

BRAHMA APARTMENT CO-OP. HOUSING SOCIETY LTD.
Add :- Village Virar, Manvelpada Road, Virar (E), Tal. Vasai,
Dist. Palghar 401305

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 **21/01/2026 at 2:00 PM.**

M/s. Brahma 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 : Virar, Tal. Vasai, Dist. Palghar**

Survey No.	Hissa No.	Plot No.	Area
199	1	-	872.195 Sq. Mtrs.

Office : Administrative Building-A,
206, 2nd Floor, Kolgaon,
Palghar-Boisar Road,
Tal. & Dist. Palghar.

SEAL Sd/-
(Shirish Kulkarni)
Compelling Authority District
Dy. Registrar Co.Op. Societies, Palghar
Date : 07/01/2026

FORM "Z"
(See sub-rule 11 (D-1)(One) of Rule 107)
Possession Notice For Immovable Property

Whereas the undersigned being **R. A. Yelve**, Recovery and Sales Officer (under 156 of MCS Act, 1960 and MCS Rules 1961 Rule 107) of the **Shivraj Sahakari Patsanstha Maryadit, Mumbai** under the Maharashtra Co-operative Societies Rules, 1961 issued a Demand Notice dated: **26/12/2023** calling upon the judgment debtor **Mrs. Seema Popat Kadam and Mr Popat Dhansing Kadam** to repay the amount mentioned in the notice being amount of **Rs. 29,81,982/-**, (Rs. Twenty Nine Lakh Eighty One Thousand Nine Hundred Eighty Two Only) with date of receipt of the said notice and the judgment debtor having failed to repay the amount, the undersigned has issued a notice for the attachment dated **:19/09/2025** and attached the property described herein below.

The judgment debtor having failed to repay the amount, notice is hereby given to the judgment debtor and the public in general that the undersigned has taken possession of the property described herein below in exercise of the powers conferred on him/her under rule 11 (D-1) (One) of Rule 107 of Maharashtra Co-operative Societies Rules, 1961 on **19/09/2025**.

The judgment debtor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the **Mrs. Seema Popat Kadam and Mr. Popat Dhansing Kadam for Dated :19/09/2025 of Rs. 34,46,073/-** and interest on principal, recovery charges from dated **19/09/2025** thereon.

Description of the Immovable Property

- Room No. 101, 1st Floor (House No. 1464/003 and 1465), Kopari Village, Navi Mumbai - 400703, admeasuring 146 sq. ft. carpet area.**
- Shop No. 2, Ground Floor (House No. 1464/003 and 1465), Kopari Village, Navi Mumbai - 400703, admeasuring 146 sq. ft. carpet area.**

Sd/-
(R. A. Yelve)
Recovery and Sales Officer
(under 156 of MCS Act,
1960 and MCS Rules 1961 Rule 107)

Date : 19.09.2025
Place : Mumbai

FORM "Z"
(See sub-rule 11 (D-1)(One) of Rule 107)
Possession Notice For Immovable Property

Whereas the undersigned being **R. A. Yelve**, Recovery and Sales Officer (under 156 of MCS Act, 1960 and MCS Rules 1961 Rule 107) of the **Shivraj Sahakari Patsanstha Maryadit, Mumbai** under the Maharashtra Co-operative Societies Rules, 1961 issued a Demand Notice dated: **26/12/2023** calling upon the judgment debtor **(1) Mr Bhagwandas Ganpat Dive and (2) Mrs. Sapna Bhagwandas Dive** to repay the amount mentioned in the notice being amount of **Rs. 6,76,811/-**, (Rs. Six Lakh Forty Five Thousand Nine Hundred Forty Two Only) with date of receipt of the said notice and the judgment debtor having failed to repay the amount, the undersigned has issued a notice for the attachment dated **:17/10/2025** and attached the property described herein below.

The judgment debtor having failed to repay the amount, notice is hereby given to the judgment debtor and the public in general that the undersigned has taken possession of the property described herein below in exercise of the powers conferred on him/her under rule 11 (D-1) (One) of Rule 107 of Maharashtra Co-operative Societies Rules, 1961 on **17/10/2025**.

