**PUBLIC NOTICE** NOTICE is hereby given that, we are investigating the title of THE MULUND TRUPTI CO-OPERATIVE HOUSING SOCIETY LIMITED, a society registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 under Registration No. BOM/HSG/5241 of 1977 having its registered office at Mahatma Phule Road, G.V.S. Road No. 4, Mulund (East) Mumbai – 400 081 (hereinafter referred to as "the Society"), in respect of the Property more particularly described in the First Schedule hereunder written (hereinafter referred to as "the Property").

The Society has informed our client that the Society comprises of 65 members occupying on what is known as "ownership basis" their respective premises in the Society building known as The Mulund Trupti Co-operative Housing Society Limited (forming part of the Property) as more particularly set out in the **Second Schedule** hereunder written (the respective premises are hereinafter referred to as the "Premises").

All persons having any claim in respect of the Property (or any part thereof), including the Premises (or any of them), whether by way of allotment, sale, transfer, assignment, mortgage, charge, gift, trust, inheritance, possession, lease, sub-lease, lien. license, tenancy naintenance, easement, exchange or otherwise howsoever are hereby required to make the same known in writing together with copies of supporting documents, to the undersigned at neir office at 402, fourth floor, Commerce House, 140, Nagindas Master Road, Fort, Mumbai 400 001, within 21 (twenty one) days from the date of publication hereof, failing which, such claims or objections, if any, will be considered to have been waived and/or abandoned, and the transaction will be completed without any reference thereto.

#### FIRST SCHEDULE (Description of the Property)

All that piece or parcel of vacant land or ground situate, lying and being at Mulund, Mumbai Suburban District bearing S. No. 152 A, Hissa No. 12 and forming part of plot No. 17, 18, 19 and 21 being plot no.18 corresponding CTS Nos. 506 & 507 (new CTS No. 507/12) admeasuring 2554.80 square meters as per records of property card (2736.98 square meters as per documents of title) together with benefit of setback area and together with the building THE MULUND TRUPTÍ CO-OPERATIVE HOUSING SOCIETY LIMÏTED standing thereon having ground and 4 floors and bounded as follows: By 44' Wide GV SCHEME ROAD NO 4

On or towards the East On or towards the West By CTS NO 507/10 On or towards the North By CTS NO 507/11 On or towards the South Bv CTS NO 507/13/2 SECOND SCHEDULE

		A-WING	
FLOOR	FLAT NOS.	EXISTING NAME OF MEMBER	Existing Carpet Area (sq. Ft.)
Gr	A-1	Mr. Jayant Pandurang Mahabal	484
Gr	A-2	Mrs. Jyotsna Jayant Mahabal	313
Gr	A-3	Miss Tejal M.Mhatre	313
Gr	A-4	Mr. Jayant Ramakant Mungre	708
1st	A-5	Mr. Rajkumar Chudaman Borse	708
1st	A-6	Mr. Raghunath Anand Ratabole	713
1st	A-7	Mr. Ajit Haribhau Kulkarni	713
1st	A-8	Mr. Narayanprasad M. Agarwal & M.M. Dhandharia	708
2nd	A-9	Mr. Vishnu Motiram Warke.	708
2nd	A-10	Smt. V.V. Kulkarni	713
2nd	A-11	Smt. Smita B. Tilwe	713
2nd	A-12	Smt. Vasanthi L. Pichan &	708
3rd	A-13	Mr. Ajit Shashikant Gondhalekar	598
3rd	A-14	Mr Rohit Pawar	619
3rd	A-15	Mr. Rahul Balkrishna Chavan	619
3rd	A-16	Mr. Balkrishna R. Chavan	598
4th	A-17	Mr. S. Varadarajan	485
4th	A-18	Mr. Sameer S. Lele & Smt. Smeeta Godbole	536
4th	A-19	Mr. Bhushan Shankar Telang	536

FLOOR	FLAT NOS.	EXISTING NAME OF MEMBER	Existing Carpet Area (sq. Ft.)
Gr	B-1	Mr Vishal Narayan Chavan	418
Gr	B-2	Mr. Yashwant Sitaram Salvi	562
Gr	B-3	Mr. Ravish Bhaoo Chavan	562
Gr	B-4	Smt. Asha Laxman Sawant	418
1st	B-5	Smt. Pushpa Vasant Wadgaonkar	560
1st	B-6	Mr. N. Jayaram Nayak	562
1st	B-7	Mr. Suhas V. Karnik	562
1st	B-8	Smt. Meena Chandrakant Desai	560
2nd	B-9	Smt. Amita Adinath Kapse	560
2nd	B-10	Mrs Manasi V. Sukhdare	562
2nd	B-11	Smt. Rohini Narayan Chavan	562
2nd	B-12	Mr. Hemant Y.Shirke	560
3rd	B-13	Smt. Sheela Goletkar	560
3rd	B-14	Mr Ramgopal H Khandelwal	562
3rd	B-15	Smt. Malti. M. Sakpal	562
3rd	B-16	Mr. Chandrakant Ganpat Parab	560
4th	B-17	Mr. Bharat Hiralal Shah	560
4th	B-18	Smt. Vasundhara Raghunath Sawant	562
4th	B-19	Mrs. Sneha S. Parab	562
4th	B-20	Mr. Sanjay Chandrakant Parab	560
		C-WING	

