PUBLIC NOTICE

This to inform the general public that I, Mr. Prashant Prabhakar Thakur s/o Mr. Prabhakar Nilkanth Thakur and Mrs. Kalpana Prabhakar Thakur w/o Mr. Prabhakar Nilkanth Thakur have lost / misplaced the original 4885 (four thousand eight hundred and eighty -five only) shares of ABB India Limited bearing certificate number 1100375, distinctive nos 256526 to 261410, having address at 1102, Plot 5/6, Manish Tower CHS Ltd, JP Road, Manish Nagar, Near Manish Nagar Shopping Centre, Andheri (West), Mumbai – 400053.

I hereby invite claims and objections, if any, for the issue of duplicate share certificate within 15 days (fifteen days) from the date of publication of this notice along with relevant proofs and documents supporting the claim at above mentioned address.

If no objections are received within the above-mentioned time, RTA will be free to issue duplicate shares certificates to us in the manner prescribed by SEBI guidelines.

Date: Sept 22, 2024
Place: Mumbai 400053 **Sd/-**

PUBLIC NOTICE

Notice is hereby given to the Public that, **Mr. BALRAJ DASAN NADAR & Mrs. LALITHA BALRAJ NADAR** is owner and bona fide member of MUKUND NAGAR Co Op Soc Ltd, SION DHARAVI ROAD, MUKUND NGAR, DHARAVI, MUMBAI 400017 Owner occupier of flat No 47, CAUVERI Building, holding Share Certificate No 62 for 5 shares of Rs. 50/- each distinctive Nos. from 306 to 310 (both inclusive) the Original Share Certificate No 62 has been misplaced and not traceable, my client has reported to concern police station about missing of the Original Share Certificate No 62.

The Co owner Mrs. Lalitha Balraj Nadar died on 20.06.2024 Leaving behind Mr. Balraj Nadar husband, Mr. Bala Nitin Nadar Son Mrs. Annalaxmi Nadar Daughter and Miss Nivetha Nadar being her only Legal heir now they applied to society to transfer her 50% share in the name of her husband Mr. balraj Nadar.

The undersigned Advocate hereby invites claims or objections, if any, for the issuing 'DUPLICATE' Share Certificate in lieu of Share Original Certificate. And transferring the said flat to prospective buyer transferring the 50% by way of legal heirs.

In case of any claims/objections, mortgage, Lien on the said flat property, kindly intimate the undersigned advocate alongwith the relevant documents to support their claims/objections within 14 days from the date of publication of this notice. In absence of any claim within stipulated period, it shall be deemed that the property has no claim by virtue of lost Share Certificate.

Place: Mumbai
Date : 24.09.2025

Sd/-
Adv. S. M. KANADE
Advocate High Court
17, Gold Filled Plaza,
Sion Bandra Link Road,
Sion West, Mumbai 400017
M. No. 9892788290

PUBLIC NOTICE

1) TAKE NOTICE THAT THE My Clients, Canara Bank Naupada branch had sanctioned Education loan in year 2006 to one Mr. Anurag Dorle for Rs. 11.00 Lacs and there is a Mortgage security of Shop No. 5 & 6 on ground floor, in Neelkanth Pooja Co-op Hsg Society Ltd, Village Gajbandhan Patharli, Kalyan Dist Thane

2) The bank had created Mortgage by depositing 1) Original Agreement for sale dated 22/09/1988 Regd Sr. No. KLN-1-6418-1988 executed between M/s Ashapura Combines (Developer) and Mr. Ashok Devendra Dorle and late Smt. Rajani Ashok Dorle. 2) Two Original Share Certificates No. 29 and 30 issued by the society.3) Original NOC from Society to create Mortgage of the shops.

3) My client says that full set of cover containing Loan Application, CR, Loan papers along with Title Deeds containing above documents are lost.

4) Bank has filed necessary Police complaint to that effect, under Sr. No. 614/2024 dated 03/04/2024 with Naupada Police station Thane

Any persons having any claims or right in respect of the said above Shops by way of inheritance, share, sale, mortgage, lease, lien, licence, gift, possession, or encumbrance howsoever or otherwise is hereby required to intimate to the undersigned within 8 days from the date of publication of this Notice of his such claim , if any, with all supporting documents failing which My client will consider such claim/s if any , as waived and not binding on them.

