## FORM NO. RSC-4 Pursuant to rule 3(3)

Before the National Company Law Tribunal Bench at Mumbai Company Petition No. 66/MB/2025 Kirtanlal Engineering Private Limited - Applicant **Publication of Notice** 

Notice may be taken that an application was presented to the Hon'ble National Company Law Tribunal at Mumbai Bench ("Tribunal"), on the 25th day of February 2025 for confirming the reduction of the share capital of Kirtanlal Engineering Private Limited ("Company") from Rs. 9,49,58,600 to Rs. 9,23,19,530.

The notices to individual creditors have been issued. The list of creditors prepared on the 12th day of February 2025 by the Company is available at the registered office of the Company for inspection on all working days during 11:00 A.M. to 4:00 P.M. between Monday

If any creditor of the Company has any objection to the application or the details of the list of creditors, the same may be sent (alongwith supporting documents) and details about his name and address and the name and address of his Authorized Representative, if any, to the undersigned at Gat No. 1093/1 & 1093/2, Chakan Shikrapur Road, Village Karandi, Pune, Maharashtra, India - 412208 within three (3) months of date of this notice

If no objection is received within the time stated above, entries in the list of creditors will, in all the proceedings under the above petition to reduce the share capital of the Company be treated as correct

It may also be noted that a hearing has been fixed for Tuesday, 22nd day of July 2025 on which the Tribunal shall hear the application. In case any creditor intends to attend the hearing he should make a request along with his objections, if any.

(SARFAESI Act) 2002, READ WITH PROVISO RULE 8(6) & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES 2002.

of the Bank will be held on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" on the date as prescribed as here under.

Authorised Representative for the Company

**Ujjivan Small Finance Bank** 

Registered Office: Grape Garden, No.27, 3rd "A" Cross, 18th Main, 6th Block, Koramangala, Bengaluru-560095, Karnataka. Regional Office: 7th Floor, Almonte IT Park, Sr. No. 8, Kharadi-Mundhwa Bypass, Village Kharadi, Pune-411014.

PUBLIC NOTICE FOR SALE UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT

The undersigned as authorised officer of Ujjivan Small Finance Bank Ltd., has taken possession of the following property in exercise of powers conferred under section 13(4) o

the SARFAESI Act. The Borrower in particular and public at large are informed that Public auction of the mortgage properly in the below mentioned account for realisation of due

Description of the Immovable Property: All that piece and parcel of F.S.I rights of construction of Proposed Gala admeasuring about 2155 sq.ft built up area equivalent to

200,28 sq.mtr. Ir thereabouts bearing Propsed Gala No. 209 on second floor of building No. B-9 at "Pritesh Complex", Val constructed on land bearing S No. 71, H No. 1/4 at

rillage Val, Taluka BHiwandi District Thane Sub Division and Sub Registration Office BHiwandi and Division and District Thane and Zilla Parishad Thane owned by

Description of the Immovable Property: All the premises of small Fruit Gala No. 973 in APMC Fruit Market, Block N, adm. 28.125 Sq. Mtrs. i.e 300 Sq. ft. consisting of 200 Sq. Ft.

or thereabout on Ground Floor & 100 Sq. Ft. on the 1st Floor of the Building situated on land known as Plot No. 3 and 7, Sector 19, Vashi Node, Navi Mumbai out of Gut No. 796 lying

Description of the Immovable Property: Flat No. 302, on 3rd Floor, area admeasuring - 556 sq. feet (Built up Area), in the building known as "Regency Galaxy", constructed

on - C.D. hold land of portion of U. No. 68 of Sheet No. 66, bearing Part of C.T.S. No. 26874, Khata No. New Serial No.: 53/2111 of Ward No. 53, situated at Village - Ulhasnagar 5, Taluka - Ulhasnagar, District - Thane, Maharashtra, within the limits of Ulhasnagar Municipal Corporation

Description of the Immovable Property: All the piece & parcel of FLAT No. 05, on Ground Floor, in Building No. 1 of MAULI PARK, situated at Survey No. 5, Hissa No. 1, a Village- Nandivali tarfe Ambarnath, Taluka- Kalyan, Dist- Thane. Land bounded by East- Building of Dunda Ganu & others, West- Open Land of Narayan govind & others

Description of the Immovable Property: Unit No. 207/2, admeasuring about 1680 Sq. Ft., Behind Garden, Near Dilli Darbar Dhaba, Off. Nashik Road, bearing Survey No

Description of the Immovable Property: All that piece and parcel of property being Flat no. 12, 2nd Floor, Area admeasuring 550 sq. ft. built up are in the Wing/building No. D3 Complex known as Trivedi Nagar m Shri Ramkrupa Housing Society Ltd, constructed on Survey No. 7, Plot No. D, situated at Saravali, Tal. Palghar, Dist. Palghar.

