

NOTICE

NOTICE is hereby given that Mr. Masroor Batin and Mrs. Afeen Batin, both currently residing at The Lakes, Hattan 3, Villa 3, Street 5, Dubai, UAE are negotiating with our client for sale of Apartment No. 3704, measuring about 205.49 square meters equal to 2212 feet (carpet area) on the 37th Floor of Indiabulls Sky, Balasaheb Murudkar Marg, Elphinstone P. Road, Mumbai 400 013, with two (2) covered car parking spaces (hereinafter collectively referred to as the said 'Premises') and more particularly described in the schedule hereunder written.

Any persons having any claim or interest against or to the said Premises more particularly described in the schedule hereunder written by way of sale, assignment, mortgage, trust, lien, gift, charge, possession, inheritance, lease, tenancy, maintenance, easement or otherwise howsoever are hereby required to make the same known in writing to the undersigned within 14 days from the date of publication hereof failing which the sale shall be effected without any reference to such claim, if any, and the same shall be considered as waived.

THE SCHEDULE ABOVE REFERRED TO: All that Apartment No. 3704, measuring about 205.49 square meters equal to 2212 feet (carpet area) on the 37th Floor of Indiabulls Sky, Balasaheb Murudkar Marg, Elphinstone P. Road, Mumbai 400 013, with two (2) car parking spaces. Mumbai, dated this 12th day of February 2025.

Jas Sanghavi PDS Legal, Advocates and Solicitors, 89, 8th Floor, Mittal Chambers, Opposite CR2 Mall, Nariman Point, Mumbai - 400 021.

PUBLIC NOTICE

PLEASE TAKE NOTICE that my client, Ms. Saudaini Deepak Shah the proprietress of M/s. Atharva Rises has agreed to acquire properties from (1) Shri Rajkumar Gyarsilal Varma (2) Smt. Sandhya Prabhu bhai Mistry (3) Smt. Usha Virendrapal Singh (4) Shri Manish Gyarsilal Varma (5) Shri Raxpal Bhagirath Varma (6) Shri Murl Bhagirath Varma and (7) Smt. Gulabi Hemendra Rasoniya together with all her/their respective right title interest & benefits whatsoever, has entrusted me to investigate the title and to issue the CERTIFICATE OF TITLE of the Property more particularly mentioned in the Schedule written hereunder.

Any Person having claim to or against the said property or any part thereof, by way of inheritance mortgage, gift, Deed of Release, sale, lease trust, maintenance, easement, or otherwise whosoever is hereby required to make them known in writing to the undersigned within 14 (fourteen) days from the date of publication hereof, otherwise I will be free to issue CERTIFICATE OF TITLE without reference to such claim and the same if any, shall be deemed to have been waived.

THE SCHEDULE All those pieces and parcels of land or ground being Original Plot No.23/2, Final Plot No.23D, Town Planning Scheme, Malad No.1 (1 Variation) (Final), now bearing CTS No.366, 366/2, 8, measuring 1538 sq. yds equivalent to 1286 sq. mtrs. or thereabout (as per the Town Planning remarks of Municipal Corporation of Greater Mumbai), lying in Village Malad (East), Taluka Borivali in Mumbai Suburban District situated at Subhash Lane, Malad (East), Mumbai 400 097. Dated this 12th day of February, 2025

Sd/- S. B. AMIN Advocate High Court, 126, Linkway Estate Premises CSL, Chincholi Bunder, Link Road, Malad (West), Mumbai-400064.

SBI STATE BANK OF INDIA Stressed Assets Management Branch-I Raheja Chambers, Free Press Journal Marg, Nariman Point, Mumbai-400 021

POSSESSION NOTICE

[See Rule 8 (1)] (For Immovable property)

Whereas, The undersigned being the Authorised Officer of State Bank of India under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (No. 3 of 2002) and in exercise of powers conferred under section 13(12) read with rule 8 of the Security Interest (Enforcement) Rules, 2002 issued demand notice dated: 09.08.2021 calling upon the Borrower / Guarantors M/s. Hifi Fitness Lounge Private Limited, Mr. Khozema Master, Mrs. Shrushti Salli Deshmukh & demand notice dated: 30.11.2024 calling upon the Mr. Ali Asgar Yusuf Khokhar, Legal Heir of Smt. Mehfooza Adamlal Khokhar, Guarantor, M/s Hifi Fitness Lounge Private Limited) to repay the amount mentioned in the notice aggregating ₹ 13,86,42,824.94 (Rs. Thirteen crores Eighty-Six Lakh Forty-Two Thousand Eight Hundred Twenty-Four Rupees and Paise Ninety-Four Only) plus further interest thereon within 60 days from the date of receipt of the said notice.

