#### Form No. URC-2

Advertisement giving notice about registration under Part I of Chapter XXI of the Act [Pursuant to Section 374(b) of the Companies Act, 2013 and Rule 4(1) of the Companies (Authorised to Register) Rules, 2014]

Notice is hereby given that in pursuance of sub-section (2) of Section 366 of the Companie Act, 2013, an application is proposed to be made after fifteen days hereof but before the expiry of the thirty days hereinafter to the Registrar of Mumbai, that INVADE AGRO LLP, a LLP may be registered under Part I of Chapter XXI of the Companies Act 2013, as a Compar mited by shares.

The principal objects of the Company are as follows:

To carry on the business of trading, import, export, marketing, supplying, retailers, whole-sellers and dealing, online, offline marketing, suppliers, distributors of agro products, chillies, pepper, cloves, turmeric, vegetables, herbs and other food items, cereal products, beverages tea, coffee, cocca, seeds, fruits, vegetable, milk products, poultry, animal husbandry and products thereof, dairy, and dairy products, vegetable and edible oils, provisions of all kinds pickles, chutney, masalas, mixtures, vinegars, ketchups, juices, squashes, jams, jellies custard powder, powder (edible) drinks, beverages, gelatines, essences, ice creams, milk preparations, table delicacies and other eatables, table delicacies, fast food, frozen foods and other eatables, bakery products and confectionery items such as breads, biscuits, sweets roti, pizza, papal, cakes, pastries, cookies, wafers, candoles, lemon drops, chocolate, chewing gum, tofees, lozenges, tinned, caned; bottled products, miller, kandoles, terror nors, butter, butter sochter, sauce, ghee, cheese, condensed milk, milk powder, skimmed milk food, baby food, infan gum. tofees foods, milk products and milk preparation, soya milk products and preparation, soyabea based foods, protein foods, dietic products, health foods, cereal products, what lakes, poultr products, farm products, milk shakes, water ice products, yoghurt, mouth freshner carbondioxide for beverages.

A copy of the draft Memorandum of Association and Articles of Association of the proposed Company may be inspected at the office at 10-B. Jeevan Jyoti 2<sup>nd</sup> Floor, 1<sup>st</sup> Kasturba Cross road, Plot 3, Borivali East, Mumbai - 400066.

Notice is here by given that any person objecting to this application may communicate their objection in writing to the Registrar at Central Registration Centre (CRC), Indian Institute of Corporate Affairs (IICA), Plot No. 6,7,8, Sector 5, IMT Manesar, District Gurgaon (Haryana), Pincode - 122050, within twenty one days from the date of publication of this notice, with a copy to the company at its registered office.

> Name of the Applicar For INVADE AGRO LLF Meenal Patwardha

Dated this 12th January, 2024

Marg, Kalina, Santacruz (E), Mumbai – 400 098 UNDER THE PROVISIONS OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("the Act") AND THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("the Rules") The undersigned being the Authorized Officer of Unity Small Finance Bank Limited ("Bank") under the Act and in exercise of powers conferred under Section 13 (12) of the Act read with the Rule 3, issued Demand Notice (s) under Section 13(2) of the Act, calling upon the following Borrower(s) to repay the amount mentioned in the respective notice(s) within 60 days from the date of receipt of the said notice. As some of the notice(s) are not served as per postal remarks, hence said notice(s) are being served upon the Borrower(s) by way of alternative mode of service i.e. through publication in News Papers.:				
S.No.	Loan Account Details	Secured Assets		
1	1.Borrower / Mortgagor Name : Late Mr. Maruti Tukaram Jadhav Since Deceased Through Legal Heirs : 1. Mrs.Shantabai Maruti Jadhav - ALIAS Mrs.Shantabai Maruti Jadhav - ALIAS Mrs.Shantabai Maruti Jadhav - ALIAS Mr.Kalpesh Maruti Manjal (Son of Late Mr. Maruti Tukaram Jadhav) C. Ms.Nikita Maruti Jadhav - ALIAS Ms.Nikita Maruti Manjal (Daughter of Late Mr. Maruti Tukaram Jadhav) 2. Co-Borrower / Mortgagor Name : Mrs.Shantabai Maruti Jadhav - ALIAS Mrs.Shantabai Maruti Manjal Loan Anount : Rs.9,20,000.00	All that piece and parcel of the property bearing Flat No.403, B Wing, 4th Floor, Building 2, Sai Balaram Complex, Sai Balaram Complex Co-op. Housing Society Ltd., Old Survey 342, New Survey No. 79 Hissa No. 8 & 9, Revenue Village Shivaji Nagar, Kumbharkhan Pada, Near Shankeshwar Palm Complex, Dombiaui (West), Taluka Kalyan, Dist. Thane - 421 201, Maharashtra, admeasuring 407.40 Sq.Fts. Carpet area plus 25 Sq.Fts. Terrace area, owned by Late Mr. Maruti Tukaram Jadhav and Mrs.Shantabai Maruti Jadhav. The Property is bounded by : On or towards East : By Survey No. 342/17 On or towards Swott : By Survey No. 342/10, 11, 12 On or towards North : By Survey No. 342/6		

Finance Bank Limited with effect from January 25, 2022. Place: MUMBAL Date :13.01.2024

Public Notice in Form XIII of MOFA (Rule 11(9) (e))

District Deputy Registrar, Co-operative Societies, Mumbai City (3) **Competent Authority**,

U/s 5A of the Maharashtra Ownership Flats Act, 1963.