Description of the Immovable Property: All piece and parcel of residential Flat bearing Flat No. 4, on first floor, bearing MH.No. 962/19. Shoeb Apartment, New Gauripada

Description of the Immovable Property: Flat No. 002 admeasuring 400 Sq.Fts. Built up area i.e. 37.17 Sq.Mtrs. On ground floor of "Sudama Srushti" consisting of Ground + 5

(Five) upper floors (with lift) situated at Nandivali. Dombiyali East and standing on, land totally admeasuring 2500 Sq. Mtrs. out of which 250 Sq. Mtrs. have been allotted for development bearing Survey No. 74, Hissa No. 1 Part, Village Nandivali Tarfe Panchanand in the Registration Dist. Thane, Sub District Kalyan within the limit of Klayar

1) Description of the Immovable Property: All that Residential premises bearing Flat No. 205, Second Floor, admeasuring area 419 Sq. Ft. i.e. 38.94 Sq. Mtrs. Built-up in the

2) Description of the Immovable Property: All that Residential premises bearing Flat No. 206, Second Floor, admeasuring area 312.45 Sq. Ft. i.e. 29.03 Sq. Mtrs. Built-up in

the Building named as "Sai Dham Apartment" which is constructed on land bearing S. No. 48 (Old S. No. 73/2), Hissa No. 2, Plot No. 15, Situated at Village Boisar, Tal. & Dist

3) Description of the Immovable Property: All that Residential premises bearing Flat No. 207, Second Floor, admeasuring area 312.45 Sq. Ft. i.e. 29.03 Sq. Mtrs. Built-up in

the Building named as "Sai Dham Apartment" which is constructed on land bearing S. No. 48 (Old S. No. 73/2), Hissa No. 2, Plot No. 15, Situated at Village Boisar, Tal. & Dist

Earnest Money Deposit (EMD) in INR (Should be paid through Demand Draft in favour of "Ujjivan Small Finance Bank Ltd."),

. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their own

independent inquiries regarding the encumbrances, title of property/ ies put on auction and claims/ rights/ dues/ effecting the property, prior to submitting their bid

The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being solo with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way fo

2. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property/ies put or

l. The E-Auction will be conducted through Ujjivan Small Finance Bank approved E-auction service provider - M/s C1 India Pvt. Ltd.,. Contact person – Prabakaran M - ( Mob No.7418281709). The intending bidders are advised to visit https://www.bankeauctions.com or https://www.ujjivansfb.in/e-auctions for the details of the properties in the website and for taking part in the bid they should register their names at portal https://www.bankeauctions.com 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. C1 India Pvt. Ltd., Helpline Number's-7291918824, 25, 26 support email id:- support@bankeauctions.com 5. Property shall be sold to the highest bidder / offered, subject to acceptance of the bid by the secured creditor, i.e., Ujjivan Small Finance Bank Ltd. However, the undersigned has the absolute discretion to allow inter-se bidding if deemed necessary. The Authorised officer has the discretion to accept or reject any offer / Tender withou

Wayale Nagar, Kalyan - 421301 (Sr. No. 1, 2, 3, 4, 5, 6, 7, 8 & 9) (Contact Details: Krishna Singh - 7767847584, Bhakti Nena - 9224471494)

Place of submission of bids: Ujjivan Small Finance Bank Ltd., Nanak Appartment, Next to Hotel Zaika, Near Khadakpada Circle, Kalyan Murbad Road,

uilding named as "Sai Dham Apartment" which is constructed on land bearing S. No. 48 (Old S. No. 73/2), Hissa No. 2, Plot No. 15, Situated at Village Boisar, Tal. & Dist

Survey No. 43/15, 43/16, 44/2, 45/1, Plot No. 10, Village Narpoli, Bhiwandi, Dist: Thane. Bounded as under: East: Gully, West: Passage, South: Road, North: Layout Raod

being and situated at Village Turbhe, Taluka and District Thane are bounded by : North : Gala No. N-978; South : Gala No. N-968; East : Gala No. N-974; West : Gala No. N-972.

Name of Borrower/ Co-Borrower

/ Guarantor/ Mortgagor

1) Pooppandiyan Sella Thevar S/o Sellathevar, 2) Meenal Poopandi W/o Poopandi,

B) P Mareeshwaram S/o Poopandi, All are residing at Shantaram Nagar R No. 17 on Sa

Appartment Vitava Thane - 400605. 1) also at New Laxmi Art, House No. 382, Gala No. 11,

Floor Bldg No. A-2, Jayram Complex Kalwargao, Bhiwandi , Thane, Maharashtra - 421302. And **also at** 31, Mangalam, Kadaladi Taluk, Kadaladi, Ramanathapuraam, Tamil Nadu - 623

703. 2) & 3) also at 1/307, Mela Theru, Kadlai, Kadaladi, Ramanathapuram, Tamil Nadu -

1) M/S Baburao Haribhau Thorve & CO, Residing at N-973, APMV Market, Fruit Sec. Sector-19, Turbhe, Navi Mumbai - 400705. 2) Mr. Prashant Ulhas Thorve, 3) Mrs. Asha

Prashant Thorve, both are residing at Maharaj Building, 1st Floor, Room No. 9, 45/49,

1) Mr. Shewak Udhavdas Wadhwa, 2) Mrs. Anjali Shewak Wadhwa, both are residing at

Flat No. 302, Regency Galaxy, Gandhi Road, Ulhasnagar 5, Ulhasnagar, Thane - 421005

1) Rajendra Dattatraya Vyas, 2) Kavita Rajendra Vyas, both are residing at Flat No. 05,

Ground Floor, Building No. 1, Mauli Park, Talav Road, Near Dwarka School, Kalyan East,

