

**E-AUCTION SALE NOTICE**

Under Insolvency and Bankruptcy Code (IBC), 2016

**UNIQUE SUGARS LIMITED- IN LIQUIDATION**

Liquidator's Communication: 42, Gopal Bhawan 199, Princess Street Mumbai 400002

Email registered with IBBI: [arbitratorpr@gmail.com](mailto:arbitratorpr@gmail.com)

Process Specific Email ID for correspondence: liquiniquesugar1981@gmail.com

Date and Time of E-Auction: Monday 13th July, 2026

from 11:00 AM to 01:00 PM

(With Unlimited Extension of 5 Minutes)

**E-Auction Sale of Assets by UNIQUE SUGARS LIMITED (In Liquidation) will be conducted on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS AND WITHOUT RECOURSE BASIS" ONLY AND AS SUCH THE E AUCTION SHALL BE WITHOUT ANY KIND OF WAIVERS, WARRANTIES AND INDEMNITY"**

| S. No. | Assets                                                                                                                                                                                                                                                                                                                                             | Reserve Price (Rs.) | Earnest Money deposit (Rs.) |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-----------------------------|
| 1.     | *Leasehold Agricultural land, Situated At Survey No. 297/2, Nr. Universal Starch Chemical Alloyed Ltd, Village- Dondaicha, Taluka- Shindkheda, Dist. - Dhule. Area: about 37400 Sq. Mtr                                                                                                                                                            | 2,60,37,693         | 26,03,769                   |
| 2.     | *Agricultural land, Situated At Survey No. 284/2, Near Bina Organic Farm, Village- Dondaicha, Taluka- Shindkheda, Dist. - Dhule. Area: about 32300 Sq. Mtr                                                                                                                                                                                         | 1,59,82,323         | 15,98,232                   |
| 3.     | *Agricultural land, Situated at Survey No. 296/1/A, Nr. M/s. Universal Starch Chemical Alloyed Ltd, Village- Dondaicha, Taluka-Shindkheda, Dist. - Dhule. Area: about 15100 Sq. Mtr                                                                                                                                                                | 1,22,46,289         | 12,24,629                   |
| 4.     | *Commercial Premises, Situated At Survey No. 328/C, Commercial Premises Part Portion of 2nd Floor in Building Known as "Rani Ma Plaza", Village Dondaicha, Opp. Dondaicha Bus Stand, Dondaicha Tal. Shindkheda, Dist. Dhule 425408, Total Flat Area : Built up Area about = 902.17 Sq.m (9711 Sq.ft ) Carpet Area about = 721.75 Sq.m (7769 Sq.ft) | 84,39,341           | 8,43,934                    |
| 5.     | @1.5 MW Wind Turbine located at Location No. 169, Village Suthri, near Bera, Taluka Abdasa, District Kachchh, Gujarat. (GST applicable as per rules)                                                                                                                                                                                               | 86,29,538           | 8,62,954                    |

\* Original deeds and papers of the Land and Building, Residential flats are not available with liquidator. However erstwhile RP had updated his name in Satbara 7/12 Utara documents.

@ The documents of plot on which wind turbine is erected is not available with the liquidator.

**Relevant Dates for E-Auction are as under:**

| Type of Event                                                                                                                                                   | Timeline                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
| <b>Date of Publication of E-Auction Notice</b>                                                                                                                  | <b>Wednesday 24th June, 2026</b>                                                                                 |
| <b>Site Visit/ Inspection Date</b>                                                                                                                              | <b>From Thursday 25th June, 2026 11.00 A.M. to Friday, 5th July, 2026 05.00 P.M. by giving 48 hours' notice.</b> |
| <b>Submission of (EOI) along with Application, Undertaking under Sec. 29A of IBC and relevant pre-bid qualification documents; and Due Diligence of assets.</b> | <b>On or before Saturday, 11th July, 2026 06.00 P.M</b>                                                          |
| <b>Last date of deposit of EMD by the prospective bidder.</b>                                                                                                   | <b>On or before Saturday, 11th July, 2026 06.00 P.M</b>                                                          |
| <b>E-Auction Date &amp; Time</b>                                                                                                                                | <b>Monday 13th July, 2026 from 11:00 AM to 01:00 PM (with extension of 5 minutes each)</b>                       |

Terms and Condition of the E-auction are as under:

