



## BRIHANMUMBAI MAHANAGARPALIKA

Office of the Assistant Commissioner P/South Ward, S. V. Road,  
Goregaon (West), Mumbai-104

ACP/S/109/AEM dtd. 03/05/2023

### Short E-Tender Notice

Department	Assistant Commissioner P/South ward (i/c)
Tender No.	Bid No. 7200052047
Subject	Construction of Highway Suvidha Toilet at Virvani Industry Estate along the Service Road of Western Express Highway, Goregaon (E), in P/South ward
Tender-Sale	08.05.2023 from 11.00 am to 16.05.2023 at 15.00 pm
Website	http://portal.mcgm.gov.in
Concern Person	A.E.(Maint) P/South Ward Office
Name	Shri. N. N. Kulkarni
Telephone No.	02228737000
Email Id	ae01maint.psouth@mcgm.gov.in

Sd/-

PRO/251/ADV/2023-24

Assistant Commissioner P/South ward (i/c)

Fever? Act now, see your doctor for correct & complete treatment

**CAPRI GLOBAL HOUSING FINANCE LIMITED**  
Registered & Corporate Office :- 502, Tower-A, Peninsula Business Park, Senapati Bapat Marg, Lower Panel, Mumbai-400013  
Circle Office :- CAPRI GLOBAL HOUSING FINANCE LTD. :- 9-8, 2nd floor, Pusa Road, Rajinder Place, New Delhi-110060

**APPENDIX- IV-A (See proviso to rule 8 (6))**  
**Sale notice for sale of immovable properties**

E-Auction Sale Notice for Sale of Immoveable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002 Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the Constructive/physical possession of which has been taken by the Authorised Officer of Capri Global Housing Finance Limited Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on dates below mentioned, for recovery of amount mentioned below due to the Capri Global Housing Finance Limited Secured Creditor from Borrower mentioned below. The reserve price, EMD amount and property details mentioned below.