The Borrower / Guarantors having failed to repay the amount, notice is hereby given to the Borrower / Guarantors and the public in general that the undersigned has taken Symbolic Possession of the property described herein below 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 06th day of February of the year 2025. The borrower / secured debtor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with property will be Subject to the charge of the State Bank of India of ₹ 13,86,42,824.94 plus further interest & cost.

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

*****DESCRIPTION OF THE MOVABLE / IMMOVABLE PROPERTY*****

Property owned by : Smt. Mehfooza Adamlal Khokhar All that part & parcel of the property being Flat No. 404, 4th Floor, A Wing, A. G. Park CO-OP Housing Society Ltd., Prabhath Colony, Near Santacruz Railway Station, Santacruz (East), Mumbai-400 054.

Date : 06.02.2025 Place : Mumbai

Sd/- Authorised Officer State Bank of India

Regional Stressed Assets Recovery Branch, Dena Bank Building, 1st Floor, 17-B, Horniman Circle, Fort, Mumbai-400001. Phone: 022-6826061/62 Email: sarmsms@bankofbaroda.co.in

Appendix IV-A, II-A (Provision to Rule 8(6) AND 6(2)) | Sale Notice For Sale Of Moveable & 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 6 (2) & (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s), Mortgagor (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis for recovery of dues in below mentioned accounts. The details of Borrower's/Mortgagor's/Secured Assets/Dues/Reserve Price/Auction date & Time, EMD and Bid Increase Amount are mentioned below :-

Table with columns: Name & address of Borrower/s / Guarantor/s / Mortgagor (s), Detailed description of the immovable property with known encumbrances, if any (owner/Mortgagor name), Total Dues, 1. Date of e-Auction, 2. Time of e-Auction, 3. Reserve Price, 4. EMD Amount of the Property, 5. Status of Possession, 6. Property Inspection date & Time.

For detailed terms and conditions of sale, please refer visit to the website link: https://www.bankofbaroda.info-auction.htm and online auction portal: https://baanet.com/Also, prospective bidders may contact the Authorised officer on Tel No. 022-68260059/60/61. Mobile 7282976128/9007865874/9595400306.

- 1. Property is in symbolic possession and bidder is purchasing the property in symbolic possession at his own risk & responsibility. 2. Bank will hand over the possession of property symbolically only and successful auction purchaser/bidder will not claim physical possession from the bank. 3. Bank will not be responsible for handing over of physical possession. 4. Successful Auction purchaser will not be entitled to claim any interest, in case of return of money. 5. Successful Auction Purchaser has to submit the declaration cum undertaking confirming the above terms and condition immediately after e-auction. 6. Subsequent to sale if successful bidder fails to submit declaration cum undertaking, the bid EMD Amount will be forfeited.

Date: 11-2-2025 Place: Mumbai Authorised Officer, Bank of Baroda

JANA SMALL FINANCE 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, Challaghatta, Bangalore-560071.

NOTICE OF SALE THROUGH PRIVATE TREATY

SALE OF IMMOVABLE ASSETS CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002. (SARFAESI ACT)

The undersigned as Authorized Officer of Jana Small Finance Bank Limited has taken over Physical Possession of the schedule property under the SARFAESI Act. The Authorized Officer of Jana Small Finance Bank Limited, had already conducted multiple public auctions for selling the property, but they turned out to be unsuccessful as no bids were received. Hence please be informed that if the total outstanding dues in the aforesaid loan account are not paid within Fifteen (15) Days from the date of this publication of this notice, then the Authorized officer will proceed for sale via private treaty of the property as stated below.

