PUBLIC NOTICE
Form No. INC-26

[Pursuant to Rule 30 of the Companies (Incorporation) Rules, 2014]
Advertisement for change of registered office of the Company from the State of Maharashtra to the State of Telangana

Before the Central Government
Regional Director, Western Region Directorate I , Ministry of Corporate Affairs, Mumbai

In the matter of sub-section (4) of Section 13 of Companies Act, 2013 and clause (a) of sub-rule (5) of rule 30 of the Companies (Incorporation) Rules, 2014

AND

In the matter of **ELDER BUILDERS PRIVATE LIMITED** (CIN: U44120MH2014PTC252859) having its registered office at 1 and 2, 1st Floor Fine Mansion 203 D N Road Above Café Shaheen Restaurant, Fort ,Mumbai GPO, Mumbai-400001, Maharashtra, India,

.....Petitioner Company

Notice is hereby given to the General Public that the Company proposes to make application to the Central Government under section 13 of the Companies Act, 2013 seeking confirmation of alteration of the Memorandum of Association of the Company in terms of the Special Resolution passed at the Extra Ordinary General Meeting held on 29th April, 2026 to enable the Company to change its Registered **Office from the "State of Maharashtra (under the Jurisdiction of Registrar of Companies, Mumbai I) to the "State of Telangana (under the Jurisdiction of Registrar of Companies, Hyderabad).**

Any person whose interest is likely to be affected by the proposed change of the registered office of the company may deliver either on the MCA-21 portal (www.mca.gov.in) by filing investor complaint form or cause to be delivered or send by registered post of his/her objections supported by an affidavit stating the nature of his/her interest and grounds of opposition to the office of Regional Director, Western Region Directorate I , Ministry of Corporate Affairs, Mumbai, at the address Everest, 5th Floor, 100 Marine Drive, Mumbai - 400002, Maharashtra within fourteen days of the date of publication of this notice with a copy to the applicant company at its registered office at the address as mentioned below.

ADDRESS OF COMPANY REGISTERED OFFICE AT:

1 and 2, 1st Floor Fine Mansion 203 D N Road Above Café Shaheen Restaurant, Fort , Mumbai GPO, Mumbai-, 400001, Maharashtra, India
For and on behalf of the

ELDER BUILDERS PRIVATE LIMITED
SD/-
Appala Raju Vegesna
Director
DIN 02438084

Date: 16.05.2026
Place: Hyderabad

FORM NO.14.
[(See Regulation 33(2)]
Through Reg. AD/Speed Post, Affixation, Dast.

MUMBAI DEBTS RECOVERY TRIBUNAL NO. II, AT MUMBAI

Government of India
Ministry of Finance
3rd Floor, MTNL Bhawan, Near Colaba Market, Colaba, Mumbai - 400005.

DEMAND NOTICE

NOTICE UNDER SECTION 25 TO 28 OF THE RECOVERY OF DEBTS & BANKRUPTCY ACT, 1993 AND RULE 2 OF SECOND SCHEDULE OF THE INCOME TAX ACT, 1961

Exhibit No. 7
R.P. No. 46 of 2026 **NEXT DATED: 15.06.2026**
Bank of Baroda **...Certificate Holder.**
V/s.
M/s. Kanti Creations & Ors. **...Certificate Debtors.**

To,
CD. No. 1. **M/s. Kanti Creation,** 418, 4th Floor, Gundecha Industrial Estate, Near Growels Mall, Patankar Wadi, Akurli Road, Kandivali (East), Mumbai - 400101.
CD. No. 2. **Mr. Kantilal Khumaram Purohit,** Flat No. 1105, 11th Floor, "B" Wing, Green Park Co-operative Housing Society Ltd., Raheja Estate, Kulupwadi, Borivali (East), Mumbai - 400066.
CD. No. 3. **Mrs. Manju Kantilal Purohit,** Flat No. 1105, 11th Floor, "B" Wing, Green Park Co-operative Housing Society Ltd., Raheja Estate, Kulupwadi, Borivali (East), Mumbai - 400066.

