91	MH0230610008793/ MH0230610009095 / AJITKUNMAR AYODHYA KANOJIA MEENA AYODHYAPRASAD KANOJIA / Thane	GUT No: SR NO 138, Building Name: SHREE MAHALAXMI APT TYPE A 11, House No: FLAT 303 A WING, Floor No: 3RD FLR, Plot No: BLDG NO 2, Street Name: PADGHAE, Land Mark: SHALIGRAM TOWNSHIP, Village: UMROLI EAST, Location: Umroli, Taluka: PALGHAR, State: Maharashtra, Pin Code: 401404, Police Station: UMROLI EAST, North By: BLDG NO 3, South By: BLDG NO 1, East By: OPEN SPACE, West By: OPEN SPACE, (Area of the Property - Built up area 428 Sq Ft)	12.01.2022	21.11.2022	2167169/-	1105200/-
92	MH0230610008792/ MH0230610008966 / SUJEET SHOBHNATH GUPTA SUMINTRA SHOBHNATH GUPTA / Thane	GUT No: SR NO 138, Building Name: SHRI MAHALAXMI APT-SHALIGRAM TWN, House No: FLAT 204 WING C, Floor No: 2ND FLR, Plot No: BLDG NO 2 TYPE F-3A, Street Name: PADAGHE ROAD, Sector Ward No: SHALIGRAM TOWNSHIP, Land Mark: SHALIGRAM TOWNSHIP, Village: PADAGHE-UMROLI-EAST, Location: Umroli, Taluka: PALGHAR, State: Maharashtra, Pin Code: 401404, Police Station: UMROLI-EAST, North By: BLDG NO 1, East By: OPEN SPACE, West By: OPEN SPACE, (Area of the Property - Built up area 414 Sq Ft)	12.01.2022	21.11.2022	1815072/-	1068300/-
93	MH0040610005795 / VISHNU NANDKUMAR MANJREKAR VAIDEHI VISHNU MANJREKAR / Navi Mumbai	UDAAN ARIA, HOUSE NO: A-07, FLOOR NO: GROUND F, PLOT NO: BLDG NO C, LAND MARK: NR. BHIVPURI STN, VILLAGE: CHINCHAWALI, LOCATION: KARJAT (RAIGARH(MH)), TALUKA: KARJAT, STATE: MAHARASHTRA, PIN CODE: 410201(Aear of the Property - Built up area 346Sq. Ft.	11.11.2022	10.01.2024	1444683/-	1170000/-
94	MH0040610005863 / ZAINUDDIN MOINUDDIN SAYED RIZWANA ZAINUDDIN SAYED / Navi Mumbai	GUT No: 41/2 KALPAVRIKSHA FLAT NO 104 1ST FLOOR, Plot No: M-4 WING TALOJA MIDC MDR 6 KANPOLI, Land Mark: NR. BALAJI RESIDENCY, Village: HEDUTANE, Location: Panvel Pin Code: 410206.(Aear of the Property - Built up area 425Sq. Ft.	11.06.2018	15.07.2022	3498707/-	1247319/-
95	MH0040610006860 / MANISHA SANJAY DHEKALE SANJAY GYANU DHEKLE / Navi Mumbai	HIMALAYA COMPLEX, HOUSE NO: 203 BLDG NO-01, FLOOR NO: 2ND FLR, PLOT NO: WING NO-10, KARJAT, SECTOR WARD NO: 01, LAND MARK: PASHANE, KARJAT (RAIGARH(MH)), TALUKA: KARJAT, STATE: MAHARASHTRA, PIN CODE: 410201(Aear of the Property - Built up area 529Sq. Ft.	22.06.2021	10.01.2024	1917510/-	1270647/-
96	MH0040610006362 / ABHAY RAMCHANDRA SURYAVANSHI / SNEHAL ABHAY SURYAWANSHI / Navi Mumbai	GUT No: 148/3-167/0 HIMALAYA COMPLEX FLAT NO 201, Floor No: 2ND, Plot No: WING NO 32 BLDG NO 07, Land Mark: DHRUV RESIDENCY, Village: PASHANE VANGANI, Location: Vangani Pin Code: 421503(Aear of the Property - Built up area 734Sq. Ft.	07.05.2019	12.01.2023	2708895/-	1800000/-
97	MH0040610006215 / MINTU KUMAR BAIJANATH SINGH KIRANDEVI BRAHMA SINGH / Navi Mumbai	NANDADEEP RESIDENCY, HOUSE NO: 002, FLOOR NO: G/F, PLOT NO: BLDG NO A-2, LAND MARK: VILLAGE VADAVALI, VILLAGE: VADAVALI, LOCATION: KARJAT (RAIGARH(MH)), TALUKA: KARJAT, STATE: MAHARASHTRA, PIN CODE: 410201(Aear of the Property - Built up area 490Sq. Ft.	08.02.2022	10.01.2024	2304552/-	1800000/-
98	MH0230610002907 / MANOJ EBRAHIM THOMAS / JESSY MANOJ THOMAS / Thane	GUT No: 177 181 182 HNO 2 1, Building Name: BHAVESH CHS LTD, House No: 04/ A WING, Land Mark: MOTHER MERRY SCHOOL, Village: NILEMORE, Location: Nallosapare E, State: Maharashtra, Pin Code: 401209(Aear of the Property - Built up area 406Sq. Ft.	27.10.2015	05.04.2022	6067270/-	1708245/-

DATE OF E-AUCTION & TIME: 25-07-2025 at the Web-Portal (https://www.bankauctions.in) from 3.00 PM TO 04:00 PM. with unlimited extensions of 5 minutes each.

