

PUBLIC NOTICE

Take notice that **Shop No. 30, Ground Floor, Wing 7 (D), Building No. 6, AGARWAL PEACE HEAVEN CO-OPERATIVE HOUSING SOCIETY LTD.,** Kauls Heritage City, Vasai (West) – 401202, now owned and possessed jointly by **SHRI. NUNNA ANILKUMAR and NUNNA RENUKA.** That the Share Certificate in respect of said Shop bearing Certificate No. 46 having share No.1726 to 1730 issued by the society authorities is lost misplaced & Can't traceable anywhere and hence he applied for issued of duplicate share certificate from society authority. If any person/s have any claim like mortgage, lean, Sale, gift etc. over the said Shop Share Certificate can claim in writing with the undersigned office within **15 days** from Publication of this Notice. After words no such a claim shall be entertained.

ADVOCATE DILIP K. GANDHI
3, Satchidanand Society, Tialk Road, Opp. HDFC Bank, Dombivli (East).
Place : Dombivli
Date : 05/02/2026
Mobile : 9892176055

SAINATH NAGAR BLDG NO. 4 CO-OP. HSG. SOC. LTD.
Add :- Village:- Tulinj, Sainath Nagar Complex, Nalasopara (E), Tal. Vasai, Dist. Palghar

DEEMED CONVEYANCE NOTICE

Notice is hereby given that the above Society has applied to this office for declaration of Deemed Conveyance of the following properties. The next hearing is kept on **25/02/2026 at 2:00 PM.**

M/s. Shree Sai Samarth Developers And Others Those who have interest in the said property may submit their say at the time of hearing at the venue mentioned below. Failure to submit any say, it shall be presumed that nobody has any objection and further action will be taken.

Description of the property - Village : Tulinj, Tal. Vasai, Dist. Palghar

Survey No.	Hissa No.	Area Sq. Mtrs.
75	Part	401.62 out of 11480 sq. mtrs.

Office : Administrative Building-A, 206, 2nd Floor, Kolgaon, Palghar-Boisar Road, Tal. & Dist. Palghar. Date : 04/02/2026

SEAL

Sd/-
(Shirish Kulkarni)
Competent Authority & District Dy. Registrar Co.Op. Societies, Palghar

SAI DARSHAN B CO-OP. HSG. SOC. LTD.
Add :- Village:- Achole, Ambawadi, Nalasopara (E), Tal. Vasai, Dist. Palghar

DEEMED CONVEYANCE NOTICE

Notice is hereby given that the above Society has applied to this office for declaration of Deemed Conveyance of the following properties. The next hearing is kept on **25/02/2026 at 2:00 PM.**

M/s. Sai Corporation And Others Those who have interest in the said property may submit their say at the time of hearing at the venue mentioned below. Failure to submit any say, it shall be presumed that nobody has any objection and further action will be taken.

Description of the property - Village : Achole, Tal. Vasai, Dist. Palghar

Survey No.	Hissa No.	Area Sq. Mtrs.
New 188 B Old 138	B	556.34 Sq. Mtrs. out of 12200 Sq. Mtrs.

Office : Administrative Building-A, 206, 2nd Floor, Kolgaon, Palghar-Boisar Road, Tal. & Dist. Palghar. Date : 04/02/2026

SEAL

Sd/-
(Shirish Kulkarni)
Competent Authority & District Dy. Registrar Co.Op. Societies, Palghar

GURU MAULI CO-OP. HSG. SOC. LTD.
Add :- Village:- Mulgaon, Near Salmadevi Tempal, Vasai (W), Vasai, Dist. Palghar 401201

DEEMED CONVEYANCE NOTICE

Notice is hereby given that the above Society has applied to this office for declaration of Deemed Conveyance of the following properties. The next hearing is kept on **25/02/2026 at 2:00 PM.**

M/s. Sai Raj Builders, Builders & Developers And Others Those who have interest in the said property may submit their say at the time of hearing at the venue mentioned below. Failure to submit any say, it shall be presumed that nobody has any objection and further action will be taken.