This is notify that a sum of **Rs. 4,32,82,366.37ps. (Rupees Four Crore Thirty Two Lacs Eighty Two Thousand Three Hundred Sixty Six and Paisa Thirty Seven Only)** has become due from you as per ibid Recovery Certificate drawn up in O.A. No. 94 of 2018 the Presiding Officer, Debt Recovery tribunal-II, Mumbai. The Applicant is entitled to recover the sum of **Rs. 4,32,82,366.37ps. (Rupees Four Crore Thirty Two Lacs Eighty Two Thousand Three Hundred Sixty Six and Paisa Thirty Seven Only)** alongwith further simple interest @ 11.25% per annum w.e.f. 03.08.2017 till recovery from the CD. Nos. 1, 2 and 3 jointly and severally.

You are hereby directed to pay the above sum within 15 days of the receipt of the notice, failing which the recovery shall be made in accordance with Recovery of Debts and Bankruptcy Act, 1993 and Rule there under.

In addition to the aforesaid sum, you shall be liable to pay:

a) Such interest as is payable for the period commencing immediately after this notice of the execution proceedings.
b) All costs, charges and expenses incurred in respect of the service of this Notice and other process that may be taken for recovering the sum due.

You are hereby ordered to appear before the undersigned on **15th June, 2026 at 2.30p.m.** for further proceedings.

Given under my hand and the seal of this Tribunal on this 13th day of May, 2026.

SEAL

Sd/-
(Chetan J. Bhimgade)
Recovery Officer
Debts Recovery Tribunal No. II Mumbai

Public Notice For E-Auction Cum Sale

Sale of Immovable property mortgaged to IIFL Home Finance Limited (IIFL HFL) Corporate Office at Plot No.98, Udyog Vihar, Phase-IV, Gurgaon-122015. (Haryana) and **Branch Office at:- Gyarsi Prasad Plot No.222, Second Floor in above of G P Parshik Sahakari Bank Ltd Ram Nagar Road Opposite of Venus Book Depot Gokulpeth, Nagpur - 440010** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter "Act"). Whereas the Authorized Officer ("AO") of IIFL-HFL had taken the possession of the following property/ies pursuant to the notice issued U/S 13(2) of the Act in the following loan accounts/prospect nos. with a right to sell the same on "AS IS WHERE IS BASIS, AS IS WHAT IS BASIS AND WITHOUT RECOURSE BASIS" for realization of IIFL-HFL's dues, The Sale will be done by the undersigned through e-auction platform provided at the **website: www.iiflonehome.com**

Borrower(s) / Co-Borrower(s) / Guarantor(s)	Demand Notice Date and Amount	Description of the Immovable property/ Secured Asset	Date of Physical Possession	Reserve Price
Mr. Rahul Vijay Chatare Mr. Vijayrao Bapurao Chatare Mrs. Sangita Vijayrao Chatare (**Prospect No-IL10111376**)	**18/01/2025** **Rs.1216623/-** (Rupees Twelve Lakh Sixteen Thousand Six Hundred and Twenty Three Only) **Bid Increase Amount Rs.25000/-** (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing: Flat no 303, Floor No. 3, Kanchan Ganga , Cluster 1, Wing L, Situated at Plot 1 , Kh.No.121 175 194/1 194/2 194/3 194/4 194/5 , Grampanchyat Mondha , Tah.Hingna , Dist. Nagpur Maharashtra 441110 Property Type: Carpet_Area, Built_Up_Area Property Area: 450.00, 505.00	**20/03/2026** **Total Outstanding as On Date 12/05/2026 Rs.1592807/-** (Rupees Fifteen Lakh Ninety Two Thousand Eight Hundred and Seven Only)	**Rs.1283000/-** (Rupees Twelve Lakh Eighty Three Thousand Only) **Earnest Money Deposit (EMD) Rs.128300/- (**Rupees One Lakh Twenty Eight Thousand Three Hundred Only)

Date of Inspection of property	EMD Last Date	Date/ Time of E-Auction
01-June-2026 1100 hrs -1400 hrs	03-June-2026 till 5 pm.	05-June-2026 1100 hrs.-1300 hrs.