FLOOR	FLAT NOS.	EXISTING NAME OF MEMBER	Existing Carpet Area (sq. Ft.)		
Gr	C-1	Smt. Sarla Arwind Somaiya	390		
Gr	C-2	Smt. Anjali Arwind Bakane	399		
Gr	C-3	Mr. Arwind Keshavrao Bakane	399		
Gr	C-4	Smt. Minaxi R Desai	390		
1st	C-5	Smt. Sarojini S Mahadik	390		
1st	C-6	Mr. Kiran Mangesh Varde	399		
1st	C-7	Smt. Usha M Varde	399		
1st	C-8	Mr. Suresh. V. Randive	390		
2nd	C-9	Mr. Sandeep Chandrakant Parab	390		
2nd	C-10	Mr. D. P. Athavale	399		
2nd	C-11	Mr. Rajesh N. Raghwani	399		
2nd	C-12	Mr. Sahailesh Sudhakar Mahadik	390		
3rd	C-13	Mr. Atmaram Ramchandra Mane	390		
3rd	C-14	Smt. Narmada N Raghwani	399		
3rd	C-15	Smt. Sumitra M. Rao	399		
3rd	C-16	Mrs. Vibhavari Vishvanath Desai	390		
4th	C-17	Smt. Suchitra Tanaji Sawant.	390		
4th	C-18	Mr. D. H. Gawde	399		
4th	C-19	Mr. Ulhas Shankar Bhosle	399		
4th	C-20	Mr. N D Chandwadkar	390		
	<u>SHOPS</u>				

			SHOFS	
FLOOR		FLAT NOS.	EXISTING NAME OF MEMBER	Existing Carpe Area (sq. Ft.)
	Gr Floor in A Wing	1	MR. JIGNESH VORANI	171
	Gr Floor in A Wing	2	MR. RAMCHAND M YADAV & 3 OTHER	234
	Gr Floor in A Wing	3	MR. P.N.NAMBIAR	126
	Gr Floor in A Wing	4	DR. R G TORSEKAR	126
	Gr Floor in A Wing	5	MR KISHOR H PARMAR	234

Dated this 7th day of December 2023 Pradhan & Rao Advocates and Solicitors Amit S. Pradhan INVITATION FOR EXPRESSION OF INTEREST FOR
AADITRI CONSTRUCTIONS PRIVATE LIMITED
OPERATING IN REAL ESTATE SECTOR AT MUMBAI
(Under Regulation 36A (1) of the Insolvency and Bankruptcy

	RELEVANT	PARTICULARS
1.	Name of the corporate debtor along with PAN/CIN/LLP No.	Aaditri Constructions Private Limited CIN: U45400MH2015PTC261625
2.	Address of the registered office	ONE BKC, A Wing 1401, Plot No. C - 66, G
	That is the second of the	Block, Bandra Kurla Complex, Bandra East
		Mumbai - 400051.
3.	URL of website	https://www.incorprestructuring.com/
٥.	ONE OF WODOILE	aaditri_constructions_pvt_ltd.html
4.	Details of place where majority	The details can be sought from the RP by
٦.	of fixed assets are located	emailing at cirp.aaditri@gmail.com
5.	Installed capacity of main	Not Applicable
٥.	products/ services	Troc ripplicable
6.	Quantity and value of main products/	Not Applicable
0.	services sold in last financial year	Not Applicable
7.	Number of employees/ workmen	NIL
8.	Further details including last available	The details can be sought by emailing at
٥.	financial statements (with schedules)	cirp.aaditri@gmail.com and/or Virtual Data
	of two years, lists of creditors, are	Room in accordance with the provisions of
	available at URL :	Code and Regulations made thereunder
	available at UKL.	Code and Regulations made thereunder
9.	Eligibility for resolution applicants	The detailed invitation for expression of int
٥.	under section 25(2)(h) of the Code is	which shall include eligibility for resolution
	available at URL :	applicants u/s 25 (2)(h) of the Code can be
	available at orte.	sought by emailing at cirp.aaditri@gmail.co
		and is available at
		https://www.incorprestructuring.com/
		aaditri_constructions_pvt_ltd.html
10	Last date for receipt of expression	December 22, 2023
10.	of interest	The detailed invitation for expression of int
	of interest	can be sought by emailing at
		cirp.aaditri@gmail.com and is available at
		https://www.incorprestructuring.com/
		aaditri constructions pvt ltd.html
11	Date of issue of provisional list of	January 01, 2024
тт.	prospective resolution applicants	January 01, 2024
12	Last date for submission of objections	January 06, 2024
12.	to provisional list	Sandary 00, 2024
13.		January 16, 2024
10.	prospective resolution applicants	January 10, 2024
14.		January 21, 2024
14.	memorandum, evaluation matrix	January 21, 2024
	and request for resolution plans	
	to prospective resolution applicants	
15.		February 20, 2024
тэ.	resolution plans	rebluary 20, 2024
16	Process email id to submit EOI	cirp.aaditri@gmail.com
тο.	Frocess email in to submit EUI	cirp.aauitri@gmaii.com