The judgment debtor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the **(1) Mr Bhagwandas Ganpat Dive and (2) Mrs. Sapna Bhagwandas Dive for Dated :17/10/2025 of Rs. 6,76,811/-** and interest on principal, recovery charges from dated **17/10/2025** thereon.

Description of the Immovable Property

Room No. 109, 1st, Ganga Society, Sagur Nagar, Near Veer Hanuman Jim, Park Site, Vikhroli (West), Mumbai - 400 079, Adani Electricity Consumer No. 153194631, Municipal Corporation of Greater Mumbai Zopadpatti Consious -2000, Receipt No. 1921439, Date: 27.07.2000, Area admeasuring 200 (Approximately) Built-up Area, S Ward East.

Sd/-
(R. A. Yelve)
Recovery and Sales Officer
(under 156 of MCS Act,
1960 and MCS Rules 1961 Rule 107)

Date : 10.11.2025
Place : Mumbai

RELIGARE HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED
CIN: U74899DL1993PLC054259

Regd. Office: First Floor, Office No. 101, 2E/23, Jhandewalan Extn., New Delhi-110055.
Branch Office: 491/11-44/2, 56/2, Corporate Office, 4th Floor, Max House, Block A, Dr. Jai Mang, Okhla Road, Okhla Industrial Area, New Delhi-110029, India.
Phone : +91-11-4739 2500 / www.religarehomesale.com | home loans@religare.com

E-AUCTION SALE NOTICE

Notice is hereby given for conducting e-auction sale under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (SARFESI Act) and Rules 8(6) & 9(1) of the Security Interest (Enforcement) Rules 2002 of the immovable properties, mortgaged to the **M/s Religare Housing Development Finance Corporation Limited** (hereinafter referred to as the "Secured Creditor/RHDFCL"). Whereas the below mentioned borrower failed to repay the loan amounts to the Secured Creditor, within 60 days from the date of the notice mentioned in table issued by its authorized officer under section 13(1) of the SARFESI Act 2002.

WHEREAS the Secured Creditor has pursuant to the powers vested in it through its authorized officer taken the POSSESSION of the mortgaged property as mentioned in table under the provisions of Rule 8(6) of the Security Interest (Enforcement) Rules 2002 and under the provisions of section 13 (4) of the SARFESI Act 2002 and in exercise of the powers conferred there under.

WHEREAS even though the borrower has failed to repay the aforesaid loan amount to the Secured Creditor, the authorized officer of the Secured Creditor has decided to sell the scheduled properties "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis through the proceeds of INVITING BIDS CUM AUCTION for the below mentioned property/ies from the intending buyers on the following terms and conditions:

BORROWER'S NAME & ADDRESS	NOTICE DATE AND POSSESSION DATE
Ravindra Naik s/o Ramchandra Naik, R/o Room No. 13, Babau Anant Rajbhar Chawl, Hanuman Tekdi, Kajupada, bus last stop of 301, Borivali (E), Mumbai, Maharashtra - 400066. Also at: Flat No. 307, 3rd floor, Sai Ganesh Apartment, No. 129, Hissa No. 7/1, Village Virar, Virar (East), Taluka - Vasai, District - Palghar - 401305. Also at: Bldg. No. 1, old bldg., 2nd flr., Mehra Industrial Estate, LBS Marg, Vikhroli (W), Mumbai, Maharashtra - 400079. Rikha Ravindra Naik s/o Ravindra Naik, R/o Room No. 13, Babau Anant Rajbhar Chawl, Hanuman Tekdi, Kajupada, bus last stop of 301, Mumbai, Maharashtra - 400066. Also at: Utkarsha Enterprises, G15, Padmalai Tower, Sakinaka, Sakinaka Subway, Virar (East), Palghar District - Palghar - 401305. Aay Sahanand Naik s/o Sahanand Naik, R/o 1st, Banarji Rajbhar, Room No. 3, Chawli, Kajupada, Jagarwad Compound, Borivali (E), Mumbai, Maharashtra - 400066. Also at: Flat No. 307, 3rd floor, Sai Ganesh Apartment, S. No. 129, H. No. 7/1, Village Virar, Virar (East), Taluka - Vasai, District - Palghar - 401305.	13/02/2025

