


<p><b>CFM ASSET RECONSTRUCTION PRIVATE LIMITED</b></p> <p><b>REGISTERED OFFICE :</b> Block No. A/1003, West Gate, Near YMCA Club, Sur.No.835/1+3 S.G.Highway, Makarba, Ahmedabad -380 051 – Gujarat.</p> <p><b>CORPORATE OFFICE:</b> 1<sup>st</sup> Floor, wakefield House, Sprott road, Ballard Estate, Mumbai – 400 038</p> <p><b>EMAIL:</b> bhaskar.chaudhary@cfmarc.in <b>CONTACT:</b> 079-66118554 &amp; 079 66118555</p>	
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**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) read with Rule 9(1) of the Security Interest Enforcement Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower and Guarantors/Mortgagors that the below described immovable property(ies) mortgaged/charged to the Secured Creditor, the physical Possession of which has been taken by the Authorized Officer of CFM Asset Reconstruction Pvt. Ltd on **17-07-2025**, will be sold on “As is where is”, “As is what is”, “Whatever there is” and “No recourse Basis” on **03-02-2026** for recovery of amounting to **Rs. 20,00,523.00 (Twenty Lakhs Five Hundred Twenty-Three Only)** as on **07.11.2024** and further interest and other costs and expenses thereon due to the secured creditor from Borrower& Mortgagor- **(1) MR SANTOSH R REWADKAR (2) SHREE SAMARTH KRUPA ENTERPRISE (3) MRS. SWARA SANTOSH REWADKAR (Vide Loan Account No. 4375007101022546 & 4375007100018908)**

<b>DESCRIPTION OF SECURED PROPERTY</b>	All That Piece And Parcel Of The Property - Shop No. 19, On Ground Floor, D - Wing, Adm-105 Sq. Ft. (Carpet Area), In The Building Known As <b>"Shivshruti Complex"</b> Building No. 2 -C & D Wing, Chsl, Constructed On Land Bearing S. No. 73A & 73B, Situated At Achole Link Road, Near Dubey Medical College, Nallasopara (East) At Villageachole, Tal. Vasai, Dist-Palghar – 401209.
<b>SECURED DEBT</b>	<b>Rs. 20,00,523.00 (Twenty Lakhs Five Hundred Twenty-Three Only) as on 07.11.2024</b> together with further interest, other costs & expenses thereon due & payable till the final payment.
<b>RESERVE PRICE (R.P.)</b>	Rs. 19,00,000/ (Rupee Nineteen lakhs only)



<b>LAST DATE, TIME AND VENUE FOR SUBMISSION OF BID DOCUMENT WITH SEALED OFFER/ TENDER WITH EMD</b>	<b>02-02-2026</b> latest by 05:00 P.M. through website ( <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a> )								
<b>DATE, TIME, AND VENUE FOR OPENING OF BIDS.</b>	On <b>03-02-2026</b> , From 11.00 AM to 12.00 PM, E-Auction /bidding through website ( <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a> )								
<b>DETAILS OF TERMS AND CONDITIONS</b>	Please visit <a href="http://www.cfmarc.in">www.cfmarc.in</a>								
<b>DATE OF INSPECTION</b>	As per prior appointment of Authorised Officer. Contact No. <b>Mr. Rajan Shrirang Katarnavare - 9619605771</b> Mr. Bhaskar Chaudhary - 8655926185								
<b>EMD</b>	<b>Rs. 1,90,000/-</b> (Rupee One Lakh Ninety Thousand only) (10% of Reserve price)								
<b>BANKS DETAIL FOR REMITTANCE OF EMD</b>	<table border="1"> <tr> <td>Beneficiary Name</td> <td>CFMARC TRUST-188</td> </tr> <tr> <td>Bank and branch</td> <td>UNION BANK OF INDIA, ANDHERI BRANCH, MUMBAI</td> </tr> <tr> <td>Account Number</td> <td>002811010000302</td> </tr> <tr> <td>IFSC</td> <td>UBIN0800287</td> </tr> </table>	Beneficiary Name	CFMARC TRUST-188	Bank and branch	UNION BANK OF INDIA, ANDHERI BRANCH, MUMBAI	Account Number	002811010000302	IFSC	UBIN0800287
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Bank and branch	UNION BANK OF INDIA, ANDHERI BRANCH, MUMBAI								
Account Number	002811010000302								
IFSC	UBIN0800287								
<b>BID INCREMENTAL AMOUNT</b>	In the multiple of Rs. 10,000/- (Rupees Ten Thousand only).								
<b>LAST DATE FOR PAYMENT OF 25% OF ACCEPTED HIGHEST BID FOR CONFIRMED SUCCESSFUL BIDDER (INCLUSIVE OF EMD)</b>	The payment should be made latest by next working day from the date of bid confirmation.								
<b>LAST DATE FOR PAYMENT OF BALANCE 75% OF HIGHEST BID</b>	Within 15 days from the date of bid/Sale Confirmation.								

Encumbrances if any: Not known to the secured creditor. The CFM ARC shall not be held liable/responsible for any unpaid charges towards electricity, maintenance, Tax, charges or any other statutory dues, or any other dues etc., in connection with the secured asset.

For details of Terms and Conditions of Sale please refer to the link provided in Sale Notice on secured Creditor's website i.e. <http://www.cfmarc.in>. before submitting the bids for taking part in the e-auction.

Bidders may also visit the website <https://www.bankeauctions.com> or contact service provider M/s C1 India Private Limited .Bidder support Nos. 0124-4302020/21/22, +91 7291981124/1125/1126; email:support@bankeauctions.com, **Mr Bhavik Pandya, Contact No. +91 8866682937/9974887668.**

**Date:** 08-01-2026

**Authorized Officer**

*Bhaskar*



**Place:** AHMEDABAD

**CFM ASSET RECONSTRUCTION PVT.LTD.**  
(Acting in its capacity as trustee of CFMARC TRUST- 188)

**TENDER DOCUMENT CUM TERMS AND CONDITIONS OF SALE**

**In the Account of Mr. Santosh R Rewadkar & Others**

- 1) The Bids document along-with declaration as given below shall be submitted in website <https://www.bankeauctions.com>. Bid should be along with self-attested copies of Aadhar card/PAN card/Passport/Electricity Bills/Voter ID . Mentioned UTR No/ supportive evidence for submitting EMD amount or by bidder along with DD or UTR detail of requisite EMD amount, Bank details for online transaction are mentioned below:

Beneficiary Name	CFMARC TRUST-188
Bank and Branch	UNION BANK OF INDIA, ANDHERI BARNCH, MUMBAI
Account Number	002811010000302
IFSC	UBIN0800287

- 2) Intending bidders may avail training for online process from M/s C1 India Pvt ltd , address Plot No 68, 3<sup>rd</sup> floor, sector-44, Gurugram -122003, Haryana, India, contact No & Name Bhavik Pandya, No.8866682937 Email address [maharashtra@c1india.com](mailto:maharashtra@c1india.com).  
The details regarding E auction provider are mentioned below.

Name of auction Agency	M/s C1 India Private Limited
Address	Plot No.68, 3 <sup>rd</sup> floor, sector -44, Gurugram-1220003, Haryana, India
Contact persons	Mr Bhavik Pandya
Help Line No.	8866682937
Email Address	<a href="mailto:maharashtra@c1india.com">maharashtra@c1india.com</a>
Website address	<a href="http://www.bankeauctions.com">www.bankeauctions.com</a>

- 3) Bid should be along with self-attested copies of Aadhar Card/PAN Card / Passport / Electricity Bill/Voter ID.
- 4) Bid document below Reserve Price and without KYC will be disqualified / Rejected by the Authorised officer of the Secured Creditor at his/her discretion.
- 5) Last date of submission of Bid document is **02.02.2026**.
- 6) The intending bidder should bid for residential i.e. the entire Secured Asset. Any bid for part property shall be rejected by the Authorised Officer without according any reason to the prospective bidder.
- 7) The person deputed for inspection by the prospective bidder should carry with him appropriate POA and/or authorization on the letterhead of the organization he/she



represents along with his/her government ID photo proof, failing which inspection may be refused.