. Aaditri Constructions Private Limited is a majority partner with a share of 98.98% in Radius & Deserve Builders LLP which is also undergoing Corporate Insolvency Resolution Process and the SRA Project located at Chembur is with Radius & Deserve Builders LLP.

The Hon'ble NCLT, Mumbai Bench has extended the Corporate Insolvency Resolution Process by a further period of 90 days i.e. until 23 December 2023. The Resolution Professional shall application for exclusion of the timelines in the interest of the CIRP

ess. Sd/December 07, 2023
Resolution Professional of Additri Constructions Private Limited
(Undergoing CIRP vide order dated March 28, 2023)
Registration Number: IBBI/IPA-001/IP-P00216/2017-2018/10416
AFA No. AA1/10416/02/250924/106031 valid till September 25, 2024
E-mail Id registered with IBBI: jayesh.sanghrajka@incorpadvisory.in
Address registered with IBBI and Process specific address for correspondence:
405, Hind Rajasthan Building. D. S. Phalke Road, Gautam Nagar,
Dadar East, Mumbai - 400014.

Process specific small id for correspondence: (in additingmail com

Process specific email id for correspondence: cirp.aaditri@gmail.com

# केनरा बैंक Canara Bank

सिंडिकेट Syndicate ARM-II BRANCH, MUMBAI

3rd Floor, Canara Bank Building, Adi Marzban Street, Ballard Estate, Mumbai – 400 001. **Tel.**: 022-22651128 / 29. **Email** : cb6289@canarabank.com

**SALE NOTICE** E-Auction Sale Notice for Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable properties mortgaged/charged to the Secured Creditor, the Possession of which has beer taken by the Authorized Officer of Canara Bank, will be sold on "As is where is","As is what is" basis on **26.12.2023** for recovery of **Rs. 8,70,41,802.31** (as on **10.07.2023** plus further interest and charges there on) due to the ARM I Branch of Canara Bank from **M/s. Innova Fabtex,** at Gala No. B3 and B4 House No. 1159, Khambha Road, Mithpada, Kedia Compound Shelai Bhiwandi, Mumbai– 421302, represented by its Directors/Guarantors (1) Mr. Sunil Kukreja (2) Mrs. Lisa Kukreja (3) Mr. Nimesh Navnitari Shah (4) Mrs. Kiran Nimesh Shah (5) Mr. Anil Radhakrishna Kukreja.

Sr. No.	Description of the Property	Reserve Price	Earnest Money Deposit
1	Factory Land and Building bearing Sy. No. 23/5,26/2,28/3/2 alongwith Ground Floor Gala No. B1 & B2, H. No. 1159, situated at Kambha Road, Mithpada, Kedia Compound, Village - Shelar, Tal - Bhiwandi, Dist. Thane, Mumbai - 421302. adm. Plot area of 400 sq. yard or 344.44 sq. mtr. in the name of Mr. Anil Radhakrishna Kukreja Physical Possession		Rs. 5,10,300/-
2	Hypothecated Plant and Machinery available at Sy. No. 23/5,26/2,28/3/2 alongwith Ground Floor Gala No. B1 & B2, H. No. 1159, situated at Kambha Road, Mithpada, Kedia Compound, Village — Shelar, Tal. Bhiwandi, Dist. Thane, Mumbai - 421302. adm. Plot area of 400 sq. yard or 344.44 sq. mtr. in the name of Mr. Anil Radhakrishna Kukreja Physical Possession	Rs. 82,62,000/-	Rs. 8,26,200/-

The Earnest Money Deposit shall be deposited on or before 22.12.2023 up to Details of EMD and other documents to be submitted to service provider on o before 22.12.2023 up to 5.00 p.m.
Date up to which documents can be deposited with Bank is 22.12.2023 up to

5.00 p.m.

5.00 p.m.
For detailed terms and conditions of the sale, please refer the link "E-Auction" provided in Canara Bank's website (www.canarabank.com) or may contact Mr. Paritosh Kumar, Chief Manager, Canara Bank, ARM II Branch, Mumbai (Mob. No. 8828328297) or Mr. Sumit Kumar, Manager, (Mob No.: 9345332323) E-mail id: cb6289@canarabank.com during office hours on any working day or the service provider M/s. C1 India Pvt. Ltd., Udyog Vihar, Phase - 2, Gulf Petrochem Building, Building No. 301, Gurgaon, Haryana. Pin - 122015 (Contact No.+911244302020/21/22/23/24, support@bankeauctions.com; aharashtra@c1india.com.

