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District Deputy Registrar, Co-operative Societies, Thane & 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/1038/2026 Date :- 09/06/2026

Application u/s 11 of Maharashtra Ownership Flats (Regulation of the Promotion of construction, Sale, Management and Transfer) Act, 1963

Application No. 417 of 2026

Applicant :- Shrikrishna Shantinagar Co-Operative Housing Society Ltd.
Add : Building No. C-33/34 Sector 9. Shanti Nagar, Mira Road (E) Thane 401107

Versus

Opponents :- 1. M/s. Shantistar Builders. 2. Mr. Rajesh Navinchandra Shah 3. Sandhya Chhaya Shanti Nagar CHS Ltd 4. Avishkar Shanti Nagar CHS Ltd 5. Suprabhat Shanti Nagar CHS Ltd 6. Triveni Shanti Nagar CHS Ltd 7. Anamika Shanti Nagar CHS Ltd 8. Kushal Shanti Nagar CHS Ltd 9. Sahakar Deep CHS Ltd 10. Sunayna Shanti Nagar CHS Ltd 11. Sandhya Jyoti Shanti Nagar CHS Ltd 12. Shiv Sagar Shanti Nagar CHS Ltd

Description of the Property - Village Penkarwadi Tal. & Dist. Thane

Survey No./ CTS No.	Hissa No.	Area (sq. mtrs)
208 (Old), 40 (New)	-	816 sq. mtrs.

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 25/06 /2026 at 2.00 p.m. at Address. Deputy Registrar, Co- operative Societies, Thane Taluka, Shubham Arcade, MBMC Building 3rd floor, Mira Hospital Road, Near D-Mart, Bhayandar (West), Tal. Dist. Thane 401101.**

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 & 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/56/2026 Date :- 06/04/2026

Application u/s 11 of Maharashtra Ownership Flats (Regulation of the Promotion of construction, Sale, Management and Transfer) Act, 1963

Application No. 300 of 2026

Applicant :- Manav Prem Co-Operative Housing Society Ltd.
Add : Village Morivali, B-Cabin Road, Ambernath (E), Tal. Ambernath, Dist. Thane 421503

Versus

Opponents :- 1. M/s. Acharya Creations a Partnership Firm Through Partner Shri. Narsinh M. Patel 2. Ponnamma Thomas 3. Thomas V Pracob/Jecob 4. Uma Co-Operative Housing Society Ltd.

Description of the Property - Village Morivali, Tal. Ambernath, Dist. Thane

Gat No.	Plot No.	Area
58/9	9	280 sq. mtrs.
58/10	10	280 sq. mtrs.
Total		560 sq. mtrs.
Corresponding CTS No. 9168		

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 23/06/2026 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 & 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/1054/2026 Date :- 09/06/2026

Application u/s 11 of Maharashtra Ownership Flats (Regulation of the Promotion of construction, Sale, Management and Transfer) Act, 1963

Application No. 428 of 2026

Applicant :- Shiv Pujan Shantinagar Co-Operative Housing Society Ltd.
Add : Bldg. C-34/35, Sector No-10, Shanti Nagar, Mira-Road (East) Thane:- 401107

Versus

Opponents :- 1. M/s. Shantistar Builders. 2. Rajesh Navinchand Shah. 3. Tejas Babulal Shah 4. Ankit Babulal Shah 5. Vandana Babulal Shah 6. Padmaben Navichand Shah 7. Kumarpal Vadilal Shah 8. Champaben Vadilal Shah 9. Vasantlal Vadilal Shah 10. Pushpa Mangaldas Shah 11. Nirmala Hiralal Shah 12. Shakuntala Tansukhlal Shah 13. Babulal Vadilal Shah 14. Navinchandra Vadilal Shah 15. Madhubala Vadilal Shah 16. Mira-Bhainder Muncipal Corporation 17. Anand Shantinagar CHS Ltd, B-1, 18. Abhyudaya Shantinagar CHS Ltd, B-24/25, 19. Abhiruchi Shantinagar CHS Ltd, B-26/27, 20. Nilofar Shantinagar CHS Ltd, B-28/29, 21. Shri Smruti Shantinagar CHS Ltd, B-30/31, 22. Matru Chayya Shantinagar CHS Ltd, A-22/23, 23. Jeevan Sarita Shantinagar CHS Ltd, C-32/33, 24. Jeevan Sudha Shantinagar CHS Ltd, C-36, 25. Urvashi Shantinagar CHS Ltd, D-37/38,

Description of the Property - Village Mira Road Tal. & Dist. Thane

Survey No./ CTS No.	Hissa No.	Area (sq. mtrs)
209 (Old), 41 (New)	-	1191.39 sq. mtrs.

