

PUBLIC NOTICE

Notice is hereby given to the public at large that, I am instructed to investigate the title of **Mr. VINODKUMAR MEENA** s/o. Madanlal Rambal Meena (**said Vinodkumar**) in respect of residential flat more particularly described in the schedule hereunder written. (**said Flat**) together his interest in the five fully paid shares of Rs. 50/- each issued by **SHIVAM CO-OPERATIVE HOUSING SOCIETY LTD.** (regd.) (**Said Society**) bearing Share Certificate No. 72 and distinctive Shares No.'s from 461 to 465 (both inclusive) (for short - **said Shares**).

The said Flat was originally acquired by purchase by said Vinodkumar's grandfather namely **Shri Rambal Bholayaram Meena (said Rambal)** who came to be admitted to the membership of said Society and held the said Shares. Said Rambal died at Rajasthan India on 06/11/2009 leaving behind a Will bequeathing the said Flat unto said Owner. The said Will has been proven and probated under a Testamentary Petition No.2157/2022 before the Hon. Bombay High Court Mumbai with said Owner's father **Shri Madanlal Rambal Meena (Said Madanlal)** being appointed as sole executor in terms with said Will.

Said Vinodkumar is now desirous of disposing off the said Flat to my client for consideration claiming to be the sole and absolute owner or holder having marketable title free from encumbrance and reasonable doubts.

All persons having any claim demand right benefit or interest claiming under said Rambal or otherwise in respect of or against the said Flat and/or to the said shares and/or any part or portion thereof by way of allotment, sale, exchange, mortgage, charge, gift, lien, inheritance, lis pendis, or howsoever are hereby called upon to make the same known in writing to the undersigned at her office **Vivek Shalekar & Co., Shop No. 17, Parshwa Giriraj, Opp. Madhuram Hall, Dahisar (East), Mumbai 400068 WITHIN A PERIOD OF 15 (Fifteen) DAYS** from the date of publication of this notice (along with all available supporting documents) failing which the claim, if any, shall be deemed to have been waived and abandoned for all intent and purposes and such claims shall not be binding on my clients.

Schedule

Flat bearing No. 503 in B wing, adm. 650 sq.ft. Carpet area on the 5th floor of 'Shivam' Co-operative Housing Society Ltd situated at Chatrapati Shivaji complex Road No. 5, near Anand Nagar, Dahisar (East), Mumbai 400068 lying at R/N ward of BMC on part of land bearing CTS No. 1430/A and 1430/B lying at Village Dahisar Tal. Borivali M.S.D.

Sd/- **MRS. PRIYA K. GAJJAR (Shalekar)**
Advocate High Court Bombay
Email id: visco.dhr@gmail.com

DEBTS RECOVERY APPELLATE TRIBUNAL DELHI

Apartment No. 318, 11th Floor, Hotel Samrat, Kautliya Marg,
Chanakyapuri, New Delhi-110021.

Misc. Appeal No. 156/2025

T.A No. 241/2022

(DRT-III, Delhi)

Appellant/s

J. C Flower Asset Reconstruction Pvt. Ltd.

Vs

Raghuleela Developers LLP & Ors.

Respondent/s

Notice

Raghuleela Developers LLP A Company incorporated as per the laws of India
Registered Office At:- ONE BKC, A Wing ,1401, Plot No. C-66, G Block, Bandra Kurla, Complex, Bandra (East), Mumbai, Maharashtra- 400051. Respondent No.1

Summons By Way Of Paper Publication

Whereas: the notice that an appeal from the order passed by the Presiding Officer of D.R.T. to the above case has been presented by the appellant on 08.07.2025 and is registered in the Tribunal. The matter was listed before this Tribunal on 01.04.2026. Whereas it has been shown to the satisfaction of the Tribunal that it is not possible to serve you in the ordinary way, Therefore, this notice is given by advertisement directing you to make appearance in this Tribunal on 06.05.2026.

The Publication be made in two newspapers "one in vernacular language and the other in English" which are widely circulated in the said area/ last known addresses of the respondents.
whereas take notice that in default of your appearance on the day mentioned above, the case will be heard and determined in your absence.
Given under my hand and the Seal of the Tribunal, this 07th day of April, 2026.

BY ORDER OF THE TRIBUNAL

Sd/- Section Officer

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

"APPENDIX- IV-A [See provision to Rule 6 (2) & 8 (6)]

Deolali Branch- Jolly Plaza Deolali Camp, Deolali, Nashik-422401.