Date: 06.12.2023 Authorised Officer Canara Bank, ARM-II Branch Place: Mumbai

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

(Partner)

Branch Office: 2nd Floor, Office 204, Junction 406, Plot No.406/1B, Takka Road, Panvel West- 410206

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 Interest (Enforcement) Rules, 2002

ICICI Home Finance Company Limited (ICICI HFC) conducted severale-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 at Reserve Price (Please refer below table 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 **Symbolic 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

Sr. No.	Name of Borrower(s)/ Co Borrowers/ Guarantors/ Legal Heirs. Loan Account No.	Details of the Securedasset(s) with known encumbrances, if any	Amount Outstanding	Reserve Price Earnest Money Deposit	Date and Time of Property Inspection	Date & Time of Auction
(A)	(B)	(C)	(D)	(E)	(F)	(G)
	Anand Prakash Sharma (Borrower) Urmila Sharma (Co-Borrower) M/s Aegis Infrasolutions Private Limited (Co-Borrower) Loan Account No. NHTNE00001293773	Plot No. 40 with Bunglow in the Scheme known as Magic Hill Phase-1, Constructed On The Land Bearing Old S. No. 13 - H No. 1+6+7A, 2, S No. 14 - H No. 4, 5, 6, 8, S. No. 15 - H No. 1 to 10, S No. 16 - H No. 1, 5, S. No. 17, H No. 3, 11 to 14, 16 to 19, 21, 22, 24+26+36, 27, 28, 33A, 33B & 37, New S. No. 40 situated at Village Ambivali (Ambivali Tarphe Vankhal), Tal. Khalapur, Dist. Raigad.	Rs. 1,34,40, 493/- December 04, 2023	Rs. 40,00, 000/- Rs. 4,00,000/-	December 11, 2023 11:00 AM 03:00 PM	December 22, 2023 02:00 PM 03:00 PM
	Anand Prakash Sharma (Borrower) Urmila Sharma (Co-Borrower) M/s Aegis Infrasolutions Private Limited (Co-Borrower) Loan Account No. NHTNE00001293782	Plot No. 153-154 with Bunglow in the Scheme know as Magic Hill Phase-1, constructed on the land bearing Old S. No. 13 - H No. 1+6+7A, 2, S No. 14 - H No. 4, 5, 6, 8, S. No. 15 - H No. 1 to 10, S No. 16 - H No. 1, 5, S. No. 17, H No. 3, 11 to 14, 16 to 19, 21, 22, 24+26+36, 27, 28, 33A, 33B & 37, New S. No. 40 situated at Village Ambivali (Ambivali Tarphe Vankhal), Tal. Khalapur, Dist. Raigad-410202	Rs. 13,435, 655/- December 04, 2023	Rs. 40,00, 000/- Rs. 4,00,000/-	December 11, 2023 11:00 AM 03:00 PM	December 22, 2023 02:00 PM 03:00 PM
	Pradeep Prahalad Rai Dadhich (Borrower) Bhavana Dadhich (Co- Borrower) M/s Neel Exim (Co-Borrower) Loan Account No. NHTNE00001282596	Bunglow Bearing Survey No. 40, Plot No. 274, Old Survey No. 13-17 Situated at Village Ambivali Tarphe Vankhal, Taluka and District Raigad	Rs. 1,09,35, 252/- December 04, 2023	Rs. 38,00, 000/- Rs. 3,80,000/-	December 11, 2023 11:00 AM 03:00 PM	December 22, 2023 02:00 PM 03:00 PM
	Manisha Vijay Gupta (Borrower) Vijaykumar C Gupta (Co-Borrower) Loan Account No. NHMUM00001274331	Plot No. 76 with Bunglow in the Scheme know as Magic Hill Phase-1, constructed on the land bearing New S. No. 40, OLD S. No. 13 - H No. 1+6+7A, 2, S No. 14 - H No. 4, 5, 6, 8, S. No. 15 - H No. 1 to 10, S No. 16 - H No. 1, 5, S. No. 17, H No. 3, 11 to 14, 16 to 19, 21, 22, 24+26+36, 27, 28, 33A, 33B & 37 situated at Village Ambivali (Ambivali Tarphe Vankhal), Tal. Khalapur, Dist. Raigad-410202	Rs. 1,15,93, 669/- December 04, 2023	Rs. 40,00, 000/- Rs. 4,00,000/-	December 11, 2023 11:00 AM 03:00 PM	December 22, 2023 02:00 PM 03:00 PM