One, Kanchan Pushpa Complex, Opp. Suraj Water Park, Kavesar, Ghodbandar Road,

Thane - 421306 and **also at** 1/5, Ma Santposhi Colony, Shankar Pawshe Road, Hanuman Nagar, Katemanivali, Kalyan, Thane - 421306. 1) **also at** C/o. Puranik Builders Ltd, Puraniks

1) Shahabuddin Full Mohmmad Ansari, 2) Mrs. Noorjahan Shahabuddin Ansari, both

are residing at Room No. 382, Nadi Naka, Mahada Colony, Wada Road, Bhiwandi, Thane

1) Mr. Dharmesh Baba Yadav, 2) Mrs. Chanda Devi Dharmesh Yadav, both are residing at

Flat No. 101, 1st Floor, boisar, Tal. Palgharboisar, Tal. Palghar Thane, Maharashtra 401501

and also at Room No. 2, Dandi Pada, Yadhav Chawl, Sai Nagar, Shigaon, Maharashtra -

Flat No. 4, MH.No. 962/19, Shoeb Apartment, New Gauripada, Survey No. 43/15, 43/16, 44/2, 45/1, Plot No. 10, Village Narpoli, Bhiwandi, Dist: Thane, Maharashtra-421308

1) Minita Manohar Khapane, 2) Divakar Dattatray Mugutrao, both are residing at Room

No. 002, Sudama Shrushti Cooperative Housing Society Ltd. (Apartment), Ground Floor, Nandivali Tekdi, Bamndev Road, Dombivali East, Thane, Maharashtra - 421201. 1) also at

Nangarfale, Wadi, Near Datta Mandir, Prabhanvalli, Taluka- Lanja, Dist- Ratnagiri- 416701

2) Lakshmi Dharmchandra Hingad D/o Lalu Chavan, both are residing at Flat No. 106, 1st

Floor, B Wing, Rishab Complex, B P Road, Goddev Naka, Bhayander E, Thane,

and also at May Print Solution, 1 Safiraj Sadan, Plot No. 36, Near vashi Railway Station,

1) Mr. Mohd Farahim Khan, 2) Mrs. Anwar Jahan Khan, both are residing at

Bora-Bazar Street, Bhatia Baug, Opp. G.P.O., Fort, Mumbai - 400001.

PUBLIC AUCTION NOTICE

Nandwall (W), Mumbal-400007, admeasuring, 30 sq meters (built up), My client further state that, her Husband was the original Owner died intestate on 02.03.2018, and post that, my client has executed Release Deed dated 06.05.2025, vide Registration Document No. MBE 4-9117-2025 with respect to the said

My client states that, she is negotiating for Sale of the said Room with Mr Shankar Ellanna Dubbaka and Vijaya Shankar Dubbaka My client state that,the said Room premise

and if any person/s and/or any financial institutions have any objection,by way of inheritance, Share, Mortgage or encumbrance and, he/she/they shall submit their objection, and claim within 15 days of Publication of this Notice along with the documentary evidence, in the below mentioned Advocate's address, after the expiry of 15 days No Claim shall be entertained and she will free to sale the above

Sector-V, Charkop, Kandivali (W), Mumbai-400067. Mobile No.9930923876

Reserve Price

EMD in INR

Rs.38.79.000/

Rs.3,87,900/-

07.12.2024 Rs.1,21,50,000

25.02.2025 Rs.40,03,000/

20.01.2025 Rs.12,86,000/-

20.01.2025 Rs.32,61,000/-

30.01.2025 Rs.14.03.000/

22.02.2025 Rs.10,18,000/-

10.12.2024 Rs.11,63,000/-

25.01.2025 1)Rs.6,30,000/

Rs.12,15,000/

Rs.4.00.300/-

Rs.1,28,600/-

Rs.3,26,100/-

Rs.1.40.300/-

Rs.1,01,800/-

Rs.1,16,300/-

Rs.63,000/-

2) Rs.6.30.000

Rs.63,000/-

3) Rs.6,30,000

Rs.63.000/-

Date of

Possession

17.01.2025

13(2) Notice Date/

Outstanding Due

(in Rs.) As on

25.10.2023 /

18,74,323.96

as on 19.10.2023

25.11.2022 /

Rs.

38,19,593.68

as on 23.11.2022

Rs. 37,71,577.91

as on 11.07.2022

04.07.2022

14 52 288 06

as on 02.07.2022

04.07.2022

Rs. 21,97,846.24

as on 07.06.2022

11.10.2021 / Rs.22,19,810.00

as on 29.09.2021

03.02.2020

/ Rs 5 20 487 00

as on 23.12.2019

27.03.2023

21,21,148.84

21.02.2023

06.10.2022

35,97,580.71

as on 17.09.2022

02.06.2025 & 20.06.2025 Between 11AM to 4PM

24.06.2025 between 11 AM to 05 PM

25-06-2025 from 11:00 AM to 2:00 PM

## PUBLIC NOTICE FOR SANTACRUZ **BRANCH RELOCATION**

DCB BANK DCB Bank Limited hereby informs customers and public at large of the change

of address for the Santacruz Branch. **Existing Address New Address** Shri Vikas CHS Ltd., 60-B Shop No. 01, Ground Floor Linking Road, Junction of North Monarch West View, Plot No. 71A Avenue, Santacruz (West) Saraswati Road, Santacruz (West) Mumbai - 400054 Mumbai - 400054