Last date of submission of Tender/Sealed Bid in the prescribed tender form along with EMD & KYC either through online mode or at the above mentioned GICHF Office at 24-07-2025 before 5.00 PM.

Further to this PUBLIC NOTICE for E-Auction Sale of the above said Assets / properties (in terms and conditions of the SARFAESI, Act 2002 and rules thereunder) GICHFL invites OFFERS EITHER in sealed cover/s or in Online mode to purchase the said properties on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS".

# **TERMS & CONDITIONS OF THE AUCTION SALE ARE AS FOLLOWS:-**

- E-Auction is being held on 'As is where is Basis', 'As is what is Basis', 'Whatever there is' And 'Without Any Recourse Basis', and will be conducted
- "Online". The E-Auction will be conducted through GICHF approved Eauction service provider "M/s.4 closure The intending bidders should register their names at portal https://bankauctions.in/ and get their user-id and password free of cost. Prospective bidders may avail online training on E-Auction from the service provider M/s. 4closure, # 605 A, 6<sup>th</sup> Floor Maitrivanam, Ameerpet, Hyderabad – 500038, Telangana. Office Land Line No: 040-23736405; Backend team: 8142000062 / 66, Mr. Prakash - 8142000064 / 8142000725, prakash@bankauctions.in, Mr. Nitesh Pawar, Manager, Mumbai, No:8142000725, mail id: Nitesh@bankauctions.in Property enquiries, CONTACT DETAILS: SHRRADESH DESAI - 9653642125 / DATTARAM GAWADE -9821505626 / VISHNU SALGAONKAR -9762442721 / SAMBHAJI PATIL-9372697893 RAHUL JADHAV - 9892645221
- The E-auction Sale is subject to the conditions prescribed in the SARFAESI Act/Rules 2002 and the terms and conditions mentioned hereunder/website also subject to conditions in the offer/bid documents to be submitted by the intending/participating bidders.
- Every bidder is required to have his/her own email address in order to participate in the online E-auction.
- Once Intending Bidder formally registers as a qualified tenderer before authorized officer of GICHF, will have to express his/her interest to participate through the E-auction bidding platform, by submitting document. It shall be the tenderer's/online bidder's sole responsibility to procure his/her login ID and password
- from the E-auction service provider The aforesaid properties shall not be sold below the reserve price mentioned above.
- Intending bidders are required to deposit Earnest Money Deposit/s (EMD) @ 10% of the abovesaid respective reserve prices, by way of DD/RTGS/NEFT favouring GIC Housing Finance Ltd. Bank details are as follows: Bank Name: UNION BANK OF INDIA, A/c No: 00511101000039 A/c Name: GIC HOUSING FINANCE LTD AUCTION A/C, Branch Name: LCB, FORT Address: UBI, 239 BACKBAY RECLAMATIO NARIMAN POINT MUMBAI
- MAHARASHTRA PINCODE 400021. IFSC Code UBIN0800511. The said Deposit/s shall be adjusted in the case of successful bidder/s, otherwise refunded. The said earnest money deposit/s will not carry any interest The offer/s along with the aforesaid Earnest Money Deposit (EMD) can be submitted either "online" through the portal https://bankauctions.in/ along with the EMD and scanned copy of KYC documents including PAN Card & address proof, to the service provider or through submitting sealed cover comprising
- Submission due date That, after opening the tenders, the intending bidders who have submitted their bids for not less than the reserve price will be given an opportunity at the

bid form, EMD and KYC documents and it should reach the respective branch offices of GIC Housing Finance Ltd., mentioned above on or before EMD