EMD payments are to be made vide online mode only. To make payments you have to visit https://www.iiflonehome.com and pay through link available for the property/ Secured Asset only.Note: Payment link for each property/ Secured Asset is different. Ensure you are using link of the property/ Secured Asset you intend to buy vide public auction.
For Balance Payment - Login https://www.iiflonehome.com >My Bid >Pay Balance Amount.

TERMS AND CONDITIONS:-

1. For participating in e-auction, Intending bidders required to register their details with the Service Provider **https://www. iiflonehome.com** well in advance and has to create the login account, login ID and password. Intending bidders have to submit / send their "Tender FORM" along with the payment details towards EMD, copy of the KYC and PAN card at the above mentioned Branch Office.
2. The bidders shall improve their offer in multiple of amount mentioned under the column "Bid Increase Amount". In case bid is placed in the last 5 minutes of the closing time of the auction, the closing time will automatically get extended for 5 minutes.
3. The successful bidder should deposit 25% of the bid amount (after adjusting EMD) within 24 hours of the acceptance of bid price by the AO and the balance 75% of the bid amount within 15 days from the date of confirmation of sale by the secured creditor. All deposit and payment shall be in the prescribed mode of payment.
4. The purchaser has to bear the cess, applicable stamp duty, fees, and any other statutory dues or other dues like municipal tax, electricity charges, land and all other incidental costs, charges including all taxes and rates outgoings relating to the property.
5. The purchaser has to pay TDS application to the transaction/payment of sale amount and submit the TDS certificate with IIFL HFL.
6. **Bidders are advised to go through the website https: //www.iiflonehome.com and https://www.iifl.com/home-loans/properties-for-auction for detailed terms and conditions of auction sale & auction application form before submitting their Bids for taking part in the e-auction sale proceedings.**
7. **For details, help procedure and online training on e-auction prospective bidders may contact the service provider E mail ID:-care@iiflone-home.com, Support Helpline Numbers:@1800 2672 499.**
8. **For any query related to Property details, Inspection of Property and Online bid etc. call IIFL HFL toll free no. 1800 2672 499 from 09:30 hrs to 18:00 hrs between Monday to Friday or write to email:- care@iiflonehome.com**
9. Notice is hereby given to above said borrowers to collect the household articles, which were lying in the secured asset at the time of taking physical possession within 7 days, otherwise IIFL-HFL shall not be responsible for any loss of property under the circumstances.
10. Further the notice is hereby given to the Borrower/s, that in case they fail to collect the above said articles same shall be sold in accordance with Law.
11. In case of default in payment at any stage by the successful bidder / auction purchaser within the above stipulated time, the sale will be cancelled and the amount already paid will be forfeited (including EMD) and the property will be again put to sale.
12. AO reserves the rights to postpone/cancel or vary the terms and condition of tender/auction without assigning any reason thereof. In case of any dispute in tender/Auction, the decision of AO of IIFL-HFL will be final.

15 DAYS SALE NOTICE UNDER THE RULE 9 SUB RULE (1) OF SARFAESI ACT, 2002

The Borrower are hereby notified to pay the sum as mentioned above along with upto dated interest and ancillary expenses before the date of Tender/Auction, failing which the property will be auctioned/sold and balance dues if any will be recovered with interest and cost.

Place:-: Nagpur Date: 18/05/2026 **Sd/- Authorised Officer, IIFL Home Finance Limited.**