The existing branch shall remain operational up to Friday, 11th July, 2025 till the close of business day and will begin to operate at the new address the next working day. All the existing services and facilities shall remain unchanged and will continue at the new address from 14th July 2025, or immediately thereafter. For clarification kindly contact Mr. Pramod Chikhale - Branch Service Operations Manager, cellphone 99305 17668 or email pramod.chikhale@dcbbank.com or DCB Customer Care at customercare@dcbbank.com

DCB Bank Limited

## IN THE PUBLIC TRUSTS REGISTRATION OFFICE. GREATER MUMBAI REGION, MUMBAI

Dharmadaya Ayukta Bhavan, 1st Floor, Sasmira Building, Sasmira Road, Worli, Mumbai- 400 030.

PUBLIC NOTICE OF INQUIRY
Change Report No. ACC/ VII/ 2317/ 2025
Filed by Mufaddal Aziz Fatehi In the matter of "SAIFEE AMLAAK TRUST" (MUMBAI) P.T.R. No. E-36695 (Mumbai)

All concerned having interest: WHEREAS THE Reporting trustee of the above trust has filed a Change Report under Section 22 of the Maharashtra Public Trusts Act, 1950 for bringing the below described property on the record of the above named trust and an inquiry is to be made by the Hon'ble Assistant Charity Commissioner-VII, Greater Mumbai Region, Mumbai viz.

1) Whether this property is the property of the Trust ? and could be registered in the name of the above Trust ?

DESCRIPTION OF THE PROPERTY: To take on record property acquired by the trust vide registered Conveyance Deed as follows:

Nature of property: All that piece and parcel of Non-Agricultural Plot of land bearing Final Plot No. 112 of Draft T.P. Scheme (Sultanabad), Survey No. 90, Account No. 8, At Village-Sultanabad, Tal.-Majura, Dist.-Surat. Area: Admeasuring aggregate area of 18008 sq.mtrs. (Final Area as per Plot is 17995 sq.mtrs.)

Date of Conveyance Deed: 29/03/2023 Sr. No.: 7805/2023

Consideration Amount: Rs. 67,80,00,000/-Registration Fee: Rs. 67,80,000/-Page Fee: Rs. 2,600/-Stamp Duty: Rs. 3,32,22,000/-Total Cost: Rs. 71,80,04,600/-

District & Sub-district:
Sub Registrar Office-Surat-1 City, Athva Killa, Chow Bazar
Surrounded by:
North- Land of Block S. No. 93:
South- Plot of Block/

North-Land of Block S. No. 93: South- Plot of Block/S. Nos. 87 & 89; East- Dumas Bhimpore Public Road; West-Land of Block S. Nos. 127 & 128

This is to call upon you to submit your objections, if any, in the matter before the Hon'ble Assistant Charity Commissioner- VII, Greater Mumbai Region, Mumbai at the above address in person or through a pleader within 30 days from the date of publication of this notice. Failing which the change report will be decided and disposed of on its own merits.

Given under my hand and seal of the Joint Charity Commissioner, Greater Mumbai Region, Mumbai.

This 29th day of the month of April, 2025.

(Seal)

(I/C) Superintendent - (J), Public Trusts Registration Office, Greater Mumbai Region, Mumbai

DATE:15.04.2025



REF: CB8358/BR3501/13-2/183/2025/SM SRI.SURESH CHANDRA PRAJAPATI (BORROWER)

ADDRESS 1:DENNIS COMPUND .CHAWL NO.4, ROOM NO.2, SAVARKAR NAGAR, THANK

WEST-4-000006
Subject: NOTICE UNDER SECTION 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (SARFAESI ACT, 2002) READ WITH SECURITY INTEREST (ENFORCEMENT) RULES, 2002 AS AMENDED FROM TIME TO TIME.

The undersigned being the authorized Officer of Canara bank, LOUISWADI (3501)BRANCH branch (hereinafter referred to as "the secured creditor"), appointed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security interest Act, 2002, (hereinafte referred as the "Act") do hereby issue this notice to you as under: That SRI.SURESH CHANDRA PRAJAPATI (BORROWER)(hereinafter referred to as "THE

BORROWER") have availed credit facility/ facilities stated in Schedule A hereunder and have entered into the security agreements in favour of secured creditor.

While availing the said credit facilities, you have expressly undertaken to repay the loan amoun

n accordance with the terms and conditions of the above mentioned agreements That , SRI.SURESH CHANDRA PRAJAPATI (BORROWER) hereinafter referred to as "the BORROWER") have guaranteed the payment on demand of all moneys and discharge all obligations and liabilities owing or incurred to the secured creditor by the borrower for credit facilities up to the limit of Rs. 12,15,000 (RUPEES TWELVE LAKHS FIFTEEN THOUSAND

You (The Person mentioned in Schedule B) are also entered in to agreements against the secure

assets which are detailed in Schedule B hereunder.