Sd/-
Mr. Niteen K. Kamat
Advocate,
Radha Niwas 2nd floor,
Dada Patil Road, Near Waman Hari Pethe
Jewelers Thane West 400602
Mobile - 9820004085

PUBLIC NOTICE

NOTICE is hereby given for the information of public that, my clients, MRS. SHANTHA BHARATHAN and MRS. RATNINI SAJEEV KOILARY are the lawful owners of a Flat No. 305 (3E) on the Third Floor of `A' Wing of THE NEELAM NAGAR BUILDING NO. 7 CO-OP. HSG. SCTY. LTD., situated at Gavanpada, Mulund (East), Mumbai - 400 081.

The Original Agreement dated 20th November 1987 executed between M/s. ACME ENTERPRISE, as the Developers therein and MR. JITSINGH KALIRAI as the Purchaser therein, in respect of the said Flat has been lost/misplaced and the same is not traceable even after diligent search and a Police Complaint has been lodged with Navghar Police Station on 09/08/2024 under Sr. No. 91423/2024.

All persons, Government Authorities, Bank/s, Financial Institution/s etc. having any claim against or to the said Flat of or any part thereof by way of mortgage, gift, sale, possession, inheritance, lease, license, lien, exchange, maintenance, charge, trust, agreement, share, easement or otherwise howsoever or whatsoever are required to make the same known in writing to the undersigned at her office at 202, Pushkaraj Society, Navghar Road, Mulund (East), Mumbai - 400 081, within 14 days from the date hereof, failing which it will be presumed and/or deemed that there are no such claims and if any, the same have been waived or abandoned and my client will be free to deal with the same without reference to any such claims made thereafter.

(DARSHANA M. DRAVID)
Advocate, High Court

PUBLIC NOTICE

Public at large is hereby informed that I am investigating the title in respect of property being Flat No. 4, on the Ground Floor, of Ram Rajya Co-op. Hou. Soc. Ltd., situated on land bearing City Survey No. 1907 at Village Kopri, Thane (East) 400603. The owner, Mrs Pooja Haresh Adnani has represented that the said Flat was owned by Mr Haresh Arjandas Adnani who has expired on 17th August 2017 and she and Mr Karan Haresh Adnani have acquired ownership of the said Flat pursuant to the Release Deed dated 28th May 2018, registered at the office of the Sub Registrar, Thane at document number TNN1-8244-2018, dated 28th May 2018.

If any person/s, authority, bank, financial institution, has any claim, right, title or interest of any nature whatsoever in the above said flat, shall raise their objections in writing within 7 days from the date of this notice at A-70, Sri Gurunanak C.H.S Ltd., Kopri Colony, Thane (East) 400603, otherwise such claim will be considered as waived and no claims shall be entertained thereafter.

Anil S Shamdasani
Advocate
Date: 24-09-2024 **Place:** Thane

PUBLIC NOTICE

Under the instruction of my client, **MS. SNEHA ARVIND KALBAG,** a notice is hereby given that, my client **MS. SNEHA ARVIND KALBAG** was the joint owner/member in respect of a Flat being No. 603, 6th Floor, in B wing, Atharv Navasamaj – Navasamaj CHS. Ltd., Gujarati Society Road, Vile Parle (East), Mumbai – 400 057, with -his father **MR. ARVIND SHIVANAND KALBAG.** Her father - **MR. ARVIND SHIVANAND KALBAG,** expired on 29/11/2023 leaving behind him, my client **MS. SNEHA ARVIND KALBAG,** as his only heir and legal representative being his single child. My client - **MS. SNEHA ARVIND KALBAG,** has applied for admission of membership for transfer of 50% share, capital, rights, interest of late **ARVIND SHIVANAND KALBAG,** in her favour.

Any person who may having any claim, right, title, or interest in the shares and flat by way of sale, mortgage, charge, lien, gift, use, trust, possession, inheritance, whatsoever or by virtue of legal heirship of late **ARVIND SHIVANAND KALBAG** or otherwise in any manner whatsoever are hereby requested to make the same known in writing to the undersigned at Flat No. 4, Omkar Ganesh Co-op. Hsg. Soc., Foolpada Road, Virar (East), Mumbai – 401 203, within fourteen (14) days from the date hereof otherwise such claim will be considered as waived and the **MS. SNEHA ARVIND KALBAG,** shall be admitted as members and sole owner of the flat.

Dated this 23rd day of September, 2024.

Yours truly,
Sd/-
MRS. SHILPA A. JADHAV

PUBLIC NOTICE

Shri A. B. Dutta Chowdhury a member **of Unik Co-operative Housing Society Ltd.** having address at, 142, Model Town, off J.P Road, Andheri (West), Mumbai- 400 053 . and holding flat No. B-3 in the building of the society, died on **22/12/2018** without making any nomination.