Public at large is informed that the secured property as mentioned in the Schedule are available for sale through Private Treaty, as per the terms agreeable to the Bank for realization of Bank's dues.

Standard terms & conditions for sale of property through Private Treaty are as under: 1. Sale through Private Treaty will be on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS". 2. The purchaser will be required to deposit 100% of the sale consideration on the expiry of publication of this notice. 3. In case of non-acceptance of offer of purchase by the Bank, the amount if any paid along with the application will be refunded without any interest with in the stipulated time. 4. The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his satisfaction. The purchaser shall not be entitled to make any claim against the Authorized Officer / Secured Creditor in this regard at a later date. 5. The Bank reserves the right to reject any offer of purchase without assigning any reason. 6. The purchaser has to bear all stamp duty, registration fee, and other expenses, taxes, duties, society dues in respect of purchase of the property. 7. Sale shall be in accordance with the provisions of SARFAESI Act / Rules.

Table with columns: Sr. No., Loan Account Number, Name of Borrower/ Co-Borrowers, Amount as per 13(2) Demand Notice under SARFAESI Act, Reserve price for private treaty.

Details of Secured Assets: All that piece and parcel of the immovable property being Land Admeasuring 75,710 Sq.mtr. being and situate at Survey No.295/2, Plot No.7, Maigje Pathardi Area 431.25 Sq.mtr., Narayan Residency, 3rd Floor, Flat No.8, Carpet Area 42.10 Sq.mtr, Prashant Nagar, Malpani Saffron Project Gate, Mumbai Area Service Road, Nashik-422010. On or towards: Towards East by: Flat No.7, Towards West by: Flat No.9, Towards South by: Starecase, Towards North by: Marjinal Space.

The aforesaid Borrower/ Co-Borrower attention is invited to provisions of section 13(8) of SARFAESI Act for redemption of secured assets mentioned hereinabove by tendering the aforesaid outstanding dues together with all costs, charges and expenses incurred by the bank before the sale of secured assets.

Correspondence Address: Mr. Kaushik Bag (Mob. No.7019949040), email: kaushik.bag01@janabank.com, Mr. Ranjan Naik (Mob. No.6362951653), email: ranjan.naik@janabank.com. Jana Small Finance Bank Limited, (formerly known as M/s. Janalakshmi Financial Services Pvt. Ltd.), having office at Modi Plaza, Office No.704/705, Mukund Nagar, Swargate, Opp. Laxminarayan Cinema Hall, Pune-411037.

Date: 12.02.2025, Place: Nashik Sd/- Authorized Officer, Jana Small Finance Bank Limited

DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3)

1st Floor, MTNL Telephone Exchange Building, Sector 30-A, Vashi, Navi Mumbai 400703

Case No.: OA/237/2024

Summons under sub-section (4) of section 19 of the Act, read with sub-rule (2A) of rule 5 of the Debt Recovery Tribunal (Procedure) Rules, 1993

IDBI BANK Exh No. 10704

VS SANSKRUTI BIDVI

To, (1) SANSKRUTI BIDVI D/W/S/O SHAILESH

FLAT NO.303, T WING, PLOT NO.2, SHUBH VASTU, VASIND (W), THANE, MAHARASHTRA-421604 Thane, MAHARASHTRA-421604

Also At: SAHAPUR INFRASTRUCTURE DEVELOPMENT CO PVT LTD SHUBH VASTU KHATIVALI VASIND W THANE, MAHARASHTRA-421604

Also At: FLAT NO 404 4TH FLOOR WING F PLOT NO 2 SHUBH VASTU KHATIVALI VASIND TALUKA SHAHAPUR THANE, MAHARASHTRA-421604

(2) SHAILESH KRISHNA BIDVI FLAT NO.303, T WING, PLOT NO.2, SHUBH VASTU, VASIND (W), THANE, MAHARASHTRA-421604

Also At: FLAT NO 404 4TH FLOOR WING F PLOT NO 2 SHUBH VASTU KHATIVALI VASIND TALUKA SHAHAPUR THANE, MAHARASHTRA-421604

SUMMONS

Whereas OA/237/2024 was listed before Hon'ble Presiding Officer/Registrar on 21/09/2023,

Whereas this Hon'ble Tribunal is pleased to issue summons/notice on the said Application under section 19(4) of the Act, (OA) filed against you for recovery of debts of Rs.246955/- (application along with copies of documents etc. annexed).

