

PUBLIC NOTICE

We are investigating the title of Mr. Rahul Prem Bhatiya and Rahul Prem Bhatiya, H.U.F. who has represented that he is a sole owner & possessor and is absolutely entitled to, free from all encumbrances, the land situated at Village Kolgaon, Taluka Alibag, District Raigad as mentioned in the Schedule herein below.

Any person/persons/body of persons/company/LLP/ Partnership/Firm/Financial Corporation/Non Banking Financial Corporation/Credit Society having any claim or interest in or to the said lands or any part thereof by way of sale, exchange, mortgage, charge, gift, trust, inheritance, tenancy, possession, lease, sub-lease, license, lien, easement, occupancy right or otherwise are hereby required to make the same known in writing with true copies of supporting documents to our office at the address given below within 14 days from the date hereof, otherwise it shall be accepted that there does not exist any such claim or interest, and the same will be considered as waived. The objections or claims received after due date shall not be entertained.

Description of the property :-

Block No.	Hissa No.	Area hectare Are Square Meter	Assessment Rs. Ps.
444	1/2	1.00.23	10.72

Adv. Ravindra Vinayak Oak
"Gurukripa" Maharshi Karve Road
Near Alibag Urban bank, Alibag Raigad 402201
Alibag
Date : 16/10/2024



Asset Recovery Branch- Shop No 12 & 13,
Diamond Mansion, Dr Vleges Street, Kalbadevi
Main Road, Kalbadevi, Mumbai 400002.
Phone No. 7710001955
Mail : headarbombay@kvbmail.com

POSSESSION NOTICE (For Immovable Property)
Issued under Rule 8(1) of Security Interest (Enforcement) Rules, 2002

Whereas, The undersigned being the Authorized officer of THE KARUR VYSYA BANK LIMITED under the Securitisation & Reconstruction of Financial Assets And Enforcement of Security Interest (Second) Act, 2002 (Act 54 of 2002) and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 14/05/2024, calling upon the borrower/s 1) M/s R J Steels Pvt Ltd having address at 315, Central Facility Building, Sec 19, APMC Market I, Phase II, Vashi, Navi Mumbai 400705, 2) Mr Mukesh Jwalaprasad Gupta (Borrower/Proprietor), 3) Mrs Pooja Mukesh Gupta (Guarantor), 4) Late Shakuntala J Gupta (Guarantor/Representatives of Legal Heirs Late Shakuntala J Gupta), 5) M/s Ramanand Jwalaprasad & Co (Guarantor) through its proprietor Mukesh J Gupta all 2,3,4 and 5 residing at E 401, Palm Beach Residency, Plot No 24 to 29, Sec 4, Palm Beach Marg, Nerul, Navi Mumbai 400705 to repay the amount mentioned in the notice being **Rs 30,80,49,610.26 (Rupees Thirty Crores Eighty Lakhs Forty Nine Thousand Six Hundred Ten and Twenty Six Paise only)** within 60 days from the date of receipt of the said notice.

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 the 15th day of October of the year 2024.

The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of THE KARUR VYSYA BANK LIMITED for an amount of Rs 33,07,96,080.26 as on 30.09.2024 and interest thereon.

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.

DESCRIPTION OF THE IMMOVABLE PROPERTY

All piece and parcel of Residential Property situated at Flat No E 404, Plot No 24 to 29, Palm Beach Marg, Sec 4, Nerul, Navi Mumbai

Place : Mumbai
Date : 15.10.2024
Sd/-
Authorized Officer,
The Karur Vysya Bank Ltd

MUMBAI NORTH ZONAL OFFICE
"Yashomangal Bldg", Plot No 632, Gandhi Nagar,
Bandra (E), Mumbai 400 051. Tel: 022-26400038
e-mail: legal_msr@mahabank.co.in

[See rule 8(1)] POSSESSION NOTICE (For Immovable Property)

AP7/SARFAESI/V LIFE/2024-25 Date - 11.10.2024

Whereas, The undersigned being the Authorized Officer of the Bank of Maharashtra, **Bandra East Branch Mumbai**, under The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13(2) read with Rule 8 of the Security Interest (Enforcement) Rules 2002, issued a demand notice Dated 06.08.2024, calling upon the Borrower/ M/S. V Life Spaces and Infra Developers Pvt Ltd, Director No 1 Mr. Vishal Chandrakant Mhatre Director No 2, Mr. Amol Chandrakant Mhatre to repay the aggregate amount mentioned in the notice being **Rs. 4,70,48,816/- (In words Rs. Four crore Seventy Lakh, Forty Eight Thousand eight hundred Sixteen)** Plus Interest Thereon within 60 days from the date of receipt of the said notice & interest thereon.

The borrower/s having failed to repay the amount, notice is hereby given to the borrower/s 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/her under section 13(4) of the said Act with rule 8 of the said Rules on this 11th day of October of the year 2024.

The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Bank of Maharashtra for an amount **Rs. 4,70,48,816/- (in Words Rs. Four Crore Seventy Lakh, Forty Eight Thousand Eight Hundred Sixteen)** Plus Interest Thereon

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

The details of the property/ies mortgaged to the Bank and taken possession by the Bank are as follows:-

Sr.No	Particulars	Particulars
1	Immovable Property Details :-	Land and building at Sr.No 186B, Village Uttan Laying at Mira Bhayander Thane- 401106.