The society hereby invites claims and objections from the heir or heirs or other claimants/ objector or objections to the transfer of the said shares and interest of the deceased member in the capital/ property of the society within a period of **14 days** from the publication of this notice, with copies of such documents and other proofs in support of his/her/their claims/ objections for transfer of shares and interest of the deceased member in the capital/property of the society. If no claims / objections are received within the period prescribed above, the society shall be free to deal with the shares & interest of the deceased member in the capital / property of the society in such manner as is provided under the bye-laws of the society. The claims /objections, if any, received by the society for transfer of shares and interest of the deceased member in the capital/ property of the society shall be dealt with in the manner provided under the bye- laws of the society. A copy of the registered bye-laws of the society is available for inspection by the claimants / objectors, in the office of the society/ with the secretary of the society between 6:00 P.M. to 7:00 P.M. from the date of publication of the notice till the date of expiry of its period.

For and on behalf of
Unik Co-op. Housing Society Ltd.
S/d
Hon. Secretary.
Place : Mumbai.
Date: 22/09/2024

PUBLIC NOTICE

Notice is hereby given to the Public that, **Mr. KANTILAL ANANDJI DEDHIA** & **Mrs. PRATIBHA KANTILAL DEDHIA** are the bona fide member of STANDARD CO OP HSG SOC LTD and owner of **FLAT NO. 01, AJIT BUIDLING, PLOT NO 48, ROAD NO 2, SION (EAST) MUMBAI 400022 admeasuring about 500 Sq. feet built-up.**

The said premises originally owned by BENGADODI PADMANABHA CHARYA he sold the said flat to Mr. KANTILAL ANANDJI DEDHIA & Mrs. PRATIBHA KANTILAL DEDHIA vide an Agreemnt for Sale dated 23.03.1991, The Co-owner Mr. Kantilal Dedhia died on 02.06.1991 on his death his legal heir his wife applied for legal heir transfer accordingly Society transferred to Mrs. PRATIBHA KANTILAL DEDHIA as legal heirs,.

The present owner state and declare that the Original Agreement with the first owner BENGADODI PADMANABHA CHARYA and Developer is missing and not traceable.

Now Mrs. PRATIBHA KANTILAL DEDHIA is decided to Sale the said Flat premises to **Mr. Shankar Pawar & Mrs Manisha Pawar** for valuable consideration.

The undersigned Advocate hereby invites claims or objections, if any, for the transfer of the said Flat alongwith Shares held by member/ owner to purchaser. In case of any claims/objections as Sale, transfer, Gift, Lease, mortgage or any other way to transfer/sale then kindly intimate the undersigned advocate alongwith the relevant documents to support their claims/objections within 14 days from the date of publication of this notice. In absence of any claim within stipulated period, it shall be deemed that the property has no claim by virtue of ownership title is clear and marketable free from all encumbrances.

Place: Mumbai
Date : 24.09.2024

Sd/-
Adv. S. M. KANADE
Advocate High Court
17, Gold Filled Plaza,
Sion Bandra Link Road,
Sion West, Mumbai 400017

PUBLIC NOTICE

NOTICE is hereby given that certificate for 200 shares of **RIR POWER ELECTRONICS LIMITED** in the name of **JAYESH RAGHAVJI SHAH** under Folio No. 0014463 bearing Cert. No. 11889-11890 and Dist. Nos. 1237400 - 1237499 & 2766528 - 2766627 have been lost and application has been made to the Company to issue duplicate in lieu thereof.

Any person who has a claim in respect of the said shares should lodge such claim with the Company's Registrars & Transfer Agents at "ADROIT CORPORATE SERVICES PVT LTD." 18-20, Jaferbhoy Ind Estate 1st Floor, Makwana Road, Marol Naka, Andheri (E), Mumbai - 400059 within 15 days from the date of publication of this Notice, else the Company will proceed to issue Duplicate Certificates.

Place: Dombivli
Date: 24/09/2024

NOTICE

ULTRATECH CEMENT LIMITED

Registered Office: B Wing, Ahura Centre, 2nd Floor, Mahakali Caves Road, Andheri East, Mumbai, Maharashtra, 400093

Notice is hereby given that the certificate for 100 Equity Shares vide Folio no: 04553161 share certificate no. 29170 bearing distinctive no. 31073649 to 31073748 of Ultratech Cement Limited standing in the name of Late S Kumar and Richrd Ohri have been lost or misplaced and undersigned have applied to the company to issue duplicate certificates for the said shares. Any person who has a claim in the respect of the said shares should lodge such claim with the company at its registered office within 15 days of publication of this notice, else the company will proceed to issue duplicate certificates.