Mhada Building, Ground Floor, Room No. 69, Bandra (E), Mumbai - 400051

Application u/s 11 of Maharashtra Ownership Flats

(Regulation of the Promotion of construction, Sale, Management and Transfer) Act, 1963

Public Notice

Application No. 141 of 2023

Dolphin Heritage Co-Operative Housing Society Ltd., CTS No. 1751 to 1756, 1757A (Pt), 1757A/28 to 33 of village Kolekalyan, Nehru Road, Military Outpost, Kalina, Santacruz East, Mumbai - 400098. ....Applicant Versus. (1) Dolphin Developers and Builders, Partnership

No.DDR-3/Mum./ Deemed Conveyance/Notice/118/2024

Authorized Officer. Unity Small Finance Bank Limited

Date: - 11/01/2024

#### KP CIN: L65990MH1984PLC032831 Read Office :- 112-A / 203 Embassy Centre, Nariman point Mumbai 400021 EXTRACT OF STANDALONE AND CONSOLIDATED UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31st DECEMBER , 2023 (Rs.in lakhs except per share data STANDALONE CONSOLIDATED Quarter Nine Months Quarter Nine Month Quarter Quarter Quarter Quarter PARTICULARS Ended Ended Ended Ended Ended Ended Ended Ended Unaudited) (Unaudited Unaudited (Unaudited) Unaudited Unaudited Jnaudited Unaudite 31-Dec-2023 30-Sep-2023 31-Dec-2022 31-Dec-2023 31-Dec-2023 30-Sep-2023 31-Dec-2022 31-Dec-2023 Total Income from operations (net) 1,854.92 2,418.24 945.50 6,185.22 1,991.57 2,556.97 1,089.40 6,700.1 Net Profit/(Loss) from ordinary activities after tax 1.479.53 1.855.02 604.16 4.642.64 1.541.28 1.950.34 663.84 4.494.94 1,855.02 Net Profit /(Loss) after Extraordianry items 1,479.53 604.16 4,642.64 1,541.28 1,950.34 663.84 4,494.94 1,256.86 1,256.86 Paid-up Equity Share Capital 1,256.86 1,256.86 1,256.86 1,256.86 1,256.86 1,256.86 Face Value of the Shares 10.00 10.00 10.00 10.00 10.00 10.00 10.00 10.00 Earning Per Share (EPS) (Face value of Rs.10) Basic 11.77 14.76 4.81 36.94 12.26 15.52 5.28 39.34 -Diluted 11.77 14.76 4.81 36.94 12.26 15.52 5.28 39.34 The above is an extract of the Un-Audited Financial Results (Standalone and Consolidated) of the Company for the Third Quarter ended December 31, 2023

LKP FINANCE LIMITED

The detailed format for the same has been filled with BSE Limited under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirement Regulations, 2015 and is available on the website of BSE at www.bseindia.com and also on the website of the Company at www.lkpfinance.com For LKP FINANCE LTD

TOTEKTTIMANULLIL
Sd/-
Mahendra V. Doshi
Managing Director
Din: 00123243

Mumbai 12 January 2024

Public Notice in Form XIII of MOFA (Rule 11(9) (e))	
District Deputy Registrar, Co-operative Societies, Mumbai City (4)	
Bhandari Co-op.Bank building, 2 <sup>nd</sup> floor, P. L. Kale Guruji Marg, Dadar (West), Mumbai-400028.	

No.DDR-4/Mum./ Deemed Conveyance/Notice/81/2024 Date: - 10/01/2024

Application u/s 11 of Maharashtra Ownership Flats (Regulation of the Promotion of construction, Sale, Management and Transfer) Act, 1963

**Public Notice** 

## Application No. 08 of 2024

D-Definity Premises Co-Op. Society Ltd., Survey No. 95, Hissa No. 1, CTS No. 364, D-Definity Premises Co-Op. Society Ltd., Survey No. 95, Hissa No. 1, CTS No. 364, Village Pahadi, Goregaon (E), Jayprakash Nagar Rd No. 1, Goregaon (E), Mumbai 400063. ...Applicant, Versus, 1. M/s. Mathura Enterprises, 2. Mr. Siddhivinayak Shivram Dalvi, Having their last 3. known address at Shanti Vimal, Ground Floor, P.M. Road, Vile Parle (E), Mumbai 400057, 3. M/s. Allied Engineering Works, Through partners, 3a. Mr. Shayam R. Harve, 3b. Ramesh C. Jain, 3c. Gayatr Ranjan Harve, (Legal heir of Ranjan R. Harve), Having their last known address at Survey No. 95, Hissa No. 1, CTS No. 364, Village Pahadi, Jayprakash Nagar Rd No. 1, Goregaon (E), Mumbai 400063. ....Opponent and 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 press objection in this regard and further action will be taken accordingly. med that nobody has an Description of the Property, :-