The online auction will be conducted on website (URL Link-https://BestAuctionDeal.com) of our auction agency GlobeTech. The Prospective Bidder(s) must submit the Earnest Money Deposit (EMD) RTGS/ Demand Draft (DD) (Refer Column E) at ICICI Home Finance Company Limited 2nd Floor, Office 204, Junction 406, Plot No.406/1B, Takka Road, Panvel West-410206 on or before December 21, 2023 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, 2nd Floor, Office 204, Junction 406, Plot No. 406/1B, Takka Road, Panvel West-410206 on or before December 21, 2023 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 Raigad. 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 7021072869 or our Sales & Marketing Partner NexXen Solutions Private Limited. 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 : December 07, 2023

**Authorized Office ICICI Home Finance Company Limited** 



Loan Collection & Recovery Department - Mumbai Division

The Federal Bank Ltd. Loan Collection & Recovery Department -Mumbai Division, 134, 13th Floor, Joly Maker Chamber II, Nariman Point, Mumbai-400 021

E-mail: mumlcrd@federalbank.co.in, Phone: 022 - 22022548 / 22028427 CIN: L65191KL1931PLC000368, Website: www.federalbank.co.in

### **POSSESSION NOTICE**

Whereas the undersigned being the authorised officer of the Federal Bank Limited under the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act,2002 (hereinafter referred to as Act) and in exercise of powers conferred under section 13(12) of the said Act read with rule 3(1) of the Security Interest (Enforcement) Rules, 2002 (hereinafter referred to as Rules) issued a demand notice dated 10/07/2023 calling upon the borrowers (1) Mr. Yogesh Hiralal Bhutada, Son of Mr. Hiralal Premji Bhutada and 2) Mrs. Harshaben Hiralal Shah, Wife of Mr. Hiralal Premji Bhutada both 1) and 2) at Flat No: 201, Building No: 4, Wing No: 6, Radhey Residence-2, Gut No. 16, Vichumbe, Panyel, Maharashtra-410206, to repay the amount mentioned in the notice being Rs. 29,40,385.00 (Rupees Twenty Nine Lakhs Forty Thousand Three Hundred and Eighty Five Only) together with interest and costs within 60 days from the date of receipt of the said notice.

The borrowers having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with rule 8 of the said Rules on this 05th day of December

The borrower's attention is invited to the provisions of section 13 (8) of the Act, in respect of time available, to redeem the secured assets (security properties)

The borrower in particular and 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 Federal Bank Ltd. for an amount of **Rs**. 30,91,720/- (Rupees Thirty Lakhs Ninety One Thousand Seven Hundred and Twenty Only) as on 05/12/2023 together with further interest and cost/other charges thereon.

#### **Description of the Security Property**

All that piece and parcel of the Residential Flat No : 201 admeasuring 479.13 Sq.Fts. Carpet area, on the 2nd Floor, Wing 6 in Building No. 4, of the Building Known as "Radhey Residency , constructed on all that piece and parcel of land admeasuring about 35.2 hectares, bearing Survey No. 16, lying being and situated at Village Vichumbe, Taluka Panvel, District Raigad, State Maharashtra, District and Registration District and Sub-Registration District of Raigad and Sub-Registration District of Panvel and bounded on the East by land bearing Survey No. 18 on the South by land bearing Survey No. 15, on the West by land bearing Survey No. 15 and 17 and on the North by land bearing Survey No. 17.

For, The Federal Bank Ltd. Mr Lecin C Deputy Vice President – I & Division Head

Date: 05/12/2023 (Authorised Officer under SARFAESI Act) Place: Panvel

DEBTS RECOVERY TRIBUNAL - 1, MUMBAI (Government of India, Ministry of Finance) 2nd Floor Telephone Bhavan, Colaba Market, Colaba, Mumbai - 400005 (5th Floor, Scindia House, Ballard Estate, Mumbai - 400 001)

O. A. NO. 592 OF 2022 Kotak Mahindra Bank Limited .... Applicant

Exh. 14

Toto Pre Stressing System Pvt. Ltd. & Ors .... Defendants **SUMMONS** 1. WHEREAS, OA/592/2022 was listed before Hon'ble Presiding

Officer/Registrar on 01/11/2023. 2. WHEREAS This Hon'ble Tribunal is pleased to issue summons/notice on the said Application under section 19(4) of the Act, (OA) filed against you for recovery of debts of Rs.1,59,33,326.09

 WHEREAS the service of summons/Notice could not be effected in the ordinary manner and whereas the Application for substitute service has been allowed by this Tribunal.

4. In accordance with sub-Section (4) of section 19 of the Act, you, the defendants are directed as under:-

i) To show cause within thirty days of the service of summons as to why relief prayed for should not be granted;

(ii) To disclose particulars of properties or assets other than properties and assets specified by the applicant under serial number 3A of the original application;

(iii) You are restrained from dealing with or disposing of secured

assets or such other assets and properties disclosed under serial number 3A of the original application, pending hearing and disposal of the application for attachment of properties; (iv) You shall not transfer by way of sale, lease or otherwise, except in

the ordinary course of his business any of the assets over which

security interest is created and/or other assets and properties specified or disclosed under serial number 3A of the original application without the prior approval of the Tribunal; (v) You shall be liable to account for the sale proceeds realised by sale of secured assets or other assets and properties in the ordinary

course of business and deposit such sale proceeds in the accoun maintained with the bank or financial institutions holding security interest over such assets.