- 1) The description of assets and terms & conditions of the E-Auction Sale are provided in the E-Auction Sale Process Memorandum available on the website i.e. <https://ibbi.baanknet.com> or shall be available on sending e-mail to [arbitratorpr@gmail.com](mailto:arbitratorpr@gmail.com).
- 2) The bidders desirous to submit bid are requested to visit the service provider website <https://ibbi.baanknet.com> and submit the necessary documents, including declaration of eligibility under Section 29A of the IBC , 2016, on the e-auction portal.
- 3) Interested bidders shall participate after mandatorily reading and agreeing to the relevant terms and conditions including as prescribed in E-auction process document and accordingly submit their interest in the manner prescribed in E-Auction process document.
- 4) If a bidder is found ineligible at any stage, the **EMD** shall be forfeited.
- 5) The intending bidders are required to deposit (**EMD**) amount by **Saturday, 11th July, 2026 06.00 P.M.** through the Baanknet Auction Platform only.
- 6) The Liquidator has the absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the E-Auction or withdraw any property or portion thereof from the auction proceeding at any stage without assigning any reason thereof.
- 7) In case of any clarification, a Prospective bidder may check the (FAQs) and guidance documents as available on [www.ibbi.gov.in](http://www.ibbi.gov.in) and/or reach out to Email ID: [support.baanknet@psballiance.com](mailto:support.baanknet@psballiance.com) and [liquiquesugar1981@gmail.com](mailto:liquiquesugar1981@gmail.com)

Sd/-

Mr. Pawan KR Agarwal

Liquidator in the matter of Unique Sugars Ltd (In Liquidation)

IBBI Reg. No.: IBBI/IPA-001/IP-P00414/2017-2018/10737

Contact No : 9821063418, 7039372862.

Date: 24/06/2026

Place: Mumbai

## PUBLIC NOTICE

**NOTICE** is hereby given that the Vendor Mr. Vilas Ramachandra Bagle, has agreed to sell, transfer the right title and interest in the Office Premises No.4, 1st floor, Neelekanth Commercial Complex convey and transfer to our clients the property described in the Schedule hereunder written.

The said Mr. Vilas Ramachandra Bagle had misplaced or lost all the title deeds of the scheduled premises apart for the Registered Original Agreement for Transfer dated 26.03.2010 and the Share Certificate issued by the Society. Upon complaint to the Chembur Police Station the Lost Report No. 56333-2023 dated 03.07.2023 has been issued.

Any person having any claims, dispute or right in respect of the Schedule property, by way of inheritance, share, sale, exchange, mortgage, lease, Sub-Lease, tenancy, lien, gift, trust, maintenance, easement, possession or encumbrance or any other arrangement, attachment, injunction, or under any decree, order or award passed by any Court of Law, Tribunal, Revenue or Statutory Authority or arbitration, right of prescription or pre-emption or under any Agreement for Sale or other disposition, loans, advances howsoever or otherwise whatsoever are required to make the same known in writing, together with notorially certified true copies of supporting documents, to the undersigned at the address mentioned below within 14 (Fourteen) days from the date of publication hereof, failing which the sale and transfer of the property described in the Schedule hereunder shall be completed in favour of our clients' without any reference or recourse to such claims, disputes or objects and the same, if any, shall be considered to have been waived, abandoned and /or not binding on our clients'.

## THE ABOVE REFERRED SCHEDULE:

**ALL THAT pieces and parcels along with all the furniture and fixtures of Office premises no. 4 on 1st floor, admeasuring 125 sq. ft.i.e. 11.68 sq.mtrs. in the "Neelekanth Commercial Complex" Coop. Society Ltd., situated at Plot No. 40, C.T.S. No. 815, N. G. Acharya Marg, Chembur East, Mumbai - 400071 alongwith 5 shares of face value of Rs 50/- (Rupees Fifty Only) each, bearing distinctive Nos.196 to 200 (both inclusive), under Certificate No. 40.**

Dated this 24th day of June, 2026

**Mr T.V. Ganesh**  
M/s. Ganesh & Co. (Advocates)  
71/C "Sundar" Bldg, 2nd Floor,  
N.G. Acharya Marg, Chembur, Mumbai - 400071  
Mobile No. 9820543230

## CHANGE OF NAME

I Vandana legally wedded Spouse of No. 14494594A Ex NK (TS) Yadav Janardhan Govind Resident of Bhagirathi Bldg No- 05, Room No 07, Plot No - 8, General Arun Kumar Vaedy Marg, Nagari Nivara Parishad, Goregaon East, Mumbai, Pincode - 400065. I have changed my Name from Vandana to **Vandana Janardhan Yadav** and date of birth is 04/06/1967 per vide affidavit No EY 694817 Dated 23/06/2026.

