

Possession Notice (For Immovable Property) Rule 8(1)

Whereas, the undersigned being the Authorized Officer of IFL Home Finance Limited (Formerly known as Indira Housing Finance Ltd.) (IFL-HFL) under the 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, a Demand Notice was issued by the Authorized Officer of the company to the Borrower/Co-Borrowers mentioned herein below to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under Section 13(4) of the said Act. The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of IFL HFL for an amount as mentioned herein under in dealing with the property. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, if the borrower clears the dues of the "IFL HFL" together with all costs, charges and expenses incurred, at any time before the date fixed for sale or transfer of the secured assets shall not be sold or transferred by IFL HFL, and no further stop shall be taken by IFL HFL for transfer or sale of the secured assets.

Table with 5 columns: Name of the Borrower(s) Co-Borrowers, Description of the Secured Asset (Immovable Property), Total Outstanding Dues, Date of Demand Notice, Date of Possession. Includes entries for Mr. Anshu Sanjay Shinde, Mr. Kisan Vitthal Lonare, Mr. Nishant Dattatray Gaikwad, etc.

PUBLIC NOTICE

TAKE NOTICE THAT my clients, have agreed to acquire and purchase all that piece and parcel of land measuring 350 square meters (as per property register card), situated, lying and being at Plot No.45, together with the structure standing thereon known as 'BUNGALOW NO.45' (admeasuring 3758.54 square feet built-up area consisting of Ground + Two Upper Floors as per BMC approved Plan), and bearing Municipal "R" Ward No. R.1599/432/B-45, and Street No.24, and forming part of the larger plot of land bearing Plot No.24 belonging to the society known as 'SHREE BALASINOR CO-OPERATIVE HOUSING SOCIETY LIMITED', bearing Survey No. 91, Hissa No.4(4B), corresponding to City Survey No.239 of Village Poisar, Taluka Borivali, Mumbai Suburban District, and otherwise situated at S. V. Road, Kandivali (West), Mumbai 400 067, together with the membership rights under Share Certificate No. 54 of 5 (five) fully paid-up shares of Rs.50/- (Rupees Fifty) each, bearing distinctive No. 266 to 270, issued by the SHREE BALASINOR CO-OPERATIVE HOUSING SOCIETY LIMITED and more particularly described in the Schedule hereto below, from Mrs. Sarla Hasamukh Vithalani, Mr. Nirav Hasamukh Vithalani and Mr. Hardik Hasamukh Vithalani, being the only legal heirs and next-of-kin of late Hasamukh Karandas Vithalani free from all encumbrances.

PUBLIC NOTICE

Notice is hereby given that MRS. NATASHA PARCHANI LULLA alias MRS. NATASHA LULLA alias MS. NATASHA PARCHANI is intending to sell to my client her right, title and interest in the Property, more particularly described in the Schedule hereunder written free from all encumbrances, claims and demands whatsoever. Any person having any claim on or to the said property or any part thereof by way of sale, exchange, charge, gift, trust, injunction, hypothecation, inheritance, possession, lease, maintenance, easement, device, bequest, encumbrance or otherwise, however arising hereby requested to make the same known in writing along with documentary proof to the undersigned at this office address Shop No. 109, 1st floor, Crystal Shoppers Paradise, Junction of 24th and 33rd Road, Bandra West, Mumbai 400 050 within 14 days from the date hereof, otherwise it will be presumed that there do not exist any claims and the same, if any, will be considered waived and abandoned and my client will proceed with the purchase of the said property and the claims, if any, of such person shall be treated as waived and not binding on my clients.

