client may proceed on the basis of the title of above said Shop free from all encumbrances.

Sd/-
MRS. MANISHA M. KOTHARI
Advocate High Court

Place : Mumbai. Date : 02/01/2026

Advertisement giving notice about registration under Part I of Chapter XXI of the Act [Pursuant to section 374(b) of the Companies Act, 2013 and rule 4(1) of the Companies (Authorised to Register) Rules, 2014]

1. Notice is hereby given that in pursuance of sub-section (2) of section 366 of the Companies Act, 2013, an application is proposed to be made to the Registrar of Companies at Mumbai, that TYCOONS AVANTI PROJECTS LLP, an LLP, may be registered under Part I of Chapter XXI of the Companies Act 2013, as a Private company limited by shares.

2. The principal objects of the company are as follows:

To carry on business of contractors, builders, town planners, infrastructure developers and engineers, landscapers, estate agents, immovable property dealers and to acquire, buy, purchase, hire or otherwise lands, buildings, civil works immovable property of any tenure or interest in the same and to erect and construct, houses, flats, bungalows, hotels, dwellings or civil work of every type on the land of the LLP or any other land or immovable property of the LLP.

3. A copy of the draft memorandum and articles of association of the proposed company may be inspected at the office at Spring Avenue, 1Ind floor, Club Road, Barve, Khadapada, Kalyan (W), Thane 421301

4. Notice is hereby given that any person objecting to this application may communicate their objection in writing to the Central Registration Centre, Indian Institute of Corporate Affairs (IICA), Plot No. 6, 7, 8, Sector 5, IMT Manesar, District Gurgaon (Haryana), Pin Code- 122050 within twenty-one days from the date of publication of this notice, with a copy to the LLP at its registered office.

Dated This 2nd day of January, 2026

TYCOONS AVANTI PROJECTS LLP
SHRIKANT DIGAMBAR SHITOLE
Designated Partner
DPIN: 00098370

For TYCOONS AVANTI PROJECTS LLP
CHETAN VIDYADHAR SARAF
Designated Partner
DPIN: 00098350

Notice is hereby given to the public at large that Mr. Mukund Karsandas Thakkar a joint member of the Rivona Co-operative Housing Society Ltd. and holding 50% undivided share, right, title and/or interest in 10 (ten) fully paid-up shares of Rs. 40/- (Rupees Fifty only) each bearing Share Distinctive Nos. 2091 to 2100 (both inclusive) under Share Certificate No. 210 dated 12/10/2017 alongwith right to use, enjoy, occupy and possess a flat bearing Flt. No. 1303 admeasuring 1099 sq. ft. (Carpet Area) i.e. equivalent to 102.10 sq. mtrs. or thereabouts on the 13th floor in the building of the society, died intestate on 21/05/2025 leaving behind (i) Mrs. Nalini Mukund Thakkar (ii) Mr. Kunal Mukund Thakkar and (iii) Mrs. Payal Chirag Vyas as his heirs and legal representatives.

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 (fifteen) 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 incorporate the name of the heir on the Share Certificate as per application received by the heir of the deceased and shall be free to deal with the shares and interest of the deceased member in the capital/ property of the society in such manner as is provided under the bye-laws of the society. The claims/ objections, if any, received by the society for transfer of shares and interest of the deceased member in the capital/property of the society shall be dealt with in the manner provided under the bye-laws of the society. A copy of the registered bye-laws of the society is available for inspection by the claimants/ objectors, in the office of the society with the secretary of the society between 10.00 A.M. to 5.00 P.M. from the date of publication of the notice till the date of expiry of its period.

The Claimant if any, should communicate Secretary/Chairman of the Society at the under mentioned address to file the claims, objections if any to the Secretary/ Chairman at Hirandannadi Heritage, S.V. Road, Poisar Bridge, Kandivali (West), Mumbai - 400067.

For and on behalf of
The Rivona Co-op. Housing Society Ltd
(Hon. Chairman / Secretary)

Place: Mumbai Date: 02/01/2026

District Deputy Registrar, Co-operative Societies, Thane
& Office of the Competent Authority
Public Notice in Form XIII of MOFA (Rule 11(9) (e))
under section 5A of the Maharashtra Ownership Flats Act, 1963
 First floor, Gaudvardh Bhaji Mandai, Near Gaudvardi Maidan, Gokhale Road, Thane (W-404004)
 E-mail: - ddr.tn@gmail.com Tel: 022-2533 1486

No.DDR/TNA/ deemed conveyance/Notice/5339/2025 Date : 30/12/2025
 Application No. 11 of Maharashtra Ownership Flats (Regulation of the Promotion of construction, Sale, Management and Transfer) Act, 1963
Application No. 883 of 2025.

