Public Notice in Form XIII of MOFA (Rule 11(9) (e)) District Deputy Registrar, Co-operative Societies, Thane & Office of the Competent Authority under section 5A of the Maharashtra Ownership Flats Act, 1963

First floor, Gavdevi Bhaji Mandai, Near Gavdevi Maidan, Gokhale Road, Thane (W)-400 602 E-mail:- ddr.tna@gmail.com Tel: 022-2533 1486

No.DDR/TNA/ deemed conveyance/Notice/487/2025 Date :- 29/04/20 Application u/s 11 of Maharashtra Ownership Flats (Regulation of the Promotion of construction, Sale, Management and Transfer) Act, 1963 Date :- 29/04/2025

Application No. 239 of 2025.

Applicant: - Tridev Co-Operative Housing Society Ltd.
Add: Opp. Gopika Talkies, Station Road, Bhayander (W), Tal. & Dist. Thane-401101

Versus Versus
Opponents:-1. M/s. Tridev Builders, 2. Shri. Devanand Mhatre,
3. Smt. Damyanti V. Bhoir, 4. Shri. Kalpesh H. Gharat, 5. Smt.
Yugandra B. Patil, 6. Sant Jalaram Nagar "A" CHSL, 7. The Estate
Investment Co. Pvt. Ltd. Take the notice that as per below details those,
whose interests have been vested in the said property may submit their
say at the time of hearing at the venue mentioned above. Failure to
submit any say shall be presumed that nobody has any objection in this
regard and further action will be taken accordingly. The hearing in the
above case has been fixed on 15/05/2025 at 1.00 p.m.
Description of the Property - Mauje Bhayander, Tal. & Dist. Thane

Old Survey No.	New Survey No.	CTS No.	Area
716	332	925	138 Sq. Mtr. out of 910 Sq. Mtr.
		Sd/-	

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

OFFICE OF THE SPECIAL RECOVERY & SALES OFFICER, CO-OP, DEPT, GOVT, OF MAHARASHTRA C/O: Chandraprabha Co-Op.Credit Soc.Ltd. Add: Parshram Building, Room No.10, 1st Floor, Ram Maruti Road, Dadar (W). Mumbai 400 028 'FORM "Z"

(Sub-rule [11(d-1)] of rule 107)

Possession Notice for Immovable Property

Whereas the undersigned being the Jyotiram M. Patil Special Recovery & Sales Officer of the Chandraprabha Co-op.Credit Soc.Ltd., Dadar(W), Mumbai Under the M.C.S. Act 1960 Section 156 & Rule 107(3) of M.C.S.1961 issued a demand notice dated 17/12/2024 calling upon the judgment debtor, Shri. Vivek Suryabhan Tembhare to repay the amount nentioned in the notice being Rs.10,00,230/- (Rupees Ten Lakh Two Hundred Thirty Only) as per Recovery Certificate no. 1323 dt .17/01/2025 with date of Receipt of the said notice and Judgment debtor having failed to repay the amount, the undersigned has issued a Japti Antim notice for attachment dated 05/04/2025 and attached the property described

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 powers conferred on him under rule 107 [11(d-1)] of the Maharashtra Co-operative Societies Rules, 1961 on this 25 Day of April of the year 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 Chandraprabha Co-op.Credit Soc.Ltd., Dadar (W), Mumbai for an amount Rs. 10,00,230/- (Rupees Ten Lakh Two Hundred Thirty Only) and interest & other charges

Description of the Immovable Property

Property Holder's Name - Shri. Vivek Suryabhan Tembhare Address - Shop No.A- 145, Howker Plaza, Senapati Bapat Marg, Dadar(w), Mumbai-400

Property Name and Survey Number -: Shop No.A-145, Howker Plaza,

Shop as per Light Bill Cutomer No.: 613-098-081 Area: abour 30 Sq.Feet, Property Tax Rs.

Directions - 1) East - Back Side of Shop

2) West- Sutter & Shop No. A - 154 3) South - Shop No.A-146

4) North - Shop No.A-144 All that part and parcel of the property of Vivek Suryabhan Tembhare consisting of Shop No.A- 145, Hokar Plazha, Senapati Bapat Marg, Dadar(w), Mumbai

Within the registration City - Mumbai and District - Mumbai.