- sole discretion of the Authorized Officer to increase the bidding amount. The successful bidder/s shall deposit 25% of the amount of sale price, adjusting the EMD paid already, immediately on acceptance of offer by the Authorized officer in respect of the sale, failing which the earnest money deposited shall be forfeited. The balance 75% of the sale price is payable within 15 days from the date of confirmation of the sale solely at the discretion of the Authorized Officer. In case of failure to deposit the balance amount within the prescribed period, the amount deposited shall be forfeited. The Authorized Officer shall not be required to give any further notice of forfeiture to the successful bidder.
- Bidders are bound by the principle of "caveat emptor" (Buyer Beware) and advised to conduct their own due diligence to find any encumbrances, statutory liabilities, arrears of property tax, Income Tax, Excise Duty, Labour Dués, electricity and maintenance dues etc., of the firm or Secured Asset. The Successful bidders shall have to bear all outgoing i.e., municipal taxes, maintenance/society charges, electricity charges, water charges, stamp duty, registration charges, (if applicable), if any and all other incidentals charges, cost including all outgoing relating to the respective properties other than the sale price..
- The successful bidder should bear the charges/fees payable on sale certificate, such as registration fees, stamp duty, taxes, or any other duties payable for getting the secured asset transferred in his/her name
- The Sale Certificate will be issued only in the name of the successful bidder and only after receipt of the entire /sale price.
- The notice is hereby given to the Borrower/s, Mortgagor/s and Guarantor/s that they can bring the intending buyer/purchaser for purchasing the properties mentioned above, as per the terms and Conditions of the EAuction Sale.
- Inspection of the above said properties can be given on request and as per convenience of Authorized Officer. The Authorized Officer is not bound to accept the highest offer or any or all offers and reserves the right to accept or reject any or all the tenders without assigning any reason thereof.
- 18. GICHFL is not responsible for any liability whatsoever pending upon the properties as mentioned above. The property shall be auctioned on "As is where is", "As is what is", Whatever there is" and without any recourse basis.
- In case the borrowers'/mortgagor approaches GICHFL before confirmation of sale, offering contractual dues + expenses + interest @ 15 % from date of proclamation of sale + 5% of the purchase money (in case after sale which is to be paid to successful bidder) and requests for cancellation of the sale, GICHFL shall accept the amount and hand over the possession to mortgagor
- The highest bidder has to pay 25% (inclusive of earnest money deposited) of the bid amount in terms of the sale notice immediately and the balance 75% of the bid amount is payable in 15 days or such other extended period as agreed upon between the parties (AO and the successful bidder). However, Authorized Office is to be confirmed sale certificate after expiry of 30 days from the date of sale and in no case the sale is to be confirmed before expiry of 30 days from the date of sale. Only after receipt of full payment, sale to be confirmed and the sale certificate to be issued
- Minimum Bid increment value is Rs.10,000/-

### STATUTORY 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

Sd

**Authorised Offic** 

Date: 18/06/20

Annexure B

Bank Of Maharasht

For detailed terms and Conditions of the sale and full description of the properties please refer to the website of approved e-auction service provider M/s.4 closure and website https://bankauctions.in For GIC Housing Finance Ltd.