Applicant :- Swanand Arnav Co-Operative Housing Society Ltd.
 Add : Moujee Belvali, Badlapur (E), Tal. Ambarnath, Dist. Thane 421503

Versus

Opponents :- 1. M/s. Neelkanth Developers through Partner Shri. Priyesh Sopande Chaudhari 2. Kaluram Bhagavat Gaikwad 3. Gulabchand Bhagwat Gaikwad 4. Vimal Ashok Dhanavate

Description of the Property - Moujee Belvali, Tal. Ambarnath, Dist. Thane

Survey No.	Hissa No.	Total Area Sq. Mtrs
49	2 (P)	2400 Sq. mtrs
(New online 7172 No. 49/2/B)		

Take the notice that as per above details those, whose interests have been vested in the said property may submit their say at the time of hearing at the venue mentioned above. Failure to submit any say shall be presumed that nobody has any objection in this regard and further action will be taken accordingly. The hearing in the above case has been fixed on **Dated 19/01/2026 at 01.00 p.m.**

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

Notice is hereby given that my client Smt. Shobha Kantilal Sontakke has lost the Share Certificate for Gala No. 8B/2 in "Building No. 8 Co-Op Housing Society" of Ashoknagar, Bhiwandi, Dist. Thane and my client has filed a Article Lost complaint at Nizampura Police Station, Bhiwandi vide Lost Report No. 0943/2025 on 27/12/2025. Any persons finding the same is requested to intimate us or hand us over the same at our address at 205, Second Floor, Konark Arcade, Next to BNCM Corporation Building, Opposite Tahsildar Office, Kap Kaneri, Bhiwandi, Dist. Thane.

Signature/-
Adv. Venkatesh T. Chitiken

Distrit Deputy Registrar, Co-operative Societies, Thane
& Office of the Competent Authority
Public Notice in Form XIII of MOFA (Rule 11/9) (e)
under section 5A of the Maharashtra Ownership Flats Act, 1963
 First Floor, Gaudvardi Bhaji Mandali, Near Gaudvardi Maidan, Gokhale Road, Thane (W) 400 062
 E-mail: d-r_tn_a@gmail.com Tel: 022-2533 1486

No.DDR/TNA/ deemed conveyance/Notice/5340/2025 Date : 30/12/2025

Application us 11 of Maharashtra Ownership Flats (Regulation of the Promotion of construction, Sahrta Management and Transfer) Act, 1963
Application No. 880 of 2025

Applicant :- Navnath Valley Co-Operative Housing Society Ltd.
 Add: Shri. Haji Malang Road, Mouje Dwarli, Kalyan (east) Near New Kalyan RTO, Tal. Ambarnathi, Dist. Thane 421306

Verus

1. M/s. Om Sai Constructions through Partner Shri. Jayesh Mukund Shelke
 2. M/s. Om Sai Constructions through Partner Shri. Bharat Gangaram Jadhav
 3. M/s. Om Sai Constructions through Partner Shri. Prabhakar Kumbhar
 4. M/s. Om Sai Constructions through Partner Shri. Prabhakar Vaidali
 5. M/s. Om Sai Constructions through Partner Shri. Vasudev Tukaram Patil
 6. M/s. Om Sai Constructions through Partner Shri. Dilip Gangaram Jadhav
 7. Maitri Infrahousing Pvt. Ltd. Maitri Builder and Developers through Partner Shri. Nilesh Damodar Khobragade
 8. Maitri Infrahousing Pvt. Ltd. Maitri Builder and Developers through Partner Shri. Azar Aayub Bhaladar
 9. Babu Pandu ur Babu Pandu Phulore
 9. Anjana Rama Patil
 10. Kavita Chandu Phulori
 11. Geeta Gopal Masane
 12. Jayabai Sadashiv Shelke
 13. Barubai Shantaram Kakkde
 14. Balasa Jeyaram Shinde
 15. Machhindra Jayram Bhoir
 16. Minabai Patil
 17. Ratna Rama Patil
 18. Ramdas Narayan Phulore
 19. Rohidas Rama Patil
 20. Latabai Pandurang Gondhali
 21. Vishnu Rama Patil
 22. Sukhdnev Narayan Phulore
 23. Sonubai Mahadev Wayle
 24. Kantabai Narayan Phulore
 25. Jaywant Dinkar Mhatre
 26. Sugandha Prakash Tare
 27. Alka Nanda Bhoir
 28. Ranjana Gurunath Madhavi
 29. Vinod Shankar Phulore
 30. Sandip Shankar Phulore