Read  
Daily  
Active  
Times

## District Deputy Registrar, Co-operative Societies, Thane &amp; Office of the Competent Authority

**Public Notice in Form XIII of MOFA (Rule 11(9) (e))**  
under section 5A of the Maharashtra Ownership Flats Act, 1963  
First floor, Gavdevi Bhaji Mandai, Near Gavdevi Maidan, Gokhale Road, Thane (W)-400 602  
E-mail:- ddr.tna@gmail.com Tel: 022-2533 1486

No.DDR/TNA/deemed conveyance/Notice/1322/2026 Date :- 18.06.2026  
Application u/s 11 of Maharashtra Ownership Flats (Regulation of the Promotion of construction, Sale, Management and Transfer) Act, 1963  
Application No. 467 of 2026

**Applicant Society :- Sahil Faraz Co-Op. Hsg. Soc. Ltd.,**  
Add :- R.V. Mira Bhayander, Naya Nagar Road, Mira Road, Thane - 401107.

**VERSUS**  
**Opponent: 1. M/s. Sahil Builders, 2. Mr. Yasin Noor Mohammed Khokar, 3. Mr.Asgar Ali, 4. Mr.Asgarali, 5. Yasin Noormohammed Khokar 6. Mira Saddam CHSL, 7. St. Anthony High School & Jr. College, 8. Kasam Tower CHSL, 9. Tayyab Castle CHSL, 10. Rythem Tower CHSL, 11. Sterling Plaza, 12. Mira Bhayander Mahanagar Palika, 13. The Estate Investment Co. Pvt. Ltd.**

**DESCRIPTION OF THE PROPERTY :-** Mauje Mira Bhayander, Tal. Mira Road, Dist. Thane.

| Old Survey No. | New Survey No. | Hissa No. | Plot No. | Total Area Sq.Mtr. |
|----------------|----------------|-----------|----------|--------------------|
| 517            | 761/A          | 1 Part    | 8        | 930 Sq.Mtr.        |

Take the notice that as per above details those, whose interests have been vested in the said property may submit their say at the time of hearing at the venue mentioned above. Failure to submit any say shall be presumed that nobody has any objection in this regard and further action will be taken accordingly. The hearing in the above case has been fixed on Dated 02/07/2026 at 02.00 p.m. at Address. Deputy Registrar, Co-operative Societies, Thane Taluka, Shubham Arcade, MBMC Building 3rd floor, Mira Hospital Road, Near D-Mart, Bhayander West, Tal. Dist. Thane 40101.

SEAL

Sd/-  
(Dr. Kishor Mande)  
District Deputy Registrar,  
Co-Operative Societies, Thane &  
Competent Authority U/s 5A of the MOFA, 1963.

## District Deputy Registrar, Co-operative Societies, Thane &amp; Office of the Competent Authority

**Public Notice in Form XIII of MOFA (Rule 11(9) (e))**  
under section 5A of the Maharashtra Ownership Flats Act, 1963  
First floor, Gavdevi Bhaji Mandai, Near Gavdevi Maidan, Gokhale Road, Thane (W)-400 602  
E-mail:- ddr.tna@gmail.com Tel: 022-2533 1486

No.DDR/TNA/deemed conveyance/Notice/1321/2026 Date :- 18.06.2026  
Application u/s 11 of Maharashtra Ownership Flats (Regulation of the Promotion of construction, Sale, Management and Transfer) Act, 1963  
Application No. 472 of 2026

**Applicant Society :- Banagar Avenue Co-Op. Hsg. Soc. Ltd.,**  
Add :- Naya Nagar , Mira road (E),Thane - 401107.

**VERSUS**  
**Opponent: 1. M/S. Banagar & Mehta Builders Pvt. Ltd., 2. Mr. Mohd Iqbal Banegar, 3. Banagar Abdul Rehman (Partner Of M/S. Banagar & Mehta Builders Pvt.Ltd), 4. Mrs. Mariambi Sheikh Hyder, 5. Mariamben Sheikh, 6.Shaikh Ibrahim Sheikh Hyder, 7.Shaikh Ismail Sheikh Hyder, 8.Shaikh Habib Sheikh Hyder, 9. Shaikh Mahmood Sheikh Hyder, 10. Shaikh Sharif Sheikh Hyder, 11. Shaikh Sadie Sheikh Hyder, 12. Shaikh Latif Sheikh Hyder, 13. Shaikh Aminabai Sheikh Utyhr, 14. Shaikh Salim Sheikh Karim, 15. Mira Bhayander Mahanagar Palika, 16. The Estate Investment Co. Pvt. Ltd.**