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 25/06 /2026 at 2.00 p.m. at Address. Deputy Registrar, Co-operative Societies, Thane Taluka, Shubham Arcade, MBMC Building 3rd floor, Mira Hospital Road, Near D-Mart, Bhayandar (West), Tal. Dist. Thane 401101.**

SEAL

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

PUBLIC NOTICE

NOTICE is hereby given to the public at large on behalf of my clients 1. MR. PRAMOD SHANTARAM PAWAR, 2. MRS. SAMPADA SURESH SHIRKE, 3. MR. GANESH SHANTARAM PAWAR that, the mother of my client's i. e. LATE SHEVANTI SHANTARAM PAWAR was holding all rights, title and interest and was the original allottee of the KONKAN HOUSING AND AREA DEVELOPMENT BOARD (A MAHADA UNIT) in respect of a residential property more particularly described in the schedule hereunder written.

The Mother of My client's i. e. LATE SHEVANTI SHANTARAM PAWAR died intestate on 04/03/2023 at Thane leaving behind her my client's i. e. 1. MR. PRAMOD SHANTARAM PAWAR, 2. MRS. SAMPADA SURESH SHIRKE, 3. MR. GANESH SHANTARAM PAWAR as the only surviving legal heirs as per law of inheritance under the Hindu Succession Act. The husband LATE SHANTARAM RAMCHANDRA PAWAR of LATE SHEVANTI SHANTARAM PAWAR also died intestate on 07/10/1999 at Thane.

My client's has made an Application to the society along with all the required documents i. e. Affidavits, undertakings, indemnity to the society as per the By-Laws governing Co-Operative Housing Societies to transfer the shares of LATE SHEVANTI SHANTARAM PAWAR in favour of my client's. The said society acted on the Application & passed the resolution in the general body meeting and transferred the shares of the society to & in favour of my client's on 30/06/2023, thus my client's become well and sufficiently entitled to the ownership of the said property. My clients have sold the said property to MR. HARISH RAMESH RATHOD by executing an Agreement for Sale dated 05/06/2026 bearing Registration No. TNN1-6891-2026 dated 05/06/2026

Any person or person/s or heir or heirs or other claimant/s objector or objectors having or claiming any right, title, interest, share, inheritance, claim or demand of whatsoever in, to over, upon or in respect of the said property or any part thereof by way of sale, exchange, assignment, contract, leases, tenancy, mortgage, licence, easement, gift, inheritance, charge, lien, lis-pendens, beneficial right/interest, possession, settlement, or otherwise howsoever and/or objections for heirship & sale of the said property is hereby called upon to make the same known in writing along with the supporting documentary evidence to the undersigned within a period of 14 (Fourteen) days from the date hereof, failing which the claim and/or objections if any, shall be deemed and/or considered to have been waived and/or abandoned. Any claim or objections thereafter shall be considered invalid.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

A residential property bearing its Tenement/Room No. 44, admeasuring 17.60 Sq. Mtrs. Carpet area, on the Ground Floor, in Baithi Chawl No. 6, along with FIVE Shares of Rs.50/- each, bearing its Shares Certificate No. 35, dated 20/04/2003, having distinctive Nos. from 171 to 175 of SHIVAI NAGAR ADARSH CO-OPERATIVE HOUSING SOCIETY LIMITED, having its registration No. MUM/MHADB/TNA/HSG/(TO)/(TC)/2941, dated 23.01.2003, standing on the Survey No. 200 & 201 of Village Majiwade, Taluka and District Thane, lying, being, and situated at Pokharan Road No. 1, Shivai Nagar, Thane (West) - Maharashtra-400606, within the Territorial limits of Thane Municipal Corporation and within the Jurisdiction of Registration and sub-Registration District of Thane.

Place: - Mumbai
Shop No. 3A, Ansari Building,
Ground Floor, Mapleshah
Baba Road, 1st Rabodi,
Thane (w) – 400601.

Sd/-
Adv. M. Azimulislam Ansari
Mob: 9930571046/9920958596
Email:advazimjiansari@gmail.com

NOTICE OF LOSS OF SHARES OF HINDUSTAN UNILEVER LIMITED

(Formerly Hindustan Lever Limited (HUL))
Regd. Off. Hindustan Unilever Limited,
Unilever House, B D Savant Marg, Chakala, Andheri (East) Mumbai - 400 099

Notice is hereby given that the following share certificates has/have been reported as lost/misplaced and Company intends to issue duplicate certificates in lieu thereof, in due course.