RESERVED PRICE

EMD	Rs.
12,54,000/-	
1,28,400/-	

DESCRIPTION OF PROPERTY: All that piece and parcel of property bearing Flat No. 307, 3rd floor of the building known as Sai Ganesh Apartment, Village Virar (East), Taluka Vasai, District - Palghar, bearing Survey No. 129, Hissa No. 7/1, within the limits of Virsa Virar Shahar Mahanagarpalika & bearing Registrar Office at Vasai, admeasuring 29.82 sq. mtrs.

Inspection of Property
Last date for bid submission : 11.02.2026 till 5.00 PM
Date of e-auction : 12.02.2026 between 11.00 AM to 1 P.M with extension of 5 minutes each

TERMS AND CONDITIONS OF SALE: (1). Full description of the above property is available with Authorized officer. The terms and conditions of sale shall be inspected after fixing date and time with the Authorized Officer. (2). E-auction will be conducted ONLINE through M/s. C1 INDIA PVT LTD at Flat No. 68 Gurugram Haryana pin Code 122003. (3). Before participating in E-auction, the intending bidder should hold a valid e-mail id and register their names at portal www.bankauctions.com and get their User ID and password from M/s. C1 INDIA PVT LTD. (4). Prospective bidders may avail online training on e-auction from M/s. C1 INDIA PVT LTD. (Contact Person: Mr. Dharam Krishna on Mobile: +91 9948182222, dhikg@india.com). (5). Earnest Money Deposit (EMD) shall be deposited through electronic transfer to Current Account No. 5700051151642, Name of the Secured Creditor Bank: HDFC Bank, Name of the Beneficiary: Religare Housing Development Finance Corporation Limited, IFSC Code: HDFC0000003. Please note that the Cheque/Demand Draft shall not be accepted towards EMD (6). The bids below reserve price and/or without EMD amount shall not be accepted. Bidders may improve their further bid amount in multiple of Rs.5000 per lot. (7). The successful bidder is required to deposit 25% of the bid amount (inclusive of EMD), on the same day by electronic mode / DD / Cheque drawn in favour of "M/s Religare Housing Development Finance Corporation Limited" payable at Delhi and the balance amount shall be paid by the successful bidder within 15 days from the date of confirmation of sale by Secured Creditor. The EMD as well as Sale Price paid by the interested bidders shall carry no interest. The deposit of EMD or 25% of sale price, whatever the case may be shall be forfeited by the "RHDFCL", if the successful bidder fails to adhere to the terms of sale or commits any default. (8). The successful bidder shall bear all expenses including statutory dues/taxes/fees etc. to Municipal Corporation or any other authorities and fees payable for stamp duty, registration fee etc. for registration of the "Sale Certificate". (9). Secured Creditor does not take any responsibility to procure any person/NGO from any Authority or under any other law in force in respect of property offered or any other dues i.e. outstanding water/electric dues, property tax or other charges if any. (10). Any arrears, dues, taxes, VAT, TDS, GST, charges on the property whether statutory or otherwise including stamp duty, registration fees on sale of property shall be borne by the purchaser only. (11). The bidders should make discreet enquiries as regards to charge/encumbrances/statutory dues on the property and should satisfy themselves about the title, extent, quality of the property before submitting their bid. No claim of whatsoever nature regarding charges, encumbrances over the property and any other matter etc. shall be entertained by the Secured Creditor. (12). The Secured Creditor has absolute right to accept or reject any or all of the offers/bids or adjourn/cancel the sale without assigning any reason or modify any terms of sale without any prior notice. (13). To the best of its knowledge and information, the Secured Creditor has no knowledge of any encumbrances on the properties to be sold except of the "RHDFCL". Interested parties should make their own assessment of the properties to their satisfaction. Secured Creditor does not in any way guarantee or makes any representation with regard to the fitness/utility of the aforesaid property. (14). The successful bidder For any other information, contact at : 18001039711 / 1860266411 / 18003099711 email at: customerservice@religare.com may be contacted at the above address