#### **Claimed Area**

Unilateral Conveyance of land admeasuring 1362.10 square meters as specifically set out in the Property Registration Card CTS No. 364 & the copy of the Agreemen for Sale along with building standing thereon at bearing Survey No. 95, Hissa No. 1, CTS No. 364, Village Pahadi, Goregaon (E), Taluka Borivali, District Mumbai Suburban, at Jayprakash Nagar Rd No. 1, Goregaon (E), Mumbai 400063., in favour of the Applicant Society

The hearing is fixed on 01/02/2024 at 2.00 p.m.



Sd/-For District Deputy Registrar, **Co-operative Societies**, Mumbai City (4) **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, Mumbai City (4) Bhandari Co-op. Bank Building, 2<sup>nd</sup> floor, P. L. Kale Guruji Marg, Dadar (W), Mumbai-400028. No.DDR-4/Mum./deemed conveyance/Notice/83/2024 Date: 10/01/2024

Application u/s 11 of Maharashtra Ownership Flats (Regulation of the Promotion of construction, Sale, Management and Transfer) Act, 1963

# Application No. 07 of 2024

Aum Shree Dwarkesh Co-Op. Housing society Ltd., Survey No. 325, Hissa No. 1, CTS No. 553, Village Malad, Rani Sati Road, Malad (E), Mumbai - 400064, Applicant, Versus, 1. M/s. Goyal Enterprises, 5, Pragati Shopping Centre, At Junction of ManchuBhai Road, And Daftary Road, Malad (E), Mumbai - 400064, **2**. Shri. Ashok Goyal, 5, Pragati Shopping Centre, At Junction of ManchuBhai Road, And Daftary Road, Malad (E), Mumbai - 400064, **3. Smt. Lata Dharmendra** Goyal, 5, Pragati Shopping Centre, At Junction of ManchuBhai Road, And Daftary Road, Malad (E), Mumbai - 400064, 4. Legal heirs of Chandrakantabai Dwarkaprasad Nevatia (since leceased), & Lalita Dwarkaprasad (since deceased), i) Smt. Shantadevi D. Nevatia, Nevatia louse, Nevatia Road, Malad (E), Mumbai - 400097, ii) Smt. Nirmala Ramratan Agarwal, Flat No. 16, Jay Taramani Society, Bangur Nagar, Goregaon (W), Mumbai - 400104, iii) Malti Shah, Flat No. 28, C Wing, Aum Shree Dwarkesh CHSL, Rani Sati Road, Malad (E), Mumbai - 400064, Flat No. 2 Wing, Aum Shree Dwarkesh CHSL, Rani Dood Ma Mumbai - 400064..... Opponents, and 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 ccordingly

### UNITY SMALL FL MITED

## **CIN: U65** Registered Office: 40, Basant Lok, Vasant Vihar, New Delhi- 110057 Tel: 91 22 42159000/ 9237 website: www.theunitybank.com

PUBLIC NOTICE

Date: 13.01.2024

Place: Thane

ear Unity Bank Customers, This is with reference to earlier advertisement dated 09/11/2023 Unity Mumbai, Thane Branch which was planned to be shifted to New Location as on 29/12/2023 is delayed due to some technical issues. Branch will now shift to new location as on 02/03/2024 and will inaugurate as on 04/03/2024. New premises at below mentioned address

Ground Floor, Unit no. 02 & 05, Mangalmurti Building, Ram Maruti Road, Naupa Thane - 400601

Pursuant to the above, Customers are requested to visit the new premises for if any custom requires New Lockers and all other banking activities need with effect from 04/03/2024. In case of any query/ clarifications the customers are advised to contact the branch or email or nanebr@unitybank.co or call on the helpline number 18002091122

> Unity Small Finance Bank Limited Sd/-

Authorised Officer

## **PUBLIC NOTICE**

NOTICE is hereby given that our clients have agreed to purchase from MRS. SUSHMA VIJAY RASTOGI, all her rights, title and interest in the premise more particularly described in the Schedule hereunder written ("said Premises").

All persons claiming any interest in respect of the said Premises or any par thereof, as and by way of sale, exchange, transfer, lease, sub-lease, mortgage gift, tenancy, leave and license, trust, inheritance, bequest, possession hypothecation, charge, lien, easement or otherwise howsoever are hereby requested to make the same known in writing to the undersigned having address at c/o. Dinesh Jain, 410, Kakad Market, 4th Floor, 306, Kalbadev Road, Mumbai-400002, within a period of 14 days from the date of publication hereof with documentary proof/evidence thereof; otherwise any such purported claim shall be deemed to have been waived and/or abandoned to all shall be completed without reference to such claim/s.