However, from 09.01.2025 the operation and conduct of the said financial assistance/ credit facilities have become irregular. The books of account maintained by the secured assets shows that the liability of the borrower towards the secured creditor as on date amounts to Rs. 10,18,621.75 (RUPEES TEN LAKHS EIGHTEEN THOUSAND SIX HUNDRED TWENTY ONE & SEVENTY FIVE PAISA ONLY), the details of which together with the future interest rate are stated in schedule C hereunder. It is further stated that the borrower/Guarantor having failed to keep up with the terms of the above said agreement in clearing the dues of the secured creditor within the time given, and have beenevasive in settling the dues. The operation and conduct of the above said financial assistance/ credit facility having come to a standstill and as a consequence of the default committed in repayment of principal debt. Installment and interest thereon, the secured

The secured creditor to through this notice brings to your attention that the borrower has failed and neglected to repay the said dues/ outstanding liabilities and hence hereby demand you under Section 13(2)of the Act, by issuing this notice to discharge in full the liabilities of the borrower as stated in Schedule C hereunder to the secured Creditor within 60 days from the date of receipt of this notice that you are also liable to pay future interest at the rate of 10.70% (8.70 %+2% penal interest) for 6713619000001 respectively together with all costs, charges, expenses and cidental expenses with respect to the proceedings undertaken by the secured creditor in

creditor was constrained to classify the debt as Non-Performing Asset (NPA) as on 12/04/2025 in accordance with the directives/guidelines relating to asset classification issued by the Reserve

The security interest on the secured assets is duly registered with CERSAI with cersai id The security interest of the secured assets is duly registered with CERSAL with cersal in 400025009300 and cersal registration date-15-11-2018. Please take note of the fact that if you fail to repay to the secured creditor the aforesaid sum of **Rs** 

10.18.621.75 (RUPEES TEN LAKHS EIGHTEEN THOUSAND SIX HUNDRED TWENTY ONE & SEVENTY FIVE PAISA ONLY), together with further interest and incidental expenses and costs as stated above in terms of this notice under Sec.13(2) of the Act, the secured creditor will exercise all or any of the rights detailed under sub-section (4) (a) and (b) of Section 13, the extract of which s given here below to convey the seriousness of this issue:

13(4)- In case the borrower/Guarantor fails to discharge liability in full within the period specified in sub section (2), the secured creditor may take recourse to one or more of the following measure to recover his secured debt, namely;

a) Take Possession of the secured assets of the Borrower/Guarantor including the right to transfe by way of lease, assignment or sale for realizing the secured asset; b) Take over the management of the business of the borrower including the right to transfer by wa

of lease, assignment or sale for realizing the secured asset: Provided that the right to transfer by way of lease, assignment or sale shall be exercised onl

where the substantial part of the business of the borrower is held as security for the debt: Provided further that where the management of the whole of the business or part of the business is

severable, the secured creditor shall take over the management of such business of the borrowe which is relatable to the security for the debt: And under other applicable provisions of the said Act.

Your attention is invited to provisions of sub section (8) of Section 13, in respect of time available to redeem the secured assets.

You are also put on notice that in term of Section. 13(13) the borrower/ Guarantor shall not transfe

by way of sale, lease or otherwise the said secured assets detailed in Schedule B hereunder without obtaining written consent of the secured creditor. It is further brought to your notice that any contravention of this statutory injunction/restrain, as provided under the said act, is an offence and if for any reason, the secured assets are sold or leased out in the ordinary course of business, the sale proceeds or income realized shall be deposited with the secured creditor. In this regar

you shall have to render proper accounts of such realization/income.

This notice of Demand is without prejudice to and shall not be construed as waiver of any other rights or remedies which the secured creditor may have including further demands for the sums found due and payable by you. This is without prejudice to any other rights available to the secured creditor under the Act and/or any other law in force.

Please comply with the demand under this notice and avoid all unpleasantness. In case of no-compliance, further needful action will be resorted to, holding you liable for all costs and

consequence. Thanking You.

AUTHORISED OFFICER

SCHEDULE A
[DETAILS OF CREDIT FACILITY/IES AVAILED BY THE BORROWER]

SL NO.	A/C.NUMBER	NATURE OF LOAN/LIMIT	SANCTION	AMOUNI		
1	6713619000001	HOUSING FINANCE	26.10.2018	Rs.12,15,000		
SL. NO.	MOVA	BLE/IMMOVABLE	NAME OF TH	NAME OF THE TITLE HOLDER		
·	ADMEASURING A UP),IN THE BUILDI APARTMENT"ON SURVEY NO.63/1 -GUNDGE ,TAL RAIGAD & SI	N THE 1ST FLOOR ARE BOUT 46.72 SQ MTRS (BUI) NG KNOWN AS "SIDDHANAT THE THE LAND BEARIN B & PLOT NO.6 AT VILLAG UKA -KARJAT ,DISTRIC UB - DIVISION & SU FFICE ,KARJAT & DIVISION STRICT - DAICAD	LT PF H G SE T- B	ESH CHANDRA RAJAPTI		

SCHEDULE C [DETAILS OF LIABILITY AS ON DATE] LOAN NO. NATURE OF LOAN/LIMIT LIABILITY WITH RATE OF INTEREST INTEREST 6713619000001 HOUSING FINANCE RS. 10,18,621.75 10.70 %

