### **CHANGE OF NAME**

I. MR. KAKASSERY JACOB MATHUNNY R/o C-2406 Mahavir Universe, Maven L.B.S. Marg, Bhandup (West) Mumbai- 400 078, have changed my name From MR K. J. MATHUNNY to MR KAKASSERY JACOB MATHUNNY as per Maharashtra Government Gazette Number (M-24384667) for all future Purposes.

# PUBLIC NOTICE

Notice is hereby given that Share Certificate No. 409580, bearing Distinctive Nos 11414738 to 11415487 (both inclusive) representing 750 shares of SVC Co-operative Bank Ltd., Santacruz (E), Mumbai – 400 055 has been reported (et.), midnibal 400 030, has been reported tost or misplaced.

The undersigned intends to apply to the Bank for the issuance of a duplicate share Ballik Tol title Issualities of a duplicate stiage of certificate. Any person(s) having an objection to this issuance may notify the Bank in writing within 15 days from the date of this notice. If no objections are received within the stipulated time, the Bank will proceed with

and regulations.
Date: 11.03.2025 KRISHNA PADA RAY Place: MUMBAI

issuing the duplicate certificate as per its rules

R/o Hansraj CHS Ltd., Union Park, Chembur, Mumbai – 400071 Phone No.: 9819324125

### **PUBLIC NOTICE**

This is to inform the general public that my clients, Mrs. Anagha Amit Jog and Mrs. Prajakta Vinay Vedak, are the only legal heirs of Mrs. Smita Shashikant Satpute, who passed away on 17/11/2022, and Mr. Shashikant Dhondu Satpute, who passed away on 26/05/2021.

My clients Mrs. Anagha Amit Jog and Mrs. Prajakta Vinay Vedak, are the absolute owners of a residential flat bearing Flat No. 06, Building No. 7, admeasuring 410 Sq. Ft. carpet area, in the building known as EVEREST Co-operative Housing Society Ltd., situated at New Survey No. 2 (Old Survey No. 24), Village - New Dombivli, Dombivli (West), Tal. Kalyan, Dist. Thane. My clients intend to sell the said property to Mr. Jaypal Fusaji Rawal and Mrs. Pravina Jaypal Rawal

Any person(s) having any claim, right, title, interest, or objection in respect of the said property is hereby called upon to submit the same in writing along with supporting documents to the undersigned within days from the date of publication of this notice. If no objections are eceived within the stipulated period, the sale transaction shall be completed, and any claims thereafter shall not be entertained. Address- 16. Yogini HSG SOC

LTD, Nr Shree Mangal Karyalay Hall, Gograswadi, Patharli Road, Dombivli East - 421201

**ASHISH UTTAM SONI ADVOCATE** 

### PUBLIC NOTICE

Notice is hereby given to the public at large that Late Mr. Somesh Ramchandra Sathe, who was the owner of Unit No. C-9, on the 1st Floor of Udyog Sadan No. 1 Premises Co-Operative Society Limited, situated at Plot No. A-38/39/40, M.I.D.C. Area, Andheri East, Mumbai – 400093, has passed away.

The said 10 (Ten) shares of  $\Box$ 50/- (Rupees Fifty Only) each, recorded under Share Certificate No. 015, with distinctive Numbers 141 to 150 (both inclusive), were held by Late Mr. Somesh Ramchandra Sathe in the society, namely Udyog Sadan No. 1 Premises Co-Operative Society Limited bearing registration number MUM/W KE/GNL/(O)/569/2003-04, dated 31/07/2003. However, the said Share Certificate has been lost/misplaced. Accordingly, a Lost Report No. 30605-2025 has been lodged at MIDC Police Station on 09-03-2025 regarding the lost/misplaced Share Certificate.

Any person, bank, or institution having any right, title, interest, or claim of any nature in respect of the above-mentioned Share Certificate is hereby requested to inform the undersigned at the address mentioned below, within 15 days from the date of publication of this notice, along with necessary supporting evidence of their claim. Failing which, i shall be deemed that they have waived their objection or claim.

> Darshankumar Rita (Advocate High Court) Shop No. 2, Navroi Apartment. S. V. Road Dahisar (East), Mumbai - 400068 Email - darshan.rita@gmail.com

## **PUBLIC NOTICE**

NOTICE is hereby given to the public at large that Geeta S. Rane & Subodh N. Rane both resident of Mumbai Flat No. H/531, Bhoomi Green, Borivali, Maharashtra – 400 066, have misplaced the original document/title deeds i.e. Original registered Agreement dated 19.07.2005 (Borivali-3/4846/2005) made and executed between M/s. RNA Builders (NG) AND Geeta Rane and Subodh Rane in respect of the property bearing Flat No. 302, 3rd floor, C wing, building no. 1 known as NG Suncity Phase II, Village Poisar (hereinafter referred to as the said Flat).