Any person who has a valid claim on the said shares should lodge such claim with the Company at its Registered Office within 15 days hereof.

Name of the holder	Folio No.	No. of shares (Rs.1/- F.V)	Certificate No.(s)	Distinctive No.(s)
Achamma John Matthai And Duleep Cherian Mathai	HLL0101672	270 Equity Shares of Rs.1/-each	5000383	833091 - 833360

Radhika Kartik Shah
Date:18.06.2026

District Deputy Registrar, Co-operative Societies, Thane & 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/1053/2026 Date :- 09/06/2026

Application u/s 11 of Maharashtra Ownership Flats (Regulation of the Promotion of construction, Sale, Management and Transfer) Act, 1963

Application No. 426 of 2026

Applicant :- Shivam Shanti Nagar Co-Operative Housing Society Ltd.
Add : Building No- C-9, Sector No-2, Shanti Nagar, Mira Road (E), Thane-401107

Versus

Opponents :- 1. M/s. Shantistar Builders. 2. Padmaben Navinchand Shah. 3. Yesha Rajesh Shah. 4. Mohini Rajesh Shah. 5. Hiren Kumarpal Shah. 6. Himanshu Kumarpal Shah. 7. Prasad Shantinagar CHSL 8. Mira Bhayander Muncipal Corporation 9. Gitanjali Shantinagar CHS Ltd, A-9. 10. Geet Neet Shantinagar CHS Ltd, A-10. 11. Prabodh Shantinagar CHS Ltd, A-11/12. 12. Ashwini Shantinagar CHS Ltd, A-16/17. 13. Pratik Shantinagar CHS Ltd, C-7/8. 14. Pariwar Shantinagar CHS Ltd, C-10. 15. Parshuram Shantinagar CHS Ltd, C-36/37. 16. Pritam Shantinagar CHS Ltd, C-43. 17. Pallavi Shantinagar CHS Ltd, D-1/2. 18. Parijat Shantinagar CHS Ltd, D-3/4. 19. Kumarpal Vadilal Shah. 20. Navinchandra Vadilal Shah. 21. Champaben W/O, Vadilal Shah. 22. Vasantlal Vadilal Shah. 23. Babulal Vadilal Shah. 24. Pushpa Mangaldas Shah. 25. Nirmala Hiralal Shah. 26. Shakuntala Tansukhlal Parekh. 27. Madhubala Vadilal Shah.

Description of the Property - Village Mira Road, Tal. & Dist. Thane

Survey No./ CTS No.	Hissa No.	Area (sq. mtrs)
742 (Old) 134 (New)	-	595,69 sq. mtrs.

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 25/06 /2026 at 2.00 p.m. at Address. Deputy Registrar, Co- operative Societies, Thane Taluka, Shubham Arcade, MBMC Building 3rd floor, Mira Hospital Road, Near D-Mart, Bhayandar (West), Tal. Dist. Thane 401101.**

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 & 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/416/2026 Date :- 28/04/2026

Application u/s 11 of Maharashtra Ownership Flats (Regulation of the Promotion of construction, Sale, Management and Transfer) Act, 1963

Application No. 350 of 2026

Applicant :- Highland Residency D Co-Operative Housing Society Ltd.
Add : Highland Residency, Kapurbawadi Naka, Ritu Park, Balkum Road, Dhokali, Tal. Dist. Thane 400607