SBM bank SBM BANK (INDIA) LTD.,

3rd Floor, VKG Corporate Center, Ajit Nagar, J B Nagar, Andheri East, Mumbai - 400 059, Maharashtra, Tel : +91 22 6874 4200, www.sbmbank.co.in Regd. Office : 101, Raheja Centre, 1st Floor, Free Press Journal Marg, Nariman Point, Mumbai - 400 021, India

Date: 14.05.2025

1. Mr. Ashish Haresh Lalwani - (Applicant) S/o. Sh. Haresh Lalwani, Unit No.1004-K-Wing, Downtown Casa Adrianaa Palava City,

Thane, Maharashtra, Mob. No.:-+91-9359807907,

Dombivali-421204, Dist: Thane, Maharashtra Mob. No.:-+91-9359807907, 2. Mrs. Jyoti Haresh Lalwani - (Co-applicant) Unit No.1004-K-Wing, Downtown Casa Adrianaa Palava City, Dombivali- 421204, Dist.

SUB: NOTICE OF 30 DAYS FOR SALE OF IMMOVABLE SECURED ASSET UNDER RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002

Dear Sir/Madam.

In pursuant to demand notice sent to you U/s 13 (2) dated 14.12.2023 by the Authorized Officer of the SBM Bank (India) Ltd, under Securitization and Reconstruction of Financia Asset and Enforcement of Security Interest Act 2002 therein of the secured Asset being: Description of Property (i) All the hypothecated properties, viz. Current Asserts including Stocks, Book Debts, Receivables, Consumable Stores & Spares and

Hypothecated Movable Plant & Machinery, etc. (ii) All that piece and parcel of Property Flat No-1004, 10th Floor, K-Wing, Admeasuring Area 650 Sq. Ft Carpet Area With One Multilevel Car Parking-C4 A2165 In Building Known As "Casa Adriana" Situated In Survey No: 37/1A, 37/2A, 38/5, 40/2, 143/2, 143/3, 144/6 And Other Village Khoni Taluka Kalyan Dist:Thane within the Jurisdiction of Kalyan, Dombivali Municipal Corporation in Sub Registration District of Kalyan and Registration District of Thane, Maharashtra-421204.

The Notice hereby given to you, that under signed being Authorized officer of SBM Bank (India) Ltd, shall now proceed to sell the secured asset by adopting any one of the method mentioned in Rule 8(5) of above Rules. As such, you all are advised in your own interest to pay the entire outstanding dues of Rs. 55,28,959/- (Rupees Fifty Five Lakh Twenty Eight Thousand Nine Hundred Fifty Nine Only) as on 14.12.2023 along with future interest, Charges, Cost & Legal Expenses incurred against Loan agreement No 20012100866619 levied therein of SBM Bank (India) Ltd.

Further, please take note that in case you all fail or neglect to pay the entire outstanding dues with charges of SBM Bank (India) Ltd. within 30 days from the date of this notice, then SBM Bank (India) Ltd. will proceed to sell the secured property at the reserve price fixed post valuation/valuation of which is already done by approved valuer by undersigned being Authorized Officer and as provided under above said Act/Rules without any further intimation or notice.

In the event that the Bank holds a surplus amount from the sale proceeds: If the Borrower/Co-Borrower is/are subject to any other liability, for which he/she/they are

severely or jointly liable to the Bank, then the said liability shall be adjusted from the surplus amount remaining subsequent to the successful auction of the secured asset under the SARFAESI Act 2002. The Bank reserves the right to set off the amount in the Borrower/Co-Borrower account held with the Bank, under the Set-off and Lien clause of the Agreement, without the issuance of a separate notice for the same In the case of a shortfall:

Following a successful auction wherein a shortfall exists towards the satisfaction of accounts, the Borrower/Co-Borrower, who are severely or jointly liable for the said outstanding, shall be obligated to pay the outstanding amount. The Bank shall undertake necessary further action to recover the said amount

Date: 14.05.2025 Place: Mumbai. Maharashtra

**Authorised Office** SBM Bank (India) Ltd.

DATE:05.05.2025



REF: CB8358/BR15006/13-2/183/2025/SM

TO, IM'S VIBESPACE DÉCOR LLP (BORROWER) ADDRESS1:PLOTNO.51, DHOBALE LAYOUT, BHANDARA ROAD, SURYANAGAR, NAGPUR,

MALIDA-440008

MAUDA-440008.

SMT.MANISHA KETAN SATRA (PARTNER)
ADDRESS 2: C-1813 DEDHIA ESTATE, G B ROAD ,KASAR VADAVALI, NEAR VEDANT HOSPITAL,THANE WEST-400615

SMT.CHETNA MULCHAND SHAH (PARTNER)
PLOT NO.35,BHANDAR ROAD, NEAR RADHE APARTMENT,WARDHAMAN NAGAR, NAGPUR,MAUDA-440008.

Subject: NOTICE UNDER SECTION 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (SARFAESI ACT, 2002) READ WITH SECURITY INTEREST (ENFORCEMENT) RULES, 2002 AS AMENDED FROM TIME TO TIME.