- 8) The EMD of unsuccessful bidders shall be refunded within fifteen (15) days from the date of Auction. The bidder will not be entitled to claim any interest, if the refund of EMD is delayed beyond the said period for any reason whatsoever.
- 9) The Secured Asset shall be sold at a price not less than the Reserve Price mentioned hereinabove.
- 10) The offer should only be placed only through bid document submitted physically at the address mentioned above.
- 11) The entire procedure of conducting Auction shall be at the exclusive discretion of the Authorised Officer and intending purchaser shall have no right to object to the same.
- 12) The bid amount can be improved by **Rs. 10,000/- (Rupees Ten Thousand only)** per bid/attempt ('**Bid Multiplier**') during the auction once bid document is submitted.
- 13) The Said Properties shall be sold to the highest bidder.
- 14) The successful bidders will have to immediately, but not later than next working day, pay 25% of the sale price (after adjusting the Aggregate Earnest Money deposited) by way of DD/ RTGS/NEFT and the balance of 75% of the consideration shall be payable by the successful bidder on or before the fifteenth day of the confirmation of the sale of the Said Properties, or such other time as may be agreed to between CFMARC and the successful bidder not exceeding three months from the date of the Auction, subject to the sole discretion of the Authorised Officer of CFMARC.
- 15) In the event of any default in payment of any of these amounts, or if the sale is not completed by reason of any default on the part of the successful bidder, CFMARC in its absolute discretion, shall be entitled to forfeit all the moneys till then paid by the successful bidder and put up the assets in question for resale/disposal. Further, such defaulting successful bidder shall not be entitled to make any claim in the event of the assets realizing higher price on resale.
- 16) The bidder shall deduct and deposit with the concerned department/statutory body Tax Deducted at Source ("TDS"), as applicable under section 194-IA of the Income Tax Act, 1961. Such TDS shall be considered as part of the Offer made by the bidder.
- 17) The stamp duty, registration charges, cess, sales tax, Value Added Tax("VAT") (if applicable), transfer charges, if any, and all other incidental costs, charges and expenses in connection with the sale of the aforesaid assets shall be borne by the purchaser/successful bidder.
- 18) Transfer of the Said Properties to the successful bidder shall be done by the Authorized Officer only upon payment of the entire sale consideration and other charges as per the terms contained herein.
- 19) As from the date of issuance of Sale Certificate, the purchaser shall hold the assets at his/her/their sole risk and cost as regards any loss or damage to the assets by fire or



earthquake or any other natural calamities or due to theft, burglary or robbery or from any other cause whatsoever and neither CFMARC nor the Authorized Officer shall be liable for any such loss or damages.

- 20) Presently there are no encumbrances known to CFMARC.
- 21) The Said Properties are offered for sale on **“AS IS WHERE IS”**, **“AS IS WHAT IS BASIS”**, **“WHATEVER THERE IS”** and **“NO RECOURSE BASIS”**. Neither CFMARC nor the Authorized Officer undertakes any responsibility to procure any permission/license etc. in respect of the Said Properties offered for sale hereinabove. The successful bidder will have to bear all outstanding dues including water/electricity/service charges, transfer fees, electricity dues, society dues, dues of the Municipal Corporation/local authority dues, taxes including sales tax, VAT,GST or any other cess, duties, levies by whatever name it is called, if any, in respect of the Said Properties.
- 22) The bidders are advised in their own interest to verify and conduct detailed Due Diligence of the Said Secured Asset to their thorough satisfaction before submitting the offers. Any claim post confirmation of the sale in favour of the successful bidder shall not be entertained by the Secured Creditor.
- 23) The intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/rights/dues/affecting the property, prior to submitting their bid. The auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The authorized officer /secured creditors shall not be responsible in any way for any third-party claims/rights/dues
- 24) The successful bidder shall be deemed to have purchased the Secured Asset after complete satisfaction of title thereto and inspection thereof and shall not be entitled to make any requisition or raise any objection as to the title or condition of the Said Secured Asset or any part thereof after submission of the Bid.
- 25) The successful bidder shall, notwithstanding any discrepancy or variation in the names, quantities, survey numbers measurement, boundaries and abuttal as mentioned herein above or any public notice, accept the said Secured Asset purchased by it/him.
- 26) The bidder shall purchase the said Secured Asset in the same condition that the said Secured Asset exist on the date of sale. The date of sale shall mean, the date when the Authorized Officer accepts the offer of the successful bidder. From and after the date of issuance of Sale Certificate by the Authorized Officer, the same shall be at the sole and entire risk and costs and account of the successful bidder as regards any risk, injury, loss or damage thereto or any part thereof from any cause whatsoever. The successful bidder shall not make any requisition for repairs or otherwise and the obligations of carrying out such repairs shall be solely that of the successful bidder.



- 27) Conditional offers will be treated as invalid. Likewise correspondence about any change in the offers will not be entertained. Any bidder who wishes to give a fresh offer for the said Secured Asset on or before the last date prescribed for submission of the offers contemplated herein, may file a fresh offer with appropriate EMD.
- 28) The successful bidder will be bound by the regulations of the local / any other authority, as applicable with regard to the use of the said Secured Asset along with its super structure, plant and machinery thereon, if being part of the said Secured Asset contemplated herein.
- 29) If the dues of the existing charge-holders together with all costs, charges and expenses incurred by CFMARC are offered by or on behalf of the Borrower or guarantors at any time before the date of confirmation of sale, the Said Properties or part thereof, shall not be auctioned in accordance with the provisions of the SARFAESI Act, 2002 and the Rules thereunder.
- 30) The bidder shall not be entitled to withdraw or cancel offer once submitted unless permitted by the Authorized Officer. If the bidder withdraws or cancels the offer, the EMD shall be liable to be forfeited and will also be liable to pay the Authorized Officer, the loss or damage suffered consequently upon withdrawing or canceling the offer. The assets in question will then be resold at the risk and consequences of the bidder.
- 31) On confirmation of sale by CFMARC and if the terms of payment have been complied with, the Authorised Officer exercising the power of sale shall issue Sale Certificate for immovable asset in favour of the purchaser/successful bidder in the form given in Appendix V of the Security Interest (Enforcement) Rules, 2002.
- 32) The sale certificate will be issued in the name of the purchaser(s) / Applicant(s) only and will not be issued/transferred in any other name(s).
- 33) The Authorized Officer is selling the said Secured Asset pursuant to the powers derived from the SARFAESI Act. The said Secured Asset comprised in and forming part of the sale is sold, subject to all defects, faults, imperfections and errors of description latent or otherwise. The Authorized Officer is not answerable for the correct description genuineness, veracity, authenticity of or any defects in the said Secured Asset and does not warrant any condition whatsoever pertaining to the same. The bidders should make their own enquiry about the same and satisfy themselves if there are any other encumbrances, reservations, acquisitions, charges, liens or defects affecting the title of the said Secured Asset. The bidders shall not be entitled to issue or raise any requisitions or objections to or upon the title post bid submission. The bidders should make enquiries about the utility of the said Secured Asset put up for sale hereunder and no warranty or assurances of any kind is given by the Authorized Officer and/or CFMARC.
- 34) The bidder shall be deemed to have undertaken a due diligence of the said Secured Asset and that the bidder are presumed to have taken independent legal or commercial advice before participating in the auction contemplated herein.
- 35) The Authorized Officer reserves right to reject any or all offer/s without assigning any reason and in case all the offers are rejected, either to hold negotiations with any



of the bidder or sell the assets through private negotiations with any of the bidders or any other party/parties or invite fresh offers. CFMARC's decision in this regard shall be final & binding.

- 36) The Authorized Officer will be at liberty to amend/modify/delete any of the above conditions as may be deemed necessary in light of the facts & circumstances of the case.
- 37) Disputes, if any, shall be within the jurisdiction of Courts and Tribunals in Ahmedabad only.
- 38) Words & expressions used hereinabove shall have the same meanings respectively assigned to them under SARFAESI Act and the rules framed thereunder.
- 39) **Other terms and conditions pertaining to Auction:**
- a) Auction/bidding will be only online through the portal provided by the service provider.
  - b) Bidders are cautioned to be careful while submitting their bid amount and to check for alteration, if any, before confirming the same.
  - c) No request/complaint of wrong bidding will be entertained for cancelling the sale and in such case, the EMD in full will be forfeited.
  - d) Only upon verification of the bid form and availability of DD /confirmation of remittance of Aggregate EMD through NEFT/RTGS, bidder will be allowed to bid further and or improve offer.
  - e) All bids placed as required will considered as bid for himself/herself. Once the bid is placed, the bidder cannot reduce or withdraw the bid for whatever reason.
  - f) The highest bid on the auction shall supersede all the previous bids of all the bidders. The bidder with the highest offer/ bid does not get any right to demand acceptance of his bid in case any stay order is received by CFMARC by any forum.
  - g) The bidder shall be solely responsible for all consequences arising out of the bid submitted by him (including any wrongful bidding) and no complaint/ representation will be entertained in this regard by the CFMARC. Hence bidders are cautioned to be careful to check the bid amount and alter/rectify their bid if required before confirming the bid submitted.