STATIONARY 30 DAYS NOTICE UNDER RULE 8(6) & 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002

* The Borrower/Co-Borrowers/Guarantors/Mortgagors are hereby notified to pay the sum as mentioned above along with up to date interest and any other dues/charges in relation to the property, failing which the auction of mortgaged property mentioned above shall take place and balance dues if any shall be recovered with interest/cost. In Case of no bid received in the auction sale on the date fixed for auction, the secured creditor shall be at liberty to sale this property by way of private treaty on or above the reserve price fixed above to any prospective buyer. Borrower/Co-Borrowers/Guarantors/Mortgagors are hereby called upon to **SHIFT/REMOVE ALL HOUSEHOLD ARTICLES / PERSONAL BELONGINGS IF ANY LIVING IN THE REPOSED PROPERTY** as per Panchnama/Inventory report prepared at the time of taking possession of the mortgaged property, within 7 (seven) days from the date of this notice. On Failure to shift household articles/personal belongings within stipulated period of 7 (seven) days from the date of this notice, the secured creditor shall be constrained to remove/shift / dispose off the same on "as is where is, as is what is and whatever there is basis" at Borrower/Co-Borrowers/mortgagors' own risk, responsibility & cost. Company shall not be responsible for any claim raised by any party in this regard.

Place: Virar
Date: 08.01.2026
M/s Religare Housing Development Finance Corporation Limited
Note: Amount paid if any in any form in pursuance of SARFESI Demand Notice, would be reckoned for ascertaining the dues payable at the time of realization/settlement.

Authorized Officer
Date: 08.01.2026
M/s Religare Housing Development Finance Corporation Limited

PUBLIC NOTICE

Notice is hereby given that **MR. KANTIBHAI DUDHAT** is the owner of Flat Premises at **Flat No. 1902 on the 19th Floor in Wing 'A' of "RAJ GRANDEUR Co-Operative Housing Society Limited", situated at Tirandaz Village, Powai, Mumbai - 400076, admeasuring Carpet area of 139.40 sq.mtrs. (Equivalent to approx. 1500 sq.ft.) along Three Car Parking Space bearing nos: B1-62, B2-63 and B3-60 ("said Premises").**

That **MR. KANTIBHAI DUDHAT** is entering into an agreement to sell & dispose the above said Premises to my client/s and if any persons/legal heirs etc., having any claim, objection or rights, title, interest etc. of whatsoever nature in the said premises shall intimate to the undersigned with necessary supporting documentary evidence within 15 days from the publication thereof, thereafter my client shall complete the formalities of purchasing the said Premises, without considering claims if any received after expiry of the said notice.

Dated this 08th day of January, 2026

Rahul N. Singh
Advocate High Court,
Shop No.68, Powai Plaza,
Hiranandani Gardens, Powai,
Mumbai-400076

PUBLIC NOTICE

All concerned are hereby informed that (1) Shri. Prakash Topandas Madnani & (2) Smt. Neha Prakash Madnani, were joint owners of **Flat No. 402, in 'C' Wing, on IV Floor, area 39.89 sq. mtrs.**, built-up/in the building of the society known as "Radha Residency Co. Op. Hsg. Soc. Ltd.", situated at 150 Feet Road, Near Reena Mehta College, Bhayandar (West), District - Thane 401 101, along with 5 nos. Shares of Rs. 50/- each, evidenced by Certificate No. 52, Dist. Nos. 256 to 260 [both inclusive], issued by the above-said society, jointly in their favour.

The said Shri. Prakash Topandas Madnani died intestate on 14th May 2009, leaving behind him, Smt. Neha Prakash Madnani (spouse) & Shri. Prashant Prakash Madnani (son), as his only legal heirs and representatives, entitled to succeed his estates, including his 50% undivided share and rights in the above-said flat and the above-said shares.

Any person/s who have/has any objection of whatsoever nature or claiming to be legal heirs other the above-said deceased, ought to intimate to me at "Legal Point", G/2-A, Komal Tower, Patel Nagar, Bhayandar (W), Pin 401 101, within 14 days from the date hereof, failing in which, it shall be deemed that such alleged right/s, claim/s, is/are, waived, relinquished, waived, abandoned and not at all existing to/for.