**DESCRIPTION OF THE PROPERTY :-** Mauje Bhayander, Tal. Mira Road, Dist. Thane.

| Old Survey No. | New Survey No. | Plot No. | Total Area Sq.Mtr. |
|----------------|----------------|----------|--------------------|
| 526            | 602/F          | 21       | 460 sq. meters.    |

Take the notice that as per above details those, whose interests have been vested in the said property may submit their say at the time of hearing at the venue mentioned above. Failure to submit any say shall be presumed that nobody has any objection in this regard and further action will be taken accordingly. The hearing in the above case has been fixed on Dated 02/07/2026 at 01.30 p.m.

SEAL

Sd/-  
(Dr. Kishor Mande)  
District Deputy Registrar,  
Co-Operative Societies, Thane &  
Competent Authority U/s 5A of the MOFA, 1963.

## District Deputy Registrar, Co-operative Societies, Thane &amp; Office of the Competent Authority

**Public Notice in Form XIII of MOFA (Rule 11(9) (e))**  
under section 5A of the Maharashtra Ownership Flats Act, 1963  
First floor, Gavdevi Bhaji Mandai, Near Gavdevi Maidan, Gokhale Road, Thane (W)-400 602  
E-mail:- ddr.tna@gmail.com Tel: 022-2533 1486

No.DDR/TNA/deemed conveyance/Notice/969/2026 Date :- 05.06.2026  
Notice For Corrigendum

**Application u/s 11 of Maharashtra Ownership Flats (Regulation of the Promotion of construction, Sale, Management and Transfer) Act, 1963**  
Application No. 342 of 2026

**Applicant Society :- Sai Ashirwad Co-Op. Hsg. Soc. Ltd.,**  
Add :- B.P. Road, Kharigaon Naka, Bhayander (E), Tal. Dist. Thane 401105.

**VERSUS**  
**Opponent: 1. Hemant Dwarkanath Patil, 2. Ramesh Shinhwar Patil, 3. Revati Mahadev Patil, 4. Lata Shankar Mankar, 5. Ragni Krishna Gharat, 6. Indu Shinhwar Patil, 7. Vinod Dwarkanath Patil, 8. Hemlata Hemant Bhoir, 9. Leena Pradeep Bhagat, 10. Lakshmi Hira Patil, 11. Rekha Naresh Gharat, 12. Dhaneshwari Balchandra Bhoir, 13. Kunda Jayakumar Patil, 14. Archana Kishore Patil, 15. Hemlata Ashok Gharat, 16. Jayashree Jagannath Gharat, 17. Eknath Mukund Patil, 18. Chitra Nandkumar Patil, 19. Gulab Vasudev Patil, 20. Kavita Kishore Patil, 21. Shashikant Mahave Patil, 22. Shakuntala Shantaram Patil, 23. Daksha Kishore Patil, 24. Balchandra Vasudev Patil, 25. Umesh Shantaram Patil, 26. Bhavi Kishore Patil, 27. Bharti Kalash Chiplunkhar, 28. Rakesh Shantaram Patil, 29. Janvi Dhaneshwar Patil, 30. Kanchan Shurash Patil, 31. Bhaghuji Mukund Patil, 32. Tanuja Jayesh Bhoir, 33. Shushant Suresh Patil, 34. Deepika Suresh Patil, 35. Siddesh Suresh Patil, 36. Ashok Pandurang Patil, 37. Anoj Pandurang Patil, 38. Radhika Prakash Patil, 39. Manoj Ramakrishna Patil, 40. Arvind Ramakrishna Patil, 41. Kudubai Gajanan Patil, 42. Anil Parashuram Patil, 43. Dhanesh Parashuram Patil, 44. Kumudini Mahendra Patil, 45. Vina Jaywant Bhoir, 46. Ramnareesh Dwarakaprasad Gupta, 47. Parasnath Dwarakaprasad Gupta, 48. Ramevash Dwarakaprasad Gupta, 49. Gurnunaran Dwarakaprasad Gupta, 50. Kaileshnath Dwarakaprasad Gupta, 51. Ramdhur Dwarakaprasad Gupta, 52. The Estate Investment Co. Ltd.**

**DESCRIPTION OF THE PROPERTY :-** Mauje Khari, Tal. Thane, Dist. Thane.

| Old Survey NO. | New Survey NO. | Hissa No. | Total Area Sq.Mtr. |
|----------------|----------------|-----------|--------------------|
| 135 (P)        | 55             | 1         | 1016 Sq.Meters     |
| 138 (P)        | 54             | 22        | 115 Sq.Meters      |

Take the notice that as per above details those, whose interests have been vested in the said property may submit their say at the time of hearing at the venue mentioned above. Failure to submit any say shall be presumed that nobody has any objection in this regard and further action will be taken accordingly. The hearing in the above case has been fixed on Dated 30/06/2026 at 01.30 p.m.