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE Five (05) fully paid up shares of Rs.50/- each bearing distinctive numbers from 351 to 355 (all inclusive) under Share Certificate No. 071 issued by ROYAL RESIDENCY CO-OPERATIVE HOUSING SOCIETY LTD. having Registration No. MUM/W-F/S/HSG/TC/9086/YEAR 2011, together with all right, title and interest in the residential Flat No. B/1802 admeasuring about 791 sq. ft. carpet area (which is inclusive of area of balconies and other usable areas) on the 18th Floor in 'B' wing of the building known as ROYAL RESIDENCY of the said Society situate, lying and being at Plot No. 3A, Industrial Estate Road, Chivada Galli, Lalbaug, Mumbai – 400012, on the land bearing C.S. No. 4/50 of Parel Sewree Division in the Registration District and Sub-district of Mumbai City Dated, this 13th day of January, 2024.

(MAHENDRA C. JAIN) Advocate & Solicitor

## KOTAK MAHINDRA BANK LTD.

SALE NOTICE Registered Office: 27, BKC, C-27, G Block, Bandra Kurla Complex, Bandra (East), Mumbai - 400051 Branch: 27BKC, 6th Floor, Plot No.C-27, G Block, Bandra Kurla Complex, Bandra-East, Mumbai - 40005

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF MOVABLE/IMMOVABLE PROPERTY LAST DATE & TIME OF SUBMISSION OF EMD AND DOCUMENTS (HARD COPY) AND (ON LINE) 13.02.2024, 04:00 PM DATE & TIME OF E-AUCTION: 14.02.2024, 11:30 AM TO 3.00 PM mited extensions of 5 minutes duration each till the conclusion of the sale

(with unli

PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTIES MORTGAGED TO THE BANK UNDER SECURITISATION & RECONSTRUCTION OF FINANCIAL ASSETS & ENFORCEMENT OF SECURITY INTEREST ACT 2002 (NO. 54 OF 2002) SARFAESI ACT. Whereas, the borrower/s named hereunder have defaulted to Kotak Mahindra Bank Ltd. and owe the sums as indicated herein below and further interest thereon, Kotak Mahindra Bank Ltd., through its Authorized Officer, had taken possession of the mortgaged properties under section 13(4) of SARFAESI Act 2002 and the Bank has decided to sell the properties, described here in below against their names, on "as is where is" and "as is what is" and "no complaint" condition, under rule 8 to 9 of the Security Interest (Enforcement) Rules, 2002. The sale will be done by the undersigned through e-auction platform provided at the website: https://kotakbank.auctiontiger.net also on auctiontigermobileapp

Name of Account & Borrower/ Mortgagor(s)/ Guarantor(s)	Amount(s) as per demand notice	
1. M/s. KCN Exports Ltd. Represented by its Director's : 1. Mr. Chetan Anand, 2. Mr. Nikhil S 3. Mr. Kapil Subhash Anand, Having Office at : C-6, Krishna Industrial Estate, Behin Silvassa,Dadra & Nagar Haveli, U.T. : 396230. Also at : M-29, APMC Market-1, Phase-2, Sector-19, Vashi, Navi Mumbai – 400703. (Borrower /Mortgagor) 2. Mr. Chetan Anaa 3. Mr. Kapil Subhash Anand (Guarantor) 4. Mr. Nikhil Subhash Anand (Guarantor) 5 Subhash Anand (Deceased thru its legal heirs) (Guarantor /Mortgagor) All No.2 to 5 hav 29, APMC market-1, Phase-2, Masala Market, Sector-19, Vashi, Navi Mumbai – 400703. All No. 4 Flat No.401, 4th Floor, "SONAL" Plot No.279, Sher-E-Punjab CHSL, Mahakali Caves Road ,Mumbai :-400093.	d 66 KVA, Amli Masala Market, d (Guarantor) 5. Mrs. Neelam ing office at M- b.3 to 5 residing	Rs. 5,47,70,490.77/- (Rupees Five Crore Forty Seven Lakhs Seventy Thousand Four Hundred Ninety and Seventy Seven Paisa Only) as of 31-March-2022 with further interest thereon
	EMD	Reserve Price
Description of the Immovable Property Remittance		Earnest Money Deposit
	Account Details	Biamoroacerianouni
Property 1: Shop Cum Godown No. M-29 owned by M/s. KCN Exports Ltd. Shop Cum Godown No. M-29, Admeasuring 109.27 Sq. mt. Area or Thereabouts, On the Ground Floor, In APMC, In Phase II, Market I, Situated on land knows as Plot No. 2, In Sector 19, Out of GAT No.796, Turbhe – Vashi, Navi Mumbai, In the Revenue Village of Turbhe, Taluka	Account No. 0641012527200 Kotak Mahindra Bank Ltd.,	
and District Thane. Bounded as Under On or towards the East by : Shop Cum Godown No: M-30, On or towards the West by : Shop Cum Godown No: M-28, On or towards the North by : Central Functions Plot, On or towards the South by : 12.00 Mtrs. wide docking area. Together with all fixture and fitting, building and structures attached to the earth or permanently for the outhing a theorem to the balk prevent and fitting.	Nariman Point Branch, Mumba IFSC Code: KKBK0000958	
fastened to anything attached to earth, both present and future and all easamentary/mamool right annexed thereto. <b>Property 2</b> : Flat No.401 owned by <b>Mrs. Neelam Subhash Anand (Deceased).</b> Flat No.401, Admeasuring 2350 Sq. Ft. Built-up Area and 1071 Sq. Ft Terrace Area, On the 4th Floor, In the Building know as "SONAL", Plot No. 279, Sher-E-Punjab Co-Operative Housing Society Limited, Situate lying and Being at Mahakali Road, Andheri-East, Mumbai		RP: Rs. 4,11,00,000/- Property 2 : For Residential Property : Flat No. 401, Andheri-East
– 400093, Bearing Survey No. 29 to 38 and 43, In the Registration Sub District Bandra District, Bombay Suburban, Bounded as Under On or towards the East by : Guru Govind Singh Marg, On or towards the West by : Plot No.280, On or towards the North by : Gulmohor Marg, On or towards the South by Madhukunj Society. Together with all existing buildings and structures thereon and buildings and structures as may		EMD: Rs.41,10,000/- Property 2: For Residential Property: Flat No.401, Andheri-East.
be erected/constructed there upon any time from/after the date of respective mortgage and all		