Versus

Opponents :- 1. M/s. Siddhi Real Estate Developers through partners a. Shri. Rajdaksh Mahendra Sharma b. Shri. Kapil Mahendra Sharma c. Shri. Jayendra Gala 2. Dhanaji Vithu Bhoir, 3. Vithabai Vithu Bhoir. 4. Devakibai Balaram Patil, 5. Savitribai Sitaram Patil, 6. Bhagirathibai Gautya Bhoir, 7. Janardan Gautya Bhoir, 8. Matibai Arjun Mhatre, 9. Venubai Ramchandra Patil, 10. Chandribai Krishna Mhatre, 11. Krishna Sitaram alias Sakharam Patil 12. Mukta Sudhakar Bhoir. 13. Bhanumati Krishna Raut, 14. Bhima Dhanaji Bhoir (deceased) 14.1. Vinod Dhanaji Bhoir 15. Prema Ramakrishna Chowdhury, 16. Deepak Krishna Patil, 17. Gangubai Ramchandra Bhoir, 18. Savitribai Ramchandra Bhoir, 19. Jaywanti Ramchandra Bhoir, 20. Bhaskar Balkrishna Bhoir, 21. Ramesh Balkrishna Bhoir, 22. Arun Balkrishna Bhoir, 23. Sulochana Balkrishna Bhoir, 24. Sunita Bhagirath Bhoir, 25. Dharmendra Bhagirath Bhoir, 26. Jitendra Bhagirath Bhoir, 27. Sandhya Krishna Mhatre, 28. Jayashree Vilas Gaikar, 29. Jamni Devram, 30. Sulabha Pandharinath, 31. Kusum Dundaram, 32. Ravindra Chandrakant Bhoir, 33. Sanjivani Chandrakant Bhoir, 34. Yashoda Vaman Bhoir, 35. Rajesh Vaman Bhoir, 36. Mahendra Vaman Bhoir, 37. Sulabha Dwarkanath Patil, 38. Rekha Suresh Patil, 39. Joma Ganpat Bhoir, 40. Eknath Bhoir in the post, 41. Pinky Eknath Bhoir, 42. Nilesh Eknath Bhoir, 43. Jairam Maruti Bhoir. 44. Shivdas Maruti Bhoir, 45. Liladhar Maruti Bhoir, 46. Vinabai Vasant Bhoir, 47. Phase I Highland Park Building No.K22, 48. Phase I Highland Park Building No.K23 49. Phase I Highland Park Building No.K24 50. Phase I Highland Park Building No.K25/A 51. Phase I Highland Park Building No.K25/B 52. Phase I Highland Park Building No.K25/C 53. Phase I Highland Park Building No.K26 54. Phase I Highland Park Building No.K27 55. Phase II Highland Residency Lotus Building No. AI 56. Phase II Highland Residency Building No. A8 57. Phase II Highland Residency Building No. A2 58. Phase II Highland Residency Building No. A3 59. Phase II Highland Residency Building No. C4 60. Phase II Highland Residency Building No. C5 61. Phase II Highland Residency Building No. A6 62. Phase II Highland Residency Building No. A7 63. Phase II Highland Residency Building No. B9 64. Phase II Highland Residency Building No. B9 65. Phase II Highland Residency Building No. B10 66. Phase II Highland Residency Building No. B11 67. Phase II Highland Residency Building No. B16 68. Phase II Highland Residency Building No. D14 69. Phase II Highland Residency Building No. D15 70. Phase II Highland Residency Building No. G17 71. Phase II Highland Residency Building No. H18 72. Phase II Highland Residency Building No. G19 73. Phase II Highland Residency Building No. I20 74. Phase II Highland Residency Building No. J21

Description of the Property - Village Dhokali, Tal. & Dist. Thane

Survey No./ CTS No.	Hissa No./Sheet No.	Area
82	3	2490.41 sq. mtrs.
82	5C	
82	6A	
82	2	

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 22/06/2026 at 01.00 p.m.**

SEAL

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

PUBLIC NOTICE
PUBLIC AUCTION NOTICE U/R MAHARASHTRA CO-OP SOCIETIES RULES,1961 RULE 107 (11)(E)

In exercise of powers conferred under Section 156 of Maharashtra co-operative societies Act, 1960 and pursuant to the possession of the secured assets of the borrower(s)/Mortgagors mentioned hereunder, the public and all concerned including the concerned borrowers/Mortgagors, their legal heirs/representatives, as the case may be are hereby informed that offers are invited by the society for purchase of the property listed below, whereas the Special Recovery And Sales Officers of the Society has decided to sell the property described herein below on "AS IS WHERE IS BASIS" and "AS IS WHAT IT IS BASIS" under rules 107(11)(E).

Borrowers Name & Address :	Mr. Vishvanath Vitthal Patil Karuna chawl,Room no.7,Chawl No.2,House No.2355,Opp.Jarimari Hospital,Shree Chatrapati Shivaji Maharaj Colony Road,Tisgaon,Kalyan(E),Tal-Kalyan,Dist-Thane,Pin-421306.
Outstanding Dues Dated:	Rs.19,62,263/-(Rupees-Nineteen Lakh Sixty Two Thousand Two Hundred Sixty three Only) With interest @ 13 % p.a.w.e.f. 18/06/2026 and cost, charges and other incidental expenses.
Description of the property :	Karuna chawl,Room no.7,Chawl No.2,House No.2355,Opp.Jarimari Hospital,Shree Chatrapati Shivaji Maharaj Colony Road,Tisgaon,Kalyan(E),Tal-Kalyan,Dist-Thane,Pin-421306. (Area – 250 sq.ft)
Auction Date, Time & Address	Dt.23/07/2026, at 02.00 PM TO 5.00 PM on Thursday at 307, Mahavir Apartment, Pantnagar, Ghatkopar (E) Mumbai - 400075.
Market Value (In Lac) :	12,55,187/- (Rs. Tweleve Lakh Fifty Five Thousand One Hundred Eighty Seven Only)

IMPORTANT TERMS & CONDITIONS :

(1). The property are being sold with all the existing and future encumbrances/dues whether known or unknown to the Society.