Description of the property - Village : Mulgaon, Tal. Vasai, Dist. Palghar

Survey No.	Hissa No./Pardi No.	Area	Akar
4 (Old S. N. 119)	Hissa No. 1	0-05-0	1.10 Pai
4 (Old S. N. 119)	Hissa No. 1	0-10-7	2.34 Pai
4 (Old S. N. 119)	Hissa No. 1	0-05-6	1.24 Pai
		Total area 2130 sq. mtrs. - D.P. Road 235.58 sq. mtrs. - atrakramil 7.72 sq. mtrs. now 1886.70 sq. mtrs.	

Office : Administrative Building-A, 206, 2nd Floor, Kolgaon, Palghar-Boisar Road, Tal. & Dist. Palghar. Date : 02/02/2026

SEAL

Sd/-
(Shirish Kulkarni)
Competent Authority & District Dy. Registrar Co.Op. Societies, Palghar

District Deputy Registrar, Co-operative Societies, Thane & Office of the Competent Authority
"Notice as per Section 10(1) of the MOFA Act, 1963 read with Rule 13(2) of the Maharashtra Ownership Flats Rules"
First floor, Gavdevi Bhaji Mandai, Near Gavdevi Maidan, Gokhale Road, Thane (W)-400 602
E-mail:- ddr.dna@gmail.com Tel: 022-2533 1486

No.DDR/TNA/ Non-Corporation/Notice/4500/2025 Date :- 18/11/2025

Application u/s 11 of Maharashtra Ownership Flats (Regulation of the Promotion of construction, Sale, Management and Transfer) Act, 1963
Application No. 79 of 2025.

Chief Promoter : Shri Rahul Dagdu Khaire
Applicant :- (Proposed) Gurukrupa Co-Operative Housing Society Ltd.
Add : Opp. Divya Hotel, Forest Colony, Birla Collage Campus road, Chikanghar, Kalyan (W), Tal. Kalyan, Dist. Thane 421306

Versus
Opponents :- 1) M/s. Build Well Enterprises through Prop. Shri. Macchindranath Balwant Mane

Description of the Property - Mouje Chikanghar, Tal. Kalyan, Dist. Thane

Survey No.	Plot No.	Total Area Sq. Mtrs.
124 (P)	71	560.00 Sq. Mtrs.

Take the notice that as per above details those, whose interests have been vested in the said property may submit their say at the time of hearing at the venue mentioned above. Failure to submit any say shall be presumed that nobody has any objection in this regard and further action will be taken accordingly. The hearing in the above case has been fixed on **Dated 09/02/2026 at 1.30 p.m.**

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

SEAL

उपविभागीय अधिकारी, मुंबई पश्चिम उपनगर यांचे कार्यालय
प्रशासकीय इमारत, १ वा मजला, शासकीय वासात, वांदी (पू). मुंबई - ४०० ०५१
दुरध्वनी क्र. ०२२-२६५१०१३६ • Email ID: sdomsdest@gmail.com
क्र. टीएनसी/एसआर-०१/२०२५

सुनावणीची नोटीस

१. श्री. अरविंद मंचू खारवी - पटेल आदिवासी अपिलकर्ता तर्फे,
श्री. मेहुबूब अली मेहमुद अली सय्यद
साईगणेश सहकारी गृहनिर्माण संस्था, बी विंग, ७ वा मजला, पल्टेड नंबर ७०९,
विंदा कॉम्प्लेक्स महाकाली रोड, अंधेरी-पूर्व, मुंबई - ४०० ०९९(अपिलाधी)
विरुद्ध
१) मे. गुफिक प्रा. लि. चे संचालक
श्री. जयेश पन्नालाल चौकरी,
एम आय डि सी रोड नंबर ११,
अंधेरी पूर्व, मुंबई - ४०० ०९३.
२) मे. लोहा मेकरोटपेट डेव्हलपर्स
प्रा. लि.,
एम आय डि सी रोड नंबर ११,
अंधेरी पूर्व, मुंबई - ४०० ०९३.
३) तहसिलदार अंधेरी
४) तलाठी राजा कोविंदरा
५) मंडळ अधिकारी, अंधेरी