Dated: 30/04/2025



Jyotiram M. Patil Special Recovery & Sales Officer, Chandraprabha Co-Op. Credit Soc.Ltd., Maharashtra State Co.Op. Society Act,1960

PUBLIC NOTICE NOTICE REGARDING LOST CERTIFICATE(S) OF ICICI BANK LIMITED,

Regd Office: ICICI Bank Tower, Near Chakli Circle, Old Padra Road, Vadodara 390007. I, DEVABRATA KALIPODO ROY, residing at Near Guru Dwara, C 61/225, C Block, Ulhasnagar, Thane, Maharashtra-421002 Shareholder: DEVABRATA KALIPODO ROY of the under mentioned shares held in the above said company, hereby give notice that the share certificate(s) in respect of the said shares have been untraceable and we have applied to the Company for issue of duplicate certificate(s). Any person having claim in respect of the said shares should lodge such claims with the Company at its above referred address within 15 days from this date, else the Company will proceed to issue duplicate certificate(s) and no further claim will be entertained by the Company thereafter

moroanton.			
Folio No.	Certificate No.	Distinctive Nos.	No. of Shares
1047397	42813	16424731-16425185	455
1047397	934096	5831233691-5831233735	45

Date: 30.4.2025

Place: MUMBAI

Public Notice in Form XIII of MOFA (Rule 11(9) (e)) District Deputy Registrar, Co-operative Societies, Thane & Office of the Competent Authority under section 5A of the Maharashtra Ownership Flats Act, 1963

First floor, Gavdevi Bhaji Mandai, Near Gavdevi Maidan, Gokhale Road, Thane (W)-400 602 E-mail:- ddr.tna@gmail.com Tel: 022-2533 1486

No.DDR/TNA/ deemed conveyance/Notice/358/2025 Date : - 17/04/20/ Application u/s 11 of Maharashtra Ownership Flats (Regulation of the Promotion of construction, Sale, Management and Transfer) Act, 1963 Date :- 17/04/2025

Application No. 229 of 2025.

Applicant :- New Vandana Co-Operative Housing Society Ltd. Add : SVP Marg, Near Mahajan Wadi, Hirabaug, Kalyan (W), Tal. Kalyan, Dist. Thane-421301 Versus

Opponents :- 1. M/s. Hira Builder Late Hiralal Manjibhai Kanadia Legal Heirs Shri Opponents: - 1. M/s. Hira Builder Late Hiralal Manjibhai Kanadia Legal Heirs Shri. Dinesh Hiralal Kanadia, 2. Shri, Harish Mathuradas Thakkar, 3. Shri, Jayraj Mathuradas Thakkar, 4. Smt. Nirmala Valabhadas Thakkar, 5. Smt. Bharati Mathuradas Thakkar, 6. Smt. Sheela Sundardas Gophani, 7. Shri. Mulkesh Sundardas Gophani, 8. Shri. Nalin Sundardas Gophani, 9. Smt. Damyantiben Bhagwandas Gophani, 10. Shri. Bharat Bhagwandas Gophani, 11. Shri. Mohan Vanmalidas Gophani, 12. Smt. Pushpa Ajit Gophani, 13. Shri. Sunil Ajit Gophani, 14. Smt. Rashmi Bipin Gilitwala, Sr. No. 1 to 13 behalf of 1) Shri. Kiran Bhagwandas Gophani, 2) Shri. Ramesh Vanmalidas Gophani Take the notice that as per below details those, whose interests have been vested in the said property may stipht their say at the time of hearing at the venue mentioned shot aid property may submit their say at the time of hearing at the venue mentioned above Failure to submit any say shall be presumed that nobody has any objection in this regard and further action will be taken accordingly. The hearing in the above case has been fixed

on 13/05/2025 at 1.00 p.m. Description of the Property - Mauje Kalyan, Tal. kalyan Dist. Thane

CTS No.	Hissa No.	Area
2859/A/1/B	2 2	465.5 Sq. Mtr.
	NUMBER OF STREET	6d/- ior Mande)
SEAL)		uty Registrar,

Competent Authority U/s 5A of the MOFA, 1963.

Public Notice in Form XIII of MOFA (Rule 11(9) (e))
District Deputy Registrar, Co-operative Societies, Thane & Office of the Competent Authority

under section 5A of the Maharashtra Ownership Flats Act, 1963 First floor, Gavdevi Bhaji Mandai, Near Gavdevi Maidan, Gokhale Road, Thane (W)-400 602 E-mail:- ddr.tna@gmail.com

No.DDR/TNA/ deemed conveyance/Notice/485/2025 Date :- 29/04/20; Application u/s 11 of Maharashtra Ownership Flats (Regulation of the Promotion of construction, Sale, Management and Transfer) Act, 1963 Date :- 29/04/2025

Application No. 240 of 2025. Applicant :- Qamar Park Co-Operative Housing Society Ltd

Add : Mouje Goddev, Mira Bhayander Road, Near Fly Over Bridge, Bhayander (E) Tal. & Dist. Thane-401105