Ref/No:PN/108/2026
08th January 2026

Sd/-
Amit Parekh
[Advocate, High Court]

NOTICE

I **Latabai Narayan Satre and Sharad Bharat Sawant** are married under Hindu Marriage Act, and living together as a married couple since 23/05/2010 and presently residing B-303, Tirupati Apartment Plot No. 17/18, Sector 22, Turbhe, Navi Mumbai, Maharashtra. Latabai Narayan Satre would hence Forth be known as **Lata Sharad Sawant** from the date of our marriage

Date: 08/01/2026

Sd/-
Lata Sharad Sawant
Add: B - 303, Tirupati Apts.
Plot No. 17/18, Sector - 22,
Navi Mumbai, Turbhe,
Thane, Mumbai-400703

NOTICE OF LOSS OF SHARE CERTIFICATE

Notice is hereby given that the following equity share certificate(s) of Jubilant Pharmova Limited (CIN: L24116UP1978PCL004624) registered address at Bhartiagram, Gajraula, Jyotiba Phoolay Nagar, Bhatnagar, Uttar Pradesh, 244223 is reported to be lost or misplaced and the holder/claimant thereof have applied for issuance of duplicate shares certificate (s) in lieu thereof.

Sr. No.	Company Name	Name of Shareholder	FOLIO No.	Certificate Nos.	Distinctive Nos. From To	No. of Shares	F.V
1.	JUBLANT ORGANOSYS LTD.	RAJENDRA M. JOSHI	11680	40361	24026434/24026490	57	5/-
2.	VAM ORGANICS AND CHEMICALS LTD	RAJENDRA M. JOSHI	R90608	110999-110116	5282360 5282407	48	10/-
3.	JUBLANT ORGANOSYS LTD.	VIJAYA R JOSHI & RAJENDRA M JOSHI	15663	43330	24277394/24277450	57	5/-
4.	VAM ORGANICS AND CHEMICALS LTD	VIJAYA R JOSHI & RAJENDRA M JOSHI	15663	118890-118897	5412412 5412459	48	10/-

Public is hereby cautioned against dealing with the aforesaid share certificates.

Place: Mumbai
Date: 08/01/2026

Name(s) of the shareholder (s)
JOSHI RAJENDRA KUMAR MEGHJIBHAI/ VIJAYA RAJENDRA JOSHI

SUPREME PETROCHEM LTD
CIN : L23200MH1989PLC054633

Regd. Office: Solitaire Corporate Park, Building No.11, 5th Floor, 167, Guru Hargovindji Marg, Andheri-Ghatkopar Link Road, Chakala, Andheri (East), Mumbai - 400093

Tel. No. : 022-67091900/66935927 Fax No. : 022-40055681

E-mail : investorhelpline@spl.co.in Website : http://www.supremepetrochem.com

ISSUE OF DUPLICATE SHARE CERTIFICATES IN LIEU OF ORIGINAL CERTIFICATES LOST/MISPLACED

NOTICE is hereby given that the following Equity Share Certificates issued by the Company are stated to have been lost/misplaced from the registered holder(s) thereof.

SR. NO.	NAME OF THE HOLDER	FOLIO NO.	NO. OF SHARES	CERT. NO. FROM	CERT. NO. TO	DIST. FROM	DIST. TO
1	PRITI BALKISHAN DHOOT	SHP001181	2000	646141	646141	186606089	186608088
		Total	2000				

The members of public are hereby informed that they should not purchase, sell or deal in the above shares certificates in any manner whatsoever. The Stock Exchange Authorities are requested to take note of the above and suitably advise their Members/Constituents or any person/s who has/have claim respect of the said shares. The aforementioned persons should lodge such claim or claims alongwith documentary proofs with the Company at its Registered Office at Building No. 11, 5th Floor, Solitaire Corporate Park, 167 Guru Hargovindji Marg, Andheri-Ghatkopar Link Road, Chakala, Andheri (East), Mumbai - 400 093 within 15 days from the date of this notice failing with the Company will proceed to issue Duplicate Share Certificates in respect of the said shares.