SEAL

Sd/-  
(Dr. Kishor Mande)  
District Deputy Registrar,  
Co-Operative Societies, Thane &  
Competent Authority U/s 5A of the MOFA, 1963.

## District Deputy Registrar, Co-operative Societies, Thane &amp; Office of the Competent Authority

**Public Notice in Form XIII of MOFA (Rule 11(9) (e))**  
under section 5A of the Maharashtra Ownership Flats Act, 1963  
First floor, Gavdevi Bhaji Mandai, Near Gavdevi Maidan, Gokhale Road, Thane (W)-400 602  
E-mail:- ddr.tna@gmail.com Tel: 022-2533 1486

No.DDR/TNA/deemed conveyance/Notice/1320/2026 Date :- 18.06.2026  
Application u/s 11 of Maharashtra Ownership Flats (Regulation of the Promotion of construction, Sale, Management and Transfer) Act, 1963  
Application No. 469 of 2026

**Applicant Society :- Abhishek Co-Op. Hsg. Soc. Ltd.,**  
Add :- Laxmi park, Mira Road (East) Thane. 401107.

**VERSUS**  
**Opponent: 1. M/s. Chhedra Builders Private Ltd., 2. Shri Arvind Chandrakant Naik, 3. Shri Sharad Chandrakant Naik, 4. Shri Suresh Chandrakant Naik, 5. Shri Vilas Chandrakant Naik, 6. Shri Divakar Pandurang Naik, 7. Shri Vilas Devnath Patil, 8. Shri Kashinath Govind Patil, 9. Shripa Vilas Naik, 10. Gargi Vilas Naik, 11. Tejas Suresh Naik, 12. Sampada Suresh Naik, 13. Priyanka Suresh Naik, 14. Vedang Vilas Naik, 15. Shitila Vilas Naik, 16. Varsha Arvind Naik, 17. Yogesh Sharad Naik, 18. Yatin Sharad Naik, 19. Sachin Arvind Naik, 20. Pratima Arvind Naik, 21. Anmol Co-Op.Housing Society Ltd., 22. Dev Arpan Co-Op.Housing Society Ltd., 23. Balaji Co-Op. Housing Society Ltd., 24. Aabhar Co-Op.Housing Society Ltd., 25. Aakar Co-Op.Housing Society Ltd., 26. Amber Co-Op.Housing Society Ltd., 27. Aangan Co-Op.Housing Society Ltd., 28. Arpan Co-Op.Housing Society Ltd., 29. Ashish Co-Op.Housing Society Ltd., 30. Dev Ashirwad Co-Op.Housing Society Ltd., 31. Akashganga / Neel Akashganga Co-Op. Housing Society Ltd., 32. Meghdut Co-Op.Housing Society Ltd., 33. Aaditya Darshan Co-Op.Housing Society Ltd., 34. New Anamika Co-Op.Housing Society Ltd., 35. Mira Bhayander Mahanagar Palika, 36. The Estate Investment Co. Pvt. Ltd.**

**DESCRIPTION OF THE PROPERTY :-** Mauje Mira Bhayander, Tal. Mira Road, Dist. Thane.

| Old Survey NO. | Hissa No. | New Survey NO. | Total Area Sq.Mtr. |
|----------------|-----------|----------------|--------------------|
| 499            | 11        | 72             | 23,570 Sq.Mtr.     |
| 501            | 1         | 74             |                    |
| 502            | 1         | 80             |                    |
| 503            | 6 & 8     | 81             |                    |
| 505            | 3         | 92             |                    |
| 516            | -         | 75             |                    |
| 727            | -         | 79             |                    |

Take the notice that as per above details those, whose interests have been vested in the said property may submit their say at the time of hearing at the venue mentioned above. Failure to submit any say shall be presumed that nobody has any objection in this regard and further action will be taken accordingly. The hearing in the above case has been fixed on Dated 02/07/2026 at 02.00 p.m. at Address. Deputy Registrar, Co-operative Societies, Thane Taluka, Shubham Arcade, MBMC Building 3rd floor, Mira Hospital Road, Near D-Mart, Bhayander West, Tal. Dist. Thane 40101.