You are also directed to file the written statement with a copy thereof furnished to the applicant and to appear before Registrar on 18/01/2024 at **12:00 Noon**. Failing which the application shall be heard and decided i

vour absence. Given under my hand and the seal of this Tribunal on this 16th day or



Sd/ Registrar Debts Recovery Tribunal-1, Mumba

Defendant No. 1

Toto Pre Stressing System Pvt. Ltd.

Date: 02/08/2023

The Borivali Neelkamal CHS, B1 3A Daulat Nagar Rd No. 10, Premji Nagar, Borivali West, Mumbai – 400066, Maharashtra – India Defendant No. 2 Shyam Kumar Rai

Ratan Kunj CHS, Building No. 4 E 101, Four Bunglows, Ganesh Mandir Lane, Andheri West, Mumbai – 400053, Maharashtra – India

Ram Dulichand Rai

Ratan Kunj CHS, Building No. – 4E – 101, Four Bunglows, Andheri (West), Ganesh Mandir L, Mumbai – 400053, Maharashtra - India Defendant No. 4

Sandhya Ramesh Shah

602 Wing Shree Mangrish Chsl, Shimpoli Rd, Telephone Exchange, Borivali W, Mumbai – 400092, Maharashtra - India

Sr. Borrowei

## Indian Overseas Bank

Thane Branch

Arjun Tower, 1st Floor, Gokhale Road, Naupada, Thane, PIN - 400 602 Tel No: 022-25408989; Fax: 25376676

Ref: DN/July-1/2022-23

Demand notice to Borrowers / Mortgagors/Guarantors Under Sub-section (2) of Section 13 of the SARFAESI Act, 2002

Sr. Borrower

Mira Road East, Thane-401107

No.	[Name & full address] (Indicate in bracket if borrower is also mortgagor)	No.	[Name & full address] (Indicate in bracket if borrower is also mortgagor)
1	Mrs. Preeti Aakash Soni(Mortgagor) Flat no 104, C Wing Nageshwar Park,Near Nakoda Hospital,Bhayendar West,Thane-401101	2	Mr.Aakash Mahendra Soni Flat no 104, C Wing Nageshwar Park, Near Nakoda Hospital, Bhayendar West,Thane-401101
	Also at: Flat no 304,3rd Floor, C Wing Type B1,Building No 21,Shree Om Sai Apartmen t,Betegaon,Palghar-401501		Also at: Flat no 304,3rd Floor, C Wing Type B1,Building No 21,Shree Om Sai Apartmen t,Betegaon,Palghar-401501
	Room no 703/A,Vinay Tower, Pleasant Park.Near, Kashimira.		Roomno703/A,Vinay Tower,Pleasant Park.Near. Kashimira.

Mira Road East, Thane-401107

Re.: Your Credit facilities with Indian Overseas Bank, Thane Branch

1. You, the above named borrowers of our bank have availed the following credit facilities from our Thane

Branch:

SI. No.	Nature of facility	Limit	Rates of Interest (including overdue interest) & rests	Total dues* as on (in Rs.)
1	Housing Loan-Subhagruha 008903517000499	Rs. 22,00,000/-	RLLR(9.35%)+0.10% pa = 9.45% p.a. + 2% overdue interest till regularized	Rs. 22,48,649/-
	Total	Rs. 22,00,000/-		Rs.22,48,689/-

\* With further interest at contractual rates/rests will become payable from the date mentioned above till date of payment.

The credit facilities were secured by the assets mentioned below by way of mortgage standing in the name of the borrower Nos 1 & 2. They were also secured by mortgage of property in the name of mortgagor mentioned in SI. No1& 2 hereinabove

You have acknowledged from time to time the liabilities mentioned herein above through various documents

2. The details of securities in favour of the Bank for the aforesaid credit facilities are

Nature of security (Hypothecation / Mortgage etc.,)	Particulars of securities [Full description with location, four boundaries, measurement on four sides total extent and name of owner to be given]			
Mortgage	1. Equitable mortgage by way of deposit of original title deed followed by notice of intimation of property Flat No. 304, on the 3rd Floor, Wing C, adm. 368 sq. ft. (Carpet Area) & 575 sq. ft. (Super Built up Area), Building No. 21, as per Layout Building No. 1, Type B1, in the building known as "SHREE OM SAI APARTMENT", constructed on all that piece and parcel of land bearing Gut No. 108, lying, being and situated Village: Betegaon, Taluka and District Palghar in the registration district and Sub Registrar Palghar.			