Place: MUMBAI, THANE, KALYAN, PANVEL, NAVI MUMBAI

Authorised Officer

		निवडणुक कार्यक्रम
अ.	श्री बॉम्बे काती तपशिल	भाटिया महाजन, न्यास नोंदणी क्र. एफ-९९६ दिनांक, वेळ, ठिकाण
<b>क्र.</b>	मसुदा मतदार (सभासद) यादी	दि. १४/०७/२०२५ रोजी दुपारी १२.०० ते सध्याकाळी ५.०० वाजेपर्यंत १. सार्वजनिक न्यास नोंदणी कार्यालय, बृहन्मुंबई विभाग, मुंबई, धर्मादाय आयुक्त भवन, सास्मीरा इमारत, सास्मीरा रोड, वरळी, मुंबई ४०० ०३० येथील नोटीस बोर्ड
2	गगन प्रतिस्	२. श्री. बॉम्बे कांती भाटिया महाजन, यांच्या नोटीस बोर्डावर प्रसिद्ध करणे दि. १७/०७/२०२५ व दि. १८/०७/२०२५ रोजी
	मसुवा मतदार (सभासद) यादीवर हरकत दाखल करणे (पुराव्यासह)	ाद. १७/०७/२०२५ व ाद. १८/०७/२०२५ राजा दुपारी १२.०० ते संध्याकाळी ५.०० वाजेपर्यत स्थळ – तळ मजला, निरीक्षक बैठकी जवळ सार्वजनिक न्यास नों दणी कार्यालय, बृह-मुंबई विभाग, मुंबई धर्मादाय आयुक्त भवन, तळ मजला, सास्मीरा इमारत, सास्मीरा रोड, वरळी, मुंबई ४०० ०३०
w.	वाखल झालेल्या हरकतीवर आदेश करणे	दि. ३०/०७/२०२५ रोजी दुपारी १२.०० ते संध्याकाळी ५.०० वाजेपर्यत स्थळ - तळ मजला, निरीक्षक बैठकी जवळ सार्वजनिक न्यास नोंचणी कार्यालय, बृह-मुंबई विभाग, मुंबई धर्मादाय आयुक्त भवन, तळ मजला, सास्मीरा इमारत, सास्मीरा रोड, वरळी, मुंबई ४०० ०३०
8	अंतिम मतदार (सभासद) यादी प्रसिध्द करणे.	दि. ०१/०८/२०२५ रोजी दुपारी १२.०० ते संध्याकाळी ५.०० वाजेपर्यत ५.०० वाजेपर्यत स्थळ – तळ मजला, निरीक्षक बैठकी जवळ १. सार्वजनिक न्यास नोंदगी कार्यालय, बृहन्मुंबई विभाग, मुंबई धर्मादाय आयुक्त भवन, सास्मीरा इमारत, सास्मीरा रोड, वरळी, मुंबई ४०० ०३० येथील नोटीस बोर्ड २. श्री. बॉम्बे कांती भाटिया महाजन, न्यासाच्या नोटीस बोर्ड वर करणे.
ধ	सर्व सदस्यांना ट्रस्टींच्या मंडळासाठी नामांकन फॉर्म मागविण्यासाठी नोटीस जारी करणे.	दि. o <i>L</i> /o <i>L</i> /२०२५
w	उमेदवारी अर्ज मिळण्याचा दिनांक व वेळ	दि. ०८/०८/२०२५ दुपारी १२.०० ते संध्याकाळी ५.०० वाजेपर्यत स्थळ - तळ मजला, निरीक्षक बैठकी जवळ सार्वजनिक न्यास नोंदणी कार्यालय, बृह-मुंबई विभाग, मुंबई, धर्मादाय आयुक्त भवन, तळ मजला, सास्मीरा इमारत सास्मीरा रोड, वरळी, मुंबई ४०० ०३०
9	उमेदवार अर्ज दाखल करण्याचा शेवटचा दिनांक व वेळ	दि. २१/०८/२०२५ दुपारी ११.०० ते संध्याकाळी ५.०० वाजेपर्यंत स्थळ - तळ मजला, निरीक्षक बैठकी जवळ सार्वजनिक न्यास नोंदणी कार्यालय, बृह-मुंबई विभाग, मुंबई, धर्मादाय आयुक्त भवन, सास्मीरा इमारत, सास्मीरा रोड, वरळी, मुंबई ४०० ०३०
۷	उमेदवाराने अर्ज मागे घेण्याचा दिनांक व वेळ	दि. ०८/०९/२०२५ दुपारी १२.०० ते संध्याकाळी ५.०० वाजेपर्यत स्थळ - तळ मजला, निरीक्षक बैठकी जवळ सार्वजनिक न्यास नोंदणी कार्यालय, बृहन्मुंबई विभाग, मुंबई, धर्मादाय आयुक्त भवन, सारमीरा इमारत, सास्मीरा रोड, वरळी, मुंबई ४०० ०३०
9	निवडणुकीसाठी उभे असलेल्या उमेदवारांची अंतिम यादी प्रसिध्द करणे.	दि. १६/०९/२०२५ दुपारी १२.०० ते संध्याकाळी ५.०० वाजेपर्यत स्थळ - तळ मजला, निरीक्षक बैठकी जवळ १. सार्वजनिक न्यास नोंदणी कार्यालय, बृह-मुंबई विभाग, मुंबई, धर्मादाय आयुक्त भवन, सास्मीरा इमारत, सास्मीरा रोड, वरळी, मुंबई ४०० ०३० येथील नोटीस बोर्ड
	मतदानाचा दिनांक व वेळ (मतदान स्थळ)	दि. २१/०९/२०२५ सकाळी ०१.०० ते ५.०० वा. स्थळ - श्री. बॉम्बे कांती भाटिया महाजन, १०१, उदय, राजावाडी हॉस्पिटलच्या समोर, राजावाडी रोब क्र. १, घाटकोपर (पूर्व), मुंबई ४०० ०७७
	मतमोजणी दिनांक व वेळ (मतदान स्थळ)	दि. २१/०९/२०२५ सायंकाळी ०६.०० पासून मतमोजर्ण संपेपर्यंत स्थळ - श्री. बॉम्बे कांती भाटिया महाजन, १०१, उदय, राजावाडी हॉस्पिटलच्या समोर, राजावाडी रोव क्र. १, घाटकोपर (पूर्व), मुंबई ४०० ०७७
_ 9 ੨	निकालाची घोषणा	दि. २१/०९/२०२५ मतमोजणी संपल्यानंतर स्थळ - श्री. बॉम्बे कांती भाटिया महाजन, १०१, उदय, राजावाडी हॉस्पिटलच्या समोर, राजावाडी रोज क्र. १, घाटकोपर (पूर्व), मुंबई ४०० ०७७

# सहा (६) आणि जास्तीत जास्त (११) अकरा विश्वस्ताची निवंड गुप्त मतदान पद्धती

- नुसार व त्याच्या कार्यकाळ तीन वर्षा करिता राहील. योजनेतील कलम्  $\iota$  (ब),  $\iota$  (फ),  $\iota$  (ई), १०, अनुसार उमेदवाराची पात्रता
- पडताळण्यात येईल. नॉमीनेशन (नामाकन) फॉर्म कुलम १५ (पधरा) नुसार असावा व तसे नसल्यास
- नामाकन फॉर्म रद्द करण्यात येईल
- एनवेळी येणाऱ्या परिस्थितीनुसार निवडणुक कार्यक्रमात बदल करावयाचा झाल्यास निवडणुक अधिकारी यानी घेतलेला निर्णय अतिम राहील

वरीलप्रमाणे निवडणूक कार्यक्रम आज दि. १०.०७.२०२५ रोजी घोषित करण्यात आला आहे सहायक निवडणूक अधिकारी श्री. बॉम्बे काती भाटिया महाजन निवडणुक निर्णय अधिकारी श्री. बॉम्बे काती भाटिया महाजन

#### Ghatkopar Branch:

Sandu Sanskar Building,Upper Ground Floor, Opp. Sarvoday Hospital, Lal Bahudar Shastri Marg Ghatkopar (W.), Mumbai - 400 086. Tel.: 022-2514 0903 / 25142242

#### **DEMAND NOTICE TO THE BORROWER/S** BR/GHATKO/RECV/2025-26 Date: 19.06.2025

### MR. PRAKASH BHUSHAN

to repay the dues of bank.