  
Authorized Officer



**BID DOCUMENT**

**In the Account of Mr. Santosh R Rewadkar & Others**

**PARTICULARS OF THE BIDDER**

- 1) Name of the Bidder: \_\_\_\_\_
- 2) Constitution of the Bidder: \_\_\_\_\_
- 3) Postal Address of the Bidder: \_\_\_\_\_  
\_\_\_\_\_
- 4) Telephone Nos. (O) \_\_\_\_\_ (R) \_\_\_\_\_  
(Mobile) \_\_\_\_\_ (E-Mail) \_\_\_\_\_
- 5) Document of proof of identity (tick whichever is being attached):
  - a. Driving License Number \_\_\_\_\_
  - b. PAN Card Number \_\_\_\_\_
  - c. Voter Identity Card Number \_\_\_\_\_
  - d. Passport Number \_\_\_\_\_
  - e. Certificate of Incorporation Number \_\_\_\_\_
  - f. Partnership Agreement details \_\_\_\_\_
- 6) EMD Remittance details:
  - a. Date of remittance \_\_\_\_\_
  - b. Name of Bank \_\_\_\_\_
  - c. Branch Name \_\_\_\_\_
  - d. Bank Account No. \_\_\_\_\_
  - e. IFSC Code No. \_\_\_\_\_
  - f. UTR No. \_\_\_\_\_

OR

  - a. Date of Demand draft \_\_\_\_\_
  - b. Name of the Issuing Bank \_\_\_\_\_
- 7) DETAILS OF THE OFFER/BID:  
Price Offered: Rs. \_\_\_\_\_ (Amount in figures)  
Rs. \_\_\_\_\_ (Amount in words)

**SIGNATURE**



**DECLARATION BY BIDDER / OFFEROR**

**In the Account of Mr. Santosh R Rewadkar & Others**

- (a) I/We, the Offeror/s aforesaid do hereby state that I/We have read the entire terms and conditions of the tender and public notice for sale in the matter of sale of secured immovable owned by Mr. Santosh R Rewadkar and understood them fully. I/We, hereby unconditionally agree to conform with and to be bound by the said terms and conditions.
- (b) I/We, the Offeror/s aforesaid do hereby confirm that I/We have taken inspection of the premises and I/We are satisfied with the condition of the same and I/We shall not claim any loss or reduction in the amount offered on account of any deviation in the details and description of the properties.
- (c) I/We further declare that I/We intend to purchase the above referred assets from the Authorized Officer of CFM-ARC for our own use/business and that the information revealed by me/us in the tender/offer in <https://www.bankeauctions.com> is true and correct. I/We understand and agree that if any of the statement/information revealed by me/us in <https://www.bankeauctions.com> is found to be incorrect and/or untrue, the tender submitted by me/We is liable to be cancelled and in such case the Aggregate Earnest Money Deposit paid by me/us is liable to be forfeited by CFM-ARC and CFM-ARC will be at liberty to annul the offer made to me/us at any point of time. I/We also agree that after my/our offer given in my/our offer for purchase of the assets is accepted by CFM-ARC and I/we fail to accept or act upon the terms and conditions herein or am /are not able to complete the transaction within the time limit specified herein for any reason whatsoever and/or fail to fulfill any/all the terms & conditions herein, the Aggregate Earnest Money Deposit and any other monies paid by me/us along with the offer and thereafter, are liable to be forfeited by CFM-ARC and that CFM-ARC has also a right to proceed against me/us for specific performance of the contract, if so desired by CFM-ARC.

**SIGNATURE**

**OFFICE OF THE RECOVERY OFFICER - I/II**  
**DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3)**  
 1st Floor, MTNL Telephone Exchange Building, Sector-30 A, Vashi, Navi Mumbai-400703

RR NO. 13 OF 2024  
**WARRANT OF ATTACHMENT OF IMMOVABLE PROPERTY UNDER RULE 48 OF THE SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS & BANKRUPTCY ACT, 1993.**

**BANK OF BARODA**  
 V/S  
**MR. SANJAY LAXMAN SANAP & ORS.**

CD-1. Mr. Sanjay Laxman Sanap  
 CD-2(a). Mr. Mahadu Bhikaji Dhakane  
 CD-2(a). Mrs. Parvatibai Mahadu Dhakane (Wife)  
 CD-2(b). Mr. Vishvanath Mahadu Dhakane (Son)  
 CD-2(c). Mr. Haribhau Mahadu Dhakane. (Son)  
 CD-3. Mr. Ekmath Nandedo Gangurde  
 All Are Residing At: Post Nalwadi, Taluka Dindori, District Nashik, Maharashtra-422022

Whereas you the C/D have failed to pay the sum of Rs. 14,74,735.96 (Rupees Fourteen Lakhs Seventy Four Thousand Seven Hundred Thirty Five & Paise Ninety Six Only) with interest and costs in respect of Recovery Certificate No. 13 of 2024 drawn up by the Presiding Officer on 08.01.2024 in O.A. No. 456 of 2019 DEBTS RECOVERY TRIBUNAL MUMBAI (DRT3)

You are hereby prohibited and restrained, until further order, from transferring, alienating, creating third party interest, parting with possession, charging or dealing with the under mentioned properties in any manner and that all persons be and that they are prohibited from taking any benefit under such transfer, alienation, possession or charge.

**DESCRIPTION OF PROPERTY**  
 All that piece and parcel of agricultural land having area admeasuring 0 H 80 R out of Gat No. 162 situated at village limits of Nalwadi, Taluka Dindori, District Nashik.  
**Given under my hand and the seal of the Tribunal, on this date: 06/11/2025**

Stamp: Mukesh Chand Meena, Recovery Officer-II, DEBTS RECOVERY TRIBUNAL MUMBAI (DRT-3)

**IN THE DEBTS RECOVERY TRIBUNAL II** Exh-11  
 MTNL Bhavan, 3rd Floor, Strand Road, Apollo Bandar, Colaba Market Colaba, Mumbai-400005

**ORIGINAL APPLICATION NO. 1395 OF 2024**

**BANK OF MAHARASHTRA** .... APPLICANT

**Versus**

**M/s HD Corporation** .... RESPONDENT

**SUMMONS**

Whereas O.A.No. 1395 Of 2024 was listed before Hon'ble Presiding Officer on 12/03/25

Whereas this Hon'ble Tribunal is Pleasued to issue summons on the said application under section 19 (4) of the Act, OA filed against you for recovery of debts of **Rs. 24,32,110.90 (Rupees Twenty Four Lakh Thirty Two Thousand One Hundred Ten and paise Ninety only)** (Application along with document etc. Annexed)

Whereas the service of summons could not be affected in ordinary manner and where the Application for Substituted service has been allowed by this Hon'ble Tribunal.

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

- To show cause within 30 Thirty days of the Service of Summons as to why relief prayed for should not be granted.
- To disclose particulars of properties of assets other than properties and assets specified by the applicant under serial Number 3(A) of the Original Application.
- You are restrained from dealing with disposing if secured assets of such other assets and properties disclosed under serial Number 3(A) of the Original Application, Pending hearing and serial disposal of the application for attachment of the properties.
- You shall not transfer by way of sale, lease or otherwise, except in the ordinary course of business any of the Assets over which security interest is created and/or other assets and properties specified disclosed under Serial No. 3A of the Original Application without the prior approval of the Tribunal.
- You shall be liable to account for the sale proceeds realized by sale of secured assets of other assets and properties in the Ordinary course of business and deposit such sale proceeds in the account maintained with bank of financial institution holding security interest over such assets.
- You are also directed to file written statement with a copy thereof furnished to the application and to appear before **DRT II on 11th day of March, 2026 at 11.00 a.m.** failing which the application shall be heard and decided in your absence.

**Given Issued under my hand and the seal of this Tribunal on this 18th day of December, 2025**

SD/- Registrar DRT II

**IN THE COURT OF SMALL CAUSES AT MUMBAI**  
 Exhibit No. 15  
**EXECUTION APPLICATION No. 187 OF 2017**  
 IN  
**R.A.E. SUIT NO. 831/1478 OF 1999**

1) Mr. Anil L. Thakkar (Deleted since Deceased) aged 70 years, Occ.: Business  
 2) Mr. Bakul A. Thakkar aged 30 years, Occ.: Service,  
 3) Mr. Ashok R. Patel, (deleted as resigned) aged 40 years, Occ.: Service  
 All adults Indian Inhabitants of Mumbai and Trustees of Velbai Velji Lohana Arogya Bhuvan, Plot No. 196, Sion Koliwada, Mumbai-400022.

3(a). Mrs. Anal Bakul Thakkar aged 45 years, Occ.: Housewife, all of them Trustees of Bai Velbai Velji Bhimji Charitable Trust, a registered Charitable Trust having their Office at Godavari Chambers, 4th Floor, S. V. Road, Kandivali (West), Mumbai-400067.

Bai Velbai Velji Bhimji Charitable Trust Also known as Velbai Velji Lohana Arogya Bhuvan, a Charitable Trust having Office at Plot No. 196, Sion Koliwada, Mumbai-400022.

4. Mr. Arnav Bakul Thakkar, Aged: 22 years, Occ.: Service  
 Mr. Bhagirath Desai, Aged: 84 years, Occ.: Retired, Both of them Trustees of Bai Velbai Velji Bhimji Charitable Trust, a registered Charitable Trust having their Office at Godavari Chambers, 4th Floor, S. V. Road, Kandivali (West), Mumbai-400067. ....Plaintiffs

Versus

1. Anant Hirji Keni An adult, Age not known, Occ.: Business Residing at Satyam Shivam Sundaram Building, Ground Floor, Behind Central Coffee, Mumbai-400022.

2. Menka M. Poojary, an adult, carrying on full name not known, Age not known, business in the name and style of 'New Vasant Bhawan Hindu Hotel' at Shops No. 4, 5 and Room No. 12, on the Ground Floor, of the Building known as Velbai Velji Arogya Bhavan, situated at Plot No. 196, Sion Koliwada, Mumbai-400022.