Consequent upon defaults committed by the above named borrowers in payment of the principal debt interest as per agreed terms, loan account mentioned above have been classified as Non-Performing Asset on **01.08.2023** (date of classification as NPA) as per Reserve Bank of India guidelines and directives. Despite our reminders for regularization of your account, you have not repaid the overdue loans including interest thereon.

4. Since you the above named borrowers referred under SI. Nos 1 & 2 have failed to meet the liabilities in respect of the credit facilities duly secured by various securities mentioned above and upon classification of your account as a Non-Performing Asset, we hereby recall our advances to SI. Nos 1& 2 of you and give you notice under sub-section (2) of section 13 of the Securitisation 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 to Rs. 22,48,689.00 (Rupees Twenty Tow Lakhs Forty-Eight Thousand Six Hundred and Eighty-Nine Only) as detailed in para 1 above, with further interest @ RLLR (9.35%) +0.10% = 9.45% p.a +2% p.a (penal interest) compounded with monthly rests as agreed, from the date mentioned above, within 60 days from the date of receipt of this notice.

5. The above named mortgagor Nos 1&2 have given undertaking for repayment / guarantee for the credit facilities taken by the borrowers and have also mortgaged the properties herein mentioned to secure the above said credit facilities. Since the borrowers have committed defaults in repayment, the mortgagors/guarantors have become liable to pay to us in terms of the guarantee, the amounts due to the Bank as per the loan / credit facilities aggregating to Rs. 22,48,689.00 (Rupees Twenty Tow Lakhs Forty-Eight Thousand Six Hundred and Eighty-Nine Only) as detailed in para 1 above, with further interest @ RLLR (9.35%) +0.10% = 9.45% p.a +2% p.a (penal interest) compounded with monthly rests as agreed and we hereby invoke the guarantee against the mortgagors / guarantors who have given non-agri securities enforceable under the SARFAESI Act namely Mrs. Preeti Aakash Soni and Mr. Aakash Mahendra Soni of you and call upon you to pay the said amount within sixty days from the date of receipt of this notice. Please

6. We further give notice to the borrowers namely Mrs. Preeti Aakash Soni and Mr.Aakash Mahendra Soni and mortgagors who have given non-agri securities enforceable under the SARFAESI Act namely Mrs. Preeti Aakash Soni and Mr.Aakash Mahendra Soni that failing payment of the above amount in full with interest and charges etc till the date of payment, we shall be exercising all or any of the rights vested on us,

under sub-section (4) of section 13 of the said Act.

8. Please note that interest will continue to accrue at the rates and rests as agreed for each credit facility until full repayment.

restrained from transferring/alienating/shifting any of the secured assets referred to above by way of sale, lease or otherwise, without obtaining our prior written consent. Please also note that non-compliance contravention of the provisions contained in the said Act or Rules made thereunder, is an offence which is punishable with imprisonment and/or fine as provided under section 29 of the Act.

10. We also put all of you on notice that if the account is not regularized/ repaid within the stipulated time and in case of the Bank classifying you as a wilful defaulter as per RBI Guidelines, the Bank reserves its rights to publish your photograph in newspaper(s) with your name, address, details of default, dues etc., in accordance with RBI Guidelines besides initiating all recourses available to the Bank for recovery.

of time available to you, to redeem the secured assets. Date: 02/08/2023 Yours faithfully

Notice is hereby given to public at large that under instructions from my client, I am investigating the title of M/s. Maysarah Properties

Investigating the use of Miss. Maysard Properties Private Limited (MPPPL), a Company registered under the provisions of Companies Act, 1956 and continuing under the provisions of the Companies Act, 2013, bearing CIN: U45202MH2013PTC242637 and having its registered office at 201, 2nd Floor, Johari Mansion, 259, Kalbadevi Road, Near Cooton Exchange, Mumbai - 400002, being the Owner of the properties which is more particularly described in the **Schedule** hereunder written. Any person, Bank, Non-Banking Financial institution, or any other entity having any claim, demand, right, benefit or interest in respect of the said properties or part thereof by way of sole, transfer assignment, exchange, right, interest, share, lease, sub-lease, tenancy, sub-tenancy, license, sublicense, mortgage, equitable mortgage, lien, charge hypothecation, encumbrance, covenant, trust, pre-emption, possession, agreement, lis pendens, settlement, Memorandum of Understanding/Term Sheet or Promissory Note, Bill of Exchange, Loan Agreement, Corporate Guarantee, Personal Guarantee or any other written understanding or decree or order of any Court of Low, Tribunal, Arbitration or otherwise howsoever is required to moke the some known in writing supported by authenticated documents to be delivered to Mr Jeetendra Ranawat, Advocate, Office No. 3, 1st Floor, Rajabahadur Mansion, 32, Mumbai Samachar Marg, Opp. Bombay Stock Exchange Mumbai 400 023, jpranawat@gmail.com, within a period of **Fourteen (14) days** from the date of publication of this notice, otherwise, my client shall ceed to conclude the Transaction with the Owne SCHEDULE ABOVE REFERRED TO

