

SBBI भारतीय स्टेट बैंक Retail Assets Centralised Processing Centre, Sion, B-603 & 604, Kohnoor City, Commercial - I, Off LBS Marg, Kuria West, Mumbai - 400 070.

DEMAND NOTICE

A notice is hereby given that the following borrower/s **Mr. Dineshkumar Gulabchand Yadav, Mr. Ajaykumar Gulabchand Yadav & Mr. Sanjaykumar Gulabchand Yadav**, Residential Address: Flat No-308, Shree Tirupati Balaji CHS, Sahar Road, Opp. Kalpita Society, Andheri (East), Mumbai - 400069. Property Address: Flat No-402, 4th Floor, Sonam Annapurna CHSL, Building No-2, New Golden Nest, Phase-VII, Mira Bhayandar Road, Bhayander (East), Thane - 401105 (Home Loan A/C NO-65238609372) have defaulted in the repayment of principal and interest of the loans facility obtained by them from the Bank and the loans have been classified as Non Performing Assets (NPA) on 03/10/2023. The notices were issued to them on 05/10/2023 under section 13(2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 on their last known addresses, but have been returned unserved, they are hereby informed by way of this public notice.

Amount Outstanding : **Rs.24,78,030.00 (Rupees Twenty Four lakhs seventy eight thousand thirty only)** as on 05.10.2023 with further interest and incidental expenses, costs, etc.

The steps are being taken for substituted service of notice. The above Borrower(s) and/or their Guarantor(s) (whenever applicable) are hereby called upon to make payment of outstanding amount within 60 days from the date of publication of this notice, failing which further steps will be taken after expiry of 60 days from the date of this notice under sub-section (4) of section 13 of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The borrowers attention is invited to provision of sub-section (8) of section 13 of the Act, in respect of time available to redeem the secured assets.

Description of Immovable properties
2 BHK, Flat No-402, 4th Floor, Sonam Annapurna CHSL, Building No-2, New Golden Nest, Phase-VII, with SBA of 47.21 Sq Mtrs at Mira Bhayandar Road, Bhayander (East), Thane 401105

Date: 11/10/2023 Place: Thane Authorised Officer, State Bank of India

PUBLIC NOTICE

NOTICE is hereby given to public at large on behalf of **M/s. Trisonmetals and Infrastructure LLP**, having office at 2nd Floor, Apsara Cinema Building, D. R. B. Marg, Grant Road (E), Mumbai, Maharashtra 400007 has purchased the property situate at "Room No. 7, 3rd Floor, B - Wing, Bandana Co-operative Housing Society, St. Francis Road, Ville Parle (West), Mumbai - 400056, CTS No. 1594, Village - Ville Parle, Taluka - Andheri District - Mumbai Suburban" from Liquidator namely Vinodkumar P. Ambavat under liquidation process by paying consideration as mentioned therein. Whereas, the Original Share Certificate issued by "Bandana Co-operative Housing Society", bearing distinctive Nos. 56 to 60 (both inclusive) of Rs. 50/- each issued by the Society under Share Certificate No. 12 Folio No. 12 dated 28.06.2009 was not available with the liquidator, as misplaced/lost, hence present paper publication. Further, our clients have also registered Lost Property Registration No. 0142 of 2023 dated 02.10.2023 with Santacruz Police Station.

Hence On behalf of my client **M/s. Trisonmetals and Infrastructure LLP**, the undersigned advocate hereby issue notice to public at large to return the aforesaid mentioned documents i.e. 5 shares bearing distinctive Nos. 56 to 60 (both inclusive) of Rs. 50/- each issued by "Bandana Co-operative Housing Society" under Share Certificate No. 12 Folio No. 12 dated 28.06.2009, if found and also invites the claims or objections by way of sale, gift, lease, inheritance, exchange, mortgage, charge, lien, trust, possession, attachment or otherwise or from other heirs/claimant/s or objector/s for the transfer of the share, rights and interest of the deceased member in the said property in favour of my client within a period of 7 days from the publication of this notice with copies of proofs to support the claim / objection at below mentioned address. If no claims objections are received within the period prescribed above it shall be presumed that there are no claims and that claims, if any, have been waived off and the undersigned shall assume that **M/s. Trisonmetals and Infrastructure LLP**, is the absolute owner of the property and he has the absolute right, title, interest in the said property more particularly described in the Schedule of the Property.