2a. Shri. Sudhakar Menka Poojari  
 2b. Shri. Lava Menka Poojari  
 2c. Shri. Bharat Menka Poojari all adults Indian Inhabitants of Mumbai, all heirs and legal representatives of Menka M. Poojari, carrying on business in the Name and style of New Vasant Bhawan Hindu Hotel' at Shop Nos. 4, 5 and Room No. 12, on the ground floor, of the building known as Velbai Velji Arogyabhavan, situated at Plot No. 196, Sion Koliwada, Mumbai-400022.

3. Raju Kotian (Since Deceased) Age about 45, unlawful Full name not known, Occ.: Business, Unlawful occupant of Shop Nos. 4, 5 and Room No. 12 on the ground floor of the Building known as Velbai Velji Arogyabhavan, Situated at Plot No. 196, Sion Koliwada, Mumbai-400022

3a. Smt. Ratna S. Kotian Daughter of deceased Defendant No. 3, W/o. Shekhar K. Kotian, Sai Kripa, Kotian Compound, Vidya Nagar, Achade Cross, Katapadi, UDIP-574105, Karnataka State.

3b. Shri. Satish Raju Kotian Son of deceased Defendant No. 3, Vahatuknagar Co-op. Hsg. Soc. Ltd., Building No. 2/5297, Amboli, Andheri (West), Mumbai-400058.

3c. Smt. Shaila S. Suvarna Daughter of deceased Defendant No. 3, W/o. Satish C. Suvarna, Saket, A/5-504, Majhewadi, Thane (West) ...Defendants

AND

2d. Chandravati Sudhakar Poojari  
 2e. Kiran Sudhakar Poojari  
 2f. Varun Sudhakar Poojari  
 2g. Geeta Sudhakar Poojari All residing at Room No. 12 On the Ground Floor of the Building known as Velbai Velji Arogya Bhavan situated at Plot No. 196, Sion Koliwada, Mumbai-400022 ...Proposed Defendants

To,  
 The Proposed Defendant Nos. 2d to 2g abovenamed,

**FORM G INVITATION FOR EXPRESSION OF INTEREST FOR 5 CONSOLIDATED CORPORATE DEBTORS OF SIGTIA GROUP OPERATING IN REAL ESTATE SECTOR AT MUMBAI**  
 (Under Regulation 36A (1) read with Regulation 36A (4A) of the Insolvency and Bankruptcy (Insolvency Resolution Process for Corporate Persons) Regulations, 2016)

This Form G is being issued for 5 Corporate Debtors of Sigtia Group (as set out in Annexure - 1) undergoing Consolidated Corporate Insolvency Resolution Process ("Consolidated CIRP") in accordance with the provisions of Insolvency and Bankruptcy Code, 2016 ("Code") and Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016 ("CIRP Regulations") and pursuant to Consolidation Order passed by the Hon'ble National Company Law Tribunal, Mumbai Bench ("NCLT") dated November 19, 2025 in CP No. 589 of 2023, in order to invite Expression of Interest for submission of Resolution Plan. The timelines as stated hereunder are based on model timelines prescribed under Regulation 40A of the CIRP Regulations and remain subject to modification by the CoC, and any extension/exclusion/clarification as may be received from relevant NCLT/Appellate Tribunal/Courts.

**RELEVANT PARTICULARS**

1. Name of the Corporate Debtor along with PAN/CIN/LLP	Consolidated Corporate Debtors - Sigtia Group (Undergoing Consolidated CIRP pursuant to the order of the Hon'ble NCLT dated November 19, 2025); 1. Sigtia Constructions Private Limited 2. Prashru Real Estate Private Limited 3. Notion Real Estate Private Limited 4. Edweena Real Estate Private Limited 5. Earleen Real Estate Developers Private Limited (hereinafter collectively referred to as the "Consolidated Corporate Debtors") (Refer Annexure-1)
2. Address of Registered Office	Refer Annexure - 1
3. URL of the website	https://www.incorpstructuring.com/sigtia_group.html
4. Details of place where majority of fixed assets are located	Not Applicable
5. Installed capacity of main products/services	Not Applicable
6. Quantity and value of main products/services sold in last financial year	Not Applicable
7. Number of employees/workmen	NIL
8. Further details including latest available financial statements (with schedules) of two years, list of creditors, relevant dates for subsequent events of processes are available at	The details can be sought by emailing at circ.sigtia@gmail.com and/or Virtual Data Room in accordance with the provisions of the Code and Regulations made thereunder
9. Eligibility for resolution applicants under Section 25 (2)(h) of the Code is available at	The detailed invitation for expression of interest which shall include eligibility for resolution applicants u/s 25 (2)(h) of the Code can be sought by emailing at circ.sigtia@gmail.com and is available at https://www.incorpstructuring.com/sigtia_group.html
10. Last date for receipt of expression of interest	January 24, 2026 The detailed invitation for expression of interest can be sought by emailing at circ.sigtia@gmail.com and is available at https://www.incorpstructuring.com/sigtia_group.html
11. Date of issue of Provisional list of Prospective Resolutions Applicants	February 03, 2026
12. Last date for submission of objections to provisional lists	February 08, 2026
13. Date of issue of final list of prospective resolution applicants	February 18, 2026
14. Date of issue of information memorandum, evaluation matrix and request for resolution plans to prospective resolution applicants	February 23, 2026
15. Last date for submission of resolution plans	March 25, 2026
16. Process Email ID to submit EOI	circ.sigtia@gmail.com
17. Details of the corporate debtor's registration status as MSME	

**FORM G INVITATION FOR EXPRESSION OF INTEREST FOR 5 CONSOLIDATED CORPORATE DEBTORS OF SIGTIA GROUP OPERATING IN REAL ESTATE SECTOR AT MUMBAI**  
 (Under Regulation 36A (1) read with Regulation 36A (4A) of the Insolvency and Bankruptcy (Insolvency Resolution Process for Corporate Persons) Regulations, 2016)

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**RELEVANT PARTICULARS**

1. Name of the Corporate Debtor along with PAN/CIN/LLP	Consolidated Corporate Debtors - Sigtia Group (Undergoing Consolidated CIRP pursuant to the order of the Hon'ble NCLT dated November 19, 2025); 1. Sigtia Constructions Private Limited 2. Prashru Real Estate Private Limited 3. Notion Real Estate Private Limited 4. Edweena Real Estate Private Limited 5. Earleen Real Estate Developers Private Limited (hereinafter collectively referred to as the "Consolidated Corporate Debtors") (Refer Annexure-1)
2. Address of Registered Office	Refer Annexure - 1
3. URL of the website	https://www.incorpstructuring.com/sigtia_group.html
4. Details of place where majority of fixed assets are located	Not Applicable
5. Installed capacity of main products/services	Not Applicable
6. Quantity and value of main products/services sold in last financial year	Not Applicable
7. Number of employees/workmen	NIL
8. Further details including latest available financial statements (with schedules) of two years, list of creditors, relevant dates for subsequent events of processes are available at	The details can be sought by emailing at circ.sigtia@gmail.com and/or Virtual Data Room in accordance with the provisions of the Code and Regulations made thereunder
9. Eligibility for resolution applicants under Section 25 (2)(h) of the Code is available at	The detailed invitation for expression of interest which shall include eligibility for resolution applicants u/s 25 (2)(h) of the Code can be sought by emailing at circ.sigtia@gmail.com and is available at https://www.incorpstructuring.com/sigtia_group.html
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15. Last date for submission of resolution plans	March 25, 2026
16. Process Email ID to submit EOI	circ.sigtia@gmail.com
17. Details of the corporate debtor's registration status as MSME	

**FORM NO. 4A COURT ROOM NO. 32 MAZGAON IN THE BOMBAY CITY CIVIL COURT AT BOMBAY COMMERCIAL SUIT NO. 10074 OF 2025 (Order V Rule 20 (1-A) of C.P.C. for paper Publication)**

**Plaint lodged on: 12/11/2024**  
**Plaint admitted on: 18/02/2025**  
 Under Order V, Rule 2 of the Code of Civil Procedure, 1908 r/w Sec. 16 of the Commercial Courts Act, 2015.

**RULE 51, SUMMONS to answer plaint** Under section 27, O. V. rr. 1, 5, 7 And 8 and O.VIII, R. 9, of the Code of Civil Procedure.

**IN THE MATTER OF: IDBI BANK LIMITED**  
 A Company incorporated and registered under the Companies Act, 1956 (1 of 1956), a company within the meaning of Section 2(20) of the Companies Act 2013 (Act 18 of 2013), and a Banking Company within Section 5(c) under the Banking Regulation Act, 1949 carrying out the business of Banking, having its head office at IDBI Tower, WTC Complex, Cuffe Parade, Mumbai - 400 005, and also at IDBI - Bank Ltd, 400028 Erstwhile IIIFL Dadar (W) Branch Mumbai and also at Retail Recovery Department, IDBI Zonal Office, 2nd Floor, C Wing, Mittal Court, T Nariman Point, Mumbai 400021 for recovery through its Authorized Officer Sanjiv Kumar Jha, Assistant - General Manager.