SR. NO.	1. BORROWER(S) NAME 2. OUTSTANDING AMOUNT	DESCRIPTION OF THE MORTGAGED PROPERTY	1. DATE & TIME OF E-AUCTION 2. LAST DATE OF SUBMISSION OF EMD 3. DATE & TIME OF THE PROPERTY INSPECTION 1. E-AUCTION DATE: 09.06.2023 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 08.06.2023 3. DATE OF INSPECTION: 07.06.2023	1. RESERVE PRICE 2. EMD OF THE PROPERTY 3. INCREMENTAL VALUE RESERVE PRICE: Rs. 11,20,000/- (Rupees Eleven Lacs Twenty Thousand Only). EARNEST MONEY DEPOSIT: Rs. 1,12,000/- (Rupees One Lac Twelve Thousand Only) Incremental Value: Rs. 10,000/- (Rupees Ten Thousand Only)
1.	<b>1. Mr. Sonavane Ramesh Lakshman ("Borrower")</b> <b>2. Mrs. Manisha Ramesh Sonavane (Co-Borrower)</b> LOAN ACCOUNT No. LNHLDK000023890 Rupees 9,48,935/- (Rupees Nine Lacs Forty Eight Thousand Nine Hundred Thirty Five Only) as on 29.01.2023 along with applicable future interest	All Piece and Parcel of Flat No. 201, Second floor, Aadesh Heights situated on land bearing S.No. 8, Hissa No. 4A/1/2, area admeasuring 44.60 Sq Mtrs., Village Manjari Bk, Taluka Haveli, District Pune, Maharashtra.	1. E-AUCTION DATE: 09.06.2023 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 08.06.2023 3. DATE OF INSPECTION: 07.06.2023	RESERVE PRICE:Rs. 11,55,500/- (Rupees Eleven Lacs Fifty Five Thousand Two Hundred Only). EARNEST MONEY DEPOSIT: Rs. 1,15,520/- (Rupees One Lac Fifteen Thousand Five Hundred Twenty Only) Incremental Value: Rs. 10,000/- (Rupees Ten Thousand Only)
2.	<b>1. Mr. Sugriv B Gosavi ("Borrower")</b> <b>2. Mr. Ashwini Sugreev Gosavi (Co-Borrower)</b> LOAN ACCOUNT No. LNHLPUN000016766 Rupees 11,21,998/- (Rupees Eleven Lacs Twenty One Thousand Nine Hundred Ninety Eight Only) as on 04.05.2023 along with applicable future interest	All Piece and Parcel of Flat No. 202, area admeasuring 46.93 Sq Mtrs., Second floor in the building known as Malati Apartments, Gat No. 175, Village Bhukum, Taluka Mulashi, District Pune, Maharashtra.	1. E-AUCTION DATE: 09.06.2023 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 08.06.2023 3. DATE OF INSPECTION: 07.06.2023	RESERVE PRICE:Rs. 10,80,400/- (Rupees Ten Lacs Eighty Thousand Four Hundred Only). EARNEST MONEY DEPOSIT: Rs. 1,08,040/- (Rupees One Lac Eight Thousand Forty Only) Incremental Value: Rs. 10,000/- (Rupees Ten Thousand Only)
3.	<b>1. Mrs. Kalpana Parshuram Phutane ("Borrower")</b> <b>2. Mr. Parshuram Phutane (Co-Borrower)</b> LOAN ACCOUNT No. LNCGHVIRHL0000000090 Rupees 23,10,116/- (Rupees Twenty Three Lacs Ten Thousand One Hundred Sixteen Only) as on 30.09.2022 along with applicable future interest	All Piece and Parcel of Flat No. B-002, area admeasuring 34.36 Sq. Mts. (Carpet Area), on Ground Floor in B-Wing of Building known as Sai Yashodhan Building No. 01 in scheme known as Parasnath Nagar, with proportionate share of common area and facilities appurtenance of land bearing Gut No. 142, situated, lying and being at Revenue Village Umroli, Taluka Palghar, District Thane, Maharashtra - 410206	1. E-AUCTION DATE: 09.06.2023 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 08.06.2023 3. DATE OF INSPECTION: 07.06.2023	RESERVE PRICE:Rs. 10,92,000/- (Rupees Ten Lacs Ninety Two Thousand Only). EARNEST MONEY DEPOSIT: Rs. 1,09,200/- (Rupees One Lac Nine Thousand Two Hundred Only) Incremental Value: Rs. 10,000/- (Rupees Ten Thousand Only)
4.	<b>1. Mrs. Diya Dinesh Sahu ("Borrower")</b> <b>2. Mr. Dinesh Kumar Sahu (Co-Borrower)</b> LOAN ACCOUNT No. LNCGHANDHL00000001211 Rupees 22,14,988/- (Rupees Twenty Two Lacs Fourteen Thousand Nine Hundred Eighty Eight Only) as on 04.05.2023 along with applicable future interest	Flat No. C-001 (carpet area admeasuring 35.54 Sq. Mts.), Ground Floor, Wing - C, Sai Yashodhan Building No. 1, Parasnath Nagar, Opposite Umroli Station, Umroli (East), Palghar, Thane, Maharashtra - 401501	1. E-AUCTION DATE: 09.06.2023 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 08.06.2023 3. DATE OF INSPECTION: 07.06.2023	RESERVE PRICE:Rs. 10,92,000/- (Rupees Ten Lacs Ninety Two Thousand Only). EARNEST MONEY DEPOSIT: Rs. 1,09,200/- (Rupees One Lac Nine Thousand Two Hundred Only) Incremental Value: Rs. 10,000/- (Rupees Ten Thousand Only)

For detailed terms and conditions of the sale, please refer to the link provided in Capri Global Housing Finance Limited Secured Creditor's website.