Public Notice

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Mumbai - 400098....Applicant Versus. (1) Dolphin Developers and Builders, Partnership firm Address: Office at 1, Bhima, Worli Co-operative Society Ltd., Sir Pochkhandwala Road, Worli Sea-Face, Worli, Mumbai 400025. (2) Shri. Rameshchandra Harbhagwaandaas (3) Ramesh Dhudidas Parmar, Address of opp. no. 2 & 3, Office at 1, Bhima, Worli Co-operative Society Ltd., Sir Pochkhandwala Road, Worli Sea-Face, Worli, Mumbai - 400025 (4) M/s. Lotus Co-operative Hsg. Soc. Ltd., CTS No. 1751 to 1756, 1757A (Pt), 1757A/28 to 33 of village Kolekalyan, Nehru Road, Santacruz East, Mumbai - 400038....Opponents and 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 he presumed that nobody has any objection to this regard and further action will be taken accordingly. Description of the Paronetty is Description of the Property, :-**Claimed Area** 

Unilateral Deemed conveyance of land measuring 332.34 sq. mtrs. out of 660.87 sq. mtrs. proportionate area of land bearing CTS no. C 1750 to 1756, 1757A (Pt), 1757A/28 to 33 of village Kolekalyan, Nehru Road, Military Outpost, Kalina, Santacruz East, Mumbai - 400098 in formum of the partition to accident accident. favour of the applicant society The hearing is fixed on 01/02/2024 at 3.00 p.m. Sd/-(Rajendra Veer) District Deputy Registrar, Co-operative Societies, Mumbai City (3) Seal Competent Authority, U/s 5A of the MOFA, 1963.

Vashind Branch: Durvankur Opp. Telephone Office Shriram Nagar, Vashind (W). Taluka Shahapur,

Dis - Thane, Pin - 421604 India E-mail:VASHID@bankofbaroda.com Description of the Property :-

### Claimed Area

Unilateral Conveyance of land admeasuring 1550.00 square meters after deducting set-back area of 522.80 square meters as specifically set out in the Property Registration Card CTS No. 553 & the copy of the Agreement for Sale along with building standing thereon at Survey No. 325 Hissa No. 1, CTS No. 553, of Village Malad, Taluka Borivali, District Mumbai Suburban, at Rani Sati Road, Malad (E), Mumbai - 400064, along with set-back advantage/benefit of 522.80 square meters in favour of the Applicant Society. The hearing in the above case has been fixed on 01/02/2024 at 02:00 p.m. Sd/-**District Deputy Registrar**, SEAL Co-operative Societies, Mumbai City (4) **Competent Authority** U/s 5A of the MOFA. 1963. Vashind Branch: Durvankur Opp. Telephone Office, Shriram Nagar, Vashind (W). Taluka Shahapur, Dis - Thane, Pin - 421604 India बैंक ऑफ़ बड़ौदा Bank of Baroda E-mail·VASHID@bankofbaroda.com Date: 10/01/202 NOTICE TO BORROWER (UNDER SUB-SECTION (2) OF SECTION 13 OF THE SARFAESI ACT, 2002) Mrunali Ashok Mahamunka -7, Plot No.53, Mangal Murti CHS Ltd., RSC 18, Borivali West Near Mangal Murti Hospital umbai - 400 092 Dear Sir / Madam. Re: Credit facilities with our Vashind Branch. We refer to Home Loan facility sanctioned to you by Bank of Baroda, Vashind Branch, Pursuant to he above sanction you have availed and started utilising the credit facilities after providing security or the same, as hereinafter stated. The present outstanding in various loan/credit facility accounts nd the security interests created for such liability are as under:

Nature and type of facility			O/s as on 10/01/2024 (inclusive of interest upto 08/01/2024)	Security agreement with brief description of securities
Home Loan	Rs. 28,80,037.00/-	9.65%	Rs.21,11,562.03/-	Equitable Mortgage of Flat No.9, 2nd Floor, B Wing, Royal Heritage, Village Shere, Vashind, Taluka Shahapur, District Thane - 421601
Total	Rs.28,80,037.00/-		Rs.21,11,562.03/-	

As you are aware, you have committed defaults in payment of interest on above loans/outstanding starting for the quarter ended December 2023.

ent upon the defaults committed by you, your loan account has been classified as non-perform Source of the details committee by you, your four account has been classified as more performance as a set on 08.01.2024 in accordance with the Reserve Bank of India directives and guidelines. Inspite of ou repeated requests and demands you have not repaid the overdue loans including interest thereon. Having regard to your inability to meet your liabilities in respect of the credit facilities duly secured b various securities mentioned in para 1 above, and classification of your account as a non-performing asset

various section test mentioned in para rabove, and classification of your account as a non-periorining asset, we hereby give you notice under sub-section (2) of section 13 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and call upon you to pay in full and discharge your liabilities to the Bank aggregating **Rs.21,11,562.03** as stated in para 1 above, within 60 days from the date of this notice. We further give you notice that failing payment of the above amount with interest till the date of payment, we shall be free to exercise all or any of the rights under sub-section (4) of section 13 of the said Act, which please note.

Please note that, interest will continue to accrue at the rates specified in para 1above for each credit facilit until payment in full ite your attention to sub-section 13 of section 13 of the said Act in terms of which you are barre

We in from transferring any of the secured assets referred to in para 1 above byway of sale, lease or otherwise (Other than in the ordinary course of business), without obtaining our prior written consent. We may add that non-compliance with the above provision contained in section 13(13) of the said Act, is an offence

ounishable under section 29 of the Act.

punisnable under section 29 of the Act. We further invite your attention to sub section (8) of section 13 of the said Act in terms of which you may redeem the secured assets, if the amount of dues together with all costs, charges and expenses incurred by the Bank is tendered by you, at any time before the date of publication of notice for public auction/invitin quotations/tender/private treaty. Please note that after publication of the notice as above, your right to redeem the secured assets will not be available.

Please not extend that this demand notice is without prejudice to and shall not be construed as waiver of any other rights or remedies which we may have, including without limitation, the right to make further demands is respect of sums owing to us.

Yours faithfully Authorised Office Bank of Baroda

Date: 11.0

Place: Mu

dditions thereto and all fixtures and furniture's and plant and machinery attached to the eart or permanently fastened to anything attached to the earth, both present and future. Rs.1,00,000/

TDS to be deducted: 1% of Auction Price CONDITIONS FOR TDS DEDUCTION: TDS shall be deducted and deposited in the name of the Mortgagor/s. If the mortgaged