**Versus:**  
 M/s. Pandey Traders  
 To,  
 Mr. Pradeep Pandey Sole-proprietor  
 Shop No. 2158, 2nd Floor, Janta Cloth Market, S. B. Marg, Dadar West Mumbai - 400028  
 Phone: 9167363162  
 ... Defendants

**1. M/s. Pandey Traders, Defendant abovenamed**  
 (As per Order dated on 07/11/2025 presiding in Court Room No.3 1 H.H.J. Shri. Prasad Prakashrao Kulkarni) in Chamber Summons No. 2348/2025 as per prayer granted.

WHEREAS the abovenamed Plaintiffs has/have Plaintiff relating to a commercial dispute in this Court against you and you are hereby summoned to file a Written Statement within 30 days of the service of the present summons and in case you fail to file the Written Statement within the said period of 30 days, you shall be allowed to file the Written Statement on such day, as may be specified by the Court, for reasons to be recorded in writing and on payment of such costs as the Court deems fit, but which shall not be later than 120 days from the date of service of summons. On expiry of one hundred and twenty days from the date of service of summons, you shall forfeit the right to file the Written Statement and the Court shall not allow the Written Statement to be taken on record.

**The Plaintiff therefore prays:**

- That the Defendant be ordered and decreed to pay to Plaintiff aggregated a sum of **Rs.7,88,740.75/- (Rupees Seven Lakh Eighty Eight Thousand Seven Hundred Forty and Seventy Five Paise only)** on 20.10.2024 due under the Loan facilities as per the particulars of claim being Exhibit "F" hereto with further interest thereon at the rate of **11.45% p.a. & 9.40% p.a.** respectively for Cash Credit and FITL Loan respectively, with monthly rests plus further penal interest, expenses, cost and charges, etc. from 21.10.2024 thereof till final payment and/or realization.
- That it be declared that the amounts mentioned in prayer clause (a) are duly secured by a valid and subsisting Hypothecated cum Loan Agreement etc., described in Exhibit "C" annexed hereto.
- That the Defendant be ordered and decreed to pay to the Plaintiff the costs of the suit.
- That such further and other reliefs as this Hon'ble Court may deem fit and proper be granted in favour of the Plaintiff and against the Defendant.
- That ad-interim and interim relief in terms of prayer clauses (c) and (d) above be granted

You are hereby summoned to appear in this Court in person, or by an Advocate and able to answer all material questions relating to suit, or who shall be accompanied by some person able to answer all such questions to answer the above named Plaintiff, and as the suit is fixed for the final disposal, you must produce all your witnesses and you are hereby required to take notice that in default of your appearance, the suit will be heard and determined in your absence; and you will bring with you any document in your possession or power containing evidence relating to the merits of the Plaintiff's case or upon which you intend to rely in support of your case and in particular for the Plaintiff's following documents.

**Given under my hand and the seal of this Hon'ble Court 8 DEC 2025**

SD/- for Registrar, City Civil Court, MAZGAON

**INCORP RESTRUCTURING SERVICES LLP**  
 Through its Designated Partner Mr. Vithal M. Dahake  
**Resolution Professional of Consolidated Corporate Debtors-Sigtia Group (Undergoing Consolidated CIRP vide order dated November 19, 2025)**  
 Registration Number: IBB/PE/O129/IPA-1/2022-23/50032  
 AFN No. AA1/50032/02/300626/20055 valid till June 30, 2026  
**Address registered with IBI:**  
 8, 3rd Main, KSSIDC Ind Estate, 6th Block, Ajajinagar, Bangalore - 56001, Karnataka  
**Registered E-mail Id with IBI:** rslp.ii@incorpstructuring.in  
**Process specific address for correspondence:**  
 Incorp Restructuring Services LLP, 4005-407, Hind Rajasthan Building, D. S. Phalke Road, Dadar East, Mumbai 400014  
**Process specific email ID for correspondence:** circ.sigtia@gmail.com  
**Process Website:** https://www.incorpstructuring.com/sigtia\_group.html  
**Date:** January 09, 2026  
**Place:** Mumbai

**ANNEXURE - I**

Sr. No.	Name of Corporate Debtors	CIN	Registered Address
1.	Sigtia Constructions Private Limited	U70100MH1994PTC077186	4th Floor, HDIL Towers, Anant Kanekar Marg, Bandra (E), Mumbai - 400051.
2.	Prashru Real Estate Private Limited	U70102MH2015PTC265360	Office No. 612, B2B, Behind Malad Industrial Estate, Kachpada, Malad West, Mumbai - 400064
3.	Notion Real Estate Private Limited	U70102MH2015PTC265416	Shop No. 80, HDIL Harmony Mall, Goregaon Link Road, Goregaon (West), Mumbai- 400104.
4.	Edweena Real Estate Private Limited	U70102MH2015PTC265384	Office No. 612, B2B, Behind Malad Industrial Estate, Kachpada, Malad West, Mumbai- 400064
5.	Earleen Real Estate Developers Private Limited	U70102MH2015PTC265414	Shop No. 80, HDIL Harmony Mall, Goregaon Link Road, Goregaon (West), Mumbai - 400104

**CFM ASSET RECONSTRUCTION PRIVATE LIMITED (CFM-ARC)**  
 REGISTERED OFFICE: Block No.A/1003, West Gate, Near YMCA Club, Sur.No.835/1+3 S.G.Highway, Marakba, Ahmedabad-380051-GUJARAT

**CORPORATE OFFICE:** 1st Floor, wakefield House, Spott road, Ballard Estate, Mumbai - 400 038 EMAIL: bhaskar.chaudhary@cfmrc.in CONTACT: 079-66118554 & 079-66118555

**APPENDIX - IV-A SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY UNDER THE SARFAESI 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) read with Rule 9(1) of the Security Interest Enforcement Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower and Guarantors/Mortgagors that the below described immovable property(ies) mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of CFM Asset Reconstruction Pvt. Ltd on 17-07-2025, will be sold on "As is where is", "As is what is", "Whatever there is" and "No recourse Basis" on 03-02-2026 for recovery amounting to **Rs. 20,00,523.00 (Twenty Lakhs Five Hundred Twenty-Three Only)** as on 07.11.2024 and further interest and other costs and expenses thereon due to the secured creditor from Borrower's Mortgage-(1) MR SANTOSH R REWADKAR (2) SHREE SAMARTH KRUPA ENTERPRISE (3) MRS. SWARA SANTOSH REWADKAR (Vide Loan Account No. 4375007101022546 & 4375007100018908)

**DETAILS OF PUBLIC AUCTION**

<b>DESCRIPTION OF SECURED PROPERTY</b>	All That Piece And Parcel Of The Property - Shop No. 19, On Ground Floor, D- Wing, Adm-105 Sq. Ft. (Carpet Area), In The Building Known As "Shreevastu Complex" Building No. 2-C & D Wing, Chsl. Constructed On Land Bearing S. No. 73A & 73B, Situated At Achole Link Road, Near Dubej Medical College, Nallasopara (East) At Villageachole, Tal. Vasai, Dist-Palghar - 401209.
<b>SECURED DEBT</b>	Rs. 20,00,523.00 (Twenty Lakhs Five Hundred Twenty-Three Only) as on 07.11.2024 together with further interest, other costs & expenses thereon due & payable till the final payment.
<b>RESERVE PRICE (R.P.)</b>	Rs. 19,00,000/- (Rupee Nineteen lakhs only)
<b>LAST DATE, TIME AND VENUE FOR SUBMISSION OF BID DOCUMENT WITH SEALED OFFER/TENDER WITH EMD</b>	02-02-2026 latest by 05:00 P.M. through website (https://www.bankerauctions.com)
<b>DATE, TIME, AND VENUE FOR OPENING OF BIDS.</b>	On 03-02-2026, From 11.00 AM to 12.00 PM, E-Auction /bidding through website (https://www.bankerauctions.com)
<b>DETAILS OF TERMS AND CONDITIONS</b>	Please visit www.cfmrc.in
<b>DATE OF INSPECTION</b>	As per prior appointment of Authorized Officer. Contact No. Mr. Rajan Shrirang Katarnave - 9619605771 Mr. Bhaskar Chaudhary - 8655926185
<b>EMD</b>	Rs. 1,90,000/- (Rupee One Lakh Ninety Thousand only) (10% of Reserve price)
<b>BANKS DETAIL FOR REMITTANCE OF EMD</b>	Beneficiary Name: CFMARC TRUST-188 Bank and branch: UNION BANK OF INDIA, ANDHERI BRANCH, MUMBAI Account Number: 00281101000302 IFSC: UBIN0800287
<b>BID INCREMENTAL AMOUNT</b>	In the multiple of Rs. 10,000/- (Rupees Ten Thousand only).
<b>LAST DATE FOR PAYMENT OF 25% OF ACCEPTED HIGHEST BID FOR CONFIRMED SUCCESSFUL BIDDER (INCLUDING EMD)</b>	The payment should be made latest by next working day from the date of bid confirmation.
<b>LAST DATE FOR PAYMENT OF BALANCE 75% OF HIGHEST BID</b>	Within 15 days from the date of bid/Sale Confirmation.