(2). The Special Recovery and Sales Officer/ Secured Creditor shall not be responsible in any way for any third party claims/rights/dues.

(3). The auction shall be cancelled if Borrowers/Guarantors/Mortgagors pay the entire dues as demanded before 23.07.2026.

(4). The successful bidder shall have to deposit 15% of the purchase amount, the balance 85% of the bid amount shall have to be deposited within 30 days of acceptance of Bid.

(5). The Society has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale /modify any terms and conditions of the sale without any prior notice and without assigning any reasons.

(6). All the persons participating in auction should submit his/her/their sufficient and acceptable proof of identity, residence and authority and Pan card.

(7). In the event this auction does not take place on scheduled date for whatever reasons the same would be reconducted on any subsequent date and notice of which will be duly published.

(8). This notice is also being published in vernacular. The English version shall be final if any question of interpretation arises.

(9). The purchaser shall bear the applicable stamp duties/additional stamp duty/transfer charges, fess etc and also all the statutory /non statutory dues, taxes, rates, assessment charges fees etc. owing to anybody.

(10). In case the bidding is Rs. 50.00 lakh or above, the auction purchaser has to deduct 1% of the sale price as TDS in the name of the owner of the property and remit to Income Tax Department as per sec 194 IA of Income Tax Act and only 99% of the sale price has to be remitted to the Bank.

(11). Applicant must pay Rs. 1,000/- for participate in the Auction process.

12). Tender Form and documents of the terms and conditions of the Auction will held at be available in the office time of the Society and Auction will held at : Yashomandir Sahakari Patpedhi Ltd., 307, Mahavir Apartment, Pantnagar, Ghatkopar (E), Mumbai – 400 075, on Thursday , Dt. 23/07/2026, at 2.00 p.m.

Contact Person : Mr. A.B.Narawade , Special Recovery Officer, Mob No. 8108335240.

Place : Mumbai
Date : 18/06/2026

Sd/-
A.B.Narawade
(Special Recovery Officer)
(u/s 156 of MCS Act,1960 and Rule 107 of MCS Rules 1961)

PUBLIC NOTICE

Notice is hereby given that Mr. Milind Dinkar Phakatkar, residing at Tilaknagar Sadanand CHS Ltd., Building No. 36, B Wing, Flat No. 1, Tilaknagar, Chembur, Mumbai – 400089, is the owner of a 1 BHK flat admeasuring 362 Sq. Ft.
The owner intends to obtain a loan by creating a mortgage/sales/charge on the said property. Any person having any right, title, interest, claim, lien, mortgage, charge or objection in respect of the said property is requested to notify the undersigned in writing with supporting documents within 14 days from the publication of this notice, failing which it shall be presumed that no such claim exists and the transaction shall proceed accordingly.

Adv. Bhushan B. Kedare
Office No. 201, South Side,
DOL-BIN-SHIR, Second Floor,
69/71, Janmabhoomi Marg,
Fort, Mumbai – 400001.

PUBLIC NOTICE

Notice is hereby issued for the information of general public that shri. Harshad Vasudev Deshmukh, Residing at, Dongerpada, ram mandir road, Deshmukh Lane, Virar west, Dist. Palghar, Maharashtra - 401303. Is the owner of the land situated at village padghe, Tal & Dist. Palghar Bearing Gut No & Upvibhag No. 29/02 to area admeasuring 0.28.70, H.R. Sq.Mtr Akkar 1.06 rs.ps, Shri. Harshad Vasudev Deshmukh is intending to sale the above-mentioned land to my client Mr. Yashpal Singh.

That any person/ persons, or public in general having any claim, right, title, interest in the above said property whether by way of inheritances, gift, sale, exchange, mortgage, lease, Tenancy, charge, lien, attachment or including banks, financial institution and any other organization, are called upon to filed there objection with documentary evidences within 14 days for the date of publication of this notice, falling which it will be presumed that the above said owner have a clear and marketable title in the said property and the sale transaction between my client and Shri. Harshad Vasudev Deshmukh will be completed without any reference to such claims and objections from any persons whatsoever and the same, if any, shall be considered as waived.