६) श्री. संजय अर्जुन पटेल खारवी,
बस्तावा मिस्रीदा चाल, गुफिक प्रा. लि. जवळ,
एम. आय. डि. सी. रोड नंबर ११, मुळगांव जवळ,
अंधेरी पूर्व, मुंबई-४०० ०९३.
द्वारा रुम नंबर ७, महाकाली कुटीर तशीला सोसायटी
जवळ, महाकाली केजज रोड, अंधेरी पूर्व, मुंबई -
४०० ०९३.
७) श्रीमती अंबिका गोविंद खारवी,
पल्टेड नंबर ७०५, ७ वा मजला, विजयलक्ष्मी को. ऑफ,
ही. सोसा., एम. आय. डि. सी. रोड नंबर ११,
नियर बिंदा सत्तेरी, अंधेरी पूर्व, मुंबई -४०० ०९३.
.....(प्रतिवासी)

विषय: मुंबई कुळबहिवाट व शेतजमिन अधिनियम १९४८ चे कलम ७४
अन्वये दाखल अपील
अपिलाधी यांनी मौजे-मुळगांव, ता. अंधेरी येथील क्र. क्र. ८७/५ या मिल्करीती संदर्भात तेहसीलदार अंधेरी यांचेकडील आदेश क्र. सह /अंधेरी/आरटीएस/एसआर-१४/२०२४, दि. २९/११/२०२४ विरुद्ध या न्यायालयात अपील सादर केले आहे. सदर अपीलामध्ये दि. २६/०२/२०२६ रोजी सकाळी ११.०० वाजता उपरोक्त नमूद प्रयावरील कार्यालयात सुनावणी निश्चित केलेली आहे. सदर प्रकरणी आपण स्वतः किंवा प्राधिकृत किंवा न्यायालयीनमार्फत आवश्यक त्या कागदपत्रांसह उपस्थित राहावे, तसेच सदर प्रकरणी अन्य कोणी हस्तक्षेप पक्षकार होण्याचे असल्यास, उर्वरित तारखेस आपण हजर न राहिल्यात किंवा आपणा मार्फत लेखी अथवा तोंडी जबाब / युक्तीवाद सादर न केल्यास आपणास काहीही संपादक्याचे नाही, असे गृहीत धरून कागदपत्रांच्या गुणवत्तेनुसार अपिलां भ्रष्टे आदेश परीत करण्यात येईल, याची नोंद घ्यावी.

सही /-
(प्रसल दामे)
उपविभागीय अधिकारी
मुंबई पश्चिम उपनगर

ठिकाण: वांदी (पूर्व)
दिनांक: ३०/०१/२०२६

उपविभागीय अधिकारी
मुंबई पश्चिम उपनगर

NOTICE

Notice is hereby given by Medical Superintendent of Greater Mumbai for Proposed Redevelopment of Rajawadi Hospital on plot bearing C.T.S No.4690/4691/4689A/4692/ 4698 of village Ghatkopar Kiroal, at Ghatkopar (E) in N ward. **has been accorded Environmental Clearance vide letter no.EC25C3804MH5384840N (SIA / MH / INFRA2 / 556338 / 2025) dated 29th January 2026 and copy of the clearance letter is available with https://parivesh.nic.in/.**

PUBLIC NOTICE OF RETIREMENT AND RECONSTITUTION OF PARTNERSHIP FIRM M/S. MAPS CORPORATION
(Reg. Office: 504, Swastik Disa Corporate Park, LBS Marg, Ghatkopar (W), Mumbai 400086)

NOTICE is hereby given to the public that the following **Eleven (11)** Partners of the firm **M/S. MAPS CORPORATION** shall **retire** from the said Partnership with effect from the close of business on the **21st day of February, 2026** (the "Effective Date").

The said business is being **continued** by the remaining Partners under the **same name and style** as a reconstituted Partnership Firm, effective from the **21st day of February, 2026**.