Versus

Opponents :- 1, M/s, Commercial Construction, 2, Razin S, Pirel, 3, Alber Opponents: 1. M/s. Commercial Construction, 2. Razin S. Pirel, 3. Albert Simao Pirel, 4. Igantius Simao Pirel, 5. Treza Johny Pirel, 6. Austrin Johny Pirel, 7. Magret Edmod Ghonsalves, 8. Cecil Agostreet Baptista, 9. Matilda Bunnett D'souza, 10. Mona Napoleon Fernandes, 11. Bapsi Simao Pirel, 12. Rita Lazley Pereira, 13. The Estate Investment Co. Pvt. Ltd. Take the notice that as per below details those, whose interests have been vested in the said property may submit their say at the time of hearing at the venue mentioned above. Failure to submit any say shall be presumed that nobody has any objection in this regard and further action will be taken accordingly. The hearing in the above case has been

Description of the Property - Mauje Goddev, Tal. & Dist. Thane Survey No. / CTS No. Hissa No. Area 910.00 Sq. Mtr. 12



Sd/-(Dr. Kishor Mande) District Deputy Registrar, Co.Operative Societies, Thane 8 Competent Authority U/s 5A of the MOFA, 1963.

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, Sankasth Pada Welfare Society, Marol, Andheri East, FINSERV 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 an 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 hereb

Loan Account No./Name of the Borrower(s)/ Co-Borrower(s)/Guarantor(s) & Addresses	Address of the Secured/Mortgaged Immovable Asset / Property to be enforced	Demand Notice Date and Amount	
Branch: MUMBAI (LAN No. H405HHL1123919 and H405HLT1126979) 1. AMAR SUNIL AGAWANE (Borrower) 2. KAJAL AMAR AGAWANE (Co-Borrower) Both At At	All That Piece And Parcel Of The Non-agricultural Property Described As: Flat no 202, 2nd Floor, Type-1, Building No. 141, Sahakar Dwaraka CHSL, Village- Morbe, Tal. Panvel, Dist Raigad, Maharashtra-410206	Rs. 25,03,642/- (Rupees Twenty Five Lac Three Thousand Six Hundred	
Flat No 202 2nd Floor, Bldg No 141, Sahakar Dwarka Chs N	forbe Raigarh, Navi Mumbai, Maharashtra-410206	Forty Two Only)	
Branch: MUMBAI (LAN No. H405HHL1203935 and H405HLT1210367) 1. VIVEK KARNSING PATIL (Borrower) 2. ASHWINI SAHEBRAO PATIL (Co-Borrower) Both At Flat No 402, Building No 1, Shankheshwar Crystal, Titwala, Kalyan, Thane, Maharashtra-421605	All That Piece And Parcel Of The Non-agricultural Property Described As: Flat No 1-402, Building No 1,4th Floor, Shankeshwar Crystal Phase-II, Survey No/Hissa no 73/5/21 & 612, Mouje- Titwala, Tal. Kalyan, Dist. Thane, Maharashtra-421605	19th Apr 2025 Rs. 26,30,129/- (Rupees Twenty Six Lac Thirty Thousand One Hundred Twenty Nine Only)	
Branch: MUMBAI (LAN No. H405HHL0959400 and H405HLT0970691) 1. VARSHA NARESH CHHAPARIYA (Borrower) 2. SUMITESH CHANDRAKANT KADAM (Co-Borrower) Both At Flat No 705, E Wing, Heramb Park, Next To	All That Piece And Parcel Of The Non-agricultural Property Described As: Flat No 705, 7th Floor, E Wing, Heramb Park, Phase-II, Gat No 61/2, 63/3, 63/1, Gat No 76/3, Gat No 63, Hissa No.2, Village-Valivali, Tal- Ambernath, Dist-Thane, Maharashtra- 42/1503	Seventeen Thousand Nine Hundred Eighty	
New Registration Office, Deepali Park, Badlapur West, Than	ne, Maharashtra-421503	Eight Only)	
Branch: MUMBAI (LAN No. H405HLT1152172 and H405HLD1146366) 1. TASNEEM TAHER BURHANPURWALA (Borrower) 2. TAHER TASADUKHUSEIN BURHANPURWALA (Co-Borrower) Both At 1052, Gulistan Apartment, Room N	All That Piece And Parcel Of The Non-agricultural Property Described As: Flat No 301, 3rd Floor, Mustafa Apartment, Survey No 12, Hissa no. 1 Part, Village-Nizampura, Tal-Bhiwandi, Dist-Thane, Maharashtra-421302	19th Apr 2025 Rs. 23,50,310/- (Rupees Twenty Three Lac Fifty Thousand Three Hundred Ten Only)	