The undersigned being the authorized Officer of Canara bank, MULUND WEST(15006)BRANCH branch (hereinafter referred to as "the secured creditor"), appointed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security interestAct, 2002, (hereinafter referred as the "Act") do hereby issue this notice to you as under: That M/S VIBESPACE DÉCOR LLP & SMT. MANISHA KÉTAN SATRA (PARTNER) & SMT.

That M/S VIBESPACE DÉCOR LLP & SMT. MANISHA KÉTAN SATRA (PARTNER) & SMT. CHETNA MULCHAND SHAH (PARTNER) (hereinafter referred to as "THE BORROWER") have availed credit facility facilities stated in Schedule A hereunder and have entered into the security agreements in favour of secured creditor.

While availing the said credit facilities, you have expressly undertaken to repay the loan amount/s in accordance with the terms and conditions of the above mentioned agreements.

That M/S VIBESPACE DÉCOR LLP & SMT. MANISHA KETAN SATRA (PARTNER) & SMT. CHETNA MULCHAND SHAH (PARTNER) (hereinafter referred to as "the BORROWER") have guaranteed the payment on demand of all moneys and discharge all obligations and liabilities owing or incurred to the secured creditor by the borrower for credit facilities up to the limit of Rs. 100.00.000/(RIDPES DNE CRORE CONLY)

lowing or incurred to the secured creditor by the borrower for credit facilities up to the limit of Rs. 1,00,00,000/-(RUPEES ONE CRORE ONLY)

You (The Person mentioned in Schedule B) are also entered in to agreements against the secured assets which are detailed in Schedule B hereunder.

However, from 27.01.2025 the operation and conduct of the said financial assistance/ credit facilities have become irregular. The books of account maintained by the secured assets shows that the liability of the borrower towards the secured creditor as on date amounts to Rs. 1,01,95,831,.22 (RUPEES ONE CRORE ONE LAKHS NINTY FIVE THOUSAND EIGHT HUNDRED THIRTY ONE & TWENTY TWO PAISA ONLY), the details of which together with the future interest rate are stated in schedule C hereunder. It is further stated that the borrower/Guarantor having failed to keep up with the terms of the above said agreement in clearing the dues of the secured creditor within the time given, and have beeneyasive in settling clearing the dues of the secured creditor within the time given, and have beenevasive in settling the dues. The operation and conduct of the above said financial assistance/ credit facility having come to a standstill and as a consequence of the default committed in repayment of principal debt. Installment and interest thereon, the secured creditor was constrained to classify the deb as Non-Performing Asset (NPA) as on 30/04/2025 in accordance with the directives/guidelines

as Noti-renormal Asset (NFA) as off 30/4/2025 in accordance with the directives/guidelines relating to asset classification issued by the Reserve Bank of India. The secured creditor to through this notice brings to your attention that the borrower has failed and neglected to repay the said dues/ outstanding liabilities and hence hereby demand you under Section 13(2) of the Act, by issuing this notice to discharge in full the liabilities of the borrower as stated in Schedule C hereunder to the secured Creditor within 60 days from the date of receipt of this notice that you are also liable to pay future interest at the rate of 14.15% (12.15%+2% penal interest). interest) for 125003503510 respectively together with all costs, charges, expenses and incidental expenses with respect to the proceedings undertaken by the secured creditor in recovering its dues.

The security interest on the secured assets is duly registered with CERSAI with cersai id-400074015180 and cersai registration date-29.09.2023.

Please take note of the fact that if you fail to repay to the secured creditor the aforesaid sum of Rs. 1,01,95,831,.22 (RUPEES ONE CRORE ONE LAKHS NINTY FIVE THOUSAND EIGHT HUNDRED THIRTY ONE & TWENTY TWO PAISA ONLY), together with further interest and incidental expenses and costs as stated above in terms of this notice under Sec. 13(2) of the Act, the secured creditor will exercise all or any of the rights detailed under sub-section (4) (a) and (b) of Section 13, the extract of which is given here below to convey the seriousness of this issue:

13(4)- In case the borrower/Guarantor fails to discharge liability in full within the period specified in sub section (2), the secured creditor may take recourse to one or more of the following measures to recover his secured debt, namely; a) Take Possession of the secured assets of the Borrower/Guarantor including the right to transfer by way of lease, assignment or sale for realizing the secured asset

uanister by way or lease, assignment or sale for realizing the secured asset;
b) Take over the management of the business of the borrower including the right to transfer by way of lease, assignment or sale for realizing the secured asset:
Provided that the right to transfer by way of lease, assignment or sale shall be exercised only where the substantial part of the business of the borrowers held as security for the debt;
Provided further that where the management of the whole of the business or coast of the business.

Provided further that where the management of the whole of the business or part of the business is severable, the secured creditor shall take over the management of such business of the

borrower which is relatable to the security for the debt: And under other applicable provisions of the said Act.
Your attention is invited to provisions of sub section (8) of Section 13, in respect of time available, to redeem the secured assets.
You are also put on notice that in term of Section. 13(13) the borrower/Guarantor shall not

transfer by way of sale, lease or otherwise the said secured assets detailed in Schedule B hereunder without obtaining written consent of the secured creditor. It is further brought to your notice that any contravention of this statutory injunction/restrain, as provided under the said act, is an offence and if for any reason, the secured assets are sold or leased out in the ordinary course of business, the sale proceeds or income realized shall be deposited with the secured creditor. In this regard you shall have to render proper accounts of such realization/income

This notice of Demand is without prejudice to and shall not be construed as waiver of any other rights or remedies which the secured creditor may have including further demands for the sums found due and payable by you. This is without prejudice to any other rights available to the secured creditor under the Act and/or any other law in force.