**TERMS & CONDITIONS OF ONLINE E-AUCTION SALE:-**

- The Property is being sold on "AS IS WHERE IS, WHATEVER THERE & WITHOUT RECOURSE BASIS". As such sale is without any kind of warranties & indemnities.
- Particulars of the property / assets (viz. extent & measurements specified in the E-Auction Sale Notice has been stated to the best of information of the Secured Creditor and Secured Creditor shall not be answerable for any error, misstatement or omission. Actual extent & dimensions may differ.
- E-Auction Sale Notice issued by the Secured Creditor is an invitation to the general public to submit their bids and the same does not constitute and will not be deemed to constitute any commitment or nay representation on the part of the Secured Creditor. Interested bidders are advised to peruse the copies of title deeds with the Secured Creditor and to conduct own independent enquiries / due diligence about the title & present condition of the property / assets and claims / dues affecting the property before submission of bids.
- Auction/bidding shall only be through "online electronic mode" through the website <https://sarfaesi.auctiontiger.net> or Auction Tiger Mobile APP provided by the service provider M/S eProcurement Technologies Limited, Ahmedabad who shall arrange & coordinate the entire process of auction through the e-auction platform.
- The bidders may participate in auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder himself. Secured Creditor /service provider shall not be held responsible for the internet connectivity, network problems, system crash own, power failure etc.
- For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service Provider M/S E-Procurement Technologies Ltd. Auction Tiger, Ahmedabad (Contact no. 079-6813680/68136837), Mr. Ramprasad Sharma Mob. 800-002-3297/79-8120 0559. Email: ramprasad@auctiontiger.net.
- For participating in the e-auction sale the intending bidders should register their name at <https://sarfaesi.auctiontiger.net> well in advance and shall get the user id and password. Intending bidders are advised to change only the password immediately upon receiving it from the service provider.
- For participating in e-auction, intending bidders have to deposit a refundable EMD of 10% OF RESERVE PRICE (as mentioned above) shall be payable by interested bidders through Demand Draft/NEFT/RTGS in favour of "Capri Global Housing Finance Limited" on or before 08-Jun-2023.
- The intending bidders should submit the duly filled in Bid Form (format available on <https://sarfaesi.auctiontiger.net>) along with the Demand Draft remittance towards EMD in a sealed cover addressed to the Authorised Officer, Capri Global Housing Finance Limited Regional Office No. 225, Second floor, Lodha Supremes 2, near New Passport Office, Wagla Estate Road No. 22, Thane West, Maharashtra-400604 or No. 031-302, Third floor, 927, Sanas Memories, F.C.Road, Shivaji Nagar, Pune, Maharashtra-411004 latest by 03:00 PM on 08-June-2023. The sealed cover should be super scribed with "Bid for participating in E-Auction Sale -in the loan account No. (as mentioned above) for property of "Borrower Name".
- After expiry of the last date of submission of bids with EMD, Authorised Officer shall examine the bids received by him and confirm the details of the qualified bidders (who have quoted their bids over and above the reserve price and paid the specified EMD with the Secured Creditor) to the service provider M/S eProcurement Technologies Limited to enable them to allow only those bidders to participate in the online inter-bid bidding / auction proceedings at the date and time mentioned in E-Auction Sale Notice.
- Inter-se bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders. During the process of inter-se bidding, there will be unlimited extension of "10" minutes each, i.e. the end time of e-auction shall be automatically extended by 10 Minutes each it bid is made within 10 Minutes from the last extension.
- Bids once made shall not be cancelled or withdrawn. All bids made from the user id given to bidder will be deemed to have been made by him alone.
- Immediately upon closure of E-Auction proceedings, the highest bidder shall confirm the final amount of bid quoted by him BY E-Mail both to the Authorised Officer, Capri Global Housing Finance Limited, Regional Office No. 225, Second floor, Lodha Supremes 2, near New Passport Office, Wagla Estate Road No. 22, Thane West, Maharashtra-400604 or No. 031-302, Third floor, 927, Sanas Memories, F.C.Road, Shivaji Nagar, Pune, Maharashtra-411004 and the Service Provider for getting declared as successful bidder in the E-Auction Sale proceedings.
- The successful bidder shall deposit 25% of the bid amount (including EMD) within 24 hour of the sale, being knocked down in his favour and balance 75% of bid amount within 15 days from the date of sale by DD/Pay order/NEFT/RTGS/Chq favouring Capri Global Housing Finance Limited.
- In case of default in payment of above stipulated amounts by the successful bidder / auction purchaser within the stipulated time, the sale will be cancelled and the amount already paid (including EMD) will be forfeited and the property will be again put to sale.
- At the request of the successful bidder, the Authorised Officer in his absolute discretion may grant further time in writing, for depositing the balance of the bid amount.
- The Successful Bidder shall pay 1% of Sale price towards TDS (out of Sale proceeds) (if applicable) and submit TDS certificate to the Authorised officer and the deposit the entire amount of sale price (after deduction of 1% towards TDS), adjusting the EMD within 15 working days of the acceptance of the offer by the authorized officer, or within such other extended time as deemed fit by the Authorised Officer, failing which the earnest deposit will be forfeited.
- Municipal / Panchayat Taxes, Electricity dues (if any) and any other authorities dues (if any) has to be paid by the successful bidder before issuance of the sale certificate. Bids shall be made taking into consideration of all the statutory dues pertaining to the property.
- Sale Certificate will be issued by the Authorised Officer in favour of the successful bidder only upon deposit of entire purchase price / bid amount and furnishing the necessary proof in respect of payment of all taxes / charges.
- Applicable legal charges for conveyance, stamp duty, registration charges and other incidental charges shall be borne by the auction purchaser.
- The Authorized officer may postpone / cancel the E-Auction Sale proceedings without assigning any reason whatsoever. In case the E-Auction Sale scheduled is postponed to a later date before 30 days from the scheduled date of sale, it will be displayed on the website of the service provider.
- The decision of the Authorised Officer is final, binding and unquestionable.
- All bidders who submitted the bids, shall be deemed to have read and understood the terms and conditions of the E-Auction Sale and be bound by them.
- For further details and queries, contact Authorised Officer, Capri Global Housing Finance Limited: or Mr. Jagdish Gendrao Mo. 8329159018 and for further inquiry Ms. Kalpana Chetanwala-7738039346.
- This publication is also 30 (Thirty) days notice to the Borrower / Mortgagor / Guarantors of the above said loan account pursuant to rule 8(6) of Security Interest (Enforcement) Rules 2002, about holding of auction sale on the above mentioned date / place.