In accordance with sub-section (4) of section 19 of the Act, you, the defendants are directed as under:-

(i) to show cause within thirty days of the service of summons as to why relief prayed for should not be granted;

(ii) to disclose particulars of properties or assets other than properties and assets specified by the applicant under serial number 3A of the original Application;

(iii) you are restrained from dealing with or disposing of secured assets or such other assets and properties disclosed under serial number 3A of the original Application, pending hearing and disposal of the application for attachment of properties.

(iv) you shall not transfer by way of sale, lease or otherwise, except in the ordinary course of his business any of the assets over which security interest is created and/or other assets and properties specified or disclosed under serial number 3A of the original application without the prior approval of the Tribunal;

(v) you shall be liable to account for the sale proceeds realised by sale of secured assets or other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with the bank or financial institutions holding security interest over such assets.

You are also directed to file the written statement with a copy thereof furnished to the applicant and to appear before Registrar on 03/03/2025 at 10:30 A.M. failing which the application shall be heard and decided in your absence.

Given under my hand and the seal of this Tribunal on this date: 14/11/2024

Signature of the Officer Authorised to issue summons

(Seal) (SANJAI JAISWAL) Registrar DRT-III, MUMBAI

Note : Strike out whichever is not applicable.

PUBLIC NOTICE

To all customers and well-wishers of Sustainable Agro-commercial Finance Ltd. ("SAFL"), Please take a note that, we are shifting our Buldhana office on the following address with effect from 1st March 2025.

New Address: Sustainable Agro-commercial Finance Ltd. Shop No 1, Plot No 74, Wankhede Layout, Next To Bharad Hospital, Buldhana 443001.

PUBLIC NOTICE

Notice is hereby given that under instructions from our clients, we are investigating the title of (1) Mr. Rajnikant Keshaval Shah and (2) Mrs. Hansa Manharlal Shah having their address at Flat No. 1301, Jai Giranimes Co-operative Society Ltd., Tardeo Main Road, Arya Nagar, Tulsivadi, Mumbai - 400 034, to the shares and premises mentioned hereunder.

All persons having any claim, right, title, or interest in the undementioned shares and premises as and by way of any Agreement, sale, transfer, mortgage, charge, lien, encumbrance, gift, bequest, release, exchange, easement, right, covenant and condition, tenancy, right of occupancy, assignment, lease, sub lease, leave and license, partnership deed, loans, use, possession, partition, trust, inheritance, outstanding taxes and/or levies, outgoings & maintenance, attachment, injunction, decree, order, award, interdicts and/or by virtue of the original documents of title being in their possession/custody or otherwise in any manner howsoever and whatsoever are hereby requested to make the same known in writing along with certified true copies of documentary proof, to the undersigned having their office at 2nd floor, Bhagyadaya Building, 79, Nagindas Master Road, Fort, Mumbai-400 023, within 14 days from the date hereof otherwise the investigation shall be completed without any reference to such claim and the same will be considered as waived.

THE SCHEDULE ABOVE REFERRED TO: 5 (five) fully paid-up shares of Rs. 50/- (Rupees Fifty Only) each bearing Share Distinctive Nos. 41 to 45 (both inclusive) issued under Certificate No. 9 dated 1st January, 1978 by Jai Giranimes Co-operative Society Ltd., having registration No. BOM/GEN/1004 dated 5/12/77 and pre-emptive rights in Flat No. 1301 on the 13th floor of the building known as "Girnar" constructed on land bearing Cadastre Survey Nos. 2/404 and 404 of Tardeo Division in the Registration District and Sub-District of the Island City of Bombay and situate at Tardeo Main Road, Arya Nagar, Tulsivadi, Tardeo, Mumbai - 400 034.

Yours truly, FOR M/S. MARKAND GANDHI & CO.

Dated this 11th day of February, 2025. Advocates & Solicitors

SAFL Sustainable Agro-commercial Finance Ltd.