Place: Punjab
Date: 24.09.2024

Name: Richard Ohri
Ohri Hospital Complex, Saheed Udham Singh Nagar, Jalandhar, Punjab,144001

PUBLIC NOTICE

Notice is hereby given that **Share Certificate No. 27** holding Ten (10) shares of Rs. 50/- (Rupees Fifty Only) each bearing distinctive Nos. **261 to 270** in the name of **MR. HASMUKH HARIDAS TANNA** AND **MRS. PADMA HASMUKH TANNA** for **Gala No. 117** in **GOKUL IND. EST. PREMISES CO-OP. SOC. LTD.** lying and situated at PLOT NO. 150, MAROL CO-OP. SOCIETY, MAROL, ANDHERI (EAST), MUMBAI-400059 have been reported lost/ misplaced and an application has been made by member to the society to issue duplicate share certificate.

The society hereby invites claims or objections (in writing) for issuance of duplicate share certificate within the period of 15 days from the publication of this notice. In case of no claims/ objections are received during this period, the society shall be free to issue duplicate share certificate.

Date: 24/09/2024
Place: Mumbai
For **Gokul Ind. Est. Premises Co-Op. Soc. Ltd.**

Sd/- **Sd/-**
Hon. Secretary **Hon. Chairman**

Form No RSC – 4

[Pursuant to Section 66 read with Section 52 of the Companies Act, 2013 and Rule 3(3) of the National Company Law Tribunal (Procedure for Reduction of Share Capital of the Company) Rules, 2016]

Before the National Company Law Tribunal, Mumbai Bench
AND
In the matter of Section 66 read with Section 52 of the Companies Act, 2013 and other applicable provisions of the Companies Act, 2013 and rules framed thereunder
AND
In the matter of reduction of Equity Share Capital of OCS Group (India) Private Limited
AND
COMPANY PETITION NO. CP/119 (MB) of 2024

OCS Group (India) Private Limited, a company incorporated under the Companies Act, 1956 and having its registered office at A-502, Thane One, DIL Complex, Opposite Tatvagyan Vidyapeeth, Ghodbunder Road, Thane West – 400 610
CIN: U74999MH2011FTC262738

.....the Petitioner Company

PUBLICATION OF NOTICE IN RESPECT OF REDUCTION OF EQUITY SHARE CAPITAL OF OCS GROUP (INDIA) PRIVATE LIMITED

You are requested to take notice that a Petition has been e-filed with the National Company Law Tribunal, Mumbai Bench ("Tribunal") on the 3rd day of August 2024, which has been heard on 18th day of September 2024 and admitted vide order dated 18th day of September 2024 and the same has been fixed for final hearing on 08th day of January 2025 for confirming the following:

a. reduction of issued, subscribed and paid-up equity share capital from existing INR 1,14,48,28,460 (Indian Rupees One Hundred and Fourteen Crores Forty Eight Lakhs Twenty Eight Thousand Four Hundred and Sixty Only) divided into 11,44,82,846 (Eleven Crores Forty Four Lakhs Eighty Two Thousand Eight Hundred and Forty Six Only) equity shares of INR 10 (Indian Rupees Ten only) each fully paid up to INR 84,83,12,520 (Indian Rupees Eighty Four Crores Eighty Three Lakhs Twelve Thousand Five Hundred and Twenty Only) divided into 8,48,31,252 (Eight Crores Forty Eight Lakhs Thirty One Thousand Two Hundred and Fifty Two Only) equity shares of INR 10 (Indian Rupees Ten only) each fully paid up by cancelling/ extinguishing a total equity share capital of INR 29,65,15,940 (Indian Rupees Twenty Nine Crores Sixty Five Lakhs Fifteen Thousand Nine Hundred and Forty Only) being 2,96,51,594 (Two Crores Ninety Six Lakhs Fifty One Thousand Five Hundred and Ninety Four Only) equity shares fully paid-up equity shares of INR 10 (Indian Rupees Ten Only).

The notices to creditors have been issued. The list of creditors prepared on the 24th day of July, 2024 by the Petitioner Company is available at the registered office of the Petitioner Company for inspection on all working days during 11 a.m. to 4 p.m. between Monday to Friday.