Encumbrances if any: Not known to the secured creditor. The CFM ARC shall not be held liable/responsible for any unpaid charges towards electricity, maintenance, Tax, charges or any other statutory dues, or any other dues etc., in connection with the secured asset. For details of Terms and Conditions of Sale please refer to the link provided in Sale Notice on secured Creditor's website i.e. http://www.cfmrc.in. before submitting the bids for taking part in the e-auction.

Bidders may also visit the website https://www.bankerauctions.com or contact service provider M/s C1 India Private Limited. Bidder support Nos. 0124-4302020/21/22, +91 7291981124/1125/1126; email: support@bankerauctions.com, Mr. Bhavik Pandya, Contact No. +91 8866682937/9974887668.

Date: 08-01-2026  
 Place: AHMEDABAD (Acting in its capacity as trustee of CFMARC TRUST-188)

**INCORP RESTRUCTURING SERVICES LLP**  
 Through its Designated Partner Mr. Vithal M. Dahake  
**Resolution Professional of Consolidated Corporate Debtors-Sigtia Group (Undergoing Consolidated CIRP vide order dated November 19, 2025)**  
 Registration Number: IBB/PE/O129/IPA-1/2022-23/50032  
 AFN No. AA1/50032/02/300626/20055 valid till June 30, 2026  
**Address registered with IBI:**  
 8, 3rd Main, KSSIDC Ind Estate, 6th Block, Ajajinagar, Bangalore - 56001, Karnataka  
**Registered E-mail Id with IBI:** rslp.ii@incorpstructuring.in  
**Process specific address for correspondence:**  
 Incorp Restructuring Services LLP, 4005-407, Hind Rajasthan Building, D. S. Phalke Road, Dadar East, Mumbai 400014  
**Process specific email ID for correspondence:** circ.sigtia@gmail.com  
**Process Website:** https://www.incorpstructuring.com/sigtia\_group.html  
**Date:** January 09, 2026  
**Place:** Mumbai

**INCORP RESTRUCTURING SERVICES LLP**  
 Through its Designated Partner Mr. Vithal M. Dahake  
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**Date:** January 09, 2026  
**Place:** Mumbai

**Regional Office : Central Bank Buiding, Mandvi Tower Road, 2nd Floor, Jammargar-361001 (Gujrat)**  
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**Regional Office : Central Bank Buiding, Mandvi Tower**

## जाहीर सूचना



सामान्य जनतेला यादारे कळविताय येते की, कोटक महिंद्रा बँक लि. यांनी खाली नमूद वाचनांच्या संदर्भात लिलाव आयोजित केला आहे.

१) एमएचए२टीव्ही४७१५  
 किमान राखीव किंमत - १५००००/- टाटा-एलपीटी-४८२५ (उत्पादन वर्ष - २०२२)  
 २) एमएच२टीव्ही१६४७  
 किमान राखीव किंमत - २१५००००/- टाटा-एलपीटी-४८३० (उत्पादन वर्ष - २०२२)  
 कोटक महिंद्रा बँक लि. संपर्क: ३, सभार अर्थमंडल रोड (नगर रोड), मुंबई - ४००००६

शुद्ध कडव्यासाठी त्याचे पर्याय (अंतिमलाइन/ऑफलाईन) नमूद वृत्तपत्र प्रकाशनपासून ०७ दिवसांच्या आता सादर करावे.

शाखेचा पता: कोटक महिंद्रा बँक लि., न्यायी सुनिद्री, चौथ्या मजला, झोप - पश्चिम ३, सभार अर्थमंडल रोड (नगर रोड), मुंबई कॅम्प, डेव्हारा घुंफ ४११००६

किंवा  
 संपर्क: धर्मेश खेडकर  
 कोटक महिंद्रा बँक लि. संपर्क: /७७०९१२२२२२  
 ईमेल - dharmendra.khedkar@kotak.com

## जाहिर सूचना

यादारे सुचना देण्यात येत आहे की, आमच्या अशिलोच्या निर्देशानुसार, आम्ही वाजालील अनुसूचीमध्ये अंशिक विक्रीत: वर्गन करण्यात आलेल्या निवृत्ती सदस्यांना, संबंधित शेरर्स आणि यांना तयारी जाण वारपणाच्या अधिकांसंदर्भात (एकवितरण), "प्रियायुक्त हाऊस", ३२, ताहनी हाइट्स, ६६-डी, नेपियन सी रोड, मुंबई - ४००००६ हा पत्ता म्हणजे (१) श्री सुनिद्री खेडकर काण्डिया आणि (२) श्री. मनजी गणेशकाण्डिया (एकवितरण), "आरिक्त" यांच्या अधिकारांनी, मालकी हक्काची आणि हिलसंवादीनी चौकशी करीत आहेत. कारण आमच्या मालकीदार संदर्भ प्रिमायसेस मध्ये नोंदवण्यास नमूद आणि विक्रीयोग्य मालकी हक्कासह संपादित करण्यासाठी मालकीसाठी वाटाघाटी केली आहे.

किंवा त्यांच्या प्रिमायसेस आणि/किंवा त्यांच्या कोणत्याही भागधारणी मालकांचे अधिकार, मालकी हक्क आणि हिलसंवादी विक्रीत/वर्गन/संदर्भात, महापणव, विक्री, विक्री कर, सामंजस्य करार, निवृत्ती, भाडेघेणे, जम-भाडेघेणे, पचना, हिलसा, भाषाणेकार, पार, विचरण, देखभाल, भेट, संपादन, मागणी, कोणत्याही न्यायालयीन कोणत्याही क्रमाधी किंवा फांदयेदार हिल/हिलसंवादी, विक्रीयोग्य किंवा प्रिमायसेस अधिकार किंवा कोणत्याही कोणत्याही प्रकारच्या इतर प्रकृती किंवा कोणत्याही खटल्यांशीत कोणत्याही न्यायालयीन किंवा प्राधिकारपत्रे पारित केलेली डिबेट, मनाई आदेश किंवा जपवी किंवा निवाड, खटला, प्रलंबित दावे, कोणत्याही निर्णय देण्याच्या प्राधिकारणाची विक्री किंवा अंश, विनिमय, धाडणूक, हल्ल्याचार्य, मृत्यूधर, विसर्जन, एमआयआय, कडू, कौटुंबिक व्यवस्था/तडजोड, याद, विवरा किंवा अन्याय केली आणि कोणत्याही प्रकारचे दावे, अधिकार, मालकी हक्क किंवा हिलसंवादी (एकवितरण/पेटांग) असल्याची सूचना यादारे अधोव्यावस्थापकांच्या त्यांच्या वैतान अँड कंपनी, बँकल, वॉ बार्ड सेटर, टॉवर-२सी, १३वा मजला, ८८२ सेनापति रोड मार्ग, प्रारोधी, मुंबई ४०००१२ या कार्यालयात संपादन अभिराजगंधी@khaaitan.com या ईमेल वर सदर सुचनांच्या प्रकाशनाच्या ताखेपासून १४ (चौदा) दिवसांच्या आत कार्यालयीन घुट्याव्यतिरीत लिखित/व्यवसाय कळविणे आवश्यक आहे. अन्यथा, आसा कोणताही दावा अस्तित्वात नाही असे मानले जाईल किंवा आसा कोणताही दावा असल्यात, तो पारक केला जात आहे आणि/किंवा सोडून दिलेला गेला आहे असे मानले जाईल आणि ते मार्क आणि/किंवा आसा आणि/किंवा अधिकांनी बंधनकारक म्हणून नाही असे समजले जाईल आणि त्या दबाव्या कोणाही संदर्भ न घेता व्यवहार पूर्ण केला जाईल.