Description of the Property - Mouje Dwarli, Tal. Ambarnathi, Dist. Thane

Survey No	Total Area Sq. Mtrs
Bhumpana No. & Uppihag 5/1/A	Aakmi 3.60 (R. P.), Admeasuring Total area of 2410 Sq. mtrs

Take the notice that as per above details those, whose interests have been vested in the said property may submit their say at the time of hearing at the venue mentioned above. Failure to submit any say shall be presumed that nobody has any objection in this regard and further action will be taken accordingly. The hearing in the above case has been fixed on **Dated 20/01/2026 at 01.30 p.m.**

Sd/-
(Dr. Kishor Mande)
Distrit Deputy Registrar,
Co-Operative Societies, Thane & Competent Authority of MOA 1963

SEAL

SHIRIAM
Asset Reconstruction

(Acting in its' capacity as Trustee of various SARPL Trusts)

Regd. Office: Shiriam House, No.4, Burkit Road, T. Nagar, Chennai – 600017. **Corporate Office:** Unit No. FF-A-05, A Wing , First Floor, Anand
Gulid House, Phoenix Market City, LBS Marg, Kurla (West), Mumbai-400070. **Phone No-**1800 120 2389; **contact@truhomelfinance.in**

E-Auction 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 6.8 (6) and 9 of the Security Interest (Enforcement) Rules, 2002 as per Appendix-IV-A

Notice is hereby given to the public in general and in particular to the Borrowers/s and Guarantor/s that the below described immovable properties mortgaged/ charged to secured creditor namely Shriam Asset Reconstruction Private Limited, acting in capacity as Trustee of SARC Trust-5 pursuant to assignment of financial assets vide registered Assignment Agreements (hereinafter referred to as "SARPLY") under Section (5) of the SARFAEI Act having acquired the financial assets pertaining to various borrowers including the borrowers mentioned herein below together with the underlying security interest created there along with all the rights, title and interest thereupon from /Original Lender/Assignor Truhome Finance Limited (Earlier known as Shriam Housing Finance Limited), the Physical Possession of which has been taken by the Authorized Officer of Original Lender/Assignor/Shriam Asset Reconstruction Private Limited (SARC), viz. secured creditor in capacity of Trustee of SARC-Trust-5, the assignee of the loan sanctioned and disbursed by Assignor Truhome Finance Limited (Earlier known as Shriam Housing Finance Limited), will be sold on "As is where it is", "As to what it is" and "Whatever there is" as per below mentioned auction schedule for recovery of the outstanding amount together with the interest, costs, expenses etc. thereon to SARPLY viz. secured creditor from the Borrowers & Guarantors, as mentioned in the table as per Rules 6.8, & 8.1 of Security Interest (Enforcement) Rules, 2002.

Details of Borrowers and Guarantors, amount due, Short/Description of the immovable property and encumbrances, known thereon, if any, reserve price, earnest money deposit Increment Bid, Auction date and date of Inspection are also given as under:

Loan Account No. Trust Name & Name of Assignor/ Original Lender	Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagors	Date & Amount of 13(2) Demand Notice	Reserve Price (Rs.) & Bid Increment	Date & Time of Auction	Contact Person Details – (AO and Disposal) etc.
SHLHTHNE001413 Under Trust Account No-SARIC – TRUST-5 with Truhome Finance Limited	1. MR. NAGESH DEVRAJ MARIANNA 2. MRS. PAYAL RAMA PUJARI	On 10.12.2024 of Rs. 16,84,324/- (Rupees Sixteen Lakhs Eighty Four Thousand Three Hundred and Twenty Four Only) as on 09-12-2024.	Rs.13,65,300/- (Rupees. Thirteen Lakh Sixty Five Thousand Three Hundred Only) Bid Increment: Rs. 13,653/- (1% of RP); Earnest Money Deposit (EMD) (Rs.) EMD (10% of RP) Amount of Rs.1,36,530/- (Rs One lakh thirty six thousand five hundred thirty only) Last date for submission of EMD : 19th Jan- 2026 Timings: 10.00 a.m. to 05.00 p.m.	20th Jan, 2026 Auction Time: 12.30 p.m. to 01.30 p.m.	Ashfaq Patka 9819415477 Sandip Mahajan 99989 44955 Property Inspection Date: 12.01.2026 from 12.00 p.m to 3.00 p.m
Date of Possession & Type	Encumbrances known				
12.08.2025 and Physical Possession	Not known				