The Partners of the Reconstituted Firm are:

RETIRING PARTNER(S)	INCOMING/ CONTINUING PARTNER(S)
1. Mr. Suresh Karan Patel 2. Mrs. Meena Magan Patel 3. Mr. Amrutlal Premji Patel 4. Mrs. Priti Jayantilal Patel 5. Mr. Mahendra Gangaram Nakrani 6. Mr. Shantilal Khimji Patel 7. Mr. Vinod Khimji Mavani 8. Mr. Hitesh Khimji Mavani 9. Mr. Meet Ramesh Ramjani 10. Mr. Nimit Jayesh Dedhia 11. Mr. Deepak Meghji Dedhia	1. M/S. Siyara Realty Private Limited 2. Mr. Kapil Punjalal Patel

All debts, liabilities, and obligations of the Firm up to the date of retirement have been taken over and shall be paid and discharged by the Continuing Partners, who will continue to receive the assets, credits, and profits of the business of the said firm. The **Retiring Partners** shall not be responsible for any debt, transaction, or liability of the said Firm contracted or incurred on or after the Effective Date of their retirement.

All persons having any dealings with the Firm are requested to note the above change and in case of any direct or indirect claims against firm and/or its retiring partners may be sent within next 15 days from the date of this notice to:

Shakti Group
B/914, Lodha Supremes, Akbar Camp Road, Kolshet, Thane (W) 400607.

By Order of the Firm and its Partners, For M/S. MAPS CORPORATION

1. Mr. Amrutlal Premji Patel
2. Mr. Mahendra Gangaram Nakrani
3. Mr. Shantilal Khimji Patel
4. Mr. Hitesh Khimji Mavani
5. Mr. Meet Ramesh Ramjani

Place: Thane
Date: 5th February 2026

PUBLIC NOTICE

NOTICE that my client's i.e., **1] MR. MOHNISS JITENDRA MAKWANA and 2] MRS. JAGRUTI JITENDRA MAKWANA** are negotiating for purchase of Flat No. A-1/2A, area admeasuring 383 sq.ft. Built up, in Digambar building of society known as Dahisar Shree Avadhoot Co. Op. Hsg. Soc. Ltd., situated at C S Road, Opp Misquitla Nagar, Avadhoot Nagar, Dahisar East, Mumbai - 400 068 (hereinafter called as "THE SAID FLAT") along with 5 (Five) shares of Rs.50/- each bearing Distinctive Nos.1216 to 1220, vide Share Certificate No. 318 issued by the Dahisar Shree Avadhoot Co. Op. Hsg. Soc. Ltd., (hereinafter called as "THE SAID SHARES") for the sake of brevity it may be referred to as **"THE SAID PROPERTY"** from MR. PARRTH NITINJI BHATT (TRANSFEROR) (more particularly described in the schedule hereunder written).

By Agreement for Sale Dated 29th June, 1982, the said property was originally purchased by 1] Mr. Kantilal Devshankar Bhatt and 2] Mr. Nitinji Kantilal Bhatt. That Mr. Kantilal Devshankar Bhatt died on 08.11.2010 leaving behind Mrs. Vasantben Kantilal Bhatt (wife) and Mr. Nitinji Kantilal Bhatt, Mrs. Bharti Chandrakant Joshi Nee Ms. Bharti Kantilal Bhatt, Mrs. Bhavita Bipin Pandya Nee Ms. Bhavita Kantilal Bhatt respectively 03 children as the only legal heirs as per Law of succession. That after the demise of Mr. Kantilal Bhatt, the society transferred the shares in the name of Mr. Nitinji Kantilal Bhatt based on the nomination and Will of Mr. Kantilal Bhatt. Mrs. Vasantben Kantilal Bhatt expired on 01.10.2020.

That Mr. Nitinji Kantilal Bhatt expired on 15.08.2025 leaving behind Mrs. Jayashree Nitinji Bhatt, Mr. Parth Nitinji Bhatt and Ms. Khushi Nitinji Bhatt as the only Legal Heirs as per Law of Succession. That Mrs. Jayashree Nitinji Bhatt and Ms. Khushi Nitinji Bhatt have released, disclaimed their undivided right, tile and interest in favour of Mr. Parth Nitinji Bhatt.