**Special Instructions / Caution: Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Capri Global Housing Finance Limited nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements / alternatives such as back-up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.**

Place: MAHARASHTRA Date : 08-MAY-2023 Sd/- (Authorised Officer) Capri Global Housing Finance Limited

**PUBLIC NOTICE**

NOTICE IS HEREBY GIVEN THAT MRS. SANGEETA WALLIA, adult individual, having her address in Mumbai at 601, Mantra Building, 16th Road, Khar West, Near Khar Gymkhana, Mumbai 400052 ("Vendor"), is negotiating to sell and transfer in favour of our client, (the "Purchaser"), her residential Apartment/Flat bearing No. 2104 on the 21st Floor of a building known as "Lodha Allura", together with the right to use 1 (one) car parking space No. 036 on the podium level 5 of the said building, and belonging to the Allura Co-operative Housing Society Limited, bearing Registration No. MUM/WG-S/HSG/(TC)/10006/2021-22, registered in 2021 ("Society"), free from all encumbrances and charges of any kind whatsoever.

ANY and ALL persons having any claim against, or in respect of the said Apartment/Flat or the car-parking space or any part thereof, by way of mortgage, sale, transfer, tenancy, lease, license, lien, charge, trust, gift, exchange, possession, or otherwise howsoever, are hereby required to make the same known in writing to the undersigned at their office at LEKHS LEGAL, G-19, Everest Building, 8th Floor, Tardeo, Mumbai-400 034, within 21 (twenty-one) days from the date of publication hereof, otherwise the transaction will be completed without any reference to such claim and such claim, if any, will be considered as waived.