Maharashtra-421308 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 This step is being taken for substitute derivice or notice. The above borrowers andorr co-borrowers durations are advised to make the payments of obstanding along with future interest within 60 days from the date of publication of this notice falling which (without prejudice to any other right remedy available with Bajaj Housing Finance Limited) further steps for taking possession of the Secured Assets' mortgaged property will be 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, reate third party interest in the above mentioned properties. On which Baiai Housing Finance Limited has the charge

Date: 01.05. 2025 Place:- MUMBAI Authorized Officer Bajaj Housing Finance Limited

GICICI Home Finance Corporate Office: ICICI Home Finance Company Limited ICICI HFC Tower, Andheri - Kurla Road, Andheri (East), Mumbai - 400059, India Branch Office: Office No. FB-7, FB-117, FB-118, FB-119, 1st Floor, Highland Corporate Center, Kapurbawadi Junction, Majiwade Thane (W)-400607. Branch Office: 1st floor, Office no. PO2/147, Harmony Plaza, Opp. SBI, Boisar, Dist- Palghar - 401501 Notice for sale of immovable assets through Private Treaty

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 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 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 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. Name of Borrower(s)/

Details of the Secured asset(s)

Out
Price

Time of Time of Before Stage

Sr. No.		Secured asset(s) with known encumbrances, if any	Out- standing	Price Earnest Money Deposit	Time of Property Inspection	Time of Auction	Before Auction Date	Stage
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(1)
1.	Nilesh Dinesh Hedamba (Borrower) Kinnari Nilesh Hedamba, (Co- Borrowers) Pushpa Dinesh Hedamba (Co-Borrowers) Loan Account No. LHTNE00001447050/ LHTNE00001452079	Flat No. 2804, K Wing in project Ten X Habitat Raymond Realty Tower K, Survey No. 126B/1/1 part, 126B/1/3 part, 127 part, 128/B, 129/3, 129/1 part and 126B/2 part of village - Panchpakhadi, Taluka - Thane, Dist. Thane	25, 2025	Rs. 59,20, 000/- Rs. 5,92, 000/-	May 13, 2025 11:00 AM 03:00 PM	May 20, 2025 02:00 PM 03:00 PM	May 19, 2025 before 04:00 PM	Symbolic Possession
2.	Vinod J Kasare (Borrower) Loan Account No. LHVRR00001290040	Flat No. 203. B Wing, 2nd Floor, Survaj Green Park Co-op. Hsg. Soc. Ltd., Survey No. 10, Hissa No. 4 & Survey No. 11 Hissa No. 3/1 Part of Village Samel, Taluka Vasai, Dist. Palghar, Nallasopar West	Rs. 28,65, 630/- April 04, 2025	Rs. 13,00, 000/- Rs. 1,30, 000/-	May 13, 2025 11:00 AM 03:00 PM	May 20, 2025 02:00 PM 03:00 PM	before	Physical Possession

The online auction will be conducted on website (URL Link- credauction.com) of our auction agency CredResolution India Pvt Ltd. 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 articleon or before May 19, 2025 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 articleon or before May 19, 2025 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 atthebranch 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.

kindly contact ICICI Home Finance Company or all the bids witnout runnamed.

The Authorized Officer reserves the right to reject any or all the bids witnout runnamed.

For detailed terms and conditions of the sale, please visit https://www.icicihfc.com

Authorized Officer, "ICICI Home Finance Company Limited"

CIN Number U65922MH1999PLC120106

Read Daily Active Times

AXIS TRUSTEE

Registered Office: Axis Trustee Services Limited Axis House, P. B. Marg, Worli, Prabhadevi, Mumbai - 400025.

Tel. No.: 022-62300407/08 • Website: www.axistrustee.com Corporate Identity Number (CIN): U74999MH2008PLC182264

PUBLIC NOTICE FOR SALE OF PROPERTIES ("SECURED ASSETS")
MORTGAGE FOR FINANCIAL ASSISTANCE AVAILED BY ELDER PHARMACEUTICALS LIMITED

Online offers are invited for e-auction sale of the following Secured Assets of Elder Pharmaceuticals Limited, as specifically set out hereunder in respe of the financial assistance availed by Elder Pharmaceuticals Limited ("the Borrower") on "as is where is basis", "as is what is basis", "whatever the is basis" and "no recourse basis" under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interes Act, 2002 (the Act) read with the Security Interest (Enforcement) Rules, 2002, the possession of which is with the Authorised Officer (AO) of Axis Truste Services Ltd. (hereinafter referred to as "ATSL / Secured Creditor"). Bid Reserve Price (R.P.) &