SEAL

Sd/-  
(Dr. Kishor Mande)  
District Deputy Registrar,  
Co-Operative Societies, Thane &  
Competent Authority U/s 5A of the MOFA, 1963.

## NIWAS HOUSING FINANCE LIMITED

(Formerly, Niwas Housing Finance Private Limited)  
Regd. Office: - Unit No. 305, 3rd Floor, Wing 2/E, Corporate Avenue, Andheri- Ghatkopar Link Road, Chakala, Andheri (East), Mumbai - 400093



## POSSESSION NOTICE

[Rule 8 (1) and (2)]

Whereas, The Authorized Officer of the Secured Creditor mentioned herein, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (Act), 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 calling upon the borrower(s) to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

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 being the Authorized Officer of NHFL 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 the date mentioned against each property.

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

The borrower(s) 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 NHFL for the amount mentioned below and interest and other charges applicable thereon.

| Loan Account Number                        | Borrower(s) & Property Details                                                         | Amount & Date of Demand Notice                                                                     | Date of Possession | Possession Status   |
|--------------------------------------------|----------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|--------------------|---------------------|
| LNKALDHL-05180002535, LNKALDHL-05180002536 | 1.GOKULANANDA PRATAPCHANDRA NAIK (BORROWER)<br>2.LAXMI GOKULANANDA SINGH (CO-BORROWER) | Rs. 10,12,643/- (Rupees Ten Lakh Twelve Thousand Six Hundred FortyThree Only)<br>DATE: 07-Jan-2026 | 18-Jun-2026        | SYMBOLIC POSSESSION |

**PROPERTY BEARING :-** ALL THAT RESIDENTIAL FLAT No. 101, ADMEASURING 345.00 SQ. FT., EQUIVALENT TO 32.06 SQ. MTRS., (BUILT-UP AREA), ON FIRST FLOOR, OF THE BUILDING NAMED AS SAI AKASH CO-OP HOUSING SOCIETY LTD.; CONSTRUCTED ON THE LAND BEARING SURVEY No. 139 HISS No. 1.2,3, PAKI, 4 PAKI, 5.6 PAKI; SITUATE, LYING, BEING AND SITUATE AT VILLAGE PURNA, WITHIN THE LIMITS OF PURNA GRAMPANCHAYAT SUBREGISTRATION DISTRICT AND TALUKA BHIWADI, REGISTRATION DISTRICT AND DISTRICT THANE; STATE OF MAHARASHTRA THE FOLLOWING BOUNDARIES ARE EAST- AS PER ACTUAL, WEST-AS PERACTUAL, NORTH-AS PERACTUAL, SOUTH-AS PERACTUAL

| Loan Account Number  | Borrower(s) & Property Details                                                 | Amount & Date of Demand Notice                                                                      | Date of Possession | Possession Status   |
|----------------------|--------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|--------------------|---------------------|
| LNKJTLAP-08230034715 | 1.RAJENDR DATTATREY VISHE (BORROWER)<br>2.SUGANDHA RAJENDRA VISHE(CO-BORROWER) | Rs. 5,08,974/- (Rupees Five Lakh Eight Thousand Nine Hundred SeventyFour Only)<br>DATE: 20-May-2025 | 18-Jun-2026        | PHYSICAL POSSESSION |

**PROPERTY BEARING :-** ALL THAT PIECE AND PARCEL OF THE PROPERTY BEARING HOUSE No.128 ADM 1296 SQ.FT LYING BEING AND SITUATED AT VILLAGE SATGOANTAL SHAHPUR DIST THANE WITHIN THE LOCAL LIMITS OF GRAMPANCHAYAT SATGOAN THE FOLLOWING BOUNDARIES ARE EAST- INTERNAL ROAD, WEST- HOUSE OF MR.HARAD, NORTH- HOUSE OF MR.GOPALANNAHAJARE, SOUTH-INTERNAL ROAD

Place: Mumbai  
Date : 24.06.2026

Sd/-  
Authorised Officer  
Niwas Housing Finance Limited



## CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED

Corporate Office: " CHOLA CREST " C 54 & 55, Super B - 4, Thiru V I Ka Industrial Estate, Guindy, Chennai - 600032.Branch Office: Cholamandalam Investment and Finance Company Limited, Unit No. 203, Lotus It Park, Road No. 16, Wagle Estate, Thane  
west, Maharashtra-400604. Branch Office: Cholamandalam Investment and Finance Company Limited, Unit No. 203, Lotus It Park, Road No. 16, Wagle Estate, Thane west, Maharashtra-400604. Contact No: Mr. Tejas Mehta, Mob. No. 9825356047, Mr. Muhammed Rahees - 8124400030 / 6374845616, & Mr. Ravsaheb Anuse, Mob.No. 9834119898