property is jointly owned, the TDS shall be reported in the name of the first owner, unless there is a specific ratio of ownership in the sale deed, in which case the TDS shall be deducted in the proport is towner, unless there is a specific ratio of ownership in the sale deed, in which case the TDS shall be deducted in the proportion of their ownership ratio. Auction Purchaser, after depositing TDS, shall submit Form No 16A as proof of TDS payment and confirmation TERMS & CONDITIONS-(1) The E-Auction is being held on "AS IS WHERE IS" & "AS IS WHAT IS BASIS" and no Complaint basis. To the best of knowledge and information of the Authorised Officer, there are no encumbrances on the property/ies. However, the intending bidders should make their own independent enquiries regarding the encumbrances, title of property/les put on auction and claims/rights/dues affecting the property, prior to submitting their bid. The Authorised Officer/Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues. (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 on auction will be permitted to interested bidders on Bank's working days in consultation with State Recovery Manager - ABG. (3) The intending biddes may visit the Bank's official website- https://www.kotak.com/en/bank-auctions.html for auction details and for the terms and conditions of sale. (the user ID and password can be obtained free of cost by registering name with "https://kotakbank.auctiontiger.net") through their login ID and Password. The EMD 10% of RESERVE PRICE shall be payable through Demand Draft/online in favor of "Kotak Mahindra Bank Limited" payable at Mumbai / at par and to be submitted in the concerned bank branch along with Duly Filled up & Signed Copy of Annexure II & III attached to the Tender form on or before **4.00 P.M on 13.02.2024** Tender form can also be obtained from the concerned bank branch. (d) After Registration by the bidders in the web Portal, the intending purchaser/ bidder is required to get the copies of the following documents uploaded in the web portal before last date of submission of the bid(s) viz. (i) Copy of the Demand Draft. (ii) Copy of PAN card, (iii) Proof of identification (KYC) viz. copy of Voter ID Card/ Driving License/ Passport etc., (iv) Copy of proof of address, (v) Duly Filled up & Signed Copy of Annexure II & III attached to the Tacher Docator Diving License/ rassoft etc., (W) Copy of pool of address, (W) Duly bidders who require assistance in creating login ID and password, uploading data, submitting bid, training on e-bidding process etc., may avail online training on E-Auction from M/s e-procurement Technologies Ltd. (Auction Tiger), Ahmedabad: Contact Person; Mr. Ram Sharma, Mobile No. 9978591888 & 6351896833, Contact No. 079-68136837/68136880/68136844. E-Mail ID: **ramprasad@auctiontiger.net**, support@auctiontiger.net, / also on Auction tiger Mobile App. and for any property related query may contact details of bank officials are: 27BKC, 6th Floor, Plot No.C-27, G Block, Bandra Kurla Complex, Bandra-East, Mumbai-400051, Mc Durshouchish Zala. Mobile: 401.00009(12), and 100009(12), Mr.Dushyantsinh Zala, Mobile:+91-909091262, email:- ushyantsinh.zala@kotak.com and Mr. Mayur Pagare, Mobile:+91-9702643053, email:- mayur.pagare@kotak.com, within office hours during the working days. (6) Only buyers holding valid User ID/Password and confirmed payment of EMD through Demand Draft/ online shall be eligible for participating in the online auction process. (7) The interested bidders who have submitted their EMD not below the 10% of reserve price through Demand Draft/online before 4.00 P.M. on 13.02.2024 shall be eligible for participating in the e-auction. The e-auction of above properties would be conducted exactly on the scheduled date & time as mentioned above by way of inter-se bidding amongst the bidders. The bidders shall improve exactly on the scheduled date & time as mentioned above by way of inter-se bidding amongst the bidders. The bidders shall improve their offer in multiple of amount mentioned under the column "Bid Increase Amount" against the Property. In case bid is placed in the last 5 minutes of the closing time of the e-auction, the closing time will automatically get extended for 5 minutes (subject to unlimited extensions of 5 minutes each). The bidder who submits the highest bid (not below the reserve price) on closure of online auction shall be declared as successful bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorized Officer/Secured Creditor. (8) 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 48 hours of the acceptance of bid price by the Authorized Officer and the balance 75% of the sale price on or before 15th day of the sale or within such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer. In case of default in payment by the successful bidder, the amount already deposited by the Bidder shall be liable to be forfieited and the property shall be put to re-auction successful bidder, the amount already deposited by the Bidder shall be liable to be forfeited and the property shall be put to re-auction and the defaulting bidder shall have no claim/right in respect of property/amount. (9) The prospective qualified bidders may avail online training on e-auction from M/s. e-procurement technologies Ltd. prior to the date of e-auction. Neither the Authorised Officer/Bank nor M/s. e-procurement technologies Ltd. shall be liable for any network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-Auction event. (10) The purchaser shall bear the applicable stamp duties/additional stamp duty/transfer charges, fees etc. and also all the Statutory/ non statutory dues, taxes, rates, assessments, charges, fees etc. owing to anybody. (11) The Authorised Officer is not bound to accept the highest offer and the Authorised Officer has the absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the e-auction without assigning any reason thereof. [12] The bidders are advised to go through the detailed terms and conditions of e-auction available on the website of M/s e-procurement Technologies Ltd. https://kotakbank.auctiontiger.net before submitting their bids and taking part in e-auction. (13) The publication is subject to the force majeure clause. (14) The sale certificate shall be issued after receipt of entire sale consideration and submission of TDS certificate under Form No 16A from the Auction Purchaser and confirmation of sale by secured creditor. The sale certificate shall be issued in the under Form No hok from the Auction Purchaser and committed on sale by sectore dreditor. The Sale certificate shall be issued in the name of the successful bidder. No request for change of name in the sale certificate other than the person who submitted the bid / participated in the e-Auction will be entertained. (15) The bid once submitted by the bidder, can not be cancelled/ withdrawn and the bidder shall be bound to buy the property at the final bid price. The failure on the part of bidder to comply with any of the terms and conditions of e-Auction, mentioned therein will result in forfeiture of the amount paid by the defaulting bidder. (16) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders. The Authorised Officer shall be a tilberty to cancel the eAuction process / tender at any time, before declaring the successful bidder, without assigning any reason. The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondence regarding any change in the bid defined. The automate feal letatutory (use tave prote accessful bidder, without assigning any reason. The the bid shall be entertained. The payment of all statutory / non-statutory dues, taxes, rates, assessments, charges, foresetc., owing to anybody shall be the sole responsibility of successful bidder only. In case of any dispute arises as to the validity of the bid (s), amount of bid, EMD once to the eligibility of the bidder, authority of the person representing the bidder, interpretation and the decision of the Authorised Officer shall be final in such an eventuality, the Bank shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and at such time as may be decided by the Bank. For any kind of dispute, bidders are required to contact the concerned authorised officer of the concerned bank branch only. (17) Special Instructions, Bidding in the last moment should be avoided in the bidders own interest are neither the Kotak Mahindra Bank Ltd. 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 & are able tc