Lot No.		Increment Value	Earnest Money Deposit (EMD)	
150	All that piece and parcel of leasehold land admeasuring 7200 square metres or thereabouts and situate at Plot No 103, Paonta Sahib Industrial Area, village Gondpur, Tehsil Paonta Shib, District Sirmour, Near Dehradun, Himachal Pradesh.			
2A	Entire Basement Unit Bearing No. BS-1 admeasuring 2800 sq. ft., Building known as "JAY MAHAVIR CENTRE" (ELDER HOUSE) constructed on a piece or parcel of land bearing Plot No. C-9 forming part of Survey No.41 and bearing C.T.S. No. B74 situate, lying and being at Village Oshiwara, in the Dalia Industrial Estate, Off. Veera Desai Road, Andheri (West), Mumbai 400 053.	Rs. 5 Lakh	R.P Rs. 4.70 Crores & EMD- Rs. 0.470 Crore	
2B	Unit No. F-1 admeasuring 6920 sq. ft., on the First Floor, Unit No. 104 admeasuring 650 sq. ft., First Floor, Building known as "JAY MAHAVIR CENTRE" (ELDER HOUSE) constructed on a piece or parcel of land bearing Plot No. C-9 forming part of Survey No.41 and bearing C.T.S. No. B74 situate, lying and being at Village Oshiwara, in the Dalia Industrial Estate, Off. Veera Desai Road, Andheri (West), Mumbai 400 053.	Rs. 5 Lakh	R.P Rs. 12.68 Crores & EMD- Rs. 1.268 Crore	
2C	Unit No. S-1 admeasuring 6720 sq. ft., on the Second Floor, Building known as "JAY MAHAVIR CENTRE" (ELDER HOUSE) constructed on a piece or parcel of land bearing Plot No. C-9 forming part of Survey No.41 and bearing C.T.S. No. B74 situate, lying and being at Village Oshiwara, in the Dalia Industrial Estate, Off. Veera Desai Road, Andheri (West), Mumbai 400 053.	Rs. 5 Lakh	R.P Rs. 12.41 Crores & EMD- Rs. 1.241 Crore	
2D	Entire Third Floor, Building known as "JAY MAHAVIR CENTRE" (ELDER HOUSE) constructed on a piece or parcel of land bearing Flot No. C-9 forming part of Survey No.41 and bearing C.T.S. No. b74 situate, lying and being at Village Oshiwara, in the Dalia Industrial Estate, Off. Veera Desai Road, Andheri (West), Mumbai 400 053.	Rs. 5 Lakh	R.P Rs. 10.74 Crores & EMD- Rs. 1.074 Crore	
3	Entire Basement Unit Bearing No. BS-1, (Admeasuring 2800 sq. ft.) and Unit No. F-1 admeasuring 6920 sq. ft., on the First Floor, Unit No. 104 admeasuring 650 sq. ft., First Floor and Unit No. S-1 admeasuring 6720 sq. ft., on the Second Floor, Entire Third Floor, Bullding known as "JAY MAHAVIR CENTRE" (ELDER HOUSE) constructed on a piece or parcel of land bearing Plot No. C-9 forming part of Survey No.41 and bearing C.T.S. No. b74 situate, lying and being at Village Oshiwara, in the Dalia Industrial Estate, Off. Veera Desai Road, Andheri (West), Mumbai 400 053.	Rs. 20 Lakh	R.P Rs. 40.53 Crores & EMD- Rs. 4.053 Crore	
	DATE OF INSPECTION OF PROPERTY 14.05.2025 (On prior appoint	ment basi	s)	

LAST DATE FOR SUBMISSION OF ONLINE BID DOCUMENTS & EMD: ON OR BEFORE 28.05.2025 TILL 04:00 P.M. DATE & TIME OF E-AUCTION: 02.06.2025, BETWEEN 12:00 NOON TO 01:00 P.M.

All the above mentioned properties together with all structures, erections, fittings, furniture at any time hereafter during the continuance of the security hereby constituted be erected, constructed or fitted thereon or any part there belonging to or in anywise appertaining or usually held, occupied or enjoyed therewith or reputed to belong or be appurtenant thereto and all the estate, right, title, interest, property, claim and demand whatsoever of the above nentioned respective owner's into and upon the same LIST OF THE TERMS & CONDITIONS APPEARING IN BID DOCUMENT

The e-auction sale of Secured Assets is on "as is where is basis", "as is what is basis", "behalf of the Secured Creditor viz. Axis Trustee Services Ltd.