- 1. Shop No 01 .Ground Floor, admeasuring 43.21 Sq mtrs. . Building Name :- Neelkantl Exotica Co-Op HSG LTD, Plot No 88 & 89, Sector 21, Village Ulwe, Near Gurukripa Aramus Realty, Tal Panvel, Dist Raighad, Navi Mumbai 410206 , Maharashtra 2. Flat No A 901, Ruparel Garden Chs Ltd, Sector 23, Plot No C 23, Nerul, Navi Mumba
- Pin 400706 3. 01, Godvari Tiles & Bath, Supaul Bazar, Bhagat Singh Chowk, Biraul, Supaul, Darbhanga , Bihar, Pin 847203.

## Sub: Demand Notice under Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFAESI) Act, 2002 TO THE BORROWER/S.

The undersigned holding the post of Chief Manager in his capacity of the Authorised Officer of Central Bank of India under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest, 2002 (hereinafter called the 'SARFAESI Act', for the sake of brevity) hereby issues this notice to you as follows:

You are aware that at your request, you have been granted by Central Bank of India (hereinafter called 'Bank'), through its GHATKOPAR Branch, financial assistance as detailed columns 1 to 2 of Schedule A hereto. The said financial assistance was sanctioned, inter alia, against security interest created in favour of Bank by executing, inter alia, security documents in the manner as detailed

mentioned in Schedule 'B' along with details of property. That you did not operate the account and did not repay the dues of bank as per the terms of sanction and consequently, your account was classified a non performing asset w.e.f 18.06.2025 in accordance with the applicable guidelines issued by Reserve Bank of India from time to time. In spite of repeated requests by Bank, you have failed

The facility wise details of the amount due from you are mentioned in columns 3 to 9 of Schedule A hereto. The total amount due against you being the sum total of all the amounts due under various financial facilities, as detailed in columns 3 to 9 of schedule A hereto, comes to Rs. 75,25,772.00 i.e. Rupees Seventy Five lakh Twenty Five Thousand Seven Hundred Seventy Two Only with further interest at the applicable rate/s of interest mentioned in the Schedule A from the date of and you have defaulted in repayment of the entire said amount.

Therefore, you are hereby called upon under Section 13(2) of SARFAESI Act, to discharge your 0 liabilities in full by paying the entire amount due being Rs. 75,25,772.00 i.e. Rupees Seventy Five lakh Twenty Five Thousand Seven Hundred Seventy Two Only with further interest at the applicable rate/s of interest mentioned in the Schedule A from the date of notice till the date of full and final payment along with incidental expenses charges and costs recoverable from you as per terms of contract and/or as per law within sixty days from the date of this notice

If you fail to repay to the Bank the total dues which you have been called upon to pay hereinabove the Bank will exercise all or any of the rights available to it under the rovisions of the SARFAESI Act read with the Rules framed thereunder.

You are also put on notice that in terms of Section 13(13), you are legally bound not to transfer the secured assets detailed in Schedule 'C', by way of sale, or otherwise, without obtaining prior written consent of the bank Your attention is also drawn to Section 29 of SARFAESL Act which provides that any

contravention of provisions of this SARFAESI Act amounts to an offence punishable with imprisonment up to one year or fine or both. This notice of demand is issued without prejudice to and shall not be construed as waiver of any other rights or remedies which the bank has already exercised and/ or may exercise, including any legal action for recovery of the said dues and also for

further demands for the sum that may be found /fall due and payable by you to us Your attention is drawn to the provisions of Section 13(8) of the SARFAESI Act, 2002 in respect of time available to you to redeem the secured assets

# (Authorised Officer

Schedule-'A'-							
Details of financial facilities sanctioned & availed & the details of the amount due							
SN		Pa	rticulars	3			
1.	Type of availed	financial	facility	sanctioned	and	Cent Shop Term Loan Account No 5610639549	
<u> </u>	Amounto	f the fines	aial faail	lity constions	٨	Do 75 00 000 00	

- 1	OIN	raiticulais	
١	1.	Type of financial facility sanctioned and availed	Cent Shop Term Loan Account No 5610639549
١	2.	Amount of the financial facility sanctioned	Rs. 75,00,000.00
١	3.	Total amount of ledger balance outstanding on the date of notice	Rs. 73,44,450/-
١	4.	The date up-to which the interest has been charged in the ledger	20/03/2025
	5.	Amount of interest Excluding Penal Interest, if any, from the date the interest was last charged in the ledgerto the date of notice	Rs. 1,81,322.00
	6.	Rate of interest with periodicity of compounding at which amount in column (5) has been calculated	8.85 % compounded monthly
	7.	Amount of penal interest charged without compounding from the date the penal interest was last charged up to date of notice.	Rs. 266.00
١	8.	Incidental expenses, charges, and costs , if any, as per law/terms of sanction	Nil
١	9.	Total amount due up to the date of noticed (without penal interest)	Rs. 75,25,772.00
- 1			