Date: 17/06/2026

Office Address : First Floor, More Bhandari Samaj,
Near Aryan Ground, Kacheri Road,
Tal & Dist. Palghar - 401404

Sd/-
Adv. Rohit N. Shukla

CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED

Chola Enter a better life

Corporate Office:- "Chola Crest", C54 & C55, Super B-4, Thiru Vi Ka Industrial Estate, Guindy, Chennai-600032. Branch Address:-Cholamandalam Investment and Finance Company Limited, Unit No. 203, Lotus It Park, Road No. 16, Wagle Estate, Thane west, Maharashtra-400604.

POSSESSION NOTICE [Under Rule 8 (1)]

Whereas, the undersigned being the Authorised Officer of M/s. Cholamandalam Investment And Finance Company Limited, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 hereinafter called the Act and in exercise of powers conferred under Section 13[12] read with Rules 3 of the Security Interest [Enforcement] Rules, 2002 issued demand notices calling upon the borrowers, whose names have been indicated in Column [B] below on dates specified in Column [C] to repay the outstanding amount indicated in Column [D] below with interest thereon within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, notice is hereby given to the borrowers in particular and the Public in general that the undersigned has taken **Symbolic possession** of the properties mortgaged with the Company described herein below of the Columns on the respective dates mentioned in Column [E] in exercise of the powers conferred on him under Section 13[4] of the Act read with Rule 8 of the Rules made there under. The borrowers in particular and the Public in general are hereby cautioned not to deal with the properties men-tioned below and any such dealings will be subject to the charge of M/s. Cholamandalam Investment And Finance Company Limited for an amount mentioned in Column [D] along with interest and other charges. Under section 13 [8] of the Securitisation Act, the borrowers can redeem the secured asset by payment of the entire outstanding including all costs, charges and expenses before notification of sale.

Sr. No. [A]	Name and Address of Borrower & Loan A/c No. [B]	Date of Demand Notice [C]	Outstanding Amount [D]	Date of Possession [E]
1	Loan Account No. HE01BMB00000098555 **1. Nazimkhan Baskhan Khan, 2. Fatima Nazimkhan Khan** A-6,Patel Planet,jatwada Road,Near Aurangabad Harsul Jail Aurangabad – 431001, **3. Nazimkhan Baskhan Khan, 4. Fatima Nazimkhan Khan, 5. N K Services,** 602 Tiffany Vasant Oasis Complex, Bldg No Mumbai 2, Marol Makwana Road, Andheri East - 400059	09/04/2026	Rs. 20595168/- as on 06/04/2026 and interest thereon.	15/06/2026

Description Of The Immovable Property:- Flat No. 602 On The 6th Floor, Adm. 650 Sq. Fts. Carpet Area In The Building No. 2 Known As "Tiffany" Of The Project Known As "Vasant Oasis" Land Bearing C. T. S. No. 246, 337- A/1(P), 337-A-2(P), 340, 341A, 343A, 344A, 345A, 345/1 TO 345/55, 345/56A, 345/57A, 345/58A/1, 345/59, 345/60 (PART),345/61A TO 345/65, 345/69 TO 345/72, 348, 349, 350, 353, 355A, 357, 388PT, 401,437 (PART), 438 (PART), 463-A(PART), 466(PART), 469 (PART), 657 (PART) And Survey No. 32A, Hissa No. 6, Of Village Marol, Taluka - Andheri And District Mumbai Suburban- Maharashtra -400059.

Date: 15/06/2026 ,
Place: Marol

Sd/- Authorised Officer,
M/s. Cholamandalam Investment and Finance Company Limited

CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED

Chola Enter a better life

Corporate Office:- "Chola Crest", C54 & C55, Super B-4, Thiru Vi Ka Industrial Estate, Guindy, Chennai-600032. Branch Address:- Cholamandalam Investment and Finance Company Limited, Unit No. 203, Lotus It Park, Road No. 16, Wagle Estate, Thane west, Maharashtra-400604.

POSSESSION NOTICE [Under Rule 8 (1)]

Whereas, the undersigned being the Authorised Officer of M/s. Cholamandalam Investment And Finance Company Limited, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 hereinafter called the Act and in exercise of powers conferred under Section 13[12] read with Rules 3 of the Security Interest [Enforcement] Rules, 2002 issued demand notices calling upon the borrowers, whose names have been indicated in Column [B] below on dates specified in Column [C] to repay the outstanding amount indicated in Column [D] below with interest thereon within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, notice is hereby given to the borrowers in particular and the Public in general that the undersigned has taken **Symbolic possession** of the properties mortgaged with the Company described herein below of the Columns on the respective dates mentioned in Column [E] in exercise of the powers conferred on him under Section 13[4] of the Act read with Rule 8 of the Rules made there under. The borrowers in particular and the Public in general are hereby cautioned not to deal with the properties men-tioned below and any such dealings will be subject to the charge of M/s. Cholamandalam Investment And Finance Company Limited for an amount mentioned in Column [D] along with interest and other charges. Under section 13 [8] of the Securitisation Act, the borrowers can redeem the secured asset by payment of the entire outstanding including all costs, charges and expenses before notification of sale.

