

PUBLIC NOTICE

NOTICE is hereby given that my client **M/S. BLUELADDER BUILDCON LLP** are the absolute legal owner and absolutely seized & possessed off or otherwise well and sufficiently entitled of ALL THAT piece and parcel of **Non-Agriculture Plots of Land bearing Plot No. 103-105 of Daulat Nagar Scheme, bearing Survey No. 177 (Part) corresponding to City Survey (CTS) No. 2602, 2602/1 to 3, totally admeasuring 716.70 Sq. Mtrs. as per the Property Register Cards and admeasuring 756.70 Sq. Mtrs. or thereabout as per Physical Survey plus set-back area admeasuring 17.20 Sq. Mtrs. together with structure as standing thereon as known as "HARI SMRUTI"** as occupied by the several Monthly Tenants/Occupants as well as **City Survey (CTS) No. 2603, admeasuring 167.90 Sq. Mtrs. as per the Property Register Card of Revenue Village Eksar, Taluka Borivali, Mumbai Suburban District of Mumbai City, as situated at Junction of Road No. 1 & 8 of Daulat Nagar, Borivali East, Mumbai - 400066, Maharashtra State,** (hereinafter referred to as the "**Said Property**"), more particularly described in the **SCHEDULE** hereunder writing. Further, as due to passing of years the structure of the said tenanted premises/building are getting old, weak and dilapidated, therefore, my client has decided to redevelop the said property according to the provision of Development Control, Promotion and Regulation or Greater Mumbai - 2034 and/or other provisions of MCGM, as applicable by demolishing of the structure of the building known as "**HARI SMRUTI**". Any person or persons having any claim, right, title or interest against the said property or any part thereof by way of sale, mortgage (equitable or otherwise), exchanging, transfer, inheritance, lease, easements, tenancy, lien, lispendence, license, gift, development rights, assignment, appointment, bequest, trust, maintenance, possession, encumbrance or any attachment charge under any statutory laws or otherwise howsoever are requested to make the same known in writing along with the supporting documents or any evidence to the undersigned at the address given below, within **14 (Fourteen) days** from the date of publication hereof, failing which the property will be declared as free from all encumbrances without reference to any such claims and the same if any will be deemed to have been waived or abandoned.

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of Non-Agriculture Plots of Land bearing Plot No. 103-105 of Daulat Nagar Scheme, bearing Survey No. 177 (Part) corresponding to City Survey (CTS) No. 2602, 2602/1 to 3, totally admeasuring 716.70 Sq. Mtrs. as per the Property Register Cards and admeasuring 756.70 Sq. Mtrs. or thereabout as per Physical Survey plus set-back area admeasuring 17.20 Sq. Mtrs. together with structure as standing thereon as known as "HARI SMRUTI" as occupied by the several Monthly Tenants/Occupants as well as **City Survey (CTS) No. 2603, admeasuring 167.90 Sq. Mtrs. as per the Property Register Card of Revenue Village Eksar, Taluka Borivali, Mumbai Suburban District of Mumbai City, as situated at Junction of Road No. 1 & 8 of Daulat Nagar, Borivali East, Mumbai - 400066, within the limit and jurisdiction of R/Central Ward of Brihanmumbai Municipal Corporation, Maharashtra State, which is bounded as follows:**

On the East	: Plot No. 146-148 (C.T.S No. 2604 & 2605),
On the West	: Daulat Nagar Road No. 8,
On the North	: Plot No. 107 (C.T.S No. 2601),
On the South	: Daulat Nagar Road No. 1.

Mumbai, Dated This 3rd day of September, 2025

Sd/-
MR. VISHAL GEDIA
Advocate, High Court

Office No. 07, Ground Floor, Hathiwala Mansion, Junction of
Road No. 1 & 3, Daulat Nagar, Borivali East, Mumbai - 400066