Any person having possession/custody of the Original Documents/Title Deeds as mentioned hereinabove of having any claim or demand or right in respect of or against the scheduled property or any part or portion thereof on the basis thereof or by way of inheritance, share, sale, transfer, assignment, tenancy, sub-tenancy, lease, license, mortgage (including equitable mortgage by way of deposit of title deeds) charges, lien encumbrance, gift, exchange, possession, covenant, easement development rights, right of way, trust, lis pendens or otherwise howsoever, are hereby required to make the same known in writing with documentary proof to us to our office within 7 days from the date of publication hereof, failing which the claim of such property, if any will be

considered as waived. Date: 10.03.2025

Place : Mumbai

Date: 11.03.2025

Adv. (Dr.) Rekha Choudhary Advocate High Court, Mumbai Shop No. G06. Shiv Shankar Tower. Palm Beach Road, Sector-1 Sanpada, Navi Mumbai - 400705

# **ORNATE CO-OPERATIVE** HOUSING SOCIETY LTD. REGN NO. MUM/WM/HSG/TC/ 9588 dated. 17-05-2007.

Plot No. 433, CTS No. 1279-B, Suburban Scheme No. 3, Near Jain Temple, R.C. Marg, Chembur, Mumbai - 400071

PUBLIC NOTICE LATE **MRS. Narmadia H. Kuradiy**a (alias) NARMADA KURADIYA & LATE MR. HARISH J. KURADIYA,

owners of 2/3rd share in Flat No. 40: n Ornate Co-operative Housing Societ Ltd., having address at Plot No. 433. CTS No. 1279-B, Suburban Scheme No. 3, Near Jain Temple, R.C. Marg, Chembur, Mumbai- 400071, died on 06.01.2021 & 24.08.2008 respectively

without making any nomination. Their legal heir MR. RAJU HARISH KURADIYA has applied for membersh of the society and property rights in th 2/3rd share of the deceased member in the said Flat No. 401.

The society hereby invites claims objections from the heir or heirs or other claimants / objector or objector to the for transfer of said 2 / 3rd share & interest of the deceased members i the capital / property of the society within a period of 15 days from the publication of this notice with copies of such documents &

other proofs in support of his claims objections for transfer of share and interest of the deceased Members in the capital / property of the Society. If no claim / objections are received within the period prescribed above, the society shall be free to deal with the share and interest of the deceased Members in the capital / property in such manner as is provided under the Bye-Laws of the society.

The claims /objections, if any, receive by the Society for transfer of share and interest of the deceased Members 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, with the secretary of the society between 11 a.m. to 12 p.m. from the date of publication of the notice till the expiry of notice period.

For Ornate Co-operative Housing Society Ltd. Hon. Secretary

### PUBLIC NOTICE

Notice is given hereby Mr. Lokesh S.Kothari Jain residence and 50% share holder in C-507 Sher-e-Punjab Chs Ltd. Bindra Classic, Plot 17-24, mahakali Caves Road Andheri - East, Mumbai - 400093. Bearing C.T.S No. 368/300 as per the registered GIFT DEED dated 05.12.2016 registered between Mr. Pankaj S. Kothari (Donor) and Mr. Lokesh S. Kothari Jain (Donee). Now the said registered Gift Deed is reporting hereby lost/misplaced. He now hereby request that if any one found the said registered GIFT DEED may please be contacted to the above mention address within the period of 07 days from the date publication of this notice. If no response received during this period then Mr. Lokesh S. Kothari Jain shall be free to take the Certified copy of same registered Gift Deed dated 05.12.2016 from the said Concern registered authority

Mr. Lokesh S. Kothari Jain Date: 11/03/2025 Place : Mumbai

#### PUBLIC NOTICE

Public at large be hereby informed that, Harihar Atmaram Patil is the Owner and absolutely seized and possessed of land be arring Survey No. 80/1/16/3/1, admeasuring area 0.30.80 H. R. Sq. Mts. + Pot Kharaba 0.04.70 H. R. Sq. Mts., Total 0.35.50 H. R. Sq. Mts., Total Nrs., Assessment Rs.4.65 Paise, Revenue Village-Bapane, Taluka-Vasai, Dist-Palghar (the said Property) and he instructed me to Property) and he instructed me to investigate Title of the said Property, if any person, firm, company, bank etc having any objection or having any claims encumbrances, liens, rights, etc are hereby notified to submit their objections and/or claims encumbrances, liens objections, rights etc within a period of 14 lavs from the date of this notice. If no sucl claims, encumbrances, liens or objection are received, failing which my clients sha be declare that the said property is clear ree from encumbrance & marketable title

Mr. Pius S. D' mello (Advocate)
M/s. S. P. Consultants,
Office: 1st Floor, Anita Shopping Centre Opposite Post Office, Navghar, Vasai Road W),Tal - Vasai, Dist - Palghar - 401202.