Sale of secured immovable assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as the Act)

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 6 (2) & 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, **Physical Possession** of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on "**As is where is**", "**As is what is**", and "**Whatever there is**" for recovery of below mentioned account/s. The details of Borrower/s / Guarantor/s, Secured Asset/s, Dues, Reserve Price, E-Auction Date & Time, EMD and Bid Increase Amount are mentioned below:-

Sr. No.	Name & Address of Borrower/s / Guarantor/ s	Short Description of the immovable property with known encumbrances, if any	Total Dues	Reserve Price/ EMD/ Bid Increase Amount	Status of Possession (Constructive / Physical)
01	Borrowers: Mr. Pradipkumar Ramsavare Yadav Address : Flat No. 09, 3rd Floor, in Gills Garden "D" Apartment, Matoshree Nagar, Tajpurne Nagar, Chhedhi Gaon, in Chhedhi Shivaj, Nashik 422101.	All that piece & parcel of the residential unit bearing Flat No. D-9, having carpet area of 60.03 Sq Mtrs & built up area of 78.03 Sq Mtrs on the Third Floor, in residential building known as GILLS GARDEN "D" constructed on survey No. 11/4A 48P/2 area admeasuring 3910 Sq Mtrs and Plot No. 21 area measuring 140.00 Sq Mtrs out of survey No.11/2/121/1 situated at Village Chhedhi Budruk, Tal. & Dist. Nashik within the limits of Nashik Municipal Corporation, Nashik. Owned By: Mr Pradipkumar Ramsavare Yadav Boundaries:- East: Flat No. D10, West: Common Space, South: Flat No. D-12, North: Common Space	Rs. 25,76,926.18/- (Rs. Twenty Five Lakhs Seventy Six Thousand Nine Hundred Twenty Six & Eighteen Paise Only) + Int from 10.07.2024 + other Charges, minus Recovery if any.	Reserve Price: Rs. 17,90,000/- EMD: Rs. 1,79,000/- BID Increase Amount: Rs. 1790/-	Physical Possession

■ **Date & Time of E-Auction: Date - 18.05.2026 & Time - 2 pm to 6 pm** ■ **Property Inspection Date & Time: Date - 05.05.2026 from 10 am to 4 pm**

For detailed terms and conditions of sale, please refer/visit to the website link <https://www.bankofbaroda.in/e-auction> and online auction portal <https://baanknet.com> Also, prospective bidders may contact the authorized officer on **Mobile No. 9924290330**.

Sd/- **Authorised Officer,**
Bank of Baroda

Date: 30.04.2026 | Place : Nashik

ADITYA BIRLA HOUSING FINANCE LIMITED

Registered Office: Indian Rayon Compound, Veraval, Gujarat 362266
Branch Office: Aditya Birla Housing Finance Limited 8th Floor, G Corp, Tech Park Ghodbunder Road, Kasarvadavli, Thane (West) – 400615

1. ABHFL: Authorized Officer HITESH H ALWEE : 8652291373
2. Auction Service Provider (ASP) - M/S e-Procurement Technologies Pvt. Ltd. (AuctionTiger) Mr. Ram Sharma - Contact No. 800023297 & 9265562819

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8(6) and 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable properties mortgaged/charged to the Aditya Birla Housing Finance Limited/Secured Creditor, upon classification of availed loans as Non Performing Asset (NPA) on 08-10-2025, issued a notice under Section 13(2) on 23-10-2025 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (54 of 2002) (hereinafter referred to as "the said Act") calling upon you, the Borrower(s) to discharge the liabilities in full within a statutory period of 60 (Sixty) days, amounting to **INR 20482736.18/- (Rupees Two Crores Four Lakhs Eighty Two Thousand Seven Hundred Thirty Six and Paise Eighteen Only)**, the Constructive/Physical possession of which has been taken by the Authorized Officer of Aditya Birla Housing Finance Limited/Secured Creditor on 06-01-2026, will be put to sale by auction on "**As is where is**", "**As is what is**", and "**Whatever there is**" on 23-05-2026, for recovery **INR 20482736.18/- (Rupees Two Crores Four Lakhs Eighty Two Thousand Seven Hundred Thirty Six and Paise Eighteen Only)** and further interest and other expenses thereon till the date of realization, due to Aditya Birla Housing Finance Limited/Secured Creditor from the Borrower(s) & Guarantor(s) namely **S K FREIGHT LINES PRIVATE LIMITED, HAROON SHARAPUDDIN SHAIKH & AJIT HARIBHAU DHASADE**.