## E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to 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 / Co-Borrower/ Mortgagor (s) that the below described immovable properties mortgaged to the Secured Creditor, the Physical Possession of which has been taken by the Authorised Officer of Cholamandalam Investment and Finance Company Limited the same shall be referred herein after as Cholamandalam investment and Finance Company Limited. The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis through E-Auction. It is hereby informed to General public that we are going to conduct public E-Auction through website https://chola-lap.procure247.com

**E-Auction Date and Time: 15-07-2026 at 11:00 am to 1:00 PM (with unlimited extension of 3 min each).** **EMD Submission Last Date: 14-07-2026 (Up to 5.30 P.M.)** **Inspection Date : 03-07-2026**

| Sr. No. | Account No. and Name of borrower, co-borrower, Mortgagors | Date & Amount as per Demand Notice U/s | Reserve Price, Earnest Money Deposit & Bid Increment Amount (In Rs.) | Notice Period/ Possession Type |
|---------|-----------------------------------------------------------|----------------------------------------|----------------------------------------------------------------------|--------------------------------|
|---------|-----------------------------------------------------------|----------------------------------------|----------------------------------------------------------------------|--------------------------------|

**1. LAN: HE01BMB00000073578 1. Bindu Rakesh Panchal (Applicant), 2. Oceanus Marine Services (Co-applicant), 3. Rakesh Sudharak Panchal (Co-applicant), 4. Sudharak Bhau Panchal (Co-applicant) All Are At: Flat No. C-101, Sai Sapana Complex, Matheran Road, Malewadi, Akurli, Panvel, Raigad, Maharashtra -410206.**

**Descriptions Of The Property:** Flat No. C-101, On The 1st Floor, Adm Approx. 625 Sq.Ft., In Building Known As 'Sai Sapna-I' And The Society Known As ' Sai Sapana Complex Co-Op. Hsg. Soc. Ltd.' Constructed On Land Bearing Gut No. 99, Hissa No. 7-B, Situated At Village Akurli, Taluka Panvel & District Raigad.

**2. Loan Account No.s: HE01CEU00000025505 :- 1) Arvind Manji Patel, 2) Lotus Glass & 3) Rachna Arvind Patel, Address 1:- 403, Yashwant Building, Ram Ganesh Gadkari Marg, Behind Bharat Co-Op. Bank, Naupada, Thane West, Maharashtra-400602. Address 2:- Commercial Gala No.20, On 1st floor, in Building No.R4 and known as Jaihind Co-Op. HSG. Soc. LTD., situated at Village Chendani, Taluka and Dist. Thane West-400601. 4) Lotus Glass, Shop No.3, Ground Floor, Viraj Vihar Makhmal Talav, Agra Road, Thane, Maharashtra-400604.**

**Descriptions Of The Property:** Commercial Gala No. 20, On 1st Floor, Adm 27.88 Sq.Mtres., In Building No.R4 And Society known as 'Jaihind Co-Op. Hsg. Soc. Ltd.' Constructed on Land Bearing CTS No. 13. 14(Pt), situated at Village Chendani, Taluka and Dist. Thane West-400601.

**3. LAN: HE02TNE00000006112 AND X0HETNE00002864676 1. Deepak Satish Ghanshani, 2. Kanchan D Ghanshani A32 Sunita CHS Opp Nakhwa School Kopan Colony, Thane East, Thane -400603. Also At - Shop No. 03, Ground Floor, Sai Deep Building, Majiwada Village, Thane West - 400601. Also At - Office No. 101 & 102, First Floor, Sai Deep Building, Majiwada Village, Thane West - 400601. 3. Cannon Pav Bhaji Snacks Corner Shop No 5 Grd Floor Thakur Niwas Gokhale Road, Thane, Thane - 400601. Also At - Shop No. 03, Ground Floor, Sai Deep Building, Majiwada Village, Thane West - 400601. Also At - Office No. 101 & 102, First Floor, Sai Deep Building, Majiwada Village, Thane West- 400601.**

**Descriptions Of The Property: PROPERTY 1:** Office No.101 And 102, On The 1st Floor, Adm -92 Sq.Mts. Carpet Area, In The Building Known As " Sai Deep" Situated At Siddharth Nagar Constructed On Land Adm - 272.07 Sq.Mtrs., Bearing Cts Nos. 457,458,459,460,461,462,463,464,465 At Village Majiwada , Taluka & District Thane - 400601.