Any person or persons having any claim, objection, right or interest in the said property or any part thereof by way of sale, transfer, assign, mortgage (equitable or otherwise), exchanging, inheritance, lease, easements, right of way, tenancy, lien, licence, gift, bequest, trust, maintenance, possession, dispensence or any encumbrances or any attachment are requested to make the same known in writing along with the supporting documents and/or any evidence by Registered Post A.D. to me at the address given below within the period of 14th day from the date of publication of this notice with copies of such documents and other proofs in support of claims/objections for the transfer of the said property and regarding the title of the said property. If no claims/objection is received/raised within the period prescribed above, then my clients has liberty to purchase the Ownership rights in respect of said property, failing which the transfer will be completed with reference to any such claims and the same if any will be deemed to have been waived or abandoned in favor my client.

SCHEDULE OF THE PROPERTY

ALL THAT Flat No. A-1/2A, area admeasuring 383 sq.ft. Built up, in building known as Digambar of society known as Dahisar Shree Avadhoot Co. Op. Hsg. Soc. Ltd., situated at C S Road, Opp Misquitla Nagar, Avadhoot Nagar, Dahisar East, Mumbai-400068 (hereinafter called as "THE SAID FLAT") along with 5 (Five) shares of Rs.50/- each bearing Distinctive Nos.1216 to 1220, vide Share Certificate No. 318 issued by the Dahisar Shree Avadhoot Co. Op. Hsg. Soc. Ltd., (hereinafter called as "THE SAID SHARES"), situate on land bearing Survey No.16 corresponding C.T.S.No. 1349, 1265, 1250, 1320, 1334, 1241, 1242, 1252, 1254, 1257, 1258, 1327, 1241, 1249, 1248, 1247 of Village Dahisar Taluka Borivali within the District and Sub-District of Mumbai City and Mumbai Suburban District and within the limits of Municipal Corporation of Greater Mumbai.

Ms. Ankita Jain
Advocate High Court.
Place: Mumbai
Date: 05/02/2026
27/156, MHB Colony, S N Dubeay Road, Chunnabhatti, Dahisar East, Mumbai-400068

The Mehnsana Urban Co-op. Bank Ltd.
(Multi State Scheduled Bank)
Head Office : Corporate Building, Highway, Mehnsana-384002.
Phone No. : (02762) 257233, 257234

Ref: 55/13/09/04 NOTICE TO GUARANTOR Date: 15.12.2025
(UNDER SUB-SECTION (2) OF SECTION 13 OF THE SARFAESI ACT, 2002)
BY REGISTERED A.D./Courier
(Our earlier Demand Notice dated 10.02.2025 stands Withdrawn.)

Guarantors:-
(1) Mr. LubnaKhurshed Ansari
Khurshed Ansari Sunder Mahal, N H School Road, BakraMandi, Govind Nagar, Mira Bhayandar Thane Mira Road, Maharashtra-401107.
(2) Mr. NazmeenRiyaz Khan
10/8 302 TalbaChs Ltd Lucky Apartment Irani wadi. Opp Fly Over Bridge, Goregaon, East Mumbai, Maharashtra-400063.

Dear Sir,

Re: Notice under Section-13(2) of The SARFAESI Act, 2002

1. As you are aware, you have by an Agreement of Guarantee dated 20.06.2022 guaranteed payment on demand of all moneys and discharge all obligations and liabilities then or at any time thereafter owing or incurred to The Mehnsana Urban Co- Operative Bank Ltd. By M/S. AMAAN PROPERTYS for aggregate credit limits of Rs. 22,80,000/- (Rupees. Twenty Two Lakh Eighty Thousand only) with interest thereon more particularly set out in the said Guarantee document.

2.We have to inform you that the Borrower has committed defaults in payment of its liabilities and consequently, the account has been classified as non-performing asset. A Copy of the Notice dated 15.12.2025 under Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 sent by us to the Borrower is enclosed. Since the Borrower has committed defaults, in terms of the guarantee, you have become liable to pay to us the outstanding amount of loan/credit facilities aggregating Rs. 24,02,820.00/(Rs. Twenty Four Lakh Two Thousand Eight Hundred Twenty only) as on 15.12.2025plus further interest thereon from 08.12.2025 at the contractual rate with monthly rests plus penal interest with costs, charges and expenses lit payment and call upon you to pay the said amount within 60 days from the date of this notice. Please note that interest will continue to accrue at the rates specified in Para -1- of the Notice dated 15.12.2025. Served on the Borrower (copy enclosed).