Description of Property

FLAT NO. 004 GROUND FLOOR A-1 WING ADMEASURING 255 SQ. FTS. CARPET (INCLUSIVE OF AREA PASSAGE, STAIRCASE AND MID-LANDING) IN BUILDING KNOWN AS 'PANVELKA SANKUL' IN SOCIETY KNOWN AS PANVELKAR SANKUL BUILDING NO. A-1 /A-2 CO-OPERATIVE HOUSING SOCIETY LIMITED CONSTRUCTED ON LAND BEARING SURVEY NO. 81 HISSA NO. 1/8/2 AREA ADMEASURING 7660 SQ. MTRS. BEING SITUATED AT VILLAGE KHARVAI TALUKA AHMERNATH AND DISTRICT THANE WITHIN THE LIMITS OF KULGAON BADLAPUR MUNICIPAL COUNCIL OF THE REGISTRATION DISTRICT THANE AND SUB REGISTRATION DISTRICT TALUKA AHMERNATH

1. For detailed Terms and conditions of the sale, bid form, & others may also visit website of <https://www.transeauctions.com> of our auction agency C1 India Pvt. Ltd. or business partner M/s Truhome Finance Limited at the given contact numbers given in the table.

2. The intending bidders have to submit their EMD amount to be deposited by way of DD in the name of SARC-TRUST-5 and RTGS/NEFT in SARC-TRUST 5; Bank Name: ICICI Bank Limited; Branch Address: Mumbai - Kamani Kurla West; Bank Account Number: 19620500404628; IFCL Code- ICIC0001962.

Place : Badlapur
Date : 02-01-2026

Sd/- Authorised Officer- (Shriram Asset Reconstruction Private Limited)
Acting in its' capacity as Trustee of various SARPL Trusts

Head Office: Level-3, Wockhardt Towers, East Wing C-2 Block, Bandra Kurla Complex, Bandra (East), Mumbai 400 051
Tel: 022 4241 0400, 022 4060 3100 ; **Website:** <http://www.shriramfinance.in> **Registered Office:** Sri Towers, Plot No.14A
 South Phase Industrial Estate, Guindy, Chennai 600 032. **Branch Office:** Plot No. 156, 2nd floor, above allen solly
 showroom, Rathore nagar, Vaishali, Jaipur, Rajasthan- 302021

NOTE: It is informed that "SHRIRAM CITY UNION FINANCE LIMITED" has been amalgamated with "SHRIRAM TRANSPORT FINANCE LIMITED" as per order of NCLT, Chennai. Subsequently the name of "SHRIRAM TRANSPORT FINANCE LIMITED" was changed as "SHRIRAM FINANCE LIMITED" with effect from 30.11.2022 vide Certificate of Incorporation pursuant to change of name dated 30-11-2022.

Sale Notice under Private treaty 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(5d) 8(8) & Rule 9 of the Security Interest Enforcement Rules, 2002.

Notice is hereby given to public in general and in particular to the Borrower/s and Guarantor/s that the below described immovable properties mortgaged and charged to the Shriram Finance Limited. The physical possession of which have been taken by the Authorized Officer of Shriram Finance Limited (Earlier known as Shriram City Union Finance Limited) will be sold the property for Rs.32,00,00/- (Rupees Thirty two Lakhs Only) through Private Treaty "As is where is", "As is what is", and "Whatever there is" basis, for recovery of the balance due to the Shriram Finance Limited from the Borrower/s and Guarantor/s, as mentioned in the table. Details of the Borrower/s and Guarantor/s, amount due, short description of the immovable property and encumbrances known thereon, possession type, reserve price and earnest money deposit and increment are also given as:

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagers	Date & Amount of 13(2) Demand Notice	Details to deposit Private treaty amount	Contact Person
SHIVSHAKTI DHANYA BHANDAR GURUNANAK COMPOUND KAJU PADA,FISH MARKET, BORIVALI EAST,BORIVLAI EAST, 400066	Rs. 6084420/- as on 22/03/2024 in accordance to the calculation furnished in Schedule II hereunder, along with further interest and charges, as per terms and conditions of the above mentioned Loan agreements	Private Treaty amount to be deposited by way of RTGS/NEFT to the account details mentioned herein below In Favour of SHRIRAM FINANCE LIMITED BANK NAME- AXIS BANK LTD BRANCH –Dr.Radha Krishnan Salai Mylapore, Chennai BANK ACCOUNT NO.- Current Account No. 006010200067449 IFSC CODE- UTIB0000006.	Suhas Ohal 9699905222 Milind Balajiwal 9821114832
ANSUYA BHAVESH BHANUSHALI FLAT NO 201 MATHURA PALACE CHS, 60 FT RD ANNAPURNA ESTATE,BHAYANDER EAST, THANE, MAHARASHTRA,401105 JITESH RAMJI BHANUSHALI FLAT NO 201 MATHURA PALACE CHS, 60 FT RD ANNAPURNA ESTATE, BHAYANDER EAST, THANE, MAHARASHTRA,401105 Loan Agreement CDBDRTF1505250001	Amount Fixed for the sale of immovable under Private treaty Rs. 32,00,000/-		
Date of Possession & Possession Type			
03/04/2025 - Physical Possession			
Encumbrances known	Not known		
Description of Property			
All that Piece and Parcel of Shop No. 9, Ground Floor, Gopinath Samruti CHSL, Goddeo Naka, Bhayander East Dist Thane 401105			
Any objection regarding with this sale under private treaty can be made within 15 DAYS The borrower/mortgagors/guarantors are hereby notified to pay the sum as mentioned above along with up to dated interest and ancillary expenses failing which the property will be sold through private treaty for above mentioned amount and balance dues, if any, will be recovered with interest and cost.			
Place : Mumbai. Date : 02/01/2026			Sd/- Authorised Officer Shriram Finance Limited

Chola
Enter a better life
Corporate Office: CHOLA (RES) C 54 & 55, Super B-4, 1st & 2nd Vika Industrial Estate, Guindy,
Chennai – 600032. Branch Office: Cholamandalam Investment and Finance Company Limited
Unit No. 203, Lotus It Park, Road No. 16, Wagale Estate, Thane west, Maharashtra-400604.
Contact No: Mr. Tejas Mehta, Mob. No. 98253556047, Mr. Muhammed Rahees - 8124000030 / 6374845616, & Mr. Ravsaheb
Anuse, Mob. No. 9834119898

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 9 (1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower / Co-Borrower/ Mortgagor (s) that the below described immovable properties mortgaged to the Secured Creditor, the **Physical Possession** of which has been taken by the Authorised Officer of Cholamandalam Investment and Finance Company Limited the same shall be referred herein after as Cholamandalam investment and Finance Company Limited. The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis through E-Auction. It is hereby informed to General public that we are going to conduct public E-Auction through website <https://cholamandalam.auction.247.com>

E-Auction Date and Time: 20-01-2026 at 11:00 am to 1:00 PM (with unlimited extension of 3 min each),		EMD Submission Last Date: 19-01-2026 (Up to 5.30 P.M.)	Inspection Date : 13-01-2026
Sr. No.	Account No. and Name of borrower, co-borrower, Mortgagors	Date & Amount as per Demand Notice U/s 13(2)	Reserve Price, Earnest Money Deposit & Bid Increment (Amount In Rs.)
1.	LAN: HE01BMB0000029334 Viral Rammikali Thakkar, My Shoppy Ocean Shop No 4,om Ganga Chs,santoshi Mata Rd, Near Hdfc Bank,kalyan West Thane Maharashtra 421301 Bhusan Rammikali Thakkar 4/24, shree Kedar Apartment,rambagu Lane No 5, kalyan West Thane Maharashtra 421301 Also At: 217, sidhhi Vinayak Sankul Oak Baug Above Monginis Cake Shop, kalyan Thane Maharashtra 421301	14-11-2024, Rs.29,67,083/-as on 13-11-2024	Rs.32,00,000/- Rs.3,20,000/- Rs.50,000/-
			15/ Physical Possession Type

Descriptions Of The Property: Flat No-G-7, On Ground Floor, Wing-a, Adm-39.75 Sq. Mtrs.(carpet Area) In The Building No.3 "cheery Blossom" & Society Known As "vasant Park Chsl" Constructed On Land Bearing S. No.18, H. No.1a, 1d, 2a, 1c, S. No.19, S no 61, H no 2 (P). Situated At Village- Gandhare, Tal- Kalvan, Dist - Thane.