participate in the auction successfully. (For detailed term & conditions please refer to website) https://kotakbank.auctiontiger.net (M/s E-procurement Technologies Ltd.) IT MAY BE TREATED AS STATUTORY 30 DAYS SALE NOTICE UNDER RULE Rule 6(2) / 8(6) & 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002: NOTE:- The borrowers/guarantors/mortgagors are hereby notified to pay the sum as mentioned above alongwith upto date interest and ancillary expenses within 30 days from the date of publication to get the property/ies redeemed, failing which the property/ies will be auctioned /sold and balance dues, if any, will be recovered with interest and cost.

	Sd/-
.2024	Authorized Officer
nbai	Kotak Mahindra Bank

Date: 10/01/2024 NOTICE TO BORROWER (UNDER SUB-SECTION (2) OF SECTION 13 OF THE SARFAESI ACT, 2002) .0, 3 ooja Shashikant Pathak Room No.3/4, Garibi Hatav Housing Society, Kajupada, Behind Maha Est Chawl, Kurla West, Mumbai – 400 070 Dear Sir / Madam. Re: Credit facilities with our Vashind Branch.

बैंक ऑफ बडौटा

Bank of Baroda

1. We refer to Housing Loan facility sanctioned to you by Bank of Baroda, Vashind Branch. Pursu and to the above sanction you have availed and started utilising the credit facilities after providing security for the same, as hereinafter stated. The present outstanding in various loan/credit facility accounts and the security interests created for such liability are as under:

Nature and type of facility			O/s as on 10/01/2024 (inclusive of interest upto 08/01/2024)	Security agreement with brief description of securities
Housing Loan	Rs. 28,80,037.00/-	9.50%	Rs.17,83,569.00	Equitable Mortgage of Flat No.5,1st Floor, Building No.A, Royal Heritage, Village Shere, Vashind, Taluka- Shahapur, District- Thane
Total	Rs.28,80,037.00/-		Rs.17,83,569.00	

2. As you are aware, you have committed defaults in payment of interest on above loans/outstanding starting for the quarter ended December 2023. You have also defaulted in payment of instalments of term loan demand loans which have fallen due for payment on October 2023 and thereafter.
3. Consequent upon the defaults committed by you, your loan account has been classified as non-performing asset on 08.01.2024 in accordance with the Reserve Bank of India directives and guidelines. Inspite of our servered demand demand demand to up have not remediate horizone in hub directives and guidelines.

asset on 08.01.2024 in accordance with the Reserve Bank of India directives and guidelines. Inspite of ou repeated requests and demands you have not repaid the overdue loans including interest thereon. I. Having regard to your inability to meet your liabilities in respect of the credit facilities duly secured b various securities mentioned in para 1 above, and classification of your account as a non-performing asset we hereby give you notice under sub-section (2) of section 13 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and call upon you to pay in full and discharge your liabilities to the Bank aggregating **Bs.17,83,569.00** as stated in para 1 above, within 60 day from the date of this notice. We further give you notice that failing payment of the above amount with interest till the date of payment, we shall be free to exercise all or any of the right under sub-section (4) of section 13 of the said Act, which please note.

Please note that, interest will continue to accrue at the rates specified in para 1 above for each credit facili until payments in full. We invite your attention to sub-section 13 of section 13 of the said Act in terms of which you are barre

b. We invite your attention to sub-section 13 of section 13 of the said Act in terms of which you are barree from transferring any of the secured assets referred to in para 1 above byway of sale, lease or otherwise (Other than in the ordinary course of business), without obtaining our prior written consent. We may add that non-compliance with the above provision contained in section 13(13) of the said Act, is an offence punishable under section 29 of the Act.
7. We further invite your attention to sub section (8) of section 13 of the said Act in terms of which you may redeem the secured assets, if the amount of dues together with all costs, charges and expenses incurred by the Bank is tendered by you, at any time before the date of publication of notice for public auction/inviting quotations/tender/private treaty. Please note that after publication of the notice as above, your right to redeem the secure dasets up and the available.

redeem the secured assects will not be available. Please note that this demand notice is without prejudice to and shall not be construed as waiver of any oth rights or remedies which we may have, including without limitation, the right to make further demands is Yours faithfully respect of sums owing to us.

Authorised Office Bank of Baroda