**THE SCHEDULE ABOVE REFERRED TO**

Residential apartment/flat No. 2104 (having RERA carpet area of 893 sq. ft.), on the 21st floor of the building known as "Lodha Allura", together with the right to use 1 (one) car parking space No. 036 on the podium level 5 of the building "Lodha Allura", and belonging to the Allura Co-operative Housing Society Limited, bearing Registration No. MUM/WG-S/HSG/(TC)/10006/2021-22, registered in 2021, and constructed on all that piece and parcel of land bearing cadastral survey no. 464 of Lower Panel Division situated at Senapati Bapat Marg, Lower Panel, Mumbai - 400013 within Mumbai Municipal Limits, within the Registration District of Mumbai and bounded as follows:

On or towards North: Pandurang Budhkar Marg;  
On or towards the South: Boundary Walls of Kamala Mills Limited;  
On or towards the East: Senapati Bapat Marg and Parel Central Railway Station;  
On or towards the West: Boundaries of Victoria Mills.

Dated this 8<sup>th</sup> day of May, 2023

FOR LEKHS LEGAL  
LEKSHES N. DHOLAKIA  
Advocates & Solicitors for the Purchaser

No. J/MCA (F)-16-2023 in WP-114-2022/2014/23  
Date: 03.05.2023

**IN THE HIGH COURT OF BOMBAY AT GOA**  
**PORVORIM GOA**  
**Misc Civil Application No. 138 of 2023**

Misc. Civil Application (F) No. 16 of 2023 in Writ Petition No. 114 of 2022  
ALLWYN JOSEPH DOMINIC FERNANDES (THIR. ADV. GAJENDRA USGAONKAR) V/s ... PETITIONER

JOANITA SEBASTIANA GODINHO @ JOANITA SEBASTIANA FERNANDES AND 3 ORS TO. ... RESPONDENTS

R-1 Mrs. Joanita Sebastiana Godinho @ Joanita Sebastiana Fernandes, daughter of Manuel Godinho r/o. Row house no. 16, Fisherman colony, Mori Road, Near Raheja, Hospital Mahim Mumbai-18

WHEREAS the above named applicants through their Advocate Gajendra Usgaonkar have filed before this Honble Court the above Misc. Civil Application No. 138 of 2023 for Publication (Copy of the Misc. Civil Application No. 138 of 2023 in MCA (F) 16 of 2023 in WP Writ Petition No. 114 of 2022 collected from this registry during office hours on any working day)

AND WHEREAS the said Misc. Civil Application No. 138 of 2023 in MCA (F) 16 of 2023 in WP Writ Petition No. 114 of 2022 was placed before the Honble Court on 28.04.2023 and order was passed to serve respondent No. 1 through publication in any newspaper.

You are therefore, required to take note of the above order of this Honble Court. The above Misc. Civil Application No. 138 of 2023 in MCA (F) 16 of 2023 in WP Writ Petition No. 114 of 2022 will come up for Orders / Admission on 15.06.2023 at 10.30 a.m. or on any other day thereafter as per the convenience of this Court and that if no appearance is made on your behalf either in person or by an Advocate of this Court or an Agent duly authorized and instructed by you, it will be heard and determined in your absence. GIVEN UNDER, my hand and the seal of this Court this 03rd day of May, 2023

By order of the Court,  
(Seema Ferrao)  
Assistant Registrar  
High Court of Bombay at Goa  
Porvorim Goa

No. J/MCA (F)-16-2023 in WP-114-2022/2014/23  
Date: 03.05.2023

**IN THE HIGH COURT OF BOMBAY AT GOA**  
**PORVORIM GOA**  
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ALLWYN JOSEPH DOMINIC FERNANDES (THIR. ADV. GAJENDRA USGAONKAR) V/s ... PETITIONER