(1) In respect of the Secured Assets, Secured Creditor has total outstanding dues of Rs. 69.60,25.161/- (Sixty-Nine Crores Sixty Lakhs Twenty-Fiv

Thousand One Hundred Sixty-One Only) and Rs. 70,35,14,994.80′. (Rupees Seventy Crores Thirty-Five Lakhs Fourteen Thousand Nine Hundred Ninety-Five and Paise Eighty only) and Rs. 74,50,33,785,91/. (Rupees Seventy-Four Crores Fifty Lakhs Thirty-Three Thousand Seven Hundred Eighty-Five and Paise Ninety-One Only) availed by Elder Pharmaceuticals Limited, as on 28.11.2014 till realisation together with further interest and other expenses/costs thereon. (2) In case there is a discrepancy between the publications of sale notice in English and Vernacular Newspaper, then in such a case the English newspaper will supersede the vernacular newspaper and it shall be considered as the final copy, thus removing the ambiguity. (3) Bid Document containing detailed terms and conditions of the sale can be obtained from https://sarfaesi.auctiontiger.net between 28.04.2025 to 30.05.2025. (4) For participating in online e-auction sale, Bid Document, copies of PAN Card, Board Resolution in case of Company and photo id, address proof is required to be submitted along with EMD (which is equal to 10% of the Reserve Price), which is payable by way of RTGSNF1 in the name of Axis Trustee Services Limited, Name of the Bank- Axis Bank Limited Account no. 924020051533587, IFSC Code No. UTIB0000695 on or before 28.05.2025 till 4:00 PM. Once an Online bid is submitted, the same cannot be withdrawn. (5) The Secured Assets shall be sold by the undersigned by way of Electronic Public Auction on 02.06.2025 through e-Auction Agency M/s. E-Procurement Technologies. Ltd. at their website/portal i.e., https://sarfaesi.auctiontiger.net between 12:00 noon to 01:00 PM with auto extension clause, i.e., the end time of e-Auction will be extended by 5 minutes each time if bid is made before close of e-Auction (6) The EMD will not carry any interest. The bidders may participate in the e-auction from their own office/place of their choice. Internet connectivity shall have to be arranged by each bidder himself/itself. The Authorised Officer and/or the service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc. (7) For details, help, procedure and online training on e-auction, prospective bidders may contact (E-Procurement Technologies. Ltd.; Contact number: Contact: Mr. Ram Sharma at +91-8000023297/ 079-68136803, email id: ramprasad@auctiontiger.net/support@auctiontiger.net.) (8) The successful bidder will be required to deposit 25% of the sale price (including the EMD already deposited) immediately i.e., on the same day or not later than next working day of the confirmation of sale, as the case may be. The balance amount of the sale price is to be paid within fifteen (15) days of the confirmation of the sale. In case of failure to deposit the balance amount within the prescribed period, the EMD /deposited amount shall be forfeited, and no claim shall be entertained against ATSL in respect thereof. (9) AO reserves the absolute right and discretion to accept or reject any or all bids or adjourn/postpone/cancel the sale/modify any terms and conditions of the sale without prior notice and/or without assigning any reasons in respect thereof. In case all the bids are rejected, AO can negotiate with any of the bidders or other parties for sale of the Secured Assets. The decision of the AO shall be final and binding. (10) The bidders are requested in their own interests, to take inspection of the assets put up for auction and satisfy themselves about the nature and condition of the said assets and other relevant details pertaining to the abovementioned assets before submitting their bids. Statutory/Government dues if any like property taxes, sales tax, excise dues and other dues such as electricity dues, maintenance charges, etc. if any should be ascertained by the bidders. (11) The Secured Assets mentioned in the Bid Document are based on the charges/mortgages created by the Borrower in favour of Secured Creditor. Interested parties are requested to verify details of the Secured Assets before submitting the bid (12) Prospective bidders are hereby notified that ATSL has received a notice dated 20.12.2024 from the Brihanmumbai Mahanagarpalika Corporation in respect of outstanding property tax arrears amounting to Rs. 9,67,43,154/-pertaining to the land and the structures standing thereon more particularly situated at Building known as "JAY MAHAVIR CENTRE" (ELDER HOUSE) constructed on a piece or parcel of land bearing Plot No. C-9 forming part of Survey No.41 and bearing C.T.S. No. B74 situate, lying and being at Village Oshiwara, in the Dalia Industrial Estate, Off. Veera Desai Road, Andheri (West), Mumbai 400 053. The said arrears of property tax represent consolidated dues over the entire property and constitute an encumbrance known to ATSL. It is also notified that said dues may also pertain to the Ground Floor and the Fourth Floor of the said building which are not subject to the present auctior proceedings. The successful purchaser(s) shall be required to be at meir own cost and responsionity. The said property tax dues need to be deaft with by the existing dwiner / previous purchasers / prospective purchasers of any part of the said land and structure thereon. Since the dues are consolidated, ATSL does not undertake any responsibility to negotiate to mediate between the concerned parties for said dues and as such the auction is being conducted on without recourse basis by ATSL. ATSL does not undertake or assume any liability towards the said dues or any interest or other charges accruing on the same. (13) The successful bidder would be required to bear all the necessary expenses on transfer of immovable assets like stamp duty, registration expenses /incidental costs and expenses and other incidental costs relating to sale and transfer of Secured Assets. (14) There are no known statutory liabilities relating to the Secured Asset. If any such statutory liabilities are discovered at a subsequent stage, the same shall be solely dealt with by the Successful bidder at his cown costs and expenses. (15) The ATSL or the Authorised Officer of ATSL will not be held responsible for any charge, lien, encumbrance, property tax or any other dues to the Government or anybody in respect of the Secured Assets. (16) There may be some dues such as electricity dues, society maintenance charges, or the like in respect of the Secured Assets which will have to be incurred by the successful bidder and ATSL or the Authorised Officer of ATSL will not be held responsible for the same (17) The sale of the Secured Assets is subject to the terms and conditions prescribed in the SARFAESI Act and Rules, 2002 and the conditions mentione hereinabove (18) The Borrower/Guarantor/Mortgagor(s) may treat this as 30 days sale notice. The Borrower/Guarantor/Mortgagor(s) is hereby given a las and final opportunity to discharge the liability in full as stated above within 30 days of date of this notice and redeem the mortgage over the Secured Assets failing which the Secured Assets will be sold as per the terms and conditions mentioned above. (19) The Borrower/Guarantor/Mortgagor(s)'s attention is invited to provisions of sub-section 13 (8), the Act. (20) Original documents pertaining to Maharashtra and Paontasahib properties are not available with us. (21) In Case any tender is received for Lot No. 3, then tenders (if any) received for Lot No. 2A, 2B, 2C, & 2D will be treated as invalid and rejected by before hidding (22) For any details, you may contact Mr Vishal Ridawatiika Contact No +91