If any creditor of the Petitioner Company has any objection to the Petition or the details in the list of creditors, the same may submit the representations and objections (along with supporting documents), if any, to the Hon'ble Tribunal at 4th Floor, MTNL Exchange Building, Near G. D. Somani Memorial School, G.D. Somani Marg, Cuffe Parade, Mumbai – 400-005 (alongwith supporting documents) along with details about your name and address and the name and address of your Authorized Representative, if any. Further, copy of these representations and the objections also be sent to the undersigned at A-502, Thane One, DIL Complex, Opposite Tatvagyan Vidyapeeth, Ghodbunder Road, Thane West, Mumbai 400 610, within three months of date of this notice.

If no objections are received within the time as indicated above, the entries in the list of creditors will, in all the proceedings under the above Petition to reduce the equity share capital of the Petitioner Company, be treated as correct.

It may also be noted that a hearing has been fixed on 8th January 2025 on which the Hon'ble Tribunal shall hear the Petition. In case any creditor intends to attend the hearing, he/she/authorized representative should make a request along with objections, if any.

For and on behalf of OCS Group (India) Private Limited
Anand Kumar Jajoo
Director

Date: 24/09/2024
Place: Thane

बैंक ऑफ़ इंडिया Bank of India BOI

ZONAL OFFICE : RATNAGIRI ZONE

SHIVAJINAGAR RATNAGIRI 415639

STAR MEGA E AUCTION FOR SALE OF IMMOVABLE PROPERTIES UNDER 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 provision to Rule 8(2) of the Security Interest (Enforcement) Rules 2002. Notice is hereby given to public in general & in particular to following Borrower(s)/ Guarantor(s) that the below mentioned Immoveable properties mortgaged/hypothecated to bank of India (Secured Creditor), the **symbolic and physical possession** of which has been taken by the Authorized Officer of Bank of India will be sold on **"AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" AND "WHATEVER THERE IS CONDITION"** for recovery of respective dues as detailed hereunder against the secured assets Mortgaged to Bank of India from the respective borrower(s)/Guarantor(s). The Reserve Price and Earnest Money Deposit is shown there against each secured assets. The sale will be done by the undersigned through e-auction platform provided hereunder.

DATE & TIME of Action: 25.10.2024 between 11 AM to 5 PM
(With auto extensions clause in case of bid in last 10 minutes before closing)