JOANITA SEBASTIANA GODINHO @ JOANITA SEBASTIANA FERNANDES AND 3 ORS TO. ... RESPONDENTS

R-1 Mrs. Joanita Sebastiana Godinho @ Joanita Sebastiana Fernandes, daughter of Manuel Godinho r/o. Row house no. 16, Fisherman colony, Mori Road, Near Raheja, Hospital Mahim Mumbai-18

WHEREAS the above named applicants through their Advocate Gajendra Usgaonkar have filed before this Honble Court the above Misc. Civil Application No. 138 of 2023 for Publication (Copy of the Misc. Civil Application No. 138 of 2023 in MCA (F) 16 of 2023 in WP Writ Petition No. 114 of 2022 collected from this registry during office hours on any working day)

AND WHEREAS the said Misc. Civil Application No. 138 of 2023 in MCA (F) 16 of 2023 in WP Writ Petition No. 114 of 2022 was placed before the Honble Court on 28.04.2023 and order was passed to serve respondent No. 1 through publication in any newspaper.

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By order of the Court,  
(Seema Ferrao)  
Assistant Registrar  
High Court of Bombay at Goa  
Porvorim Goa

WHEREAS the above named applicants through their Advocate Gajendra Usgaonkar have filed before this Honble Court the above Misc. Civil Application No. 138 of 2023 for Publication (Copy of the Misc. Civil Application No. 138 of 2023 in MCA (F) 16 of 2023 in WP Writ Petition No. 114 of 2022 collected from this registry during office hours on any working day)

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By order of the Court,  
(Seema Ferrao)  
Assistant Registrar  
High Court of Bombay at Goa  
Porvorim Goa

AND WHEREAS the said Misc. Civil Application No. 138 of 2023 in MCA (F) 16 of 2023 in WP Writ Petition No. 114 of 2022 was placed before the Honble Court on 28.04.2023 and order was passed to serve respondent No. 1 through publication in any newspaper.

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By order of the Court,  
(Seema Ferrao)  
Assistant Registrar  
High Court of Bombay at Goa  
Porvorim Goa

**PUBLIC NOTICE**

NOTICE is hereby given that our clients have negotiated with **SMT. MEENA RAMCHANDANI**, having her address at Plot No.9, Satguru Sachkhand, Corner of 3rd & 7th Road, Bandra (West), Mumbai 400 050 (the "Owner"), for the purchase of the premises more particularly recorded in the **Schedule** hereunder written, free from all encumbrances.

Any person having any rights, title, interest, demand or any claims in or to the premises described in the **Schedule** hereto, or any part thereof by way of sale, transfer, assignment, exchange, lease, sub-lease, tenancy, sub-tenancy, license, mortgage, gift, lien, charge, encumbrance, covenant, trust, pre-emption, agreement, lis pendens, settlement, decree or order of any court, business arrangement or otherwise howsoever is hereby required to make the same known in writing, along with photocopies of documents supporting their claim, to the undersigned at Office No. 502/503, 5th Floor, B-Wing, 36 Turner Road, above Fab India, Bandra (West), Mumbai 400 050, and also email scanned copies of the same to [staff@preceptlegal.in](mailto:staff@preceptlegal.in) and [flanian@preceptlegal.in](mailto:flanian@preceptlegal.in) within fourteen (14) days from the date of publication hereof, failing which claims or objections, if any, will be considered to have been waived and/or abandoned and our clients shall proceed with the purchase of the premises.

**THE SCHEDULE**

Flat No. 22 admeasuring 1122 square feet built-up area, on the fifth floor of the building named "Jumbo", along with an open car-parking space bearing No. 22 in the compound of the building, standing on the land bearing CTS No. 955 and 956 of Village Bandra, Final Plot No.62-63, in Town Planning Scheme No. IV, situated at Road No.1, Bandra (West), Mumbai 400 050.

Five fully paid-up shares of Rs.50/- each held by the Owner in the Jumbo Co-operative Housing Society Limited, bearing Distinctive Nos. 106 to 110 held under Share Certificate No. 22 dated 12th February 2000.