THE SCHEDULE ABOVE REFERRED TO: All that piece and parcel of land measuring 350 square meters (as per property register card) situated, lying and being at Plot No.45 together with the structure standing thereon known as 'BUNGALOW NO.45' (admeasuring 3758.54 square feet built-up area consisting of Ground + Two Upper Floors as per BMC approved Plan) and bearing Municipal "R" Ward No. R.1599/432/B-45, and Street No.24 and forming part of the larger plot of land bearing Plot No.24 belonging to the society known as 'SHREE BALASINOR CO-OPERATIVE HOUSING SOCIETY LIMITED', bearing Survey No. 91, Hissa No.4(4B), corresponding to City Survey No.239 of Village Poisar, Taluka Borivali, Mumbai Suburban District, and otherwise situated at S. V. Road, Kandivali (West), Mumbai 400 067, together with the membership rights under Share Certificate No. 54 of 5 (five) fully paid-up shares of Rs.50/- (Rupees Fifty) each, bearing distinctive No. 266 to 270, issued by the Shree Balasinor Co-operative Housing Society Limited.

SCHEDULE (i) Flat No. 902 admeasuring 1165 Square feet carpet area on the ninth floor together with One stak car park having two car parkings bearing No. 5 & 6 in the still of the building known as 'JYOTI' constructed on Plot Nos. G-41 and G-42 bearing C.T.S. No. 88B of Village Bandra, Taluka Andheri M.S.D. situated, lying and being at 15th Road, Santacruz West, Mumbai 400 054. (ii) Five shares bearing Nos. 81 to 85 (both inclusive) each for the value of Rs.100/- in all aggregating Rs. 500/- vide Share Certificate No. 017 dated 27th July 2019, issued by the SHREE BALASINOR CO-OPERATIVE HOUSING SOCIETY LIMITED. Dated: 18th day of November, 2024. MAHESH K. MOTWANI Advocate

PUBLIC NOTICE

NOTICE is hereby given that we are investigating the title of WITTY CONSTRUCTIONS PRIVATE LIMITED (formerly known as VJVT Constructions Private Limited), having its registered office at Witty Vastaknatha, Parel, Mumbai-400 064, subject to the Leasehold rights in favour of JAIN MINORITY EDUCATION TRUST, in respect of the property more particularly described in the Schedule hereunder written, with a view to ascertain that the same is clear, marketable and free from all encumbrances and reasonable doubts. All persons having or claiming any right, title, claim or interest of any nature whatsoever or howsoever, including by way of sale, development, exchange, sub-lease, assignment, gift, trust, inheritance, maintenance, mortgage, lis pendens, custodia legis, easement or otherwise into, upon or in respect of the said property or any part thereof, are required to make the same known in writing with all particulars and documentary evidence thereof to the undersigned at their office at S. P. Centre Society, 2nd Floor, 70, Nagindas Master Road, F.W. Mumbai-400 023 or by Electronic Mail on Email ID: hemant@mehtalawfirm.com and/or mehtalawfirm@yahoo.com, within 14 days from the date hereof, which if not registered and/or filed in court within the said period shall be presumed or deemed to have been waived and/or abandoned.

SCHEDULE OF PROPERTY All that piece or parcel of land bearing C.T.S. No.88B, admeasuring 1154.80 Square Meters or thereabouts, of Village Mandpeshwar, Taluka-Borivali, Mumbai Suburban District, and bounded on the East by CTS No.88/C, on the West by CTS No. 88A, on the South by CTS No. 88/H and on the North by CTS Nos. 87 & 98. Dated this 18th day of November, 2024 For Mehta & Co. Advocates & Solicitors Sd/- Hemant C. Mehta Proprietor