For SUPREME PETROCHEM LTD
(D. N. MISHRA)
COMPANY SECRETARY

Place: Mumbai
Date: 08/01/2026

Please visit us at <http://www.supremepetrochem.com>

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, Sankash Pada Welfare Society, Marol, Andheri East, Mumbai- 400059 AUTHORIZED OFFICER'S DETAILS: (Name) Neeraj Sharma/ EMAIL ID: eeraj.sharma1@bajajhousing.co.in MOB No. 9819141102 & 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 Property	Details of E Auction
LAN:- H405HHL0251445 & H405HLT0288212 1. Shaheen Abdul Qayyum (Borrower) 2. Tanveerur Rehman (Co-borrower) Both At House No 362 Balaji Garden Rehan, Apartment 1st Floor Room No 103, Navi Mumbai-400709	Schedule Property All that piece and parcel of the immovable property being all that piece and parcel of property being Flat No 901 9th Floor Orchid G Wing Golden Cross, Sector 10, off Talaja, Mohad Khoni Kalyan, Thane, Maharashtra-	E-auction date :- 10/02/2026 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 :- 09/02/2026 up to 5:00p.m. (IST.) Date of Inspection:- 08/01/2026 to 09/02/2026 between 11:00 am to 4:00 pm (IST). RESERVE PRICE: For immovable property Rs. 32,98,000/- (Rupees Forty Two Lakhs Ninety Eight Thousand Only) The Earnest Money Deposit will be Rs. 3,29,800/- (Rupees Three Lakhs Twenty Nine Thousand Eight Hundred Only) 10% of Reserve Price. Bid Increment - Rs. 25,000/- (Rupees Twenty Five Thousand Only) & in such multiples.

421204, Butted & Bounded On East-Internal Road, West-Internal Road, North- Internal Road & South- Talaja Bypass Phata

Terms and Conditions of the Public Auction are as under:- The Secured asset will not be sold below the Reserve price. The e-auction will take place through the portal <https://bankauctions.in>, on 10/02/2026 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: 08.01.2026 Place:- MUMBAI
Authorized Officer (Neeraj Sharma), Bajaj Housing Finance Limited

The Mehnsana Urban Co-op. Bank Ltd., Mehnsana
(Multi State Scheduled Bank)

Head Office : Corporate Building, Highway, Mehnsana-384002. Phone No. : (02762) 257233, 257234

NOTICE TO BORROWER
(Under Sub-section (2) of Section 13 of the SARFESI Act, 2002) BY REGISTERED A.D./Courier
(Our earlier Demand Notice dated 24.07.2023 stands Withdrawn.)

To, **Mr. Satish Krishna Billava** Date: 01.12.2025

Flat No: 501, Type -A-1, Building No. 13 Ajdegalavi, Dawade, Kalyan Shil Road Dombivali (East), Thane -421203

Dear Sir/s,

Re: Credit facilities with our Malad (East) Branch.

1. We refer to our Letter dated 31.01.2022 bearing No.MUCB/H/2021-22/426 conveying sanction of credit facility and the terms of sanction. Pursuant to the above sanction you have availed and started utilizing the credit facilities after providing security for the same, as hereinafter stated. The present outstanding in various loan/credit facility accounts and the security interests created for such liability are as under:-

Nature & Type of Facility (Housing Loan Under EMI)	Limit (Rs. in lacs)	Rate of Interest	Outstanding (Contractual Dues) as on 01.12.2025 (including interest up to 30.11.2025)
00555100000011	49,98,000.00 (Rs. Forty Nine Lakh Ninety Eight Thousand only)	8.00%	Principal Outstanding: Rs.48,82,672.00 as on 18.05.2023 Interest from 01.05.2023 upto 30.11.2025 @ rate of 8.00%: Rs.12,77,267.00 Penal Interest (simple) from 01.05.2023 up to 30.11.2025 @ rate of 2%: Rs. 35,005.00 Total - Rs. 61,94,752.00 (Less Recovery) (Total Rs. Sixty One Lakh Ninety Four Thousand Seven Hundred Fifty Two only)