**PROPERTY 2:** Shop No.03, On The Ground Floor, Adm - 160 Sq.Ft. Carpet Area, In The Building Known As " Sai Deep" Situated At Siddharth Nagar Constructed On Land Adm - 272.07 Sq.Mtrs., Bearing Cts Nos. 457,458,459,460,461,462,463,464,465 At Village Majiwada , Taluka & District Thane - 400601.

**ENCUMBRANCES/LIABILITIES KNOWN TO CIFCL: NOT KNOWN**

1. All Interested participants/bidders are requested to visit the website https://chola-lap.procure247.com & www.cholamandalam.com/news/auction-notices. For details and support, prospective bidders may contact - Mr. Muhammed Rahees - 8124400030 / 6374845616, Email id: CholaAuctionLAP@chola.murugappa.com. For eAuction training alone, contact M/s. Procure247; Vasu Patel - 9510974587.

2. For further details on terms and conditions please visit https://chola-lap.procure247.com & www.cholamandalam.com/news/auction-notices to take part in e-auction.

**THIS IS ALSO A STATUTORY 15 DAY SALE NOTICE UNDER RULE 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES,2002**

Date: 24/06/2026, Place: Panvel, Thane

Authorized Officer,  
Cholamandalam Investment and Finance Company Limited.

## E-AUCTION SALE NOTICE

Under Insolvency and Bankruptcy Code (IBC), 2016

## UNIQUE SUGARS LIMITED- IN LIQUIDATION

Liquidator's Communication: 42, Gopal Bhawan 199, Princess Street Mumbai 400002

Email : arbitratorpr@gmail.com; lquiniquesugar1981@gmail.com

Date and Time of E-Auction: Monday 13th July, 2026 from 11:00 AM to 01:00 PM (With Unlimited Extension of 5 Minutes)

**E-Auction Sale of Assets by UNIQUE SUGARS LIMITED (In Liquidation) will be conducted on "AS IS WHERE IS", "AS IS WHAT IS", "WHATSOEVER THERE IS AND WITHOUT RECOURSE BASIS" ONLY AND AS SUCH THE AUCTION SHALL BE WITHOUT ANY KIND OF WAIVERS, WARRANTIES AND INDEMNITY"**

| Sr. No. | Assets                                                                                                                                                                                                                                                                                                                                | Reserve Price (Rs.) | Earnest Money Deposit (Rs.) |
|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-----------------------------|
| 1.      | *Leasehold Agricultural land, Situated At Survey No. 297/2, Nr. Universal Starch Chemical Alloyed Ltd,Village-Dondaicha, Taluka- Shindkheda, Dist. - Dhule. Area: about 37400 Sq. Mtr                                                                                                                                                 | 2,60,37,693         | 26,03,769                   |
| 2.      | *Agricultural land, Situated At Survey No. 284/2, Near Bina Organic Farm, Village- Dondaicha, Taluka- Shindkheda, Dist. - Dhule. Area: about 32300 Sq. Mtr                                                                                                                                                                            | 1,59,82,323         | 15,98,232                   |
| 3.      | *Agricultural land, Situated At Survey No. 296/1/A, Nr. M/s. Universal Starch Chemical Alloyed Ltd, Village-Dondaicha, Taluka-Shindkheda, Dist. - Dhule. Area: about 15100 Sq. Mtr                                                                                                                                                    | 1,22,46,289         | 12,24,629                   |
| 4.      | *Commercial Premises, Situated At Survey No. 328/C, Commercial Premises Part Portion of 2nd Floor in Building Known as "Rani Ma Plaza", Village Dondaicha, Opp. Dondaicha Bus Stand, Dondaicha Tal. Shindkheda, Dist. Dhule 425408, Total Built up Area about = 902.17 Sq.m (9711 Sq.ft) Carpet Area about = 721.75 Sq.m (7769 Sq.ft) | 84,39,341           | 8,43,934                    |
| 5.      | 1.5 MW Wind Turbine located at Location No. 169, Village Suthri, near Bera, Taluka Abdasa, District Kachchh, Gujarat. (GST applicable as per rules)                                                                                                                                                                                   | 86,29,538           | 8,62,954                    |

\* Original deeds and papers of the Land and