O. No.1224 Date 18/10/2024 DISTRICT CONSUMER DISPUTES REDRESSAL COMMISSION, SOUTH MUMBAI Puravatha Bhavan, 1st Floor, General Nagesh Marg, Near Mahatma Gandhi Hospital, Parel, Mumbai-100 012 Under the Consumer Protection Act 2019 Consumer Case No 21/291 MRS RAZIA ABBAS HETAVKARPetitioner/ Complainant/ Appellant MS MAITREE DEVELOPERSOpposite Party / Respondent(s) To Opposite Party / Respondent Name: 1. MR TASLIM MUNIR KHAN T.21. MASJID CHAWL, KALINA CHURCH ROAD, SHASTRI NAGAR MUMBAI 29. जाहीर प्रकटन वर नमुद तक्रारदा वराना विरुद्ध वक्ष यांचे विरुद्ध ग्राहक संरक्षण कायदान्वये वर नमुद तक्रार दाखल केलेली आहे. यातील विरुद्ध पक्ष क्र. 4 याना नोटीस पाठविली असता ते विचकारत नाहीत / पत्ता बदल झालायामुळे मिळून येत नाही, म्हणून तक्रारदारांनी केलेल्या विनंतीनुसार या जाहिर नोटीस द्वारे आपणास कळविण्यात येते की, विरुद्ध वक्ष यांनी वर नमुद या आयोगाच्या पत्त्यावर दि. 12/12/2024 रोजी सकाळी 10.30 वाजता खेळत स्वतः अगर वकील/ प्राधिकृत प्रतिनिधी मार्फत उपस्थित राहून आपला लेखी जबाब, पुरावा व प्रतिजालेख दाखल करावेत. जर विरुद्ध पक्षांनी याकामी करून केल्यास मा.आयोगाद्वारे एकतर्फी आदेश पारित करणेत येवून पुढिल कार्यवाही करणेत येईल, याची दखल घ्यावी. मा.जिल्हा ग्राहक तक्रार निवारण आयोग, दक्षिण मुंबई यांचे आदेशानुसार, वि. म. खोपटकर प्रबंधक जिल्हा ग्राहक तक्रार निवारण आयोग दक्षिण मुंबई दिनांक: 16/10/2024

JANA SMALL FINANCE BANK (A scheduled commercial bank)

Registered Office: The Fairway, Ground & First Floor, Survey No. 10/1,11/2 & 12/2B, Off Domlur, Koramangla Inner Ring Road, Next to EGL Business Park, Challahatta, Bangalore-560071. Regional Branch Office: Jana Small Finance Bank Ltd. Modi Plaza, Office No.704/705 , Mukund Nagar, Swargate Opp. Laxminarayn Cinema Hall Pune-411037.

DEMAND NOTICE UNDER SECTION 13(2) OF SARFAESI ACT, 2002

Whereas you the below mentioned Borrower/s, Co-Borrowers, Guarantors and Mortgagees have availed loans from Jana Small Finance Bank Limited, by mortgaging your immovable properties. Consequent to default committed by you, all your loan account has been classified as Non-performing Asset, whereas Jana Small Finance Bank Limited being a secured creditor under the Act, and in exercise of the powers conferred under section 13(2) of the said Act read with rule 2 of Security Interest (Enforcement) Rules 2002, issued Demand notice calling upon the Borrower/s/Co-Borrower/s/Guarantor/s/Mortgagees as mentioned in column No.2 to repay the amount mentioned in the notices with future interest thereon within 60 days from the date of notice, but the notices could not be served on some of them for various reasons.

Table with 6 columns: Sr. No., Name of Borrower/Co-Borrower/Guarantor/Mortgagor, Loan Account No. & Loan Amount, Details of the Security to be enforced, Date of NPA & Demand Notice, Amount Due in Rs./ as on. Contains 19 rows of loan details.

VSJ Investments Pvt. Ltd.