Date: 11.10.2024
Place: Mumbai
Sd/-
Authorized Officer
Bandra East Branch

Registered Office :- TJSB House, Plot No. B5,
Road No. 2, Wagle Industrial Estate,
Thane (West)-400604., ☎022-6936 8500

TJSB SAHAKARI BANK LTD. MULTI-STATE
SCHEDULED BANK

Ho Recovery Office : Madhukar Bhavan, Recovery Department, 3rd Floor,
Wagle Estate Road No.16, Thane (West)- 400604., ☎022-6997 8599/752/700/701

PUBLIC AUCTION

TJSB Sahakari Bank Ltd. has initiated recovery action against the following defaulted borrowers through the Authorized Officer of the Bank, appointed under, the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (In short "SARFAESI Act 2002") and the rules made there under has issued Demand Notice on various dates as per details given below in table under section 13(2) of the said Act, to M/s. Karia Enterprises Prop. Mr. Hiten Ravi Karia (Deceased), Through his legal heir, Mr. Nishit Hiten Karia and M/s. Karia & Sons Prop. Mr. Nishit Hiten Karia respectively.

The Borrowers, Mortgageors & Guarantors have not repaid the amounts as stated in the Demand Notice within stipulated period. hence the Authorized Officer has taken the Physical Possession of the immovable property u/s 13(4) and Section 14 of the SARFAESI Act, 2002.

I, the Undersigned, the Authorized Officer of TJSB Sahakari Bank Ltd., have decided to sell the said property on "AS IS WHERE IS BASIS", without movable assets by inviting Tenders as laid down in prescribed laws.

Name of the Borrower(s)/ Mortgageor(s)/Guarantor(s)	Date of Demand Notice & C/s. Amount	Description of Immovable Property with Reserve Price and EMD Amount
1. M/s Karia Enterprises. Prop. Mr. Hiten Ravi Karia (Deceased) Through his legal heirs:	Demand Notice Date 21.09.2018 Outstanding	Flat No. 208, 2nd Floor, New Jaldarshan CHSL., Chimbai Peruv

FORM A PUBLIC ANNOUNCEMENT
(Under Regulation 6 of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016)

FOR THE ATTENTION OF THE CREDITORS OF MARUT CREATIVE INFRA PRIVATE LIMITED

RELEVANT PARTICULARS	
1. Name of corporate debtor	Marut Creative Infra Private Limited
2. Date of incorporation of corporate debtor	22.11.2012
3. Authority under which corporate debtor is incorporated / registered	Ministry of Corporate Affairs, ROC-Mumbai
4. Corporate Identity No. / Limited Liability Identification No. of corporate debtor	CIN:U45400MH2012PTC238157
5. Address of the registered office and principal office (if any) of corporate debtor	401-402, Trade Square, A-Wing 4th Floor, Mehra Compound, Near Sakinaka Circle, Sakinaka, Andheri (E), Mumbai, Maharashtra, India, 400072
6. Insolvency commencement date in respect of corporate debtor	10.10.2024 (Intimation received on 15.10.2024)
7. Estimated date of closure of insolvency resolution process	08.04.2025 (being 180 days from the insolvency commencement date).
8. Name and registration number of the insolvency professional acting as Interim resolution professional	Rajkumar Mahto Registration No.- IBBI/IPA-002/IPN00723/2018-2019/12209
9. Address and e-mail of the interim resolution professional, as registered with the Board	Bhatnagar Co-Op Housing Society Limited, S.No. 18/7+8B, Flat No.32, Ground Floor, Kondhwa Khurd, Pune, Maharashtra-411048 Email id: mahrajkumar@gmail.com (AFA valid till 30.06.2025)
10. Address and e-mail to be used for correspondence with the Interim resolution professional	Rajkumar Mahto Bhatnagar Co-Op Housing Society Limited, S.No. 18/7+8B, Flat No.32, Ground Floor, Kondhwa Khurd, Pune, Maharashtra-411048. Email id: gipmanr@gmail.com
11. Last date for submission of claims	29.10.2024 (being 14th day from the date of Intimation)
12. Classes of creditors, if any, under clause (b) of sub-section (8A) of section 21, ascertained by the interim resolution professional	Not Applicable as per information available with the IRP
13. Names of Insolvency Professionals identified to act as Authorized Representative of creditors in a class (Three names for each class)	Not Applicable
14. (a) Relevant Forms and (b) Details of authorized representatives are available at:	https://www.ibbi.gov.in/home/downloads Not Applicable

Notice is hereby given that the National Company Law Tribunal, Mumbai Bench (Court-IV) has ordered the commencement of a Corporate Insolvency Resolution Process of the Marut Creative Infra Private Limited vide its Order in RCP/IB/09/MB/2024 connected to CP/IB/1258(MB)/2022 on 10th October 2024 (Intimation received on 15.10.2024)

The Creditors of Marut Creative Infra Private Limited, are hereby called upon to submit their claims with proof on or before October 29, 2024 to the Interim Resolution Professional at the address mentioned against entry No. 10.

The Financial Creditors shall submit their claims with proof by electronic means only. All other creditors may submit the claims with proof in person, by post or by electronic means. A financial creditor belonging to a class, as listed against the entry No. 12, shall indicate its choice of authorized representative from among the three insolvency professionals listed against entry No.13 to act as authorized representative of the class in Form CA.

Submission of false or misleading proofs of claim shall attract penalties.

Date: 17th October, 2024
Place: Pune
Sd/-
Rajkumar Mahto
Interim Resolution Professional
Marut Creative Infra Private Limited
Regn. No.: IBBI/IPA-002/IPN00723/2018-2019/12209
(AFA valid till 30.06.2025)



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Sd/-
(THOMAS)
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