Dated: 01.05.2025 Place: Mumbai & Paontasahib

SBFC

SBFC Finance Limited Registered Office:- Unit No. 103, First Floor, C&B Square, Sangam Complex, Village Chakala,

Andheri- Kurla Road, Andheri (East), Mumbai-400059. **DEMAND NOTICE**

Whereas the borrowers/co-borrowers mentioned hereunder had availed the financial assistance from SBFC Finance Limited. We state that despite having availed the financial assistance, the borrowers/mor gagors have committed various defaults in repayment of interest and principal amounts as per due dates. The account has been classified as Non Performing Asset on the respective dates mentioned here-under, in the books of SBFC as per guidelines of Reserve Bank of India, consequent to the Authorized Officer of SBFC Finance Limited. under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") and in exercise of powers conferred under Section 13(12) read with Rule 3 of Security Interest (Enforcement) Rules, 2002 issued Demand Notices on respective dates mentioned herein below, calling upon the following borrowers /mortgagors to repay the amount mentioned in the notices together with further interest at the contractual rate on the amount mentioned in the notices and incidental expenses, cost, charges etc. until the date of payment within 60 days from the date of receipt of notices.

The notices issued to them on their last known addresses have returned un-served and as such they are hereby informed by way of public notice about the same. Date of Notice

No	Name Of The Borrower / Address	& NPA	Loan and outstanding amount	Description of Secured Assets
1.	M/S SONAL FISH RETAILER, SONAL RAMESH MRUPAL RAMESH UTTALI MURPAL Having Address At: E-201, Ranuja Ramdev Park, Near Sai Ram Tower, Indralok Phase-4, New Golden Nest Road, Bhayander (E), Thane – 401105.	2025 NPA date: 04th December 2024	Loan Account No. '4021060000289634-C (PR0f335392) Loan Amount: Rs. 10,00,000/- (Rupees Ten Lac Only) Total Outstanding amount: Rs. 1048251/- (Rupees Ten Lac Forty-Eight Thousand Two Hundred and Fifty-One Only) as on 07th February 2025	All that piece and parcel of the Property Mira- Bhainder Municipality Other Description:, Other Information: Mauje Navghar, Ward no. W, SECTION 11/41, FLAT NO. 201, 2nd Floor, Ranuja Ramdev Park E Type Building, Bhayander P.O. Thane 401105 Total Area 180 Sq. (Survey Number: Old S.No.228/2,3 New S.No.27/2,3 Old S.No.233/6,7 New S.No.25/6,7, and Bounded as under — East-Sohan Arnu, West-Ranuja Ramdev Park B' wing, North-232/24 and 212(24) CRZ, South- Ranuja Ramdev Park A' wing.
In	the circumstances as aforesaid, the notice is hereby give	en to the above bor	rrowers, co-borrowers, to pay the outstanding du	es as mentioned above along with future interest and applicable charges.

within 60 days from the date of the publication of this notice failing which further steps will be taken after the expiry of 60 days of the date of this notice against the secured assets including taking lossession of the secured assets of the borrowers and the mortgagors under Section 13(4) of the SARFAESI Act and the applicable Rules thereunder.