Dated this 8th day of May, 2023.

M/s. Precept Legal,  
Advocates  
Flanlian D'Souza,  
Partner

NOTICE is hereby given that our clients have negotiated with **SMT. MEENA RAMCHANDANI**, having her address at Plot No.9, Satguru Sachkhand, Corner of 3rd & 7th Road, Bandra (West), Mumbai 400 050 (the "Owner"), for the purchase of the premises more particularly recorded in the **Schedule** hereunder written, free from all encumbrances.

Any person having any rights, title, interest, demand or any claims in or to the premises described in the **Schedule** hereto, or any part thereof by way of sale, transfer, assignment, exchange, lease, sub-lease, tenancy, sub-tenancy, license, mortgage, gift, lien, charge, encumbrance, covenant, trust, pre-emption, agreement, lis pendens, settlement, decree or order of any court, business arrangement or otherwise howsoever is hereby required to make the same known in writing, along with photocopies of documents supporting their claim, to the undersigned at Office No. 502/503, 5th Floor, B-Wing, 36 Turner Road, above Fab India, Bandra (West), Mumbai 400 050, and also email scanned copies of the same to [staff@preceptlegal.in](mailto:staff@preceptlegal.in) and [flanian@preceptlegal.in](mailto:flanian@preceptlegal.in) within fourteen (14) days from the date of publication hereof, failing which claims or objections, if any, will be considered to have been waived and/or abandoned and our clients shall proceed with the purchase of the premises.

**THE SCHEDULE**

Flat No. 22 admeasuring 1122 square feet built-up area, on the fifth floor of the building named "Jumbo", along with an open car-parking space bearing No. 22 in the compound of the building, standing on the land bearing CTS No. 955 and 956 of Village Bandra, Final Plot No.62-63, in Town Planning Scheme No. IV, situated at Road No.1, Bandra (West), Mumbai 400 050.

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Dated this 8th day of May, 2023.

M/s. Precept Legal,  
Advocates  
Flanlian D'Souza,  
Partner

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Dated this 8th day of May, 2023.

M/s. Precept Legal,  
Advocates  
Flanlian D'Souza,  
Partner

M/s. Precept Legal,  
Advocates  
Flanlian D'Souza,  
Partner

**ASSET RECONSTRUCTION COMPANY (INDIA) LIMITED**  
Regd. Office: The Ruby, 29, Senapati Bapat Marg, Dadar West, Mumbai - 400028

**POSSESSION NOTICE**

Whereas the Authorised Officer of Secured Creditor under Securitization And Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, and in exercise of powers conferred under Section 13 (2) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notices under Section 13 (2) of the said Act, calling upon the following borrowers to repay the amounts mentioned against their respective name together with interest thereon at the applicable rates as mentioned in the said notices, within 60 days from the date of publication of the said Notice, along with further interest as applicable, incidental expenses, costs, charges etc. incurred till the date of payment and / or realization. The below-mentioned Loan Account along with its underlying security(ies), including the Immovable Property, had been acquired by ARCL acting as Trustee of ARCL-Retail Loan Portfolio-086-A-TRUST from Muthoot Housing Finance Company Ltd. ("MHFCL") ("Assignor") in terms of Section 5 of the SARFAESI Act, 2002.

Sr. No.	Borrower Name (Co-Borrower Name) Loan Account no.	Total outstanding (In Rs.) / Due date	Secured property	Action Taken
1.	<b>Umesh Banshi Shinde and Sangeeta Umesh Shinde</b> LAN No: 18500091271 SELLING BANK - Muthoot Housing Finance Company Limited (MHFCL)	Rs.10,16,244.82/- (Rupees Ten Lakhs Sixteen Thousand Two Hundred Forty Four and Paise Eighty Two Only) as on 26-Mar-2021	All the piece and parcel of the mortgaged property Flat 004, Bldg No 3, Survey 121 Old Survey 13 Hissa No 44, Ground Floor A Wing, Yogini Residency, Kopri Village Road Off Chandansar Road, Kopari Village, Maharashtra, Thane, 401305, India	Physical Possession on 05-May-2023

Whereas the borrowers mentioned hereinabove have failed to repay the amounts due, notice is hereby given to the borrowers mentioned hereinabove in particular and to the public in general that the Authorized Officer of Secured Creditor has taken **Physical** possession of the properties/Secured Assets described herein above in exercise of powers conferred on him under Section 13 (4) of the said Act read with Rule 8 of the said Rules on the dates mentioned above.