SAFL Sustainable Agro-commercial Finance Ltd.

SAFL Sustainable Agro-commercial Finance Ltd.

SAFL Sustainable Agro-commercial Finance Ltd.

SAFL Sustainable Agro-commercial Finance Ltd.

SAFL Sustainable Agro-commercial Finance Ltd.

SAFL Sustainable Agro-commercial Finance Ltd.

SAFL Sustainable Agro-commercial Finance Ltd.

SAFL Sustainable Agro-commercial Finance Ltd.

SAFL Sustainable Agro-commercial Finance Ltd.

SAFL Sustainable Agro-commercial Finance Ltd.

SAFL Sustainable Agro-commercial Finance Ltd.

SAFL Sustainable Agro-commercial Finance Ltd.

SAFL Sustainable Agro-commercial Finance Ltd.

SAFL Sustainable Agro-commercial Finance Ltd.

SAFL Sustainable Agro-commercial Finance Ltd.

SAFL Sustainable Agro-commercial Finance Ltd.

SAFL Sustainable Agro-commercial Finance Ltd.

SAFL Sustainable Agro-commercial Finance Ltd.

SAFL Sustainable Agro-commercial Finance Ltd.

SAFL Sustainable Agro-commercial Finance Ltd.

SAFL Sustainable Agro-commercial Finance Ltd.

SAFL Sustainable Agro-commercial Finance Ltd.

SAFL Sustainable Agro-commercial Finance Ltd.

SAFL Sustainable Agro-commercial Finance Ltd.

SAFL Sustainable Agro-commercial Finance Ltd.

SAFL Sustainable Agro-commercial Finance Ltd.

SAFL Sustainable Agro-commercial Finance Ltd.

SAFL Sustainable Agro-commercial Finance Ltd.

SAFL Sustainable Agro-commercial Finance Ltd.

SAFL Sustainable Agro-commercial Finance Ltd.

SAFL Sustainable Agro-commercial Finance Ltd.

SAFL Sustainable Agro-commercial Finance Ltd.

SAFL Sustainable Agro-commercial Finance Ltd.

SAFL Sustainable Agro-commercial Finance Ltd.

SAFL Sustainable Agro-commercial Finance Ltd.

SAFL Sustainable Agro-commercial Finance Ltd.

SAFL Sustainable Agro-commercial Finance Ltd.

SAFL Sustainable Agro-commercial Finance Ltd.

SAFL Sustainable Agro-commercial Finance Ltd.

SAFL Sustainable Agro-commercial Finance Ltd.

SAFL Sustainable Agro-commercial Finance Ltd.

SAFL Sustainable Agro-commercial Finance Ltd.

SAFL Sustainable Agro-commercial Finance Ltd.

SAFL Sustainable Agro-commercial Finance Ltd.

SAFL Sustainable Agro-commercial Finance Ltd.

SAFL Sustainable Agro-commercial Finance Ltd.

SAFL Sustainable Agro-commercial Finance Ltd.

SAFL Sustainable Agro-commercial Finance Ltd.

SAFL Sustainable Agro-commercial Finance Ltd.

SAFL Sustainable Agro-commercial Finance Ltd.

SAFL Sustainable Agro-commercial Finance Ltd.

SAFL Sustainable Agro-commercial Finance Ltd.

SAFL Sustainable Agro-commercial Finance Ltd.

SAFL Sustainable Agro-commercial Finance Ltd.

SAFL Sustainable Agro-commercial Finance Ltd.

SAFL Sustainable Agro-commercial Finance Ltd.

SAFL Sustainable Agro-commercial Finance Ltd.

SAFL Sustainable Agro-commercial Finance Ltd.

SAFL Sustainable Agro-commercial Finance Ltd.

SAFL Sustainable Agro-commercial Finance Ltd.

SAFL Sustainable Agro-commercial Finance Ltd.

SAFL Sustainable Agro-commercial Finance Ltd.

SAFL Sustainable Agro-commercial Finance Ltd.

SAFL Sustainable Agro-commercial Finance Ltd.

SAFL Sustainable Agro-commercial Finance Ltd.