PUBLIC NOTICE

(I) Land bearing Survey No. 95, Hissa No. 2 corresponding to CTS No. 172 (Port) & 272 admeasuring 1239.34 sq. mtrs. or thereabout alongwith building standing thereon known or "Skyland", (2) Land bearing Survey No. 94, Hissa No. 1 corresponding to CTS No. 282, admeasuring 5286.16 sq. mtrs. or thereabouts, (3) Land bearing Survey No.9/, Hissa No.5 corresponding to CTS No. 180 admeasuring 809.35 sq. mtrs. or thereabouts and (4) Land bearing Survey No.97, Hissa No.9 101.17 sq. mtrs. or thereabouts all of Bunder Pakhadi, Taluka Borivali in the Registration District and Sub-District of Mumbai Suburbar alongwith buildings and structures standing thereon and situated of Kandivali (west) Mumbai - 400 067.

Jeetendra Ranawat

Advocate, Bombay High Court

# PUBLIC NOTICE

Dated this 7th day of December 2023.

NOTICE is hereby given on behalf of my clients who are in the process of purchasing & acquiring on ownership basis from (i) Shri. Rakesh Gopal Kewalramani S/o. Gopal Kewalramani and (ii) Dr. Shri, Raiesh Gopal Kewalramani S/o, Gopa Kewalramani both having their address at 106 1st Floor, Stellar Tower, 2nd Cross Road Lokhandwala Complex Andheri (W), Mumbai -53 being owners of the Flat and holding share certificate alongwith society reserved Car parking space more particularly described in the First Schedule hereunder written & (iii) Smt. Sapna Raju Ahuja Wo. Raju Ahuja (Nee Ms. Sapna Gopal Kewalramani D/o. Gopal Kewalramani naving address at 105, 1st Floor, Stellar Towe 2nd Cross Road, Lokhandwala Complex, Andhei (W), Mumbai -400053, being owner of the Flat and holdings share certificate alongwith society reserved Car parking space more particularl described in the Second Schedule hereunder written, and all their rights, title and interest thereupon. All or any person/persons having or claiming any right, title, benefit and/or interes whatsoever in respect of the flats and the share nentioned herein, by way of sale, exchange, nortgage, charge, gift, lease, trust, possession, nheritance, lien, easement, bequest or otherwise nowsoever, is/are hereby requested to make the same known in writing along with notarized true copies of all the documents in support of the claim, to and at the office of the undersigned, within a period of **10 days** from the date of publication hereof, failing which all such claims, right, title and nterest if any, shall be considered waived and/or abandoned with notice. FIRST SCHEDULI Flat No.106, admeasuring 490 sq.ft. built up on the FIRST SCHEDULE First Floor, in the building known as "Stella Towers" of Stellar Towers Co-operative Housing Society Ltd. lying and being on CTS No.1(Pt) S No. 41(Pt), Plot No. 352, Lokhandwala Complex Village Oshiwara, Andheri West, Mumbai -400053 in the Registration District and Sub-District of Mumbai City and Mumbai Suburban, together with aforesaid Share Certificate bearing No. 98 comprising of Five (5) fully paid up shares of Rs. 50/- each bearing Distinctive Nos.486 to 490 (bot

mpound of the said building. SECOND SCHEDULE Flat No.105, admeasuring 1015 sq ft. built up on the First Floor, in the building knowr as "Stellar Towers" of Stellar Towers Co-operation Housing Society Ltd. lying and being on CTS No.1 (Pt) S. No. 41(Pt), Plot No. 352, Lokhandwala Complex, Village Oshiwara, Andheri W, Mumbai 400053 in the Registration District and Sub-District of Mumbai City and Mumbai Suburban together with aforesaid share certificate bearing No. 54 comprising of Five (5) fully paid up shares of Rs.50/- each bearing Distinctive Nos. 266 to 270 (both inclusive) issued on 12 February 1989 along with society reserved car-parking Space within the compound of the said building.

inclusive) issued on 12 February 1989 along with society reserved car-parking Space within th

Place : Mumbai Naman I nakkai Date : 07/12/2023 Advocate, High Court, Bombay 4, Sai Sadan, 68, Janmabhoomi Marg, Fort, Mumbai - 400 001

be advised that the guarantors liability is coextensive with the liability of the borrowers

7. Please note that in law the borrowers and guarantors are jointly and severally liable to repay the dues with further interest and charges etc

9. Your attention is also invited to sub-section (13) of section 13 of the said Act in terms of which you are

11. We also advise you that this demand notice is without prejudice to and shall not be construed as waiver of any other rights or remedies which we have for recovery of the above said dues as well as our right to make further demands in respect of sums due and payable by you. 12. Further, your attention is invited to provisions of Sub-section (8) of the Section 13 of the Act, in respec

Place: Thane West **Authorized Officer**