The reserve price will be **INR 12600000/- (Rupees One Crore Twenty Six Lakhs Zero and Only)** and the Earnest Money Deposit (EMD) will be **INR 1260000/- (Rupees Twelve Lakhs Sixty Thousand Only)** The last date of deposit of EMD is 22-05-2026.

DESCRIPTION OF IMMOVABLE PROPERTY

All That Piece And Parcel Of Flat No. 302, Admeasuring Approximately Area 55.62 Sq. Mtrs., As Per Definition Of Rera Carpet Area And Balcony Area Admeasuring Approximately 4.35 Sq. Mtrs., On 3rd Floor, Of The Building Known As "Prime Vista", Constructed On Cts No. 184 (C) Part Of Village Ghatkopar, Cts No. 222 Of Village Ghatkopar & Cts No. 1/A Of Village Vikhrol, Situated At Laxmi Nagar, Link Road, Pant Nagar, Ghatkopar (East), Mumbai – 400 075

For detailed terms and conditions of the sale, please refer to the link provided in Aditya Birla Housing Finance Limited/Secured Creditor's website i.e. <https://homefinance.adityabirlacapital.com/properties-for-auction-under-sarfaesi-act-i.e. https://sarfaesi.auctiontiger.net>

Date: 01-05-2026 Sd/- **Authorized Officer**
Place: MUMBAI **Aditya Birla Housing Finance Limited**

MUMBAI DEBTS RECOVERY TRIBUNAL NO. I

2nd FLOOR, MTNL BHAVAN, STRAND ROAD, COLABA MARKET,
COLABA MUMBAI- 400 005

RECOVERY PROCEEDINGS NO. 43 OF 2024**NOTICE FOR SETTING THE SALE PROCLAMATION**

Exhibit No: 26
Next date: 22.05.2026

Bank of India ...**CERTIFICATE HOLDER**
VERSUS
Mr. Tejas Jewels & Ors ...**CERTIFICATE DEBTOR**

To,
C.D No.1.
M/S. Tejas Jewels,
Partnership firm, 2203, Sovereign, Hiranandani Gardens,
Powai, Mumbai-400076.
And also having New Address at:
Ground Floor, P & S Corporate House, A-56, Road No. 1,
Marol MIDC, Near Tunga International Hotel, Andheri (E), Mumbai-400093.

C.D No.2.
Mr. Balasaheb Kadam,
Partner of M/S. Tejas Jewels, 2203, Sovereign,
Hiranandani Gardens, Powai, Mumbai-400076.

C.D No.3.
Mr. Nitin Dahale,
M/S. Tejas Jewels, 2203, Sovereign, Hiranandani Gardens,
Powai, Mumbai-400076.

C.D No.4.
Mr. Ujjwal Ghorpade,
M/S. Tejas Jewels, 2203, Sovereign, Hiranandani Gardens,
Powai, Mumbai-400076.

C.D No.5.
M/s. Chintamani Carino Casa Development Pvt. Ltd.,
(Formerly M/s. Chinmay Agriculture and Housing Pvt. Ltd.),
having its registered Office at Ground Floor of P & S Corporate House,
A-56, Road No. 1, Marol MIDC, Near Tunga International Hotel,
Andheri (E), Mumbai-400093.
And also having address at:
3/313, Sai Dham Bldg., N.M. Joshi Marg, Lower Parel, Mumbai-400013.

Whereas the Hon'ble Presiding Officer has issued Recovery Certificate in Original Application No. 34 of 2017 to pay the Original Applicant Bank /Certificate Holder a sum of **Rs.2,68,74,553.59 (Rupees Two Crore Sixty Eight Lakhs Seventy Four Thousand Five Hundred Fifty Three and Paise Fifty Nine only)** with interest and cost.

Whereas you have not paid the amount and the undersigned has attached the under-mentioned property and ordered its sale.

You are hereby informed that the next date i.e. **22.05.2026 at 12:00 p.m.** before DRT I has been fixed for drawing up the proclamation of sale and setting the terms thereof. You are hereby called upon to participate in the settlement of the terms of proclamation and to bring to the notice of the undersigned any encumbrances, charges, claims, or liabilities attaching to the said properties or any portion thereof.

SPECIFICATION OF IMMOVABLE PROPERTY

All the piece and parcel of the land admeasuring 34619 Sq.Ft. situated at Plot No. 310 to 314, 333 to 335 and 338, Village: Khapri, Taluka: Murbad, District: Thane 421401.