### APPENDIX-16

[Under the Bye-law No.34] ne From 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. The From of Notice

### **PUBLIC NOTICE**

Late Smt. Jaywanti Mahadeo Desai the member of the Hanuman Tekadi S.R.A. Co-Operative Housing Society Ltd. having address at Buil No-07, Tanaji Nagar, Kurar Village, Malad (E), Mumbai-400 097. And holding And holding flat/ tenement no. 402 on 4th floor the building of the society, died on 21 **September 2018** And also his Son Died On 22 **January 2002** without making any nomination. After him, **Smt. Mangala Rajendr** Main (Daughter) has filed an application with the institution regarding th inheritance records. The society hereby invites claims of objections from the heir or heirs or other claimants/ objector to the transfer of the said shares and interest of the deceased member in the capital/ property of the society within period of 15 days from the publication of this notice, With copies of suc ocuments 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. in such manner as is provide under the Bye-Laws o he society. The claims/ objections. If any, received by the society for illotment of shares and interest of the deceased member in the capita 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 vailable for inspection by the claimants/ objections, in the office of the society/ with the Authorised Officer of the society between 11.00 am to 1.00 pm from the date of publication of the notice till the date of expiry of it

Place: Mumbai-400 097. Date: 11.03.2025

For and on behalf of **Authorised Officer.** Hanuman Tekadi S.R.A. Co-Operative Housing Society Ltd.

### **FANCY FITTINGS LIMITED**

CIN NO.:L74999MH1993PLC070323

Registered Office: 145/259 Minerva Industrial Estate, 2nd Floor, Sewri Bunder Road, Sewri (East) Mumbai -400015 | Email: info@fancyfittings.com Website: www.fancyfittings.com | Tel.: +91-22-24103001

### Notice of the 31st Annual General Meeting and e-voting information

Notice is hereby given that the 31st Annual General Meeting ("AGM") of the Members of Fancy Fittings Limited ("the Company") will be held on Friday, 4t" April, 2025 at 4.00 p.m. a the Registered Office of the Company at 145/259, 2<sup>™</sup> Floor, Minerva Industrial Estate ewri Bunder Road, Sewri-East, Mumbai-400015, to transact the businesses, as set out he Notice of the 31st AGM.

The Annual Report for financial year 2023-24 along with the said Notice of the 31st AGM ave been sent electronically to those Members whose email IDs are registered with the Company/ Depository Participant(s) and physical copies of the Annual Report and Notice nave been sent through courier, to the Members who have not registered their email IDs or have requested for physical copies, at their registered address and the dispatch of the same has been completed on Monday, 10th March, 2025. The Annual Report and Notice of AGM are also available on the Company's website i.e. www.fancyfittings.com, website of Metropolitan Stock Exchange at www.msei.in and on website of National Securities Depository Limited ("NSDL") i.e. www.evoting.nsdl.com.

Remote e-voting Pursuant to Section 108 of the Act read with the Rule 20 of the Companies (Managemer and Administration) Rules, 2014 and Regulation 44 of the Listing Regulations, the Members are provided with the facility to cast their votes electronically from a place other than the venue of AGM ("remote e-voting") through e-voting services provided by NSDL or all the businesses as set out in the Notice of the 31st AGM.

he remote e-voting period commences on Tuesday, 1st April, 2025 at 9.00 a.m. and end on Thursday, 3rd April, 2025 at 5.00 p.m. The e-voting module shall be disabled by NSDI for voting thereafter.

Any person, who acquires shares of the Company and becomes a member of the Company after dispatch of the Notice and holding shares as on the cut-off date i.e. Friday, 28th March, 2025, can also cast their vote through the e-voting facility. Any person whos name is recorded in the register of members or in the register of beneficial owners maintained by the depositories as on the cut-off date only shall be entitled to avail facility o emote e-voting or e-voting during the AGM.

Instructions on the process of remote e-voting before the AGM are provided in the Notice of AGM.

n case of any queries or issues regarding the remote e-voting, you may refer to the requently Asked Questions (FAQs) for members and e-voting user manual for member vailable at the Downloads sections of https://www.evoting.nsdl.com or contact NSDL a the toll-free no.: 022 - 4886 7000. For Fancy Fittings Limited

Place : Mumbai. Date: 10th March, 2025 Managing Director DIN:00095406

Twenty Seven Only)

# **BAJAJ HOUSING FINANCE LIMITED**

Corporate Office: Cerebrum It Park B2 Building 5th Floor, Kalyani Nagar, Pune, Maharashtra 411014, FINSERV

Branch Office: 7th Floor, Sumer Plaza, Unit No. 702, Marol Maroshi Rd, Sankasth Pada Welfare Society, Marol, Andheri East, Mumbai, Maharashtra 400059, INDIA

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

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

Loan Account No./Name of the Borrower(s)/ Address of the Secured/Mortgaged Co-Borrower(s)/Guarantor(s) & Addresses Immovable Asset / Property to be enforced All That Piece And Parcel Of The Non-agricultural Property Described As: Flat No. B 401 admeasruing 492 sq. ft., fourth floor, "Annapurna aashish associates", lying, being & Forty One Lac Twenty situated at Revenue village Kanchangaon taluka Kalyan Enght Thousand Nine Hundred Seventy Nine Branch : MUMBAI (LAN No. H405DHB0030237 and H405DHT0030310 and H405DHT0030311 ) VAIRHAV ARUN TILLU (Borrower) 2.ANURADHA ARUN TILLU (Co-Borrower) All Above Only) At 4 Balkrishna Mhatre Chawl Pathali Road, Thane, Dombivlieast Kalyan Thane, Thane, Maharashtra-421201 Branch : MUMBAI