Sr. No.	Name of the borrower/ Guarantor/Owner/ Partner/Mortgagor of the Property	No of Properties	Details of Immovable properties to be sold	Details of banks dues	Possession	Minimum Reserve Price in Lakhs	EMD in Lakhs	Date & Time of E Auction
BANK OF INDIA, ANJANVEL BRANCH, 1ST FLOOR, GRAMPANCHAYAT BUILDING, ANJANVEL, TAL- GUHAGAR, DIST RATNAGIRI Authorized Officer: Mr. Sarfaraz G Patel, Chief Manager – Chiplun Branch, 8308411800								
1	Mr. Santosh Balkrishna Pawar	1	1BHK Block No. 206, Second Floor, 'Adhiraj Apartment', Off Malan Road & near ZP Road, Gat No. 1(A)1, Shrungartali, Tal. Guhagar, Dist Ratnagiri, Area of flat: 670 Sq ft, Owned by Mr Santosh Balkrishna Pawar (Borrower-Mortgagor)	Contractual Dues: Rs. 12.79 lakhs plus uncharged interest and other applicable charges from the date of NPA i.e. 31.08.2019	Symbolic	13.78	01.40	25.10.2024 From 11 AM to 5 PM
BANK OF INDIA, CHIPLUN BRANCH, AYESHABI COMPLEX, BAZARPETH, CHIPLUN, DIST RATNAGIRI Authorized Officer: Mr. Sarfaraz G Patel, Chief Manager – Chiplun Branch, 8308411800								
2	Mr. Milind Ramesh Salvi & Mrs Manali Milind Salvi	1	2BHK Flat No. 404, Fourth Floor, 'Soham Apartment', A-Wing, Gat No. 17, Hissa No. 234, CTS No. 7880, 7881/1, 7882, 7883, Near Pag Municipal Garden, Pag, on the backside of MSEB Power House, Chiplun, Tal. Chiplun, Dist Ratnagiri, Built up 800 Sq Ft, Carpet area 666.95 Sq ft,Owned by Mr Milind Ramesh Salvi & Mrs Manali Milind Salvi (Borrower-Mortgagor)	Contractual Dues: Rs. 20.07 lakhs plus uncharged interest and other applicable charges from the date of NPA i.e. 28.01.2023	Physical	24.10	02.41	25.10.2024 From 11 AM to 5 PM
BANK OF INDIA, KURDHUNDA BRANCH, AP KURDHUNDA, TAL. SANGAMESHWAR, DIST RATNAGIRI Authorized Officer: Mr R D Kujur, Chief Manager – Zonal office, Ratnagiri, 9892495330								
3	Mrs. Shobha Chandrakant Waghate	1	1 BHK residential Flat No. 301, 3rd Floor, Nandadeep Building, S No. 57/B29, Karwanchiwadi, Tal. & Dist. Ratnagiri, Admeasuing 489 Sq Ft (Built up) Owned By Mrs Shobha Chandrakant Waghate (Borrower-Mortgagor)	Contractual Dues: Rs. 14.10 lakhs plus uncharged interest and other applicable charges from the date of NPA i.e. 29.06.2021	Physical	08.60	00.86	25.10.2024 From 11 AM to 5 PM
BANK OF INDIA, MARUTI MANDIR BRNACH, GODBOLE STOP, TAL & DIST RATNAGIRI Authorized Officer: Mr Anant K Dige, Chief Manager – Zonal office - Ratnagiri, 9820492620								
4	Mr. Babaso Kisan Kasture	1	1 BHK Flat No. 203, Second Floor, 'C' Wing, 'Ajawa Estate', S.No.61, Hissa.No.2/1/5/7, Hanuman Nagar, Madhaliwadi (within Grampanchayat Limit of Madhaliwadi), Tal. & Dist. Ratnagiri. Built up area: 600 Sq ft, Owned by Mr Babaso Kisan Kasture (Borrower-Mortgagor)	Contractual Dues: Rs. 14.01 lakhs plus uncharged interest and other applicable charges from the date of NPA i.e. 31.05.2019	Symbolic	13.35	01.34	25.10.2024 From 11 AM to 5 PM
5	Mr. Muzaffar Mukhtar Karlekar & Mrs Sabiya Muzaffar Karlekar	1	1 BHK Flat No. J-208, Second Floor as per Agreement (Upper Second Floor level i.e. Third Floor as per approved plan. Since both the floor levels are same) 'J' Wing Building "Sunrise Residency" Azad Nagar Area, Near Konkan Nagar, Off Mazgaon Road, S. No. 367, H. No. 1, 3, 4, 5, 6, 7, 8 and 10, Mouje Zadgaon, Grampanchayat Shirgaon, Tal. Dist. Ratnagiri, Built up area: 612 Sq ft, Owned by Mr Muzaffar Mukhtar Karlekar & Mrs Sabiya Muzaffar Karlekar (Borrower-Mortgagor)	Contractual Dues: Rs. 16.17 lakhs plus uncharged interest and other applicable charges from the date of NPA i.e. 28.01.2024	Symbolic	14.10	01.41	25.10.2024 From 11 AM to 5 PM
6	Mrs. Amina Mustafa Memon & Mr Mustafa Gaffar Memon	1	2 BHK Grampanchayat House No. 4126, Flat No. 102,Ground Floor (Stilt Upper), "Shanti Heights" E-Wing, -Oswal Nagar, Near Sanmitra Nagar, Phanshi Road, S. No. 215, Hissa No. 1 & 2, S. No. 218A, H. No. 5B and S. No. 219, H. No. 4, Mouje Zadgaon, Grampanchayat Shirgaon, Tal. Dist. Ratnagiri, Built up area: 929 Sq ft, Owned by Mrs Amina Mustafa Memon & Mr Mustafa Gaffar Memon (Borrower-Mortgagor)	Contractual Dues: Rs. 30.75 lakhs plus uncharged interest and other applicable charges from the date of NPA i.e. 29.12.2023	Symbolic	24.60	02.46	25.10.2024 From 11 AM to 5 PM
7	Mr. Kasam Ashraf Darve & Mr Irfan Ashraf Darve	1	2 BHK Flat No. E-10, Second Floor (Stilt Parking Upper) 'E' Wing, "AL-HAMD PARK", S. No. 50A1, Hissa No. 2B+3A/2, C.S.No.8360, Dongarmala Area ,Peth Killa Road, 80 Feet Highway, Near Mirkarwada, Mouje Rahatagar, Within Ratnagiri Municipal Limit, Tal & Dist-Ratnagiri, Built up area: 842 Sq ft, Owned by Mr Kasam Ashraf Darve & Mr Irfan Ashraf Darve (Borrower-Mortgagor)	Contractual Dues: Rs. 08.48 lakhs plus uncharged interest and other applicable charges from the date of NPA i.e. 28.01.2024	Symbolic	20.60	02.06	25.10.2024 From 11 AM to 5 PM
8	Mr. Kayyum Gulab Bagwan	1	Municipal House No. 2061, S.No. 337, Hissa No. 2/1, City Survey No. 2304, 2304/1 to 4, Dhanaji Naka Area, Mouje Zadgaon, within Municipal Limits, Near Bazaar Peth, Ratnagari. (Collapsed roof & Broken construction) Area of plot: 1937 Sq ft, Owned by Mr Kayyum Gulab Bagwan (Borrower-Mortgagor)	Contractual Dues: Rs. 06.05 lakhs plus uncharged interest and other applicable charges from the date of NPA i.e. 30.09.2016	Symbolic	25.60	02.56	25.10.2024 From 11 AM to 5 PM
BANK OF INDIA, ORAS BRANCH, BEHIND RAVALNATH MANDIR, AT & POST ORAS, TALUKA KUDAL, DIST. SINDHUDURG Authorized Officer: Mr Brajesh Mallick, Chief Manager – SMEUC Kudal, 8237815689								
9	Mrs.Supriya Santosh Walavalkar	1	2 BHK residential flat situated at Flat No T6, 3rd floor, Supriya apartment, Plot No 12, collector Colony, Near Sindhudurg district Central Co op bank, Oros bk, Tal. kudal, Dist Sindhudurg, Admeasuring 966 Sq Ft, Owned by Mrs Supriya Santosh Walavalkar (Borrower-Mortgagor)	Contractual Dues: Rs. 13.11 lakhs plus uncharged interest and other applicable charges from the date of NPA i.e. 29.05.2023	Symbolic	19.85	01.99	25.10.2024 From 11 AM to 5 PM
BANK OF INDIA, NIWALI TITHA BRANCH, AT POST NIWALI, OPP. ZILLA PARISHAD SCHOOL, NEAR HATKHAMBA, TAL AND DIST RATNAGIRI Authorized Officer: Mr Mukund Shripad Khandekar, Chief Manager – Zonal Office - Ratnagiri, 9370218382								
10	Mr. Narsappa Yallappa Bajantri	1	1 BHK Residential flat no S201, Stilt upper 2nd floor, Balaji Paradise, S No. 22, H No. 4/5/4, Plot No. 4, Near Ravindra nagar Bus Stop and Polie station Karwanhiwadi, Tal & Dist Ratnagiri, 415639, Admeasuring 488 Sq ft., owned by Mr Narsappa Yallappa Bajantri (Borrower-Mortgagor)	Contractual Dues: Rs. 11.95 lakhs plus uncharged interest and other applicable charges from the date of NPA i.e. 01.05.2021	Physical	10.60	01.06	25.10.2024 From 11 AM to 5 PM