SN	Name of Document	Dt. of Execution	
		TL Documents	
1	LOAN AGREEMENT FOR RS.75,00,000.00/-	01/06/2024	
2	LETTER OF INTEREST VARIATION	01/06/2024	
3	CONSENT CLAUSE BY BORROWERS	01/06/2024	
4	LETTER OF DEPOSIT OF CHEQUES	01/06/2024	
5	SUPPLEMENTARY AGREEMENT	01/06/2024	
6	DECLARATION & UNDERTAKING	03/06/2024	
7	MEMORANDUM OF ENTRY	03/06/2024	
8	GUARANTOR CONSENT LETTER	03/06/2024	

#### Schedule-'C' (Detailed description of the secured asset/ Mortgaged Property/ Hypothecated Goods)

# Movable Assests:

**Enclosed: Statement of Account** 

Immovable asset -Complete detailed description of Immovable property Land and Building and details of the title deed with its boundariesShop No 01 ,Ground Floor, admeasuring 43.21 Sq mtrs. , Building Name :- Neelkanth Exotica Co-Op HSG LTD, Plot No 88 & 89, Sector 21, Village Ulwe, Near Gurukripa Aramus Realty, Tal Panvel, Dist Raighad, Navi Mumbai 410206 , Maharashtra, East :11 Meter Wide road, West-Plot No 87, North:- 30 meters Wide road South Plot No 90

Agreement for Sale dated 18/05/2024 registered on 18/05/2024 under SI.No.PVL 5-7759-2024.

(Nitish Kumar)

Mumbai Samachar Marg,Fort, Mumbai -400001 Tel: 022-22675899, Email:-legal\_mcr@mahabank.co.ii Head Office:-Lokmangal, 1501, SHivajinagar, Pune-5 **CORRIGENDUM** 

Mumbai South Zone: 2nd floor, Janmangal, 45/47,

# Please refer to the E- Auction sale notice published in edition dated 17.12.20

Newspaper Free Press Journal (English)and Navshakti (Marathi). Publish 18.12.2024 in Silvassa Mirror in English( Silvassa cover Dadra nagar haveli) Janadesh Silvassa in Marathi ( Silvassa cover Dadra nagar haveli) Please read Lot No. 91, MUMBAI GOKHALE ROAD BRANCH, M/S Sachi Moldin

Solutions Private Limited, Type of possession as Symbolic Possession Proper Description: Land and building (admeasuring area 3405.72 Sq. Mtrs) along w Plant & Machinery installed at Plot No 7 Survey No (New 130) Old Survey 33/2/2/2 admeasuring area of 6178 Square Meters, Plot No 12 Survey No (New 12 Old Survey No 33/1/2/1 admeasuring area 554 Square Meters, Plot No 13 Survey (New 125)Old Survey No 33/1/2/1 admeasuring area 1197 Square Meters, Plot 14 & 15 (Currently used as road) Survey No (New 133) old Survey No 33/1/2 Admeasuring area of 1239 Square Meters Village Dadra, Waghdhara Road, Ne Jalaram Mandir, Silvasa, Dadra and Nagar Haveli 396230 All other contain are same.

Date: 10.07.2025 Place: Mumbai

UNION BANK OF INDIA Turner Road Branch



191,192, Laxmi Apartment, Turner Road, Bandra West, Mumbai-400050 Email- ubin0541451@unionbankofindia ban Mob: 8369441450

# The Borrower/Partner/Co-Borrower/Mortgager/Guarantor

M/s Parigul 203 2nd Floor, Garage Galli, Plot FP No 555-2, Sai Gopal, Kakasaheb Gadgil Marg,Da Vest-400028

**DEMAND NOTICE UNDER SEC.13 (2)** 

Mr. Bosi Akhatar Mohammed Jaheer B 55/1/3, Grd Floor, Social Nagar KK, 90 Feet Road, Krishnan Menon Marg, Dhan

nd created security interest by way of :

414506650000324

RUBY SHAMIM KHAN

SHAMIM MEHMOOD KHAN

Mumbai- 400017 Mr. Shamim Mehmood Khan

301, Ashirwad Manzil, Sonali Hotel Road Nr, Mira Road East, Thane-401107

Mrs. Ruby Shamim Khan Flat 301, 3rd Floor, Ahirwad Manzil, Mira Road, Mira Road East, Thane 401107

Notice under Sec.13 (2) read with Sec.13 (3) of Securitisation and Reconstruction of

Financial Assets and Enforcement of Security Interest Act, 2002. You the addressee herein have availed the following credit facilities from our Turner Road Bandra West Branch and failed to pay the dues/instalment/ interest / operate the accounts atisfactorily and hence, in terms of the RBI guidelines as to the Income Recognition and Prudential Accounting Norms, your account/s has/have been classified as Non-Performing Asset as on 04/06/2025. As on 18.06.2025 a sum of **Rs 48,87,695.62 (Rupees** 