All the peace and parcel of residential flat measuring 248 square feet (built-up area) and located at Room No. 7, 3rd Floor, B - Wing, Bandana Co-operative Housing Society, St. Francis Road, Ville Parle (West), Mumbai - 400056, CTS No. 1594, Village - Ville Parle, Taluka - Andheri District - Mumbai Suburban.

Rajesh Law & Associates
Advocate High Court
Office No 304, Biriyta House, 3rd Flr, 265, Perin Street, Opp Union Bank of India, Fort, Mumbai 400001. Cont :- 9833162781, 022-49643779
rajeshdubey72@gmail.com rajeshdubey72@outlook.com

बैंक ऑफ महाराष्ट्र Bank of Maharashtra Shri Chok Kalyan Branch Sai Arcade, Ground Floor, Near Kuba Restaurant, Kalyan - 421301
TELE: (0251)2211925/2213054
e-mail: bom15@mahabank.co.in

Head Office: Lokmangal, 1501, Shivajinagar, Pune-5

POSSESSION NOTICE [For Immoveable Property]

WHEREAS, The undersigned being the Authorized Officer of the Bank Of Maharashtra under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and in exercise of the powers conferred under Sub-Section (12) of Section 13 read with Rule 3 of the Security Interest (Enforcement) Rule, 2002, issued a Demand Notice dated 12/07/2023 calling upon the borrower, **Surendra Kisanrao Mohad Proprietor OF S Square Teleinfra to repay Rs Rs 42,82,794/- (Rupees Forty Two Lakh Eighty Two Thousand Seven Hundred and Ninety Four Only) plus interest @ 12.30 % with effect from 13/07/2023**, within 60 days from the date of receipt of the said Notice. The notice was delivered by way of Regd AD.

The borrower having failed 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 sub-section (4) of section 13 of Act read with Rule 8 of the Security Interest Enforcement Rules, 2002 on this 9th October 2023

The borrower in particular and the public in general is hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of Bank Of Maharashtra for an amount hereinabove mentioned.

The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

The details of the properties mortgaged to the Bank and taken possession by the Bank are as follows:
Flat No 702 D Wing Type IV, Mangalmurti Dham Katrap Road, Opposite Old Petrol Pump, Badlapur East

For Bank Of Maharashtra
Sd/-
Chief Manager & Authorized Officer
Shivaji Chowk Kalyan Branch

Date : 09.10.2023
Place : Kalyan

PUBLIC NOTICE

Notice is hereby given to public at large that my client is negotiating with (1) Mr. Deepak Munnalal Jain and (2) Mrs. Sheetal Deepak Jain both being the Owners in respect of Flat No. 1001 on the 10th Floor admeasuring 909 square feet (built up area) approximately in the building known as "Kinjal Heights" ("said building") situated at Wadia Street, Tardeo, Mumbai 400034 ("said Flat") together with 2 (two) parking spaces bearing No. 1001 on the Parking Floor-2 of the said building ("said Car Parking Spaces") along with Share Certificate No. 31 bearing 10 (Ten) Fully Paid-Up shares of face value of Rs. 50/- (Rupees fifty only) each aggregating to Rs.500/- bearing Distinctive Nos. 301 to 310 (both inclusive) ("said Share"). The said Flat, said Car Parking Spaces and the said Share are collectively referred to as **"said premises"** and more particularly described in the **SCHEDULE** hereunder written.

Any person, Bank, Non-Banking Financial Institution, or any other entity having any claim, demand, right, benefit or interest in respect of the said premises or part thereof by way of sale, transfer, assignment, exchange, right, interest, share, lease, sub-lease, tenancy, sub-tenancy, license, sub-license, mortgage, equitable mortgage, lien, charge, hypothecation, encumbrance, covenant, trust, pre-emption, possession, agreement, its pends, settlement, Memorandum of Understanding/Term Sheet or Promissory Note, Bill of Exchange, Loan Agreement, Corporate Guarantee, Personal Guarantee or any other written understanding or decree or order of any Court of Law, Tribunal, Arbitration or otherwise howsoever is required to make the same known in writing supported by authenticated documents to be delivered to Mr. Amit Mehta, Advocate & Solicitor, Office No. 5, 1st Floor, Rajabahadur Mansion, 32, Mumbai Samachar Marg, Opp. Bombay Stock Exchange, Mumbai 400023, within a period of Ten (10) days from the date of publication of this notice, otherwise, my client shall proceed to conclude the sale with the Owners in respect of the said premises.