SURVEY NO.80/81, HISSA NO. 2, SURVEY NO. 121, HISSA NO.7, SURVEY NO.122, HISSA AND OTHERS, located at - FLAT BEARING NO.501, ADMEASURING 1050 SQ FT CARPET AREA, ON THE 5TH FLOOR, TYPE A1, IN NO.1 THE BUILDING NO. 13, KNOWN AS AMBKA RESIDENCY OF THE SOCIETY KNOWN AS RESIDENCY ESTATE C-OPHSG.SOC.LTD., SITUATE AT AID. EGOLAVI, DOMBIVALI EAST, DIST THANE 421201. SURVEY NO.80/81, HISSA NO.2, SURVEY NO.121, HISSA NO.7, SURVEY NO.122, HISSA NO.1 AND OTHERS. On or towards East :- ROAD, On or towards South :- B WING/SERVICE ROAD, On or towards East :- REGENCY ESTATE CLUB HOUSE, On or towards West :- ROAD

2. As you are aware, as per Reserve Bank of India directives, when interest and / or principal remains overdue for a period of more than 90 days, in respect of a Term Loan, it becomes NPA, you have committed defaults in payment of interest and installment on above loans/out standings for more than 90 days from its due date and thereafter.

3. Consequence upon the defaults committed by you, your Housing Loan account has been classified as non-performing asset on 18.05.2023 in accordance with the Reserve Bank of India directives and guidelines. In spite of our repeated requests and demands you have not repaid the loans including interest thereon.

4. Having regard to your inability to meet your liabilities in respect of the credit facilities duly secured by various securities mentioned in para 1 above, and classification of your account as a non-performing asset, we hereby give you notice under sub-section (2) of section 13 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and call upon you to pay in full and discharge your liabilities to the Bank aggregating Rs. 61,94,752.00 (Rs. Sixty One Lakh Ninety Four Thousand Seven Hundred Fifty Two only). As stated in para 1 above, within 60 days from the date of this notice. We further give you notice that failing payment of the above amount with interest till the date of payment, we shall be free to exercise all or any of the rights under sub-section (4) of section 13 of the said Act, which please note. Please note that, interest will continue to accrue at the rates specified in para 1 above for each credit facility until payment in full.

5. We invite your attention to sub-section 13 of the said Act in terms of which you are barred from transferring any of the secured assets referred to in para 1 above by way of sale, lease or otherwise (other than in the ordinary course of business), without obtaining our prior written consent. We may add that non-compliance with the above provision contained in section 13(13) of the said Act, is an offence punishable under section 29 of the Act.

6. We further invite your attention to sub section (8) of section 13 of the said Act in terms of which you may redeem the secured assets, if the amount of dues together with all costs, charges and expenses incurred by the Bank is tendered by you, at any time before the date of publication of notice for public auction/inviting quotations/tender /private treaty. Please note that after publication of the notice as above, your right to redeem the secured assets will not be available.

7. Please note that this demand notice is without prejudice to and shall not be construed as waiver of any other rights or remedies which we may have, including without limitation, the right to make further demands in respect of sums owing to us.

(Suresh Patel)
Authorized Officer.
Encl: 1. Account Statement& Calculation Sheet

PUBLIC NOTICE

Mrs. Kusum Rajkumar Maurya intends to purchase Flat No. 402, 4th Floor, Jai Bhavani Mata S.R.A. CHS LTD, Unnat Nagar, Off. MG Road, Opp. Azad Maidan, Goregaon (W), Mumbai, Maharashtra - 400 104 in the name of Mrs. Priyanka Sandesh Salvi. 1) The said flat was allotted to Mrs. Surekha Manohar Sawant vide SRA Scheme on 07.01.2009 in lieu of her old room premises being permanent alternate accommodation who subsequently died intestate on 01.05.2021 & her husband Mr. Manohar Gopal Sawant also died intestate on 26.06.2008 leaving behind Mrs. Priyanka Sandesh Salvi (Married Daughter) as their only surviving legal heir. 2) Hence, the Society subsequently, after following the due process of law, has transferred the share certificate in the name of Mrs. Priyanka, being Member Register No. 33. 3) Mrs. Surekha died intestate on 01.05.2021 & her husband Mr. Manohar also died intestate on 26.06.2008, hence the Present Paper Notice.