ASSETS/LIABILITIES KNOWN TO CIFCL: NOT KNOWN

1. All Interested participants/bidders are requested to visit the website <https://chola-lap.procure247.com> & www.cholamandalam.com/news/auction-notices. For details and support, prospective bidders may contact - Mr. Muhammed Rahees - 8124000030 / 6374845616, Email id: CholaAuctionLAP@chola.murugappa.com. For Auction training alone, contact M/s. Procure247; Vasu Patel - 9510974587.

2. For further details on terms and conditions please visit <https://chola-lap.procure247.com> & www.cholamandalam.com/news/auction-notices to take part in e-auction.

THIS IS ALSO A STATUTORY 15 DAYS SALE NOTICE UNDER RULE 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Date: 02.01.2026	Authorized Officer
Place: Mumbai	Cholamandalam Investment and Finance Company Limited



Commissioner of Land Records and Director of Land Records, Maharashtra State, Pune
City Survey Officer, Bandra
Revenue Building, 4th and 5th Floor, beside Bandra Railway Station, opposite the Bus Depot, Bandra
(West), Taluka Andheri District: Mumbai Suburban, PIN No. 400054

E-mail: bandracto@gmail.com Telephone No.: 022-26128110
Inward No.: C Ward/2205/2501/1000867 Outward No.: 3841
Outward No.: 1494/2025
Date: 30/12/2025

Form No. 9
(See Rules 14 and 15)

Notice under Section 150(2) of the Maharashtra Land Revenue Code, 1966

To,
Ms. Yvonne De Mellow, Plot No. 215, Salsette Catholic Co-operative Society, Dand, South Salsette, Bandra (West),
Andheri Taluka, Mumbai Suburban District, Maharashtra – 400050

Mr. Ainsley De Mellow, Plot No. 215, Salsette Catholic Co-operative Society, Dand, South Salsette, Bandra (West), Andheri Taluka, Mumbai Suburban District, Maharashtra - 400050
Mr. Sebastian Antony Pallathusseray Koyna-9, B Plot No. 6,N.N.P. Film City Road, Dindoshi, Goregaon (East),Mumbai Suburban District, Maharashtra - 400066
Salsette Catholic Co-operative Housing Society 42, St. Andrew Road, Bandra (West), Andheri Taluka, Mumbai Suburban District, Maharashtra - 400050

Whereas, In the mutation register of the village falling within the jurisdiction of the City Survey Officer, Bandra, an entry has been made regarding the acquisition of rights in the land, as specified below.

Serial Number and Date of Entry in the Mutation Register	Nature of the Rights Acquired				City Survey Number or Sub-Division in which the Rights Have Been Acquired
1	2				3
257 30/12/2025	Lease Entry –As per the order bearing R.D. No. 2034/2023 dated 03/02/2023 issued by the Deputy Director of Land Records, Andheri-3, an entry has been made recording the name of the lessee under a perpetual lease in respect of the specified area of the City Survey Number mentioned below.				848
	City Survey No.	Total Area (sq.m.)	Authority	Name(s) of Lessor(s), Area (sq. m.), Lease Area (sq. m.)	
	848	702.30	C	1.Yvonne De Mellow 351.15	
				2.Ainsley De Mellow 351.15	
				Ainsley De Mellow	
				Sebastian Antony Pallathusserry	702.30

And whereas, on the basis of the Record of Rights and/or the mutation register, it appears to me that you have an interest in the said mutation entry, and whereas, I have reasonable grounds to believe that you are concerned with the said mutation, Therefore, through the Maintenance Surveyor of the village in which the aforesaid land is situated, I hereby give you notice regarding the said mutation entry and direct you to submit any objection, if any, either orally or in writing, to me within fifteen (15) days from the date of receipt of this notice. Please note that if no objection is received within the said period of fifteen days, it shall be presumed that you have no objection and that you consent to the said entry, and the same shall be acted upon accordingly.

Place:- Bandra (W)
Date:- 30/12/2025

Sd/- Authorised Officer
Shriram Finance Limited