Please note that under Section 13 (13) of the SARFAESI Act, no Borrower shall, transfer by way of sale, lease or otherwise any of his secured assets referred to in the notice, without prior writter consent of the secured creditor

Sd/- Authorized Office Dated: 01.05.2025 Place: THANE SBFC Finance Limited



CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED Corporate Office:- "CHOLA CREST", C 54 & 55, Super B-4, Thiru Vi Ka Industrial Estate, Guindy, Chennai-600032. Branch Office: Unit No. 203, Lotus It Park, Road No. 16, Wagle Estate, Thane West, Maharashtra-400604

DEMAND NOTICE UNDER SECTION 13[2] OF THE SECURITISATION & RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002 You, the under mentioned Borrower / Mortgagor is hereby informed that the company has initiated proceedings against you under the Securitization and

Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and that the Notice under 13 (2) of the Act sent to you by Registered Post Ack. Due for Borrower/s has been returned undelivered. Hence, you are hereby called upon to take notice and pay the outstanding loan amount mentioned against the said account with interest accruing there from within 60 days from the date of this publication, failing which the company will proceed against you by exercising its right under Sub-Sec (4) of Section 13 of the Act by enforcing the below mentioned security to realize its dues with interests and costs. It is needles to mention that this notice is addressed to you without prejudice to any other remedy available to the company,

SI.	Loan Account No. & Name and Address of the Borrower/s		Date of Demand Notice &	
No.	Loan Account No.: HE01ROB00000038118:- 1. Vidhyadhar Aasuram Mistry (Applicant), 2. Disha In Art	Amount(s)	Amount Outstanding	
1.	(Co-Applicant), 3. Chadiya Inter Build (Co-Applicant), 4. Asurammistry (Co-Applicant), <u>All are at:</u> 110 3rd Floor Municipal Industrial Estate Haines Road, Gandhi Nagar,Worli Mumbai Maharashtra-400018. 5. Vidhyadhar Aasuram Mistry (Applicant), 6. Asurammistry (Co-Applicant), 7. Mohinidevi Aasuram Mistry		11-04-2025 & Rs.45,77,379/- as on 11-04-2025	
	(Co-Applicant), All are at Flat No.602, Sonam Topaz Bldg.No.19,Old Golden Nest Phase 3, Mira Road East No.	ear Saibaba Te	emple Thane 401107	

Schedule 'B' (Schedule of Property): Flat No.602, On 6th Floor, Adm.-53.90 Sq.Mtrs. (Built-Up Area), In the Building No.J-19, known as Golden Nest Phase-III, & Society known as "Sonamtopaz CHSL", constructed on Land Bearing S.No.336/6, 354/2, 355/8, 9, 10, 356/1P, 2, 3, New S.No.17/6, 88/2, 84/8, 9, 10, 86/1P, 23, situated at Mira Bhayandar Road, Mira Road (E), of Village- Goddev, Tal.- & Dist-Thane.

Loan Account No.: HE01MAI00000020610:- 1. Naval Subhash Dalvi (Applicant), 2. Abhilashanaval Dalvi (Co-Applicant), Both Address: 44/3/302, Om Omkar CHS, Opp. Prakruti Hospital, Manisha Nagar Gate No.1, Mumbai Pune Road Kalwa, W Thane-400605.

11-04-2025 & Rs.27.25.933/-25,80,000/as on 11-04-2025

Schedule 'B' (Schedule of Property): Flat No.302, On the 3rd Floor, Adm. 630 Sq.Ft. (Built-Up Area), In the Building No.44 known as "Manisha Nagar" & Society known as "Om Omkar CHSL" constructed on Land Bearing S.No.5 & 4, H.No.1, 2, 6, S.No.5, H.No.1, 2, 7, 8, 10, S.No.10, H.No.1, 3, 5, S.No.20 (Part), S.No.21 (Part), S.No.22 (Part), S.No.23, H.No.1, 2 (Part), Situated At Manisha Nagar, Village-Kalwa, Tal. & Dist.-Thane

Date: 01-05-2025, Place: Mumbai

Sd/- Authorised Officer, Cholamandalam Investment and Finance Company Limited