Sr. No. [A]	Name and Address of Borrower & Loan A/c No. [B]	Date of Demand Notice [C]	Outstanding Amount [D]	Date of Possession [E]
1	Loan Account No. HE01SAI00000022540 **1. Santosh Jagannath Poojary (Applicant), 2. Shriyani Enterprises Through Their Propritor Santosh Jagannath Poojary (Co-applicant), 3. Prema Jagannath Poojary (Co-applicant), All At:** Flat No. 302, A Wing, Stanley Paradise Bld, Behind Raj Atlantis Tower, Near SVP School, Kanakya Road, Thane– 401107, Maharashtra **Also At:** Flat No.103, 1st Floor, "A-wing", Om Shree Krishna Krupa CHSL, Hanuman Nagar, Off Navghar Phatak Road, Mira Bhayander, Bhayander East- 401105, Maharashtra	10/04/2026	Rs. 20,40,790/- as on 09/04/2026 and interest thereon.	16/06/2026

Description Of The Immovable Property:- All That Piece And Parcel Of Flat No. A-103, On 1st Floor, Adm. 350 Sq. Ft. (Carpet/Built-up Area), In The Building Known As "Krishna Krupa" & Society Known As "Om Krishna Krupa Co-op.Hsg.Soc.Ltd", Constructed On Land Bearing Old S. No. 118/Part, New S. No. 113/Part, Situated At Hanuman Nagar, Village Goddev, Bhayandar East– 401105, Taluka And District-thane, Within The Limits Of Mira Bhayander Municipal Council And In The Registration District And Sub-district Of Thane.

Date: 16/06/2026 ,
Place: Thane, Mumbai

Sd/- Authorised Officer,
M/s. Cholamandalam Investment and Finance Company Limited

LUTHRA WATER SYSTEMS PVT.LTD. (UNDER LIQUIDATION)

(B-604, Ratnakar 9 Square, Keshav Baugh Road, Opp. ITC Narmada Hotel, Bodakdev, Ahmedabad– 380 015)

E-AUCTION SALE NOTICE

NOTICE is hereby given to public in general under the Insolvency and Bankruptcy Code 2016 and Regulations thereunder inviting bids from interested bidders in connection with the e-Auction process for sale of assets under Regulation 33 of IBBI (Liquidation Process) Regulations 2016 by Liquidator appointed by Hon'ble NCLT Court, Mumbai bench vide its order dated 18.12.2019 (received on 20.12.2019) in case of M/s Luthra Water Systems Pvt. Ltd. (Under Liquidation). It is hereby pertinent to inform all the bidders that (1) Only building Structure mentioned herein below at Sr. No. 1 is forming part of Liquidation Estate under Section 36(3) of Insolvency and Bankruptcy Code, 2016 read with Regulation 33 of the Insolvency & Bankruptcy Board of India (Liquidation Process) Regulations, 2016. (2) The piece of the Land parcel mentioned herein below at Sr. No. 2 on which the building structure is standing is in the name of the connected person of the suspended management of the corporate debtor. The Auction Sale of both the assets at Sr. No. 1 & 2 shall be conducted jointly and simultaneously. The sale will be done by the undersigned through the e-auction platform https://baanknet.com

Public at large is informed that offers are invited by electronic mode through https://baanknet.com to be submitted between 02:00 p.m. to 03.00 p.m. on 17th July 2026 for sale of the assets of M/s Luthra Water Systems Pvt. Ltd. (Under Liquidation). Sale of the properties is strictly on "As is where is basis and whatever there is basis and as is what is".

The possession of the assets/properties is with the undersigned in his capacity as Liquidator (appointed by Hon'ble NCLT, Mumbai Bench under IBC, 2016) of the company. The purchaser shall bear the applicable stamp duty, transfer charges, registration charges etc. in addition to all statutory dues/taxes payable to any authority. The successful purchaser shall be liable to deduct TDS on the purchase consideration at the applicable rate under the Income Tax Act, 2025, and shall deposit the same with the Income Tax Department within the stipulated time, furnishing proof thereof to the Liquidator.