Forty-Eight Lacs Eighty Seven Thousand Six Hundred Ninety Five and paise Sixty Two Only) is outstanding in your account/s.
The particulars of amount due to the Bank from you in respect of the aforesaid account/s

Facility	as on date of NPA i.e. as on 04/06/2025	interest	(Simple) till 18.06.2025	incurred by Bank	Total Dues		
CashCredit (Hypothecation) A/cno.4145050 10050033	10,02,001.102	27,708.00	7,180.00	-	48,87,695.62		
Total Dues	48,52,807.62	27,708.00	7,180.00	-	48,87,695.62		
To secure the repayment of the monies due or the monies that may become due to the Bank, M/s PARIGUL, Mr. BOSI AKHATAR MOHAMMED JAHEER, Mr. SHAMIM MEHMOOD KHAN and Mrs. RUBY SHAMIM KHAN had /have executed documents on 12/09/2022							

Mortgage of immovable property described herein below Property Owner Gala No. 101, area admeasuring 1411 Sq Fts (Built Up area), Mr. Shamim building known as "Siddhi" in Square Industrial Park, Building Mehmood Khan No. 2, and constructed on all that piece and parcel of land bearing Survey No. 23/2, 24/1, 2, 3 lying being situated at village Sativali

and within the taluka limits of Vasai and in the registration Distric of Palghar and in the Sub Registration District of Vasai. Property Residential Flat No.304, on the 3rd floor, admeasuring 54,60 Mrs. Ruby sq. mtrs.(Carpet area) Building No/Type "B" in the building known Shamim Khar as "Anjani Enclave", Constructed on all the piece and parcel of land bearing old Survey no 546, New Survey no .35, Hissa No. 3(PT), lying being Situated at Village Bhayandar, Taluka and District Thane, in the registration district of thane and within the limits of Mira Bhayander Municipal Corporation.

\*The following loans are also secure with the property(s) mentioned above, bank reserve its right to adjust the amount for loans as and when required Property Loan account name Secured Ioan Nature of Ioan Current O/s as or Amount (Rs) 7/06/2025 (Rs) and account no. LAILA CREATION 50,00,000/- Cash Credit 49.54.305.19 414505010050040 (Hypothecation PURE GUL 40,00,000/- Cash Credit 38,47,262.66 414505010050042 (Hypothecation RUBY SHAMIM KHAN 40,37,000/-39,79,717.38 Housing loan-SHAMIM MEHMOOD KHAN Term Loan

12,60,000/- Mortgage Plus-

Term Loan

414506920000004							
Therefore You are hereby called upon	in terms of sec	ction 13(2) of the	Securitisation and				
Reconstruction of Financial Assets and enforcement of Security Interest Act, 2002, to pay							
a sum of Rs 48,87,695.62 (Rupees Forty-Eight Lacs Eighty Seven Thousand Six Hundred							
Ninety Five and paise Sixty-Two Only) together with further interest and charges at the							
contractual rate as per the terms and conditions of loan documents executed by you and							
discharge your liabilities in full within 60 days from the date of receipt of this notice, failing							
which, we shall be constrained to enforce	ce the aforesaid	I securities by exe	ercising any or all of				
the rights given under the said Act.							
As per section 13 (13) of the Act, on r	eceipt of this n	otice you are res	trained /prevented				

from disposing of or dealing with the above securities without the consent of the bank. Your attention is invited to provisions of sub-section (8) of Section 13 of the SARFAESI i respect of time available, to redeem the secured assets.

For Union Bank of India Authorised Office

12,75,757.04

# FORM A PUBLIC ANNOUNCEMENT

OUNCEMENT
ncy and Bankruptcy Board of India
Persons Regulations, 2016) (Under Regulation 6 of the Insolvency and Bankruptonsolvency Resolution Process for Corporate Persons)