All That Piece And Parcel Of The Non-agricultural Property Described As: Flat No 201, 02nd Floor, Building No Rs. 20,50,827I- (Rupees 16-b, Jai Ekdanta Chsl, Survey No 111, Hissa No 182, Near Twenty Lac Fifty Raviraj Hotel, Goveli Road, Village-titwala, Tal-kalyan, Dist-Thousand Eight Hundred Calvan Maragethra, 41665 (I AN No. H405DHB0147846 and H405DHT0147855 . PRASHANT RAVIKANT AREKAR (Borrower) JYOTSNA RAVIKANT AREKAR (Co-Borrower) kalyan, Maharashtra-421605 All Above At B- 208 Building No 16-b, Sabakar Nagar

Sankraman, Kurla (e), Shibir, Near Tilak Nagar Station, Kamgar Nagar Road, Mumbai, Maharashtra-400024

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

Date: 11.03. 2025 Place:-MUMBAI Authorized Officer Bajaj Housing Finance Limited

PICICI Home Finance | Corporate Office: ICICI Home Finance Company Limited ICICI HFC Tower, Andheri - Kurla Road, Andheri (East), Mumbai - 400059, India.

Branch Office: Shubhjivan Arcade, Office no. A-402, 4th Floor, S.V Road, Borivali West, Mumbai, Maharashtra 40009 [See proviso to rule 8(6)] Notice for sale of immovable assets E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financia Assets and Enforcement of 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 Possession of which has been taken by the Authorized Officer of ICICI Home Finance Company Ltd., will be sold on "As is where is", "As is what is", and "Whatever there is", as per the brief particulars given hereunder;

No.	Guarantors/ Legal Heirs Loan Account No.	Details of the Secured asset(s) with known encumbrances, if any	Amount Outstanding	Money	Date and Time of Property Inspection	Time of Auction	Before	Stage
(A)	(B)	(C)	(D)	(E)	(F)	(H)	(I)	(J)
1	Biyani (Borrower) Shyamsunder Madanlalji Biyani, (Co-Borrower, Loan Account No. NHLAT00000819369 &	All That Flat No. 704, Situated On Seventh Floor In "A" Wing, Of The Building Known As "rustomjee Elanze Co- opertive Housing Society Ltd", Mindspace, Link Road, Situate On Ctsma 1070 & 1070/1, Village Malad(s), Taluka Borivali, Mumbai Suburban District, Malad (West), Mumbai-400064	2,36,08,4 08/- 28th Feb'25	Rs. 1,92,18,263/- Rs. 19,21,826/-	11AM -	26th Mar,' 25 2PM - 3PM	25th Mar,' 25	Physical Posses- sion

| NHBMT00001269438 | District, Malca(West), Murnbai-400064 |
The online auction will be conducted on website (URL Link- https://BidDeal.in) of our auction agency ValueTrust Capital Services Private Limited. The Mortgagors/ notice are given a last chance to pay the total dues with further interest till 25th Mar; 25 before 5,00 PM else these secured assets will be sold as per above schedule. The Prospective Bidder(s) must submit the Earnest Money Deposit (EMD) RTGS/ Demand Draft (DD) (Refer Column E) at ICICI Home Finance Company Limited Branch Office Address mentioned on top of the article on or before 25th Mar; 25 before 04:00 PM. The Prospective Bidder(s) must also submit signed copy of Registration Form & Bid Terms and Conditions form at ICICI Home Finance Company Limited Branch Office Address mentioned on top of the article on or before 25th Mar; 25 before 05,00 PM. Earnest Money Deposit Demand Draft (DD) should be from a Nationalized/Scheduled Bank in favor of "ICICI Home Finance Company Ltd. – Auction" payable at the branch office address mentioned on top of the article.

For any further clarifications with regards to inspection, terms and conditions of the auction or submission of tenders, kindly contact ICICI Home Finance Company Limited on 9920807300.

The Authorized Officer reserves the right to reject any or all the bids without furnishing any further reasons. For detailed terms and conditions of the sale, please visit https://www.icicihfc.com/

Date: 11.03.2025 ICICI Home Finance Company Limited CIN: U65922MH1999PLC120106 **Public Notice** 

Shri/Shrimati Vivek Bhatnagar a member of Dindoshi Ekta CHS Ltd Co-operative Housing Society Ltd. having address at Dindoshi Ekta CHS Ltd., Bldg No 18AB, Shivdham Complex, Dindoshi, General Arunkumar Vaidya Marg, Malad (E)- 97 and holding Flat No A/41 in the building of the society died on 09/09/2024 without making any nomination.