Given under my hand and seal of the Tribunal on this 26th day of March, 2026 at Mumbai.



Sd/-
(**Mahesh Kumar**)
Recovery Officer,
Debts Recovery Tribunal

Date: 01.05.2026
Place: Mumbai



HLC Borivali West (15545):- Elegant Corner, Guru Tapasya Chs Ltd.620/4,
New Savarna Hospital, Kastur Park,Shimpoli Road, Borivali West, Mumbai-400092,
Tel-022-29687528/527 Email Id - racpc.borivali@sbi.co.in

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 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable properties mortgaged/charged to the Secured Creditor, the **physical possession** of which has been taken by the Authorised Officer of State Bank of India, the Secured Creditor, will be sold on "**As is where is**", "**As is what is**" and "**Whatever there is**" basis for the recovery of respective amount, due to the State Bank of India (Secured Creditor) from the respective Borrower(s) and the Guarantor(s) as specified here under:-

Sr No	Name of Borrower/Director/ Guarantor	Total dues for recovery	Description of the immovable properties	Reserve Price (in Rs.)	Earnest Money Deposit(EMD) (in Rs.)	Date & Time for inspection of the properties	Auction Date & Time
1	Mrs. Firdos Rehan Baig (Borrower) Property ID: SBIN43864499201	Rs. 76,92,429/- (Rs. Seventy-Six Lakhs Ninety-Two Thousand Four Hundred Twenty-Nine Only) as on 28.07.2025 plus charges.	Property situated at Flat No. A 601, 6th Floor, "Hari Gurav Apartment", Near Omkar Hospital/Village- Balkum, Thane-400608 Admeasuring about 541 sq. ft. (Carpet) lying, being and situated at Village-Balkum, Survey No. 167/6, within the limit of Thane Municipal Corporation. Possession: Physical Contact Person- OM Enterprises (Mr. Sanjay Gadkar : 9892507818)	Rs. 73,03,000/- (Rupees Seventy-Three Lakhs Three Thousand Only)	Rs.7,30,300/- (Rupees Seven Lacs Thirty Thousand Three hundreds Only)	02.05.2026 to 01.06.2026 11.00 A.M. to 5.00 P.M.	02.06.2026 10.00 A.M to 4.00 P.M

The e-auction will be conducted through Bank's e-Auction service provider approved service **M/s PS Alliance Private Limited** at their web portal <https://baanknet.com>. The interested bidders shall ensure that they get themselves registered on the e-auction website and deposit earnest money in the virtual wallet created by service provider as per guidelines provided on <https://baanknet.com>

The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid documents, Training/Demonstration, Terms & conditions on online Inter-se Bidding etc., may visit the website <https://baanknet.com>. For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the Secured Creditor's website <https://bank.sbi>, www.sbi.co.in, and website <https://sbi.co.in/web/sbi-in-the-news/auction-notices/sarfaesi-and-others> and <https://baanknet.com>

Statutory Notice under Rule 8(6) of the SARFAESI Act: This is also a notice to the Borrower/Guarantor of the above loan under Rule 8(6) of the SARFAESI Act 2002 about holding of Auction for the sale of secured assets on above mentioned date.

Date: 30.04.2026 / Place: Mumbai

AUTHORISED OFFICER, STATE BANK OF INDIA



CREDIT RECOVERY AND LEGAL SERVICE DEPARTMENT
REGIONAL OFFICE The Capital Building, 1st Floor,
Opp. Kulkarni Garden, Sharanpur Road, Nashik.

[Rule - 8(1)]

POSSESSION NOTICE

(For Immovable Property)

Whereas

The undersigned being the Authorized officer of **Union Bank of India, Bhusawal Branch (CTS No.3292, Sukh Niketan, Timber Market, Opp. Sarvodaya Chatralaya, Dist. Jalgaon, Maharashtra)** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (Second) Act, 2002 (Act No. 54 of 2002) and in exercise of powers conferred under Section 13(2) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice as per below list calling upon the borrowers to repay the total amount mentioned in the notice and interest thereon with other legal expenses within 60 days from the date of receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with rule 8 of the said rules as per below date.

The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Union Bank of India, and interest thereon.