3. We further wish to inform you that in regard to the personal guarantee provided by you to secure your guarantee obligations for the due repayment of the loans and advances by the Borrower, this notice of 60 days may please be treated as notice under sub-section (2) of section 13 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. We further give you notice that failing payment of the above amount with interest up to the date of payment, we shall be at liberty to exercise all or any of the rights under sub-section (4) of section 13 of the said Act, which please note.

4. We invite your attention to sub-section (13) of section 13 of the said Act in terms of which you are barred from transferring any of the secured assets referred to in Para -1- of the Notice dated15.12.2025, served on the Borrower (copy enclosed) by way 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.

5. 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 Mehnsana Urban Co Operative Bank Ltd 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 secured assets will not be available.

6.Please note 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, in the right to make further demands in respect of sums owing to us.

Yours faithfully
Authorized Officer
The Mehnsana Urban Co-Operative Bank Ltd.
Encl.: Copy of Notice to the Borrower with enclosures

LOST & FOUND

This is to inform that Power of attorney ("POA") no. **15944** issued to **Mr. Sanjiv Sraddhananda Sarkar**, Employee ID - **74439** by Axis Bank Limited ("Bank") has been lost on dated 02/02/2026 at CBD Belapur, Navi Mumbai. It is hereby cautioned that any misuse of the said POA with effect from 02/02/2026, shall not be binding on the Bank and anybody who is in possession of the POA should return it to the Axis Bank, Corporate office: 7th Floor, BBO Department, Axis House, Wadia International Center, P.B. Marg, Worli, Mumbai - 400 025.
Place: Mumbai Date: 05.02.2026

-: प्रमाणपत्र:-

असे प्रमाणित करण्यात येते की, **श्री मनिस धिरजलाल बारोट** वय ४७ वर्ष, धंदा :- व्यवसाय रा.ठी ८/११३, **कमलेश अपार्टमेंट-२, शेरेचंजाव अंधेरी (पूर्व) मुंबई-९९** यांचे खालील नमूद वर्तमानचे कागदपत्रे / मोबाईल सहाय पोलीस ठाणे हद्दीत कोठेरी पडुन गहाळ झाले आहेत. सदर बाबत सहाय पोलीस ठाणे हक्कलेल्या वस्तुची नोंदवही क्र.....६३/२०२६ अन्वये नोंद घेण्यात आली आहे.

हक्कलेल्या वस्तुचा तपशील:-
१) ११९ बिजनेस पाईन्ट को. औ. प्रि. सो.लि.चे शेअर्स सर्टिफिकेट नं. 0४६
२) ऑफिस नं.२१२

सही/-
मनोज आर. बचाटे
वंद: बार रुम, पहिला मजला, एस्प्लेन्ड कोर्ट, महापालिक मार्ग, मुंबई - ४०० ००९.
मोबाईल: ९३२४० २४९४२ / ९६१९६ ७४३७४
ईमेल: manoj.bachate@gmail.com

ठाणे अंमलदार

सहार पोलीस ठाणे, मुंबई.
ठिकाण: मुंबई / दिनांक: ०५-०२-२०२६

**The Mehnsana Urban Co-op. Bank Ltd., Mehnsana**
(Multi State Scheduled Bank)
Head Office : Corporate Building, Highway, Mehnsana-384002. Phone No. : (02762) 257233, 257234

NOTICE TO BORROWER
(UNDER SUB-SECTION (2) OF SECTION 13 OF THE SARFAESI ACT, 2002) BY REGISTERED A.D./Courier
(Our earlier Demand Notice dated 10.02.2025 stands Withdrawn
Date: 15.12.2025

(1) M/s. Amaan Property
Shop No.5, Goyal Plaza CHS Ltd, Opp. Shivar Garden, Near Tunga Hospital, NH School Road, Mira Bhayandar Road, Mira Road (East), Dist. Thane-401107
Proprior:-
(2) Mrs.Roohi Mohammad Siddique
Flat No.201, New Comet Tower, Mira Bhayandar Road, Bharti Park, Mira Road East, Opp. Mani Palace Hotel, Thane Mumbai-401107
Dear Sir/s,

Re: Credit facilities with our Malad (East) Branch.