The society hereby invites claims and objections from the heir or other claimants/objector or objections to the transfer of the said shares and interest of the deceased member in the capital/property of the society within a period of **15 days** from the publication of this notice, with copies of such documents and other proofs in support of his/her/their claims/objections for transfer of shares and interest of the deceased member in the capital/property of the society. If no claims/objections are received within the period prescribed above, the society shall be free to deal with the shares and interest of the deceased member in the capital/property of the society in such manner as is provided under the Bye-laws of the society. The claims/objections, if any received by the society for transfer of shares and interest of the deceased member in the capital/property of the society shall be dealt with in the manner provided under 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 A.M. to 12 P.M. from the date of publication of this notice till the date of expiry of its period.

Hon Secretary For and on behalf or Place: Mumbai Date: 11/03/2025 Dindoshi Ekta CHS Ltd Cooperative Housing Society Ltd.

PUBLIC NOTICE All concerned are hereby informed that my client Smt. Sangeeta Ramesh Sharma has misplaced or lost the original of Agreement For Sale dated 10th January 2002, made and executed by and between Smt. Kiran B. Dalmia and my client, in respect of Flat No. G-3, on Ground Floor, of State Statistics are that Carties Shree Siddhivinayak building, situate at Station Road, Bhayandar (West), Dist. – Thane 401 101 Road, Bhayandar (West), Dist. — Thane 401 101.
Any person who has come across or in possession or claiming any rights or benefits of whatsoever in respect of the abovesaid Agreement For Sale dated 10th January 2002, ought to intimate to me in writing to "Legal Point", G-AJ2, Komal Tower, Station Road, Bhayandar (West), District — Thane 401101, within 14 days from the date hereof or else, it shall be deemed that no right or claim of whatsoever nature is existing against the abovesaid flat and the said Agreement For Sale dated 10th January 2002.

Sd/.
RefNo/PN/NH/312/2025

Amit Parekh Ref/No/PN/VH/312/2025 Amit Parekh Dt. 11th March 2025 [Advocate, High Court]

**C** kotak

nplex, Bandra (E), Mumbai – 400 051, also very Village Kunchi Kurve Nagar,Near <u>Hotel</u>

### **DEMAND NOTICE**

Under Section 13(2) of the Securitization And Reconstruction of Financial Assets And Enforcement Of Security Interest Act, 2002 read with Rule 3 (1) of the Security Interest (Enforcement) Rules, 2002. The undersigned is the Authorized Officer of Kotak Mahindra Bank Ltd. (KMBL) under Securitization And Reconstruction Of Financial Assets And Enforcement of Security Interest Act, 2002 (the said Act). In exercise of powers conferred under Section 13(12) of the said Act read with Rule 3 of the Security Interest Enforcement) Rules, 2002, the Authorized Officer has issued Demand Notices under section 13(2) of the said Act, calling upon the following Borrower(s) (the "said Borrower(s)"), to repay the amounts mentioned in the respective Demand Notice(s) issued to them that are also given below. In connection with above, Notice is hereby given, once again, to the said Borrower(s) to pay to KMBL, within 60 days from the publication of this Notice, the amounts indicated herein below, together with further interest as detailed in the said Demand Notice(s), from the date(s) mentioned below till the date of payment and/or realization, payable under the loan agreement read with other documents/writings, if any, executed by the said Borrower(s). As security for due repayment of the loan, the following assets have been mortgaged to KMBL by the said Borrower(s) respectively.

Sr. No.	Loan Account No./ Name of the Borrower(s)/ Co-borrower(s) /Guarantor(s)	Demand Notice Date and Amount /NPA date	Description of Secured Asset (Immovable Property)				
1.	LOAN ACCOUNT NO. RHB2423872, RHB2453460 & RHB2453456  1. Mr. Dhiraj Dhanvijay Shelar (Borrower/ Mortgagor)  2. Mrs. Nilima Rajesh Shelar (Co-Borrower)  3. Mrs. Hemangi Dhiraj Shelar  4. Mr. Dhanvijay Dhondu Shelar (Co-Borrower/ Mortgagor)  All 1 to 4 Having address at: 763K, Patwardhan Wadi, Udyam Nagar, Shivaji Nagar, Ratnagiri, Maharashtra - 415612. Also at: Bungalow on Survey No. 423/A1A1A1A/3B Sarswat Niwas, city survey no.658G, Shivaji Nagar, Patwardhan Ali, behind Punjab National Bank, Village Zadgaon Ratnagiri, Maharashtra- 415612	Demand Notice Dated: 28th February 2025 & NPA date - 21st January 2025, Total aggregating to all loan accounts Rs. 93,39,317.44/- (Rupees Ninety Three Lakhs Thirty Nine Thousand Three Hundred Seventeen and Forty Four Paisa only) due as on 20.02.2025	All that piece and parcel of Bungalow bearing C.T.S.No. 658 G, Saraswat Niwas at R.S. No. 423/ A1A1A1, Hissa No.3, zone no.2 Milkat No.Z2W2000534, admeasuring 692 Sq.mtrs. situated Shivajinagar, Patwardhan Ali behind Punjab National Bank, within Ratnagiri Municipal in Mouje Zadgaon, Taluka Ratnagiri, District- Ratnagiri, Maharashtra. bounded as follows:- Towards North: By property belonging to Plot No.2. Towards South: By property belonging to Plot No.6. Towards East:- By property belonging to Plot No.6. Towards East:- By property belonging to Plot No.3. Towards West:- By 25 ft wide lay out Road.				
If th	f the said Borrowers shall fail to make payment to KMBL as aforesaid. KMBL shall proceed against the above secured assets under						