### FOR THE ATTENTION OF THE CREDITORS OF A NEO CAPRICORN PLAZA PRIVATE LIMITED

4		RELEVANT PARTICULARS					
d I	1.	Name of Corporate Debtor	Neo Capricorn Plaza Private Limited				
	2.	Date of incorporation of Corporate Debtor	12 January 2004				
Ί.	3.	Authority under which Corporate Debtor	Registrar of Companies, Mumbai				
Т		is incorporated/registered					
П	4.	Corporate Identity Number/Limited Liability	U55102MH2004PTC187649				
ı		Identification Number of Corporate Debtor					
ı	5.	Address of Registered Office and Principal	Raheja Chambers, 4th Floor Linking Road And				
L		Office (if any) of the Corporate Debtor	Main Avenue, Santacruz-West, Mumbai,				
ı			Maharashtra, India, 400054				
ı	6.	Insolvency Commencement Date in	08 July 2025				
ı		respect of the Corporate Debtor					
L	7.	Estimated date of closure of Insolvency	04 January 2026				
L		Resolution Process					
ı	8.	Name and registration number of the	Name: Jayesh Natvarlal Sanghrajka				
ı		Insolvency Professional acting as interim	Registration Number:				
ı		resolution professional	IBBI/IPA-001/IP-P00216/2017-2018/10416				
L	9.	Address and email of the interim resolution	Registered Address:				
ı		professional, as registered with the Board	405-407, Hind Rajasthan Building, D. S. Phalke				
ı			Road, Dadar East, Mumbai 400014				
J			Email id: jayesh.sanghrajka@incorpadvisory.in				
-	10.	Address and email to be used for	Correspondence Address:				
l		correspondence with the Interim	Incorp Restructuring Services LLP				
l		Resolution Professional	405-407, Hind Rajasthan Building, D. S. Phalke				
l			Road, Dadar East, Mumbai 400014				
l			Correspondence Email id:				
l	ļ.,		cirp.neocapricorn@gmail.com				
1		Last date for submission of claims	22 July 2025				
l	12.		Not Applicable				
l		(b) of sub - section (6A) of section 21,					
l		ascertained by the Interim Resolution					
l	40	Professional	NI at A a Paulista				
ı	13.	Name of Insolvency Professionals	Not Applicable				
l		identified to act as Authorized					
		Representative of Creditors in a class					
ı	4.4	(Three names for each class)	(-) Web link for decoderable a discrete				
ı	14.	(a) Relevant Forms and	(a) Web Link for downloading claim forms:				
		(b) Details of Authorized	https://ibbi.gov.in/en/home/downloads				
	•	Representatives are available at:	(b) Not Applicable				

CAPRICORN PLAZA PRIVATE LIMITED on 08 July 2025 vide order no. CP (IB) N 299/MB/2023. The creditors of NEO CAPRICORN PLAZA PRIVATE LIMITED, are hereby called upon to submit their claims with proof on or before 22 July 2025 to the interim resolutio

rofessional at the address mentioned against Entry No. 10. ncial creditors shall submit their claims with proof by electronic m

ubmission of false or mis leading proofs of claim shall attract penalties Jayesh Natvarlal Sanghrajk Interim Resolution Professional in the matter Date: July 10, 2025 Place: Mumbai

Neo Canricorn Plaza Private I imit Registration Number: IBBI/IPA-001/IP-P00216/2017-2018/10416 AFA No. AA1/10416/02/311225/107388 valid till December 31, 2025

[See Regulation-15 (1)(a)]/16(3) **DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3)** 1st Floor, MTNL Telephone Exchange Building ,Sector -30 A, Vashi, Navi Mumbai-400703

Case No.: OA/316/2024 nons under sub-section (4) of section 19 of the Act, read with sub-rule (2A) of rule 5 of the Debt Recovery Tribunal (Procedure) Rules, 1993,

CANARA BANK

YOGESH KIRANA STORE

(1) YOGESH KIRANA STORE SHOP NO. 29, OPP. POLICE LINE, BIRLA COLLAGE ROAD, KALYAN WEST, THANE, PINCODE - 421301, MAHARASHTRA Also At

BUILDING NO. 58, ROOM NO. 1000, MHADA PANCHRATNA SOCIETY, KALYAN WEST, THANE, MAHARASHTRA-421301 Also At FLAT NO. 103, 1st FLOOR, A WING, GANESHA CHSL, SURVEY NO. 13/2(P)3, 7(P)

VILLAGE CHIKANGHAR SOMAN SUN CITY, BRILA COLLEGE ROAD, KALYAN WEST, THANE MAHARASHTRA-421301 (2) MR. DADA DNYANDEV PANSARE SHOP NO. 29, OPP. POLICE LINE, BIRLA COLLAGE ROAD, KALYAN WEST, THANE,

MAHARASHTRA-421301

AT BUILDING NO. 58, ROOM NO. 1000, MHADA PANCHRATNA SOCIETY, KALYAN WEST, THANE MAHARASHTRA-421301 Also At. FLAT NO. 103, 1st FLOOR, A WING, GANESHA CHSL, SURVEY NO. 13/2(P)3, 7(P)

VILLAGE CHIKANGHAR SOMAN SUN CITY, BRILA COLLEGE ROAD, KALYAN WEST THANE MAHARASHTRA-421301 (3) MR. RAMDAS DNYANDEV PANSARE S/O SHRI DNYANDEV PANSARE, 1/B-607, SHREE KRISHNAPURAM CHSL, NEW ZOJWALA PETROL PUMP, SHAHAD WEST, KALYAN, THANE MAHARASHTRA-421103

SUMMONS WHEREAS, OA/316/2024 was listed before Hon'ble Presiding Officer/Registrar on

WYICKEAS, 04316/2024 was listed belofe from the Presiding Office/ricegistal on 03/04/2024.

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. 2037538.99J- (application along with copies of documents etc. annexed).

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

directed as under:-(i) to show cause within thirty days of the service of summons as to why relief prayed for

(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 amplication.

and properties specified or disclosed under serial number 3A of the original application and properties specified or disclosed under serial number on or the original approach without the Prior approval of the Tribunal: (i) 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 account 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 18/08/2025. at 10:30 A.M. failing which the application shall be heard and decided in your absence.

Given under my hand and the seal of this Tribunal on this date: 22/07/2024

(Seal) Signature of the Officer Authorised to issue summo

DRT-III, Mumbai

Note :Strike out whichever is not applicable