1. We refer to our Letter dated 04.06.2022 and sub sequent Renewal/Review Note last Note dated 20.02.2024 bearing No.MUCB/2022-23/0088 conveying sanction of various credit facilities and the terms of sanction. Pursuant to the above sanction you have availed and started utilizing 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 & Type of Facility	Limit Rs. (In lacs)	Rate of Interest At the time of sanction	Outstanding (Contractual Dues) as on 15.12.2025 (including interest up to 07.12.2025)
Overdraft Facility (For Business) 00551309000004	22,80,000/- (Rs. Twenty Two Lakh Eighty Thousandonly)	10.50% Present Current Rate: 10.00%	Principal: Rs.3,09,95,178 as on 28.01.2025 Interest from 01.01.2025upto 07.12.2025 @ rate of 10.00%: Rs. 218,431.00 Penal Interest(simple) from 01.01.2025 up to 07.12.2025 @ rate of 2%: Rs. 28,077.00 Total - Rs. 24,02,820.00 (Less Recovery) (Total Rs.Twenty Four Lakh Two Thousand Eight Hundred Twenty only.)
Security Agreement with brief description of securities.	All the piece and parcels of Immovable Property/ies situated at Flat bearing No.201 admeasuring 48.92 sq.ft. Mrs. Built up area on the 2nd floor, A Wing, in the Building No.2 known as COMET TOWER of the society known as NEW COMET TOWER CHS LTD constructed on a piece and parcel of land or ground bearing Old Survey No.485/P. Near Survey No. 109/P. situate, lying and being at Village Bhayander Municipal Corporation and in the Registration Dist and Sub-district of Thane. On or towards North :- Rajshree Building, On or towards South :-Hotel Ananthapur, On or towards East -Mira Bhayander Road, On or towards West :-Service Road		

2. In the Letter of Acknowledgement of Debt dated 20.02.2024, you have acknowledged your liability to the Bank to the tune of Rs.22,36,611.00as on 27.12.2023 The outstanding stated above include further drawings and interest up to 07.12.2025.

3. As you are aware, as per Reserve Bank of India directives, when interest and / or principal remains overdue for a period of more than 90 days, in respect of a Term Loan, it becomes NPA, And The Account remain "Out of Order" for a period of more than 90 days, in respect of an Overdraft/ Cash Credit (OD/CC). In Your account it remained Out of Order for a period of more than 90 days.

4. Consequent upon the defaults committed by you, your Overdraft account has been classified as non-performing asset on 28.01.2025 in accordance with the Reserve Bank of India directives and guidelines. In spite of four repeated requests and demands you have not repaid the loans including interest thereon

5. Having regard to your inability to meet your liabilities in respect of the credit facilities duly secured by 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 Securitization 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. 24,02,820.00 (Twenty Four Lakh Two Thousand Eight Hundred Twenty only)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 1 above for each credit facility until payment in full.

6. We invite your attention to sub-section 13 of the said Act in terms of which you are barred from transferring any of the secured assets referred to in para 1 above by way 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 secured assets will not be available.

8. Please note 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 in respect of sums owing to us.

Yours faithfully,
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Authorized Officer.
Encl: 1. Statement of Account & Interest Calculation Sheet

DCB Bank Limited

Registered Office:- DCB Bank Ltd., 6th Floor, Tower A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai - 400013
Retail Asset Collection Department:- 1st Floor, Huma Mall, L.B.S. Marg, Kanjur Marg (West), Mumbai - 400078.

DCB BANK

E AUCTION SALE NOTICE
(Under Rule 9(1) of the Security Interest (Enforcement) Rules 2002)
E-Auction sale notice for sale of immovable Assets under the securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rule, 2002.