G-12, Ground Floor, Raheja Centre, 214 Free Press Journal Marg, Nariman Point, Mumbai - 400021. SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES 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) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrowers, Co-Borrowers, Corporate Guarantor, and Personal Guarantors that the below described immovable property mortgaged/charged to VSJ Investments Private Limited ("Secured Creditor"), the symbolic possession of which has been taken by the Authorized officer of Secured Creditor under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 for recovery of amount due from the borrowers and/or guarantors (details of which are in the table below), offers are invited by the undersigned for purchase of immovable property as described hereinunder, which is in the symbolic possession, on "As is where is" basis, "As is what is" basis, "Whatever there is" basis, "No Recourse" basis, and on 24th December 2024 for recovery of Rs. 114,87,41,795 as on 11th November 2024 plus further interest & other charges (minus recovery, if any) due to Secured Creditor/VSJ Investments Pvt. Ltd. The Reserve Price and the Earnest Money Deposit is indicated in the table with description of the properties. The Earnest Money Deposit shall be deposited on or before 23rd December 2024 at 5.00 PM (online or offline). Name and address of the Borrower(s) & Guarantor(s): 1. M/s. Bharat Mahan Developers & Builders (Borrower) Having address at - Ground Floor, S.G. Bhare Marg, All Dada Estate, Kurla (East), Mumbai-400024. e-mail: bharatmahandevlopers@gmail.com 2. Mr. Yeshwant Patil (Co-Borrower) Having address at - Flat No. 403/4, Sea Woods L state Phase 1, Sec 54, 56 & 58, OIT Palm Beach Road, Nerul, Navi Mumbai 400 706. e-mail: yeshwantpatil@yahoo.com 3. Mr. Balasaheb Kashinath Shinde (Personal Guarantor) Having address at - Flat No.1, Anil Apartment, 3. S. No. 80/2, Banner Residency, Baner Road, Aundh, Pune 411007. e-mail: bk.shinde@yahoo.co.in 4. Mr. Nandankumar Malku Patil (Personal Guarantor) Having address at - A-12, 7th. Bldg. No. 18/B, Ravikiran Apartment, Sakinagar, Baner, Pune 41107. e-mail: nmpatil11@gmail.com 5. Mrs. Anamika Amar Jadhav (Personal Guarantor) Having address at - Flat No. 56/1502, Building No. 48 Sea Woods Estate, Phase II, Sector No. 54, 56 & 58, Off Palm Beach Road, Nerul, Navi Mumbai 400 706. e-mail: anamikajadhav.7@gmail.com 6. Mr. Ayub Ali Khan (Personal Guarantor) Having address at - A-12, Shree Shankar Mandir, All Dada Estate, S.G. Barve Marg, Kurla East, Mumbai 400024 7. Mr. Mohammed Salim Abdul Khan (Personal Guarantor) Having address at - Rajgarh, House No. 10, 1st Floor, Room No. 05 Janikar Street, Mumbai-400003 8. Mr. Shrikant Digambar Shitole (Personal Guarantor) Having address at - 3rd Violet Apartment, Sindi Gate, Murbad Road, Kalyan Thane, Maharashtra, 421301. e-mail: shrikantshitole@gmail.com 9. M/s. Innovative Agro Estate Pvt. Ltd. (Corporate Guarantor) Having address at - 105, 1st Floor, Spring Avenue, S. No. 61, Hissa No. 61/P, Club Road, Khakadpada, Kalyan West-421301. e-mail: director@innovativegroups.in 10. M/s. Vishva Developers (Corporate Guarantor) Having address at - Shop No. 3, Orchid Metropolis, S. G. Barve Marg, All Dada Estate, Kurla (East), Mumbai-411024. e-mail: chetan_kadam01@yahoo.co.in

Table with 4 columns: Sr. No., Particulars Of Immovable Properties, Reserve Price (INR), EMD (INR). Contains 3 rows of property details for auction.

Notice is therefore given to the Borrower/Co-Borrower/Guarantor & Mortgagee as mentioned in Column No.2, calling upon them to make payment of the aggregate amount as shown in column No.6, against all the respective Borrower/Co-Borrower within 60 days of Publication of this notice as the said amount is found payable in relation to the respective loan account as on the date shown in Column No. 6. It is made clear that if the aggregate amount together with future interest and other amounts which may become payable till the date of payment, is not paid, Jana Small Finance Bank Limited shall be constrained to take appropriate action for enforcement of security interest upon properties as described in Column No.4. Please note that this publication is made with prejudice to such rights and remedies as are available to Jana Small Finance Bank Limited against the Borrower/s/Co-Borrower/s/Guarantor/s/Mortgagees of the said financials under the law, you are further requested to note that as per section 13(13) of the said act, you are restrained/prohibited from disposing of or dealing with the above security or transferring by way of sale, lease or otherwise of the secured asset without prior consent of Secured Creditor. Date: 18-11-2024, Place: Latur/Aurangabad/Jalgaon/Kolhapur/Nanded/Latur/Pune/Osmanabad/Jalgaon/Ahmednagar/Aurangabad/Maharashtra Sd/- Authorised Officer, For Jana Small Finance Bank Limited