व रजिस्ट्रार अंतुसूची (प्रिमायसेसचे वर्णन)

अंशिक विक्रीपती सी रोड, मुंबई - ४००००६ येथील महापणव आणि कुबुलत हिल विभागातील कॅम्पडून सर्व्हे क्रमांक ३६६ असलेल्या जमिनीचा सर्व्हे नोंदवण्यात आला आहे आणि खंड आणि या जमिनीचा ताहनी हाउस या नव्याने ओळखल्या जाणाऱ्या इमारतीच्या मूल्या मर्यादितपणे अंदाजे नोंदवण्यात ३,७२७ चौरस फूट म्हणजेच १५१.५० चौरस मिटर बांधकामाची निवृत्तीची नोंदवण्यात आली आहे. ३२ आणि त्या निवृत्ती सदस्यांनी संलग्न मनुष्य असलेली इमारतीवरील आणि/किंवा इतर कोणत्याही प्रकारच्या इतर प्रकृती किंवा कोणत्याही खटल्यांशीत कोणत्याही न्यायालयीन किंवा प्राधिकारपत्रे पारित केलेली डिबेट, मनाई आदेश किंवा जपवी किंवा निवाड, खटला, प्रलंबित दावे, कोणत्याही निर्णय देण्याच्या प्राधिकारणाची विक्री किंवा अंश, विनिमय, धाडणूक, हल्ल्याचार्य, मृत्यूधर, विसर्जन, एमआयआय, कडू, कौटुंबिक व्यवस्था/तडजोड, याद, विवरा किंवा अन्याय केली आणि कोणत्याही प्रकारचे दावे, अधिकार, मालकी हक्क किंवा हिलसंवादी (एकवितरण/पेटांग) असल्याची सूचना यादारे अधोव्यावस्थापकांच्या त्यांच्या वैतान अँड कंपनी, बँकल, वॉ बार्ड सेटर, टॉवर-२सी, १३वा मजला, ८८२ सेनापति रोड मार्ग, प्रारोधी, मुंबई ४०००१२ या कार्यालयात संपादन अभिराजगंधी@khaaitan.com या ईमेल वर सदर सुचनांच्या प्रकाशनाच्या ताखेपासून १४ (चौदा) दिवसांच्या आत कार्यालयीन घुट्याव्यतिरीत लिखित/व्यवसाय कळविणे आवश्यक आहे. अन्यथा, आसा कोणताही दावा अस्तित्वात नाही असे मानले जाईल किंवा आसा कोणताही दावा असल्यात, तो पारक केला जात आहे आणि/किंवा सोडून दिलेला गेला आहे असे मानले जाईल आणि ते मार्क आणि/किंवा आसा आणि/किंवा अधिकांनी बंधनकारक म्हणून नाही असे समजले जाईल आणि त्या दबाव्या कोणाही संदर्भ न घेता व्यवहार पूर्ण केला जाईल.

चैतान अँड कंपनी सीटीसी /- अभिराज गंधी भागीदार

## केनरा बँक Canara Bank

स्ट्रॅज अंमेट्स् फिनान्सेस शाखा: सर्व्हे कार्यालय सभार, ८वा मजला, 'बी' विंग, सी-१४, जी-वर्धाक, फोर्ट-कुलाव मारकेट, मुंबई, पृ. मुंबई - ४००००९  
 द्याव्यानी: ०२२-२६२२८०३/८२४/८२४/८२४/८२४/८२४/८२४; ईमेल: cb15550@canarabank.com

## विक्री सूचना

सिस्कुटिटायझेसन अँड रिस्कन्ट्रकशन ऑफ फायनान्शियल अंसेट्स् अँड एफ्कोसिंमंट ऑफ सिस्कुटिटी इंटरनेट अँडक, २००२ सहचयवता सिस्कुटिटी इंटरनेट (एफ्कोसिंमंट) क्लस, २००२ च्या निवाम ८(१) च्या तरतुदीनुसार स्वयंकारित्या विक्रीसाठी ई-लिलाव विक्री सूचना.

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मुंबई कर्ज वसुली न्यायाधिकरण क्र. ॥ मध्ये  
 (भात सरकार, वित्त मंत्रालय)  
 ३रा मजला, टेलिफोन भवन, कुलाबा मार्केट, कुलाबा, मुंबई- ४००००५

मूळ अर्ज क्र. ४४२ सन २०२५  
 सप्तम अर्जद्वारा

युनियन बँक ऑफ इंडिया विरुद्ध ...प्रतिवादी

मे. युनिक डूको स्टोव्हो

ज्याअर्धी, वरील नमूद ओ. ए. क्र. ४४० सन २०२५ नामदार प्रबंधण/पीठासित अधिकांच्यामार्फत ०९/०७/२०२५ रोजी मुंबईबंद केला होता.

ज्याअर्धी, नामदार न्यायाधिकरणाने कृपामत होऊन रु. १६,४८,५११.६०/- च्या कर्जाच्या वसुलीसाठी तुमच्याविरुद्ध दाखल केलेल्या अर्धच्या कलम १६(ख) अंतर्गत हट अर्जावर (ओ.ए.) सप्तम/सुचना जारी केली. (दाखलेल्या दस्तावेजांच्या प्रतिसाद म्हणून).

ज्याअर्धी सप्तमच्या अर्धातून पंचाव्या पद्धतीने परिणाम होऊ शकत नाही आणि या माननीय न्यायाधिकरणाने बद्दली वेवेगळी अर्ध करण्यात येवण्याची इच्छा आहे.

अर्धच्या कलम १९ च्या पोट-कलम (४) सुस, तुम्हा प्रतिवादींना खालीलप्रमाणे निर्देश देण्यात येत आहेत.

- वित्ती केल्ल्या अनुतोषांना मंजुरी का देऊ नये त्याची सप्तमच्या कडवणीच्या ३० (तीस) दिवसांत कागचे दाखविण्यासाठी.
- मूळ अर्जाच्या अनु. क्र. ३१ अंतर्गत अर्जाद्वारांनी विनिर्दिष्ट केलेल्या मिळकती आणि मत्सांयतिरित अनय मिळकती आणि मत्सांयत लयाही जाहीर करण;
- मिळकतीच्या जमनीसाठीच्या अर्जावरील सुनावणी आणि निकाल प्रतिलिपि असल्याने मूळ अर्जाच्या अनु. क्रमांक ३१ अंतर्गत जाहीर केलेल्या आसा अन्य मत्ता आणि मिळकतीच्या आणि ताण मत्सांयत व्यवहार करण्याच्या तिसा निकाली काढण्यास तुम्हाला मजबूत करण्यात आला आहे.
- तुम्ही न्यायाधिकरणाची पूर्व परवानगी घेतल्याबिनाच व्याव ताण हिलसंवादी बनवले आहेत त्या कोणत्याही मत्सांयत आणि/किंवा मूळ अर्जाच्या अनु. क्रमांक ३१ अंतर्गत जाहीर किंवा विनिर्दिष्ट केलेल्या अनय मत्ता आणि मिळकतीचे त्यांच्या व्यवसायाच्या सामान्य कामकाजाव्यतिरिक्त विक्री, भाडेघेणे किंवा अन्य प्रकारे हस्तान्तरण केले जाऊ शकत नाही.
- व्यवसायाच्या निष्पत्तिल कामकाजाच्या आंगांत ताण मत्ता किंवा अन्य मत्ता मिळकतीचा यांच्या विक्रीतून रोखड शालेत्या विक्री करणाऱ्या हिशोब देण्यात तुम्ही बांधील असलात व अशी विक्री करणाऱ्या असा मान्य ताण हिलसंवादी किंवा मत्सांयत बँक किंवा निवृत्ती सदस्यांक देलेल्या खात्याच्या जमा केली पाहिजे. तुम्हाला या न्यायाधिकरणामार्फत ०४/०४/२०२६ रोजी रु. ११.०० ला. लेखी निवेदन सादर केलेल्या त्याच प्रकार अर्जाद्वारांना सादर करण्यास व रजिस्ट्रार कर्मचाऱ्यांमार्फत हजर राहण्यास देखील निर्देश देण्यात येत आहेत. असे करण्यात कसू केल्यास, तुम्हा रजिस्ट्रार अर्जावर सुनावणी होऊन निकाल दिला जाईल.
- माझ्या हजेरे, सहनी आणि झा न्यायाधिकरणाच्या रिक्तपत्र्यात झा ०२ जानेवारी, २०२५ रोजी दिले. रजिस्ट्रार बीआरटी-११, मुंबई

ज्योष्यरी परिचय, मुंबई ४०००१२ येथे स्थित त्यावरील उभ्या संचरचनेसह (‘‘संरचना’’) एकवित गाव बांदवित्या, तालुका अंधेरी, जिऱ्हा मुंबई उपनगराच्या सी.टी.एस. क्र. २३१ आणि गाव ओशिवाराच्या सी.टी.एस. क्र. ५०९ आणि सी.टी.एस. क्र. ५०९/१ धारक नोंदवण्यात ११,९६४ चौरस मीटर्स (प्रॉपर्टी रजिस्टर कार्डनुसार) आणि एकुण १३,५८५.२३ चौरस मीटर्स (नामाधिकार विलेखानुसार) जमिनी (‘‘जमिनी’’) च्या संदर्भात हिलसंवादी करणे, नामाधिकार आणि हिलसंवादीसाठी प्रभाव उभारणे लिखित/पेटांग, कंपनी अधिनियम, १९५६ च्या तरतुदींच्या अंतर्गत स्थापित कंपनी आणि जिवा मॉडॅग्रीकल पत्ता आहे प्रभाव उभारणे नगर, स्वामी विवेकानंद रोड, जोष्यरी (पश्चिम), मुंबई -४०००१२, महाराष्ट्र, भात येणे (‘‘मालक’’) यांच्या नामाधिकरणाचा तपास करित आहेत. जमिनी आणि संरचना यांचा यानंतर एकवित ‘‘मिळकत’’ असा उद्देशू, जी येथील दाखलिल लिखितेच्या परिशिष्टात अंशिक विशेषण: वगिलेली आहे. आमचे अशील त्यांच्या द्याव्यात मान्य केलेल्या अटी आणि शर्तीवर लिख अँड लायसन तत्त्वावर सदर मिळकत घेण्यासाठी मालकांसह वाटाघाटी करित आहेत.