Notice is hereby given to the public in general and in particular to the borrower(s), co-borrowers and the guarantors in particular, by the Authorized Officer, that the under mentioned property is mortgaged to DCB BANK LTD., The Authorized Officer of the Bank has taken the Physical possession under the provision of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The property will be sold by tender cum public E-auction as mentioned below for recovery of under mentioned dues and further interest, charges and cost etc. as per the below details:- The property will be sold "as is where is", "as is what is", "as is how is", whatever there is "8 on a "No Recourse" basis without any kind of warranties & indemnities.

Sr. No.	Name of Borrower(s) and Co-borrower(s), Guarantor(s)	Reserve Price (Rs.)	EMD (Rs.)	Date & Time of E-Auction	Type of Possession
1	Mr. Pritesh Radheshyam Devatal Mrs. Seema Radheshyam Devatal	2350560/-	235056/-	10/03/2026 & 11:00am to 1:00pm	Physical
Description of the Immovable Property: All Piece and Parcel of Property Bearing Flat No. 403 Wing B On 4 th Floor In Building No. 2 Area 474.83 Sq. Ft. L.e 44.13 Sq.mtrs Carpet With Balcony Building Name Chandramouli In Complex Known As Shiv Kutir Complex Situated At Village Kandal Taluka Palghar Dist Palghar. (The Secured Assets)					
2	Mr. Sikandar Shabbir Patel Mrs. Naushin Sikandar Patel	4095000/-	409500/-	10/03/2026 & 11:00am to 1:00pm	Physical
Description of the Immovable Property: All The Piece & Parcel of Flat No. 203 Admeasuring 630 Sq Sq Ft On 2 nd Floor In A Wing of Iran Palace Co Operative Housing Society Ltd Situated At Survey No. 126 Hissa No. 3 Mumbra Dist: Thane. (The Secured Assets)					
3	Mr. Mohammedjabin Abdulghani Shaikh Mrs. Najma Mohammedjabin Shaikh M/S. Enjay Multi Shoppe It's Authorised Signatory M/S. JNS Computech It's Authorised Signatory	1. 16200000/- 2. 7507500/-	1.1620000/- 2. 750750/-	10/03/2026 & 11:00am to 1:00pm	Physical
Description of the Immovable Property: 1. All Piece And Parcel of Property Bearing Shop No. 1, & Shop No. 2, Admeasuring Carpet Area 609.28 Sq Ft (Super Built Up Area 648.00 Sq. Ft) On Ground Floor, In The Building Known As "Aashiyana Nerkar's", Near Kokan Mercantile Bank Internal Road, Off Dr. Ansari Road Thane West, Thane. (The Secured Assets) 2. All Piece And Parcel of Property Bearing Flat No. 02, Admeasuring Carpet Area 357.21 Sq. Ft (Built Up Area 385.00 Sq. Ft) On the Ground Floor, In A Wing, In The Building Known As "Khatonod Chir" Near Trimurti Apartment, Internal Road, Off Dr. Ansari Road, Rabodi Koliwada, Thane West, Thane. (The Secured Assets) (For Sr No. 3 Reserve Price & Emd of Properties As Mentioned In Description Respectively)					
4	Mr. Sudhir Kishor Masand M/S. Rasmi Marketing It's Authorised Signatory Mrs. Rashmi Kishore Masand	34020000/-	3402000/-	10/03/2026 & 11:00am to 1:00pm	Physical
Description of the Immovable Property: All Piece And Parcel of Property Bearing Flat No. 201 (Earlier Identified As Flat No. 11 & 12) On 2 nd Floor of Building Known As "Mahesh Kutir" Situated At Plot No. 148 14 th Road Chembur Mumbai Having Area Admeasuring about 1080 Sq.ft (Carpet) Equivalent To 121.00 Sq.mtrs(Built Up) In The Building Consisting of Ground + Two Floors Lying And Being On Land Plot No. 148 CTS No. 995, 995/1 To 5 Village Chembur Taluka Kurla In The Registration District And Sub District of Mumbai City And Mumbai Suburban. (The Secured Assets)					
5	Mr. Shivkumar Naganna Gowda Mrs. Hema Sampat More	1966500			