ection 13(4) of the Act and the applicable Rules, entirely at the risks of the said Borrowers as to the costs and consequences. The aid Borrowers are prohibited under the Act from transferring the aforesaid assets, whether by way of sale, lease or otherwis without the prior written consent of KMBL. Any person who contravenes or abets contravention of the provisions of the said Act or tules made there under, shall be liable for imprisonment and/or penalty as provided under the Act. ( Authorized Officer ) Date: 11/03/2025 For Kotak Mahindra Bank Limited

Orporate Office: ICICI HFC Tower, Andheri - Kurla Road, Andheri (East), Mumbai - 400059, India.

Branch Office: 1st floor, Office No. 23, 24, 25, Sattora City Business Center, S No 283/1, A, Final Plot No.-29, Sub Plot No.-1, Radika Road, Karanje Tarf Satara-415002 Notice for sale of immovable assets through Private Treaty

Sale Notice for Sale of Immovable Assets through Private Treaty under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002´read with Rule 8(8) r/w Rule 9 (1) of the Security nterest (Enforcement) Rules, 2002

Interest (Enforcement) Rules, 2002
ICICI Home Finance Company Limited (ICICI HFC) conducted several e-Auctions for the sale of the mortgaged property mentioned below, however, all such e-Auctions failed. Now, an interested buyer has approached ICICI HFC with an offer to purchase the said property for an amount of Rs. 53,82,917/-, Rs. 1,01,17,083. 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 Possession of which has been taken by the Authorized Officer of ICICI Home Finance Company Ltd., will be sold on "As is where is", "As is what is", and "Whatever there is", by way of Private Treaty as per the brief particulars given hereunder;

"W	natever there is", by way of Private Treaty as per the brief particulars given hereunder;							
Sr. No.	Co Borrowers/	Details of the Secured asset(s) with known encumbrances, if any	Amount Outstanding	Reserve Price Earnest Money Deposit	Date and Time of Property Inspection	Time of Auction		SARFAESI Stage
(A)	(B)	(C)	(D)	(E)	(F)	(H)	(I)	(J)
	Kuldipsingh Makhansingh Farangi (Borrower) Simranjeet Singh Kuldeep Singh Farangi (Co-Borrower1), Lakhwinder Kuldipsingh Farangi (Co-Borrower2) Loan Account No. LHSRA00001273332	2, Mouje Khodada, within the local limits of Grampanchayat Khodad, Taluka and	1,01,97,017.18/- 6th Feb'25	Rs. 53,82,917/- Rs. 5,38,292/-	19th Mar,'25 11AM - 3PM	26th Mar,'25 2PM - 3PM	25th Mar,'25	Physical Possession
	Simranjeetsingh Kuldeepsingh Farangi (Borrower) Lakhwinder Kuldipsingh Farangi (Co-Borrower1), Kuldeepsingh Makhansingh Farangi (Co-Borrower2) Loan Account No. LHSRA00001280740 & LHSRA00001293248 & HHSRA00001253210	Plot No. 74 of Mouje Kadoli, Tal & Dist. Satara.	1,91,76,332/- 6th Feb'25	Rs. 1,01,17,083/- Rs. 10,11,708/-	11AM -	26th Mar,'25 2PM - 3PM	25th Mar,'25	Physical Possession

The online auction will be conducted on website (URL Link- <u>https://BidDeal.in</u>) of our auction agency **ValueTrust** Capital Services Private Limited. The Prospective Bidder(s) must submit the Earnest Money Deposit (EMD) RTGS/
Demand Draft (DD) (Refer Column E) at ICICI Home Finance Company Limited, Branch Office Address mentioned 
on top of the article on or before 25th Mar, '25 before 04:00 PM. The Prospective Bidder(s) must also submit a 
signed copy of the Registration Form & Bid Terms and Conditions form at ICICI Home Finance Company Limited, 
Branch Office Address mentioned on top of the article on or before 25th Mar, '25 before 05.00 PM. Earnest Money Branch Office Address mentioned on top of the article on or before 25th Mar; 25 before US.00 PM. Earnest Money Deposit Demand Draft (DD) should be from a Nationalized/Scheduled Bank in favor of "ICICI Home Finance Company Ltd. - Auction" payable at the branch office address mentioned on top of the article. The general public is requested to submit their bids higher than the amount being offered by the interested buyer mentioned above. It is hereby informed that in case no bids higher than the amount being offered by the aforementioned interested buyer is received by ICICI HFC, the mortgaged property shall be sold to the said

interested buyer as per Rule 8(8) r/w Rule 9 (1) of the Security Interest (Enforcement) Rules, 2002.