Description of the Immovable Property: All that Residential premises bearing Flat No. 205 , Second Floor, admeasuring area 312.45 Sq. Ft. i.e. 38.94 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. Palghar or there about and shown in the building plan.				
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. Palghar or there about and shown in the building plan.				
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. Palghar or there about and shown in the building plan.				
441221009000023 / 4412-THANE	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, Bora-Bazar Street, Bhatia Baug, Opp. G.P.O., Fort, Mumbai - 400001.	25.11.2022 / Rs. 38,19,593.68 as on 23.11.2022	07.12.2024	Rs.71,57,000/- / Rs.7,15,700/-
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 Nade, Navi Mumbai out of Gut No. 796 lying, 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.				
4416210150000002 & 4416210130000067 / 4416-KALYAN	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 Dwarika School, Kalyan East, Thane - 421061 and also at 1/5, Ma Santposhi Colony, Shankar Pawse Road, Hanuman Nagar, Katemanivali, Kalyan, Thane - 421306. 1) also at C/o. Puranik Builders Ltd, Purniks One, Kanchan Pushpa Complex, Opp. Suraj Water Park, Kavesar, Ghodbandar Road, Thane- 400607.	04.07.2022 / Rs.14,52,288.06 as on 02.07.2022	20.01.2025	Rs.9,83,000/- / Rs.98,300/-
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, at Village- Nandivali tarfe Ambarnath, Taluka- Kalyan, Dist- Thane. Land bounded by East- Building of Dunda Ganu & others, West- Open Land of Narayan govind & others, North- Open land of Shanivar Damu & others, South- Open land of Harichandra Kathod.				
4412210090000001 / 4412-THANE	1) Shahabuddin Full Mohammad Ansari, 2) Mrs. Noorjahan Shahabuddin Ansari, both are residing at Room No. 382, Nadi Naka, Mahada Colony, Wada Road, Bhiwandi, Thane - 421302	04.07.2022 / Rs. 21,97,846.24 as on 07.06.2022	20.01.2025	Rs.23,55,000/- / Rs.2,35,500/-
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. 24/2, Bhiwandi At Village Sawandhe, Thane - 421302.				
4505210130000025 / 4505-VIRAR	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 - 401501.	11.10.2021 / Rs.22,19,810.00 as on 29.09.2021	30.01.2025	Rs.10,73,000/- / Rs.1,07,300/-
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 in Shri Ramkrupa Housing Society Ltd, constructed on Survey No. 7, Plot No. D, situated at Saravali, Tal. Palghar, Dist. Palghar.				
4411210130000516 / 4411-KOPARKHAIRNE	1) Minita Manohar Khapane, 2) Divakar Dattatray Muguttrao, both are residing at Room No. 002, Sudama Shrushti Cooperative Housing Society Ltd. (Apartment) , Ground Floor, Nandivali Tekdi, Bamrdev Road, Dombivai East, Thane, Maharashtra - 421201. 1) also at Nangarfale, Wadi, Near Datta Mandir, Prabhanvali, Taluka- Lanja, Dist- Ratnagiri- 416701 and also at May Print Solution, 1 Safiraj Sadan, Plot No. 36, Near vashi Railway Station, Sanpada (E) Navi Mumbai - 400705	27.03.2023 / Rs.21,21,148.84 as on 21.02.2023	10.12.2024	Rs.13,00,000/- / Rs.1,30,000/-
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 Shrushti" consisting of Ground + 5 (Five) upper floors (with lift) situated at Nandivali, Dombivai East and standing on land totaly 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 Panchanor in the Registration Dist. Thane, Sub District Kalyan within the limit of Klayan Dombivai Municipal Corporation, Tal. Kalyan, Dist. Thane.				
4505210130000084 / 4505-VIRAR	1) Shakuntala Harishankar Shree Jaiswal, 2) Ramniwas Ramsaram Jaiswal, both are residing at Room no 306, Sai Nayan Apt. Ostwal Nagar,Tulsi Baba Sankul, Nalasopara, Palghar, Maharashtra - 401209.	06.06.2022 / Rs.12,93,409.00 as on 02.05.2022	23.09.2024	Rs.4,55,000/- / Rs.45,500/-
Description of the Immovable Property: All that Piece and parcel of Residential property being Flat no 02, on ground floor, area admeasuring 32.52 sq.mtrs. (Super built up area), in the building known as "Shree Sai Mauli Apartment", constructed on N.A.land bearing Survey no.1, Hissa No.5/5, Lying being and situated at village Gaskopari, Taluka Vasai & District Palgha. Boundaries as the plot/property- East- Internal Road West - Chawl North - J P School South - Open plot.				
441676300000045 & 441676100000002 / 4416-Kalyan	1) Shakir Abdul Siddhiki, 2) Jainab Abdul Siddhiki, both are residing at Flat No. 204, 2nd Floor, Bhoimi Arcade, S. No. 26, H. No. 1/B, Talao Road, Near Datta Temple Dombivai East, Dist. Thane Maharashtra-421204. 1) Also at: Siddhika Garments, Gala No.309, 3rd Floor, Thakur Compound, Kalyan-Shil Phata, Shil Phata, Sonarpada, Dombivai, Maharashtra- 421204.	24.08.2023 / Rs.27,42,417.04 as on 08.08.2023	20.08.2024	Rs.10,76,000/- / Rs.1,07,600/-
Description of the Immovable Property: All that piece and parcel of Flat No. 204, situated at 2nd Floor, having an extent of sq. ft. 525.00 situated at Survey No. 26, Hissa No. 1/B, situated at Revenue Village - Sonarpada, Taluka Kalyan, Dist. Thane. Boundaries: East - Property of Ram Krishna Thakur and Building, West - Public Road, North - Property of Thakur and Private Road, South - Yashwant Thakur and others and chawl.				
4411210130000110 / 4411-KOPARKHAIRNE	1) Mr. Avinash Ramesh Bolliu, 2) Mr. Ramesh Rajaram Bolliu, 3) Mrs. Savita Ramesh Bolliu, All are residing at Residing at House No. 1107, Sunil Mokai Chawl, Sai Post, Panvel, Raigad (MH)- 410203 and also at 698, New Pacchha Phat, Ashok Chowk, Near Durga Devi Mandir, Solapur, (MH) - 413006. 1) also at Port Engineers Construction Private Ltd., House No. 410, Near Ram Mandir, Al Chirle, Post- Jasai, Taluka- Uran, Dist- Raigad - 410206. 2) also at 544, Navghar, Near Nityanand Mandir, At- Taluka- Uran, Dist- Raigad - 400707.	09.06.2023 / Rs.16,11,863.61 as on 08.06.2023	27.06.2024	