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

S. N.	Name of The Borrower/Guarantor	Date of Demand Notice	Date of Possession	Mortgage of immovable property described herein below:	Amount Due in Demand Notice
1	Borrower- Mr. Hemant Pitambar Zambare and Guarantor Mr. Pitamber Eknath Zambare & Mr. Pawan Totaram Waghulde & Mr. Chaitanya Totaram Waghulde & others (Legal heirs of deceased Guarantor Mr. Totaram Devaji Waghulde)	30.01.2026	28.04.2026 29.04.2026	Property 1: All that part of the property consisting Gat No. 235/2, Plot No. 5, out of western Portion Adm. 139.9 Sq. Mtr. At Kashiram Nagar, Bhusawal Subdistrict Bhusawal and District Jalgaon belong to Mr. Pitamber Eknath Zambare and the same bounded as under: On or Towards East: Plot No. 4, On or Towards West: Plot No. 6, On or Towards South: S. No. 231/1A, On or Towards North: Road Property 2: All that piece and parcel of land & construction thereon on City Survey No. 701, Lakkad Peth, Faizpur belong to Mr. Totaram Devaji Waghulde admeasuring 122.9 Sq.Mtrs. bounded as under: On or Towards East: Road, On or Towards West: C. S. No. 702, On or Towards South: C. S. No. 706, Common Road, On or Towards North: C. S. No. 700, 699	Rs. 19,60,358.74 (Rs. Nineteen Lakhs Sixty Thousand Three Hundred Fifty Eight and Paise Seventy Four Only) & interest thereon

Sd/- **Authorised Officer**
Union Bank of India

Place : Bhusawal

SERVING OUR CUSTOMERS WITH SURAKSHA AUR BHAROSA DONO

Health Insurance



Motor Insurance



Home Insurance



Travel Insurance



Business Insurance



Cyber Insurance

Solvency Ratio: 1.90

GDP Growth: 14.51%

AUDITED FINANCIAL RESULTS**FORM NL-1-B-RA**

Audited Revenue Account for the year ended 31st March 2026

Insurance Revenue Account for the year ended 31 st March 2026					₹ in Lakhs			
Particulars	Fire		Marine		Miscellaneous		Total	
	For the year ended on 31 st Mar 2026	For the year ended on 31 st Mar 2025	For the year ended on 31 st Mar 2026	For the year ended on 31 st Mar 2025	For the year ended on 31 st Mar 2026	For the year ended on 31 st Mar 2025	For the year ended on 31 st Mar 2026	For the year ended on 31 st Mar 2025
Premiums earned (Net)	47,706	40,186	7,052	6,753	9,23,703	8,33,485	9,78,461	8,80,424
Profit/(Loss) on sale/redemption of Investments (Net)	719	158	78	15	6,131	1,213	6,928	1,386
Interest, Dividend & Rent – Gross	14,313	12,292	1,558	1,224	1,21,990	94,562	1,37,861	1,08,078
Other								
(i) Other Income								
(a) Investment Income-								
Nuclear Pool & Terrorism Pool	628	539	-	-	67	139	695	678
(b) Interest Income on								
Unclaimed Policyholder	8	8	1	1	68	70	77	79
(c) Miscellaneous Income	-	1	-	0	235	206	235	207
(d) Recovery of Bad Debts Written Off	-	126	-	13	-	968	-	1,107
(ii) Contribution from the Shareholders' Account								
(a) Towards Excess Expenses of Management	-	-	-	-	-	-	-	-
(b) Others	-	-	-	-	-	-	-	-
TOTAL (A)	63,374	53,310	8,689	8,006	10,52,194	9,30,643	11,24,257	9,91,959
Claims Incurred (Net)	29,996	24,681	9,891	7,606	7,26,133	6,93,313	7,66,020	7,25,600
Commission (Net)	(2,385)	(10,008)	1,096	1,602	1,57,371	1,17,265	1,56,082	1,08,859
Operating Expenses related to Insurance Business	6,975	7,575	1,129	992	1,57,080	1,35,955	1,65,184	1,44,522
Premium Deficiency	-	-	-	-	-	-	-	-
TOTAL (B)	34,586	22,248	12,116	10,200	10,40,584	9,46,533	10,87,286	9,78,981
Operating Profit/(Loss) C=(A - B)	28,788	31,062	(3,427)	(2,194)	11,610	(15,890)	36,971	12,978
APPROPRIATIONS								
Transfer to Shareholders' Account	28,788	31,062	(3,427)	(2,194)	11,610	(15,890)	36,971	12,978
Transfer to Catastrophe Reserve	-	-	-	-	-	-	-	-
Transfer to Other Reserves	-	-	-	-	-	-	-	-
TOTAL (C)	28,788	31,062	(3,427)	(2,194)	11,610	(15,890)	36,971	12,978