For any further clarifications with regards to inspection, terms and conditions of the sale or submission of bids kindly contact ICICI Home Finance Company Limited on 9920807300.

The Authorized Officer reserves the right to reject any or all the bids without furnishing any further reasons. For detailed terms and conditions of the sale, please visit https://www.icicihfc.com/
Date: 11.03.2025

Authorised Officer, ICICI Home Finance Company Limited

Date: 11.03.2025

Place : Khodad - Satara, Kadoli - Satara CIN: U65922MH1999PLC120106

### Encore Asset Reconstruction Company Private Limited (Encore Arc) Encore ARC Corporate Office Address: 5TH FLOOR, PLOT NO. 137, SECTOR 44, GURUGRAM – 122 002, HARYANA earc

E-AUCTION SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Asset under the Securitisation and Reconstruction of Financial Assets and Enforcement of

Security Interest Act, 2002 read with Proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 (Rules). Notice is hereby given to the public in general and in particular to the Borrower and Guarantor(s) that the below described immovable

property mortgaged/charged to the City Union Bank (CUB) Bank to secure the outstanding dues in the loan account since assigned to Encore Asset Reconstruction Company Private Limited, acting in its capacity as the trustee of EARC -EOT- 001 -Trust ("Secured Creditor"), which is under Physical Possession of the Authorised Officer of the Secured Creditor, will be sold on "AS IS WHERE IS", "AS IS WHAT IS", and "WHATEVER THERE IS" basis on 28.03.2025 for recovery of Rs. 1,59,82,441/- (Rupees One Crore Fifty Nine Lakhs Eighty Two Thousand Four Hundred Forty One only) as on 31.03.2024 and further interest at contractual rate till recovery and other costs, charges etc. after adjustment of recovery/realization, if any, due to the Secured creditor from borrower M/s. A. I. A. Textiles, Sole Proprietorship Firm represented by its Sole Proprietor Late Mr. Ansar Ahmed Mohd Mustaqeem Ansari (Borrower) and 1) Mrs. Haseena Banuo Ansari (Co-Borrower / Mortgagor and in capacity as legal heir of Late Ansar Ahmed Mohd Mustaqeem Ansari) (2) Mr. Imran Ansari (Guarantor and in capacity as legal heir of Late Ansar Ahmad Mohd Mustaqeem Ansari) (3) Mr. Shoeb Ansari, son of late. Ansar Ahmed Mohd Mustaqeem Ansari (in capacity as legal heir of Late Ansar Ahmed Mohd Mustaqeem Ansari) (4) Mr. Sanwar Ansari,  $son \, of \, late. \, Ansar \, Ahmed \, Mohd \, Mustaque \, m \, Ansari \, (in \, capacity \, as \, legal \, heir \, of \, Late \, Ansar \, Ahmed \, Mohd \, Mustaque \, m \, Ansari \, (in \, capacity \, as \, legal \, heir \, of \, Late \, Ansar \, Ahmed \, Mohd \, Mustaque \, m \, Ansari \, (in \, capacity \, as \, legal \, heir \, of \, Late \, Ansar \, Ahmed \, Mohd \, Mustaque \, m \, Ansari \, (in \, capacity \, as \, legal \, heir \, of \, Late \, Ansar \, Ahmed \, Mohd \, Mustaque \, m \, Ansari \, (in \, capacity \, as \, legal \, heir \, of \, Late \, Ansar \, Ahmed \, Mohd \, Mustaque \, m \, Ansari \, (in \, capacity \, as \, legal \, heir \, of \, Late \, Ansar \, Ahmed \, Mohd \, Mustaque \, m \, Ansari \, (in \, capacity \, as \, legal \, heir \, of \, Late \, Ansar \, Ahmed \, Mohd \, Mustaque \, m \, Ansari \, (in \, capacity \, as \, legal \, heir \, of \, Late \, Ansar \, Ahmed \, Mohd \, Mustaque \, m \, Ansari \, (in \, capacity \, as \, legal \, heir \, of \, Late \, Ansar \, Ahmed \, Mohd \, Mustaque \, m \, Ansari \, (in \, capacity \, as \, legal \, heir \, of \, Late \, Ansar \, Ahmed \, Mohd \, Mustaque \, m \, Ansari \, (in \, capacity \, as \, legal \, heir \, of \, Late \, Ansar \, Ahmed \, Mohd \, Mustaque \, m \, Ansari \, (in \, capacity \, as \, legal \, heir \, of \, Late \, Ansar \, Ahmed \, Mohd \, Mustaque \, m \, Ansari \, (in \, capacity \, as \, legal \, heir \, of \, Late \, Ansar \, Ahmed \, Mohd \, Mustaque \, m \, Ansari \, (in \, capacity \, as \, legal \, heir \, of \, Late \, Ansar \, Ahmed \, Mohd \, Ansari \, (in \, capacity \, as \, legal \, heir \, of \, Late \, Ansar \, Ahmed \, Mohd \, Ansari \, (in \, capacity \, as \, legal \, heir \, of \, Late \, Ansar \, Ahmed \, Ansar \, (in \, capacity \, as \, legal \, heir \, (in \, capacity \, as \, legal \, heir \, (in \, capacity \, as \, legal \, as \, legal \, (in \, capacity \, as \, legal \, Ahmed \, Ahme$ Ansari, daughter of late. Ansar Ahmed Mohd Mustaqeem Ansari (in capacity as legal heir of Late Ansar Ahmed Mohd Mustaqeem Ansari) (6) Ms. Nisha Ansari, daughter of late. Ansar Ahmed Mohd Mustaqeem Ansari (in capacity as legal heir of Late Ansar Ahmed Mohd Mustaqeem Ansari) (7) Ms. Neha Ansari, daughter of late. Ansar Ahmed Mohd Mustaqeem Ansari (in capacity as legal heir of Late Ansar Ahmed Mohd Mustageem Ansari) (8) Mrs. Jameela Ansari, Daughter of Kalamuddin Ansari (in capacity as legal heir of Late Ansar Ahmed Mohd Mustaqeem Ansari) (9) Mrs. Nafeesa Ansari, daughter of Mamood Rashid Ansari ((in capacity as legal heir of Late Ansar Ahmed Mohd Mustaqeem Ansari) (10) Mrs. Uzma Ansari, daughter of Arif Ansari (in capacity as legal heir of Late Ansar Ahmed Mohd Mustaqeem Ansari) (hereinafter collectively mentioned as "Guarantors")