The borrowers mentioned hereinabove in particular and the public in general are hereby cautioned not to deal with the aforesaid properties/Secured Assets and any dealings with the said properties/Secured Assets will be subject to the charge of Asset Reconstruction Company (India) Limited.

Sd/- Authorised Officer  
Asset Reconstruction Company (India) Ltd  
As Trustee of ARCL-Retail Loan Portfolio-086-A-TRUST

Date : 08 May, 2023  
Place: Maharashtra

**IDFC FIRST Bank Limited**

(erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) | CIN : L65107N2014PLC097792  
Registered Office :- KRM Towers, 8th Floor, Harrington Road, Chetpet, Chennai- 600031.  
Tel : +91 44 4564 4000 | Fax: +91 44 4564 4022

**NOTICE UNDER SECTION 13 (2) OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002**

The following borrowers and co-borrowers availed the below mentioned secured loans from IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) The loans of the below-mentioned borrowers and co-borrowers have been secured by the mortgage of their respective properties. As they have failed to adhere to the terms and conditions of the respective loan agreements and had become irregular, their loan were classified as NPA as per the RBI guidelines. Amounts due by them to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) are mentioned as per respective notices issued more particularly described in the following table and further interest on the said amounts shall also be applicable and the same will be charged as per contractual rate with effect from their respective dates.

Sr. No.	Loan Account No.	Type of Loan	Name of borrowers and co-borrowers	Section 13 (2) Notice Date	Outstanding amount as per Section 13 (2) Notice	Property Address
1.	46854640	Home Loan	1.Hitesh Dalchand Jain 2.Saroj Hitesh Jain	29.04.2023	INR 76,05,870.25/-	All That Piece And Parcel Of Flat No. 1304, Admeasuring 225 Sq. Ft., On 13th Floor, In The Building named Rehab Kings Krest Constructed On Land Bearing C.S. No. 1434 Of Lower Panel Division, Final Plot No. 482, TPS IV, Situated At Bhawani Shankar Road, Dadar (W), Mumbai, Maharashtra-400028.

You are hereby called upon to pay the amounts to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) as per the details shown in the above table with contracted rate of interest thereupon from their respective dates and other costs, charges etc., within 60 days from the date of this publication, failing which the undersigned shall be constrained to initiate proceedings, under Section 13 (4) and section 14 of the SARFAESI Act, against the mortgaged properties mentioned hereinabove to realize the amount due to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited). Further you are prohibited under Section 13 (13) of the said Act from transferring the said secured assets either by way of sale/lease or otherwise.

Sd/-  
Authorized Officer  
IDFC First Bank Limited  
Date : 08.05.2023  
Place : Mumbai

(erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited)

**REGD.A/D/DASTI/AFFIXATION/BEAT OF DRUM AND EXH NO.37**

**PUBLICATION/NOTICE BOARD OF DRT**

**PROCLAMATION OF SALE**

**OFFICE OF THE RECOVERY OFFICER-I DEBTS RECOVERY TRIBUNAL-I, MUMBAI**

2nd Floor, Telephone Bhavan, Strand Road, Colaba Market, Colaba, Mumbai-400 005.

R.P No. 197/2016 DATED:- 28.04.2023

**PROCLAMATION OF SALE UNDER RULES 38, 52(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS DUE TO BANK AND FINANCIAL INSTITUTIONS ACT, 1993.**

State Bank of