TERMS & CONDITIONS of E Auctions are as under :

E-Auction is being held on **"AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS"** and **"WHATEVER THERE IS CONDITION"** and will be conducted online.

2. For downloading further details, process compliance, terms & Conditions please visit

a) **https://bankofindia.co.in**

b) Website address of E Auction service provider is- **https://ebkray.in** .Bidder may visit **https://ebkray.in** where guidelines for bidders are available with educational videos. Bidders have to complete following formalities well in advance in order to participate in E Auction.

Step-1: Bidder Registration-Bidder to register on E Auction platform (link given above) using his mobile number and Email ID.

Step-2: KYC Verification-Bidder to upload requisite KYC Documents **ONLY THROUGH DIGILOCKER.** KYC documents shall be verified by the **DIGILOCKER.**

Step-3: Transfer of EMD amount to bidder Global EMD wallet: On-line/Off-line transfer of fund using NEFT/Transfer using challan generated on E Auction platform.

Step-4: Bidding Process & Auction Results: Interested bidders can bid online on E Auction platform after completing Step 1,2 & 3.Please note that Step 1 to 3 should be completed by the bidder well in advance, before E Auction date.

3. To the best of knowledge & information of the authorized officer, there is no encumbrance on the properties. However the intending bidders should make their own independent inquiries regarding the encumbrance, title of properties put for E-Auction and claims/rights/dues affecting the property prior to submitting their bid. The E Auction advertisement does not constitute and will not 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 bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for third party claims/rights/dues. No claim of whatsoever nature will be entertained after submission of On-line bid regarding properties put for sale.

4. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The bidder may inspect the property in consultation with the dealing official as per the details provide. **Date of Inspection of Immovable Properties: 09.10.2024 from 11.00 AM to 4:00 PM with prior appointment with above mentioned respective branches on the contact numbers given against respective branches.**

5. Bids shall be submitted through online procedure only. (Subject to website availability)

6. Bidders shall be deemed to have read & understood the terms & conditions of sale & be bound by them.

7. The bid price to be submitted shall be above the Reserve Price & bidders shall improve their further offers in multiples of Rs.10, 000/- (Rs. Ten Thousand only)

8. The Earnest Monet Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and EMD of the unsuccessful bidders shall be refunded.

9. Physical possession of property will be handed over to successful bidder only after obtaining physical possession from District magistrate in case of property under banks symbolic possession.

10. The Earnest Monet Deposit (EMD) shall not bear any interest and further no interest and/or expenses, charges will be paid in the eventuality of litigation on the bid amount or any other amount paid by the bidder in this process. The successful bidder shall have to deposit 25% of the sale price inclusive of EMD already paid, immediately upon same day or next working day as the case may be. The balance of the purchase price shall have to be paid within 15 days of acceptance / confirmation of sale conveyed to them failing which Bank is at liberty to forfeit the amount deposited by the successful bidder.

11. Participation and bidding in the auctions on the website shall be deemed that the bidder has accepted the T&C's pertaining to the auction and is aware of all the Taxes and Duties, and other extraneous factors and the principle of caveat emptor shall apply. It shall also imply that the bidder has carefully gone through the terms and conditions, including amendments, if any, prevailing at the time of auction. No objections or complaints will be entertained once the bid is placed.

12. Neither the Authorized Officer/ Bank nor E Auction service provider will be held responsible for any Internet Network Problem/ Power failure any other technical lapses etc. In order to ward off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back up etc. for successful participation in E Auction event.

13. Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194- 1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75 % of the bid amount/full deposit of BID amount. The purchaser shall bear the applicable stamp duties, registration charges and other incidental charges and also the statutory and non-statutory dues, taxes, assessments etc.

14. The Authorized Officer/bank has the absolute right & discretion to accept or reject any or all offers or adjourn/postpone/ cancel the E Auction or withdraw any property thereof from the auction proceedings at any stage without assigning any reason therefor. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorized Officer, but the Authorized Officer shall not be answerable for any error, misstatement or omission in this proclamation.

15. The sale certificate will be issued in the name of purchaser(s)/applicant(s) only and will not be issued in any other name(s).

16. The sale shall be subject to rules/conditions prescribed under the Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest Act 2002. For further details / enquiries, if any, of the terms and conditions of sale, can be obtained from the respective branches on the contact numbers given.

17. Bid once maid shall not be withdrawn or cancelled. All bid made from the register user ID will be deemed to have been made by him/her only.

18. This notice is also applicable to borrower, co-borrower, guarantor and public in general.

SALE NOTICE TO BORROWERS/GUARANTORS

This Notice is also to be treated as Statuary sale notice to borrower and Guarantor (L/Rs) Under Rules 8(2) Security Interest (Enforcement), Rule 2002.

Dear Sir/Madam,

The undersigned being the Authorized Officer of Bank of India is having full powers to issue this notice of sale and exercise all powers of sale under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the Rules framed there under. You have committed default in payment of the outstanding dues and interest with monthly rests, costs and charges etc in respect of the advances granted by the bank mentioned above. Hence the bank has issued a Demand Notice to all of you under section 13(2) to pay the above mentioned amount within 60 days. You have failed to pay the amount even after the expiry of 60 days. Therefore the Authorized Officer, in exercise of the powers conferred under Section 13(4), took physical possession of the secured assets, more particularly described in the schedule mentioned above. Notice is hereby given to you to pay the sum as mentioned above before the date fixed for sale, failing which the immovable properties will be sold and balance due, if any, will be recovered with interest and cost from you. Please note that all expenses pertaining to demand notice, taking possession, valuation and sale etc. shall be first deducted from the sale proceeds, which may be realized by the undersigned and the balance of the sale proceeds will be appropriated towards your liability as aforesaid. You are also at liberty to participate in the sale to be held on the terms and conditions thereof including deposit of earnest money or may bring suitable buyers.

Place: Ratnagiri
Date: 24.09.2024

SD/-
AUTHORISED OFFICER BANK OF INDIA
NOTICE UNDER SARFAESI ACT, 2002