The description of the property, Reserve Price (RP) for the secured asset & the Earnest Money Deposit (EMD) is be as under

Description of the Immovable Secured Asset	Reserve Price (Rs.)	Earnest Money Deposit (EMD) (Rs.)
All that piece and parcel of Falt No. 210, on the second floor, admeasuring about 356 sq. ft. build up area, in the building known as KHAN APARTMENT CHS Municipal House No. 1078, Gauripada, Bhiwandi, Lying and being at Survey No. 45, at New Gauripada, in the revenue village Gauripada, Taluka Bhiwandi, Dist-Thane, within the limit of Bhiwandi Nijampur Minicipal Corporation, Taluka Bhiwandi and within the registration Dist-Thane and sub registrar Bhiwandi, owned by Mr. Ansar Ahmad Mohd Mustaqeem Ansari (since deceased) & Mrs. Haseena Banuo Ansari which is bounded as follows: On or Towards East by: Hameera Begum Property, On or Towards West by: Nala, On or Towards North by: Open Space, On or Towards South by: Compound Wall	Rs. 10,50,000/-	Rs. 1,50,000/-
All that piece and parcel of Falt No. 211, on the second floor, admeasuring about 506 sq. ft. build up area, in the building known as KHAN APARTMENT CHS Municipal House No. 1078, Gauripada, Bhiwandi, Lying and being at Survey No. 45, at New Gauripada, in the revenue village Gauripada, Taluka Bhiwandi, Dist-Thane, within the limit of Bhiwandi Nijampur Minicipal Corporation, Taluka Bhiwandi and within the registration Dist-Thane and sub registrar Bhiwandi, owned by Mr. Ansar Ahmad Mohd Mustaqeem Ansari (since deceased) & Mrs. Haseena Banuo Ansari which is bounded as follows: On or Towards East by: Hameera Begum Property, On or Towards West by: Nala, On or Towards North by: Open Space, On or Towards South by: Compound Wall	Rs. 11,50,000/-	Rs. 1,15,000/-
N.Aland bearing Survey No. 11, Hissa No. 10, A(P), plot No. 9, admeasuring 167.28 sq. mtrs, Lying and being situated at Village-karivali, Taluka Bhiwandi, Dist-Thane, within the registration district Thane and sub registrar Bhiwandi, and within the limit of Grampanchayat Karivali, Taluka Bhiwandi Owned by Mrs. Haseena Bano Ansar Ahmad Ansari and which is bounded as: On or towards East by: Layout Road, On or towards West by: Way, On or towards North by: Land of S. No. 11/1037 On or towards South by: Property of Khalid	Rs. 20,00,000/-	Rs. 2,00,000/-

In case the e-auction date is declared public holiday then the date will be automatically extended to very next working day

For detailed terms & conditions please refer to the link provided in the secured creditor's website i.e., http://www.encorearc.com/referencesFor any clarification/information, interested parties may contact the Authorised Officer of the Secured Creditor on mobile no. 9930171113 /

9712668557 or email at dharmendra.maurya@encorearc.com Sd/

Date: 10.03.2025 Place: Mumbai

Encore Asset Reconstruction Company Pvt. Ltd.