SCHEDULE ABOVE REFERRED TO
Flat No. 1001 in "Kinjal Heights" situated at Wadia Street, Tardeo, Mumbai 400034 and land bearing C.S. No. 357 of Tardeo Division in the Registration District and Sub District of Mumbai City and having an area admeasuring 909 square feet (built up area) approximately on the 10th floor of the said building, together with 2 car parking spaces bearing No. 1001 on the Parking Floor-2 of the said building along with Share Certificate No. 31 dated 14th April 2015 bearing 10 (Ten) Fully Paid-Up shares of face value of Rs. 50/- (Rupees fifty only) each aggregating to Rs.500/- bearing Distinctive Nos. 301 to 310 (both inclusive) issued by the Kinjal Heaven Co-operative Housing Society Ltd.

Sd/-
Amit Mehta
Advocate & Solicitor

Date: 11th October 2023
Place: Mumbai

earc **ENCORE ASSET RECONSTRUCTION COMPANY PRIVATE LIMITED ("ENCORE ARC")**

having Registered Office at Caddie Commercial Tower, Regus Business Centre, 5th Floor, Aerocity(Dial), New Delhi - 110037 and Corporate Office at 5th Floor, Plot No. 137, Sector -44, Gurugram - 122002 Haryana. Tel No +91,124 -4527200. <http://www.encorearc.com/>

E- AUCTION CUM SALE OF PROPERTIES
Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 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) and 9 of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrowers and Guarantors that the below described immovable properties mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorized Officer (AO) of Encore Arc Pvt Ltd., an Asset Reconstruction Company registered with Reserve Bank of India under the provisions of the SARFAESI ACT, 2002, has acquired from the banks/financial institutions mentioned below the financial assets and has acquired the rights of the Secured Creditor. The assets will be sold on "As is where is", "As is what is", and Whatever there is basis as per the brief particulars given hereunder as per below mentioned schedule:

Sr. No.	Name of Borrower/ Co-Borrower/ Guarantor	Trust Name	Immovable Secured Assets	Total Outstanding	Earnest Money Deposit (EMD)	Details for NEFT/RTGS	Reserve Price	Type of Possession
(1)	Dayaram Store (Borrower) Mr. Rajesh Bajinath Gupta & Mrs. Sneha Rajesh Gupta (Co Borrower)	EARC-FPI-001 TRUST-AMBIT	Shop No. 23B, on the Ground Floor (as per Index-II), adm- 13.89 Sq. Mtrs. (Built up), in the Building known as "Yamuna" & society known as "Yamuna CHSL", situated on the land bearing Plot No. 12, Sector-17, at Village-Kamothe, Tal. Panvel, Dist.-Raigad.]	Rs. 20,03,520/- as on 16.04.2023 and further interest at contractual rate till recovery and other costs, charges etc	Rs. 1,35,000/-	Beneficiary Name- EARC-FPI-001-Trust Account Number- 50200065370098 IFSC Code- HDFC0001720	Rs. 13,50,000/-	Symbolic Possession Details of Encumbrances : Not Known
(2)	(Borrower) M/s. Right Way Co-Borrower 1) Mrs. Urmila Ulhas Palav 2) Ulhas R Palav	EARC-FPI-001-TRUST-Scheme-AMBIT	Flat No.2 admeasuring 538 sq ft built up area equivalent to 50 sq mtrs of built up area on the first floor in wing 'A' of the building known and identified as 'Sai Smruti' of Sai Smruti CHS Ltd constructed on plot bearing sur no.127(Part) and city sur no.51, 51/1, 51/2 of Village Kanjur, Taluka Kurl, situate lying and being at Nardas Nagar, Tembipada Road, Bhandup West Mumbai-400078	Rs. 90,51,476/- as on 31.03.2022 and further interest at contractual rate till recovery and other costs, charges etc	Rs. 6,50,000/-	Beneficiary Name- EARC-FPI-001-TRUST Account Number- 50200065370098 IFSC Code- HDFC0001720	Rs. 65,00,000/-	Symbolic Possession Details of Encumbrances : Not Known

Brief Information Regarding Auction Process:

1 Auction Date	30.10.2023	5 Last Date for submission of EMD	28.10.2023
2 Place for Submission of Bids and Place of Auction	E -Auction	6 Time of Inspection	10 a.m. - 6 p.m. From 15.10.2023 to 25.10.2023
3 Web-Site For Auction	https://sarfaesi.auctiontiger.net		
4 Contact Persons with Phone Nos.	Prakash Chaudhary - 97126 68557		

A bidder shall participate in the online auction by making an application in the prescribed format which is available along with the offer document on the website address mentioned herein above. Online bidding shall take place at the website and shall be subject to the terms and condition contained in the tender document. The tender document and detailed terms and conditions can be downloaded from our website i.e. <http://www.encorearc.com/>. Please note that sale shall be subject to the terms and conditions as stated in the Bid document. The sale shall be strictly subject to the terms and conditions incorporated in this advertisement and in the prescribed Bid document/Tender document. The Authorized officer reserve the right to reject any/all bids without assigning any reasons. The details related to Encumbrance, if any, with respect to the above mentioned properties are given under terms and conditions as provided in Encore ARC's website i.e. propertyforsale.com.

All payments including EMD to be made by way of NEFT / RTGS as per details mentioned above.

For detailed terms and conditions of the sale, please refer to the link provided in Encore ARC's website i.e. <http://www.encorearc.com/>

Interested bidders may contact Authorized officer of Encore ARC on Mobile No.9619899386/ 8384068434/9930171113/7045728788/ 7568062107 or sagar.muley@encorearc.com & dharmendra.maurya@encorearc.com & wirendra.ganawat@encorearc.com & javed.khan@encorearc.com for any further information / query.

SD/- **Authorised Officer**
Encore ARC

Place: Mumbai Date: 12.10.2023

THE DECCAN MERCHANTS CO-OP BANK LTD,
217, RAJA RAM MOHAN ROY ROAD, GIRGAON, MUMBAI - 400 004.
Tel. No.: 022-23891233
E-mail: legal@deccanbank.com • Web: www.deccanbank.com

NOTICE FOR SALE (NON BANKING ASSET)

Offers are invited in sealed covers as to reach the undersigned on or before 13.11.2023 up to 5.30 p.m for the sale of the following property in the possession of the Bank on "as is where is and what is basis" towards the recovery of its secured debts with interest, costs, charges etc. from borrowers/guarantors as stated hereunder:-

Sr No	Borrowers Name	Description of property	Distress Price Rs. (In Lakhs)	Earnest Money Deposit Rs. (In Lakhs)	Date & Time of Auction
1	Mr. George Kuruvila	Shop No. 1, Ground Floor, Plot No. 23, Sector 1, GES Shivravane, Nerul, Navi Mumbai 400 706. Owned by Mr. George Kuruvila admeasuring area 280 Sq. Ft. Built up	RS. 27.30	RS.4.10	15.11.2023 at 11.30 a.m

The Bank Draft/Pay order of the EMD drawn in favour of The Deccan Merchants Co-op Bank Ltd., payable at **Mumbai** (the payment of EMD can also be made through **NEFT/RTGS**) should be accompanied with the offer which is refundable without interest if the bid is not successful. The offers will be opened by the undersigned at **The Deccan Merchants Co-op Bank Ltd, 217, Raja Ram Mohan Roy Road, Girgaon, Mumbai - 400 004, at 11.30 a.m onwards on 15.11.2023**. The OPEN Auction bidding will also take place at the same time. Offerers may remain present and revise offer upwards. The successful Offer/bidder should deposit **25% (Inclusive of 15% EMD Amount)** of the bidding amount immediately after auction on the same day or not later than next working day and balance **75% within 30 days** or such extended period as agreed upon in writing between the Auction purchaser & the Bank, failing which the Bank shall forfeit the entire amount already paid by the offerer without any notice. Any statutory and other dues if any payable on these property have to be ascertain and borne by the purchaser. The intending purchasers may inspect the above property for sale at **11:30 a.m on 19.10.2023 & 09.11.2023**. The Bank has not appointed any agent/brokers for sale. Enquiries, if any and/or terms and conditions for sale can be obtained from the undersigned. The Bank reserves its rights to reject any or all the offers received without assigning any reason.

STATUTORY 30 DAYS SALE NOTICE

The Borrower Guarantors are hereby given notice to pay the sum mentioned as above before the date of Auction failing which property will be auctioned and balance if any will be recovered with interest and cost.

Date. **12.10.2023**
sd/-
Recovery Officer
The Deccan Merchants Co-op Bank Ltd

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