सर्व आणि कोणीही व्यक्ती/की विक्री, हस्तांतर, अदलाबदल, अभिहस्तांकर, महाण, प्रभार, बांधीन, विवयसन, वारसाहक, भागेदारा, कर्जा, कुळबहिवाव, पोट-कुळबहिवाव, लिख अँड लायसन, कारजीवहाव तत्त्वाचे, भागेदारा, पोट-भाडेपट्टा, धारणाधिकार, देवभाल, सुविधाधिकार, कोणाही करार, अभिहस्तांकरन विविध लिखितामांसत हजर हक, डिझाईनर, अंयददान, उत्तराधिकार, कौटुंबिक व्यवस्था/तडजोड, याद, कोणत्याही कायदे न्यायालयाचा हुकूम किंवा आदेश, कंत्राट, विकास हक, किंवा एफएसआय/ टिडीआ किंवा अन्यथा मागिनी सदर मिळकत किंवा तिच्या कोणत्याही भागाच्या संदर्भात कोणासाठी शेअर, हक, नामाधिकार, गांधी, हिलसंबंध, दावा, हकत आणि/किंवा मागणी असल्यास सदर प्रसिध्तीत ताखेपासून १४ (चौदा) दिवसात मे. वाडीया यांची अर्धप कं., २रा मजला, एम. एम. वाडीया विल्डिंग, १२३, एम. जी. रोड, फोर्ट मुंबई-४०००११ येथील आमच्या कार्यालयात निमन्व्यावस्थापकांना कागदपत्री पुराव्यावह लेखी खणव्यात कळविण्याबाबत यादारे निवृत्ती करण्यात येते. कसू केल्यास आसा कोणासाठी होऊ, हक, नामाधिकार, लाभ, हिलसंबंध, दावा, हकत आणि/किंवा मागणी द्युल्लिखत करण्यात येईल आणि त्यामिळ किंवा परिचयागत केल्याचे मानण्यात येईल आणि आमच्या अशीलाने बंधनकारक राहणाऱा नाही आणि लिख अँड लायसनचा प्रस्तावित व्यवहार त्यांच्या कोणत्याही संदर्भातिसाव मूळ कण्यात येईल.

वरील उद्देशिलत पहिले परिशिष्ट (सदर मिळकती वर्णन)

जोष्यरी परिचय, मुंबई ४०००१२ येथे स्थित त्यावरील उभ्या संचरचनेसह एकवित गाव बांदवित्या, तालुका अंधेरी, जिऱ्हा मुंबई उपनगराच्या सी.टी.एस. क्र. २३१ आणि गाव ओशिवाराच्या सी.टी.एस. क्र. ५०९ आणि सी.टी.एस. क्र. ५०९/१ धारक नोंदवण्यात ११,९६४ चौरस मीटर्स (प्रॉपर्टी रजिस्टर कार्डनुसार) आणि एकुण १३,५८५.२३ चौरस मीटर्स (नामाधिकार विलेखानुसार) जमिनीचे सर्व ते भाग आणि विभाग आणि खालीलप्रमाणे सामावणव:

उत्तरेला किंवा त्या दिशेने: हॅंणी होम को-ऑपरेटिव्ह सोसायटी लिमिटेड;  
 दक्षिणेला किंवा त्या दिशेने: प्रभाव उडोग मार (रोड);  
 पश्चिमेला किंवा त्या दिशेने: मंदिर, विजय सेलस, कॅन्टल टॉवर को-ऑपरेटिव्ह हाऊसिंग लिमिटेड आणि स्वॅटि होम को-ऑपरेटिव्ह सोसायटी लिमिटेड; आणि  
 पूर्वेला किंवा त्या दिशेने: युनिकेस लॅंबोरेटरी लिमिटेड

सदर दिनांक ९ जानेवारी, २०२६

वाडीया चांदी अँड कं. करिता  
 भागीदार  
 मनिये व्होरा

## सोऱ्याच्या दागिन्यांकरिता अंतिम लिलाव नि विक्री सूचना

विशेषण: कर्जदार (येथे खाली नमूद केलेल्या विशेषण विलेनीत्या वने) आणि संचरचनेसह जनतेला यादारे कळविण्यात येते की, खालील सर्व कर्ज खाते प्रवनासाठी धरवीत आहेत आणि कर्जदारांनी स्वयंकारित्या/स्वयंशरी केलेल्या खालील कर्जासंबंधीत हस्तांतरजागणाने (आसा दस्तावेजांच्या एकवित उद्देशू ‘‘कर्ज काढणे’’) त्याची/तिची/त्याची धरवीकरी मागविण्यासाठी कर्जदारांना वित्ती करणाऱ्या एवढीही फायनान्शियल सर्व्हिसेस लिमिटेड (‘‘कंपनी’’) यांचे प्राधिकृत पंचव्यवहार व संपूर्णचे कर्जदार खाते धरवीकरी पालन केले नाही/त्यास प्रतिसाद दिलेला नाही आणि म्हणून त्यांच्या खातेचा भंग केला. कंपनीने कोणत्याही तिचा अधिकार वापरून, ताणवार अंत्यव्यवहारी करणाऱ्या दखले आणि म्हणून कर्जासाठी कर्जदारांसदृष्टी येथे असलेल्या धरवीकरीच्या वसुली/की घडवण्याबाबतीत ते विकण्याच्या दाखलेत केलेल्या अर्ध्याव्यतिरीत लिखित/व्यवसाय कळविणे आवश्यक आहे. अन्यथा, आसा कोणताही दावा अस्तित्वात नाही असे मानले जाईल किंवा आसा कोणताही दावा असल्यात, तो पारक केला जात आहे आणि/किंवा सोडून दिलेला गेला आहे असे मानले जाईल आणि ते मार्क आणि/किंवा आसा आणि/किंवा अधिकांनी बंधनकारक म्हणून नाही असे समजले जाईल आणि त्या दबाव्या कोणाही संदर्भ न घेता व्यवहार पूर्ण केला जाईल.

क्र.	कर्ज खाते	कर्जाचे स्वरूप / पयदाती	कर्जाची रक्कम	२६.१२.२०२५ रोजी व्याजासह दायित्व	व्याजदर २% देड आकारासाठी
१	५४८२९७३ ००००५६	हाऊसिंग फायनान्स	१३,१७,०००.००	१३,००,५९७.८२	१०.७०%
२	५५२२१६०	फेजान जमीन सव्यद	२५-०९-२०२४	१०,६१२४	असदमदण
३	५६०८१३३	शेअरअसलम सर्व्हे	१४-१०-२०२४	२०७०५६	असाराती
४	६२२०३२४	असोल मातोटी घाबत	०४-०३-२०२५	५८३१	असाराती
५	६२२०३२४	प्रीती अर्जिथस सर्व्हे	२२-०५-२०२५	५५४३६	असाराती
६	६२२०३२४	आसिद दयारास चक्रे	१७-०३-२०२५	२५२५५	असाराती
७	६८३०६५८	जयश्री प्रकाश मेथ्रान	१७-०७-२०२५	१३३२०	असाराती
८	६८२२९१९	जयश्री प्रकाश मेथ्रान	२२-०७-२०२५	१३२६६	असाराती
९	६७२०३२४	हरकानोईटिन अमिनोहल्ली	१८-०६-२०२५	११०१६	जालना
१०	६८३२१६०	सव्यदसलीम सव्यद इस्माईल	१७-०७-२०२५	५८६६	जालना
११	६७८२२९१९	लक्ष्मी तिशा बाबणे	०८-०७-२०२५	८०६८	नागपूर
१२	६७८२२९१९	लक्ष्मी तिशा बाबणे	१७-०८-२०२५	४२५६	नागपूर
१३	६०२१४४६	निशी प्रभुदास रणणी	१६-०४-२०२५	८३२४	नाशिक
१४	६२२०३२४	निशी प्रभुदास रणणी	२२-०३-२०२५	१७९१७	नाशिक
१५	६०२१४४६	संयव आरकं कांठे	२४-०३-२०२५	१७२३१	पुणे-हडपसर नासंबंध
१६	६३५४४४४	शैलेश राजेंद्र भुषड	२६-०३-२०२५	११९९४	पुणे-हडपसर नासंबंध
१७	६७४८८९१२	सिवाचंकर शिवाय साळुंके	२३-०६-२०२५	२२७०७	पुणे-हडपसर नासंबंध
१८	२१८१७३११	मिर्लिता वाघुदेव तांडे	११-०८-२०२२	२२६५१	पुणे-कोटवूड
१९	६३७०७६९१	भूषेंद्र खलतेतें वामयेंद्र	१२-०८-२०२४	३१८०२	पुणे-कोटवूड
२०	६२२८८०८८	किताब चंकांतें बरकडे	०९-०३-२०२५	१५९९७	पुणे-निवाडी
२१	६४४२९२३	पोनिमा सिधन सायकर	०५-०६-२०२५	३८३७५	पुणे-पिंशी
२२	५०७७६२५२	अभिजित जीतलाल परशेरी	१८-०६-२०२४	२२९९७	पुणे-शिवा