Sr. No.	Details of Assets	Reserve Price	Earnest Money Deposit	Bid Incremental Amount
1.	Building Structure: a) Building Structure of Glass Bottling Plant (Structure Area - 5,418 Sq. Ft.) b) Building Structure of PET Bottling Plant (Structure Area - 7,700 Sq. Ft.)	Rs. 58,16,655/- (Rupees Fifty Eight Lakhs Sixteen Thousands Six Hundred and Fifty Five Only)	Rs. 5,81,665/- (Rupees five Lakhs Eighty One Thousand Six Hundred Sixty Five Only)	Rs. 1,00,000/- (Rupees One Lakh Only)
2.	The piece of the Land parcel bearing S. No. 113 in which building structure is erected at Ahirwadi, Village Pimpri, TalukaMulshi, District – Pune within Local Limitof Grampanchayat Pimpri, Panchayat Samiti Mulshi and within the jurisdiction of Sub – Registrar Haveli Mulshi, Maharashtra 412108 a) The piece of the Land parcel admeasuring plot area of 7,500 Sq. ft. having Glass Bottling Plant building structure owned by Mrs. Shagun Mehta. b) The piece of the Land parcel admeasuring plot area of 10,000 Sq. ft. having PET Bottling Plant building structure owned by Mrs. Shagun Mehta.	Rs. 1,05,00,000/- (Rupees One Crore Five Lakhs Only)	Rs. 10,50,000/- (Rupees Ten Lakh Fifty Thousand Only)	
	Total (Sr. 1 + Sr. 2)	Rs. 1,63,16,655/- (Rupees One Crore Sixty Three Lakhs Sixteen Thousand Six Hundred Fifty Five Only)	Rs. 16,31,665/- (Rupees Sixteen Lakhs Thirty One Thousand Six Hundred Sixty Five Only)	

Note: Both the assets mentioned at Sr. No. 1 (Building Structure) and Sr. No. 2 (Land Parcel) shall be sold together as a single composite unit. No separate or individual bid for either of the assets shall be entertained. The combined Reserve Price and combined EMD as indicated in the Total row above shall be applicable for participation in the e-Auction.

Important Terms and Conditions of E-Auction:

1. It is clarified that this invitation purports to invite interested bidders and does not create any kind of binding or obligation on the part of the Liquidator or the Corporate Debtor to effectuate the sale. The Liquidator reserves the right to cancel or modify the process and / or not to accept and / or disqualify any bidder without assigning any reason and without any liability. The intending bidders should make their own independent inquiries regarding the items put on auction.
2. The bidders shall submit all the pre-qualification documents along with an undertaking confirming that they are not ineligible under Section 29A of the Insolvency and Bankruptcy Code, 2016, to the extent applicable on the E-auction portal of Baanknet https://ibbi.baanknet.com/eauction-ibbi/bidder-registration by registering themselves under the "Buyer Registration" tab. If a bidder is found ineligible at any stage, the **EMD may be forfeited.**
3. Bidding will be allowed only if EMD prescribed is remitted as per the specified timeline.
4. The registration charges and other applicable taxes/charges, if any, shall be paid extra by the successful bidder to conclude the sale.
5. The Sale of Assets through E-Auction will be conducted strictly on **"AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" and "WITHOUT RECOURSE" BASIS** as such sale is without any kind of warranties and indemnities through approved service provider M/s. PSB Alliances on Baanknet. https://baanknet.com/
6. Timelines under e-auction is as follows:

Last date for submission of request letter of participation/KYC /Undertakings	15th July 2026
Last date for submission of EMD	15th July 2026
Date and Time of Inspection	27th June 2026 From 11:00 AM to 04:30 PM
Date and Time of E-Auction	17th July 2026 - 02:00 PM to 03:00 PM (With unlimited extension of 5 minutes each)
E –Auction Portal	https://baanknet.com
Contact Person of Auction Agency	PSB Alliance Pvt. Ltd., Mob. No. +91 82912 20220
Contact details of Liquidator and their team	Mr. Santosh Dubey Mob. No. +91 84335-87920

7. For information on tender document and other details email your request to irpdevendrajain@gmail.com.
8. Extension / corrigendum to this auction notice will be notified in the https://baanknet.com website & no separate paper publication will be issued. Interested bidders are requested to kindly visit ibbi.baanknet.com/ auction website

Date: 18.06.2026 Place: Mumbai

CA Devendra Jain (Liquidator), M/s. Luthra Water Systems Pvt. Ltd. (Under Liquidation)