Mrs. Kusum has decided to mortgage the said property with Karur Vysya Bank Ltd, Borivali Branch, Mumbai.

Any person/ persons have or claiming any right, claim, title, demand or estate interest in respect of the said property/ Land of the property or to any part thereof in respect of death of owner/s of the said flat property, should intimate us in writing with conclusive proof within 07 days of this publication. Any intimation done by any individual or any other authority after the notice period will be subject to the charge of the Karur Vysya Bank Ltd, Borivali Branch, Mumbai.

Place : Mumbai
Date : 08/01/2026

Sd/-
Prashant Gavai
Advocate, High Court, Mumbai
Mob- 9029493049

PUBLIC NOTICE

Notice hereby given that my client Mr Vikas Yogendra Agrawal & Mr. Vishal Yogendra Agrawal shall make an application to transfer share and membership in respect of Flat No. 201, B wing, Laxmi Paradise Chs Ltd, Laxmi Park, Kanakia Road, Mira Road (E) Thane and my client Mr Vikas Yogendra Agrawal & Mr. Vikrant Yogendra Agrawal shall make an application to transfer share and membership in respect of Flat No. 201, C wing, Periwinkle Building No.1 Chs Ltd, Near Cinemax, Beverly Park, Mira Road (E) Thane to society. That Mr. Yogendra Swaroop Agrawal is owner/Member of the Flat No. 201, B wing Laxmi Paradise Chs Ltd and he died on 15/08/2021 and That Mr. Yogendra Swaroop Agrawal and Mrs. Sharda Yogendra Agrawal were the joint owner/Member of the Flat No. 201, C wing Periwinkle Building No.1 Chs Ltd, and Sharda Yogendra Agrawal died on 13/09/2023. If any person having any claim, interest or title in respect of the said Flat by way of inheritance, mortgage, possession, sale, gift, lease, lien, charge, easement, transferor otherwise or any other right or interest whatever, may contact the undersigned within 14 days from the date of publication hereof along with proof for the said claim, failing which it will be presumed that there are no claims in respect of the said Flat and said society will proceed the matter for transfer in favor of my client.

Sd/-
Adv. Harish P. Bhandari
Shop No. 101, Shubh Ashish Building,
Marigold Road, Kanakia
Mira Road (E) Thane 401107.

Encore Asset Reconstruction Company Private Limited (Encore ARC)
Acting in its capacity as the Trustee of EARC-Bank-039-Trust

PUBLIC NOTICE FOR E-AUCTION

e-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFESI Act") read with proviso to Rule 8(6) of Security Interest (Enforcement) Rules, 2002 ("Rules"). 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 Mansapuram Home Finance Ltd. to secure the outstanding dues in the loan accounts since assigned to Encore ARC (Secured Creditor) acting in its capacity as the Trustee of EARC-Bank-029-Trust, the possession of which has been taken over by the Authorized Officer of Mansapuram Home Finance Limited, will be sold on "As is where is", "As is what is" and "Whatever there is" basis on through e-auction on 28.01.2026 at 11:00 AM, for recovery of outstanding dues of Rs. 4396170.68/- (Rupees Forty-Three lakh Ninety Six Thousand One Hundred and Seventy and Sixty Eight Paise Only) as on 28-11-2025 together with further interest from 30-11-2025 at contractual rate till recovery of the outstanding dues, costs, charges and expenses incurred by the Secured Creditor. The Secured Creditor, Encore ARC reserves right to adjust / set off the surplus if any to the above noted account out of the sale proceeds of mortgaged property/ies by exercising general lien / set off.

The description of the mortgaged immovable property, the details of Reserve Price for the Secured Assets, the Earnest Money Deposit, and Minimum Increment Amount in Bidding Process are as under:-

Item No.	Name of Asset	Description of Property	Reserve Price (In Rs.)	Earnest Money Deposit (In Rs.)	Minimum
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