Please comply with the demand under this notice and avoid all unpleasantness. In case of no-

compliance, further needful action will be resorted to, holding you liable for all costs and

OCC(ODBD)

LOAN A/C.

NUMBER

125003503510

SL NO.

SCHEDULE A
[DETAILS OF CREDIT FACILITY/IES AVAILED BY THE BORROWER] DATE OF NATURE OF LOAN/LIMIT AMOUNT

03.08.2024 Rs. 1,00,00,000 /-

TOTAL					Rs. 1,00,00,000 /-				
SCHEDULE B [DETAILS OF SECURITY ASSETS]									
SL. NO.	NO. MMOVABLE		NAME OF THE TITLE HOLDER						
	1	MMOVABLE							
	B,AREA: ADM:446 SQMTS)BUA: ATEA AREA (24.87 SQU FIRST FLOOR IN T FLORA IN THE SO FLORA CHS LTD	I THE 1ST FLOOR SQFT CARPET AREA D 223 SQUARE FEET C, JARE METRE )BUA O THE BUILDING KNOWN COIETY NOW KNOWN CONSTRUCTED UPO PARCEL OF THE	(49.74 ARPET N THE AS SAI AS SAI N THE	MULC	CHETNA HAND SHAH				

AGRICULTURE LAND BEARING 705(c),705(D),707(part),708,709,710,720,721 & 756 LYING BEING SITUATED AT VILLAGE MULUND ,TALUKA KURLA,DISTRIC MUMBAI,STATE OF MAHARASHTRA. SCHEDULE C
[DETAILS OF LIABILITY AS ON DATE] NATURE OF LOAN/LIMIT LIABILITY WITH SL. LOAN NO. RATE OF INTEREST

NO. INTEREST OCC (ODBD) 12500350351 RS.1,01,95,831.22 TOTAL RS.1.01.95.831.22

6. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, within 24 hours of the acceptance of bid price by the Authorised Officer and the balance 75% of the sale price on or before 15 th day of sale or within such extended period in any case not exceeding 3

months as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting Purchaser shall have no claim/ right in respect of property/ amount 7. The publication is subject to the force major clause. 8. Bidding in the last moment should be avoided in the bidders own interest as neither the Ujjivan Small Finance Bank nor Service provider will be responsible for any lapse/failure(Internet failure/power failure etc.). in order to ward-off such contingent situations bidders are requested to make all necessary arrangements / alternatives such as

power supply back-up etc, so that they are able to circumvent such situation and are able to participate in the auction successfully. This is also a notice to the above named borrowers/Guarantor's/Mortgagors about public auction scheduled for sale of mortgaged properties.

Sd/- Authorised Officer, Ujjivan Small Finance Bank Place: Mumbai. Date: 17.05.2025

**PUBLIC NOTICE** NOTICE is hereby given that my client Smt Kusum Jalindar Galkwad Sole Owner of Room no C-25 in "Charkop (1) Amrapali Chs Ltd,Plot no 203, Rsc-7 Sector no- 2 Charkop, Kandivali (W), Mumbai-400067, admeasuring

and if any person/s and/or any financia

Date: 19.05.2025 ADV. SHARMILA PAWAR (Advocate High Court Mahi Bungalow, Plot No.22/212

SI. Loan Acc. No

4462210180000002

4462-KAMOTHE

Pooppandiyan

4412210090000023

4412-THANE

4416210180000003

4416-Kalyan

4416210150000002 &

4416210130000067

/ 4416-KALYAN

4412210090000001

4412-THANE

4505210130000025

4505-VIRAR

44162100800000002

4416-KAI YAN

4411210130000516

4411-KOPARKHAIRNE

4505210130000020

4505210130000021

& 4505210130000019

4505-VIRAR

Thane- 400607.

24/2, Bhiwandi At Village Sawandhe, Thane - 421302.

Dombivali Municipal Corporation, Tal. Kalyan, Dist. Thane

Palghar or there about and shown in the building plan.

Palghar or there about and shown in the building plan.

Palghar or there about and shown in the building plan.

Date and Time of Auction

any third party claims/ rights/ dues.

assigning any reason

Date for Submission of Bid & EMD

Maharashtra - 401107

Date & Time of Inspection of the property(ies)

North-Open land of Shanivar Damu & others, South-Open land of Harichandra Kathod.

Sanpada (E) Navi Mumbai - 400705

1) Dharamchand Chagalal Hingad S/o: Chagan Lal Ji,

1) also at Jetpura, Raisamand, Jetpura, Raiasthan - 313327

Terms & Conditions: - The e-Auction is being held on "AS IS WHERE IS", "AS IS WHAT IS' and "whatever there is" BASIS".

3. The Interested Bidders shall submit their Bid before the Authorised officer undersigned one day before the auction date as mentioned above

auction will be permitted to interested bidders at sites as mentioned against each property description.

also at Lohagaon LT 1, Lohagaon, Vijayapura, Karnataka - 586104