नि:ष्पक्ष आणि निर्भिड दैनिक

नवशक्ति

www.navshakti.co.in

WESTERN RAILWAY

VARIOUS WORK

Divisional Railway Manager(WA), Western Railway,6th floor, Engg. Deptt., Mumbai Central, Mumbai - 400 008. invites **Tender Notice No. BCT/26-27/33. dt. 12/05/2026. Work and location:** Joravasan - Surat. section: Supply of 50-mm-size machine crushed stone ballast and loading into Railway hoppers/ wagons at Bilimora Depot (Total quantity 27100 cum) in connection with sanctioned work (i) Jora-Vasan - Surat Sec. Improvement & Upgradation of Yard at Bilimora, Vedchha, Navsari, Bhestan, Sachin, Udhana & Surat, (ii) Joravasan -Surat section-CTR(P)-14.624 Tkm for Passenger Loops, and (iii) Surat: Construction of New TRIP shed. **Approx. cost of work:** ₹2,67,07,245.53. **EMD:** ₹5,34,200.00. **Date & Time of submission:** On 09.06.2026 at 15.00 hrs. **Date & Time of opening:** On 09.06.2026 at 15.30 hrs. The tender can be viewed at web site **www.ireps.gov.in.** **0101**

Like us on: facebook.com/WesternRly

PUBLIC NOTICE

Notice is hereby given on behalf of our client **DR. VENKATESH RAMULU KAIRAMKONDA** the the Power of Attorney dated 29/05/2018 given by our client in favour of Mr. Shashibhushan Ramulu Kairamkonda stands terminated by our client and our client hereby withdraws, revokes, cancels and terminates the aforesaid Power of Attorney dated 29/05/2018 granted by him to the said Mr. Shashibhushan Ramulu Kairamkonda with immediate effect.

The aforesaid Power of Attorney having been terminated, all the authority and powers granted in favour of the said Mr. Shashibhushan Ramulu Kairamkonda thereunder have come to an end.

All persons are hereby required to take notice of the aforesaid and are required and warned not to deal with Mr. Shashibhushan Ramulu Kairamkonda in respect of any of the affairs of our client DR. VENKATESH RAMULU KAIRAMKONDA under the said Power of Attorney or otherwise. Any person doing so will do so at his own risk and consequences and such acts/ transactions shall not be binding upon our client.

Advocate for DR. VENKATESH RAMULU KAIRAMKONDA
Sd/-
ADV. NITIN UJGARE
D/43, Udayachal CHS Ltd., Plot No. 313, Sector No. 3, Charkop, Kandivali (West), Mumbai - 400067.
Place: Mumbai Date: 18/05/2026

सेंट्रल बैंक ऑफ इंडिया
सेन्ट्रल बैंक ऑफ़ इंडिया
Central Bank of India

Opera House Branch
Central Office: Chander Mukhi, Nariman Point, Mumbai - 400 021
Stressed Asset Management Branch,346, Standard Building, 2nd Floor Dr Dadabhai Naoroji Road, Fort, Mumbai - 400 023
Branch Office: Queens Daimond Building, Ground floor, Mama Parmanand Marg, Near Charni Road Rly. Station, Mumbai-400004

NOTICE FOR SALE OF MOVEABLE/ IMMOVABLE PROPERTIES

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) & 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 property mortgaged/ charged to the Secured Creditor, Symbolic possession of which has been taken by the Authorised Officer of Central Bank of India (Secured Creditor) will be sold on "AS IS WHERE IS " and "AS IS WHAT IS " and " WHATEVER THERE IS" basis on **25.06.2026** as mentioned below against the property for the recovery of amount **Rs.1715.33 Lakh as on 05.09.2024** plus interest and charges thereof due to the Secured Creditor, Central Bank of India from the Borrowers and Guarantors - **M/s Bhadiyadra Impex (Borrower), Mr. Devishibhai K. Bhadiyadra (Partner/Guarantor), Mr. Hareshbhai D.Bhadiyadra (Partner/Guarantor) & Mr.Rakeshbhai D.Bhadiyadra (Partner/Guarantor)** as mentioned below. To the best of knowledge and information of the Authorized officer, there are no encumbrances on the property. However, the intending bidders should make their own independent enquiries regarding the encumbrances, title of property/ies put on auction and claims/rights/dues affecting the property, prior to submitting their bid. The Reserve Price and Earnest Money Deposit (EMD) is also mentioned below against each property.

Date of Inspection & time	Last date & time for deposit of Bid amount	E-Auction Date & time
16th June 2026 12.00 PM to 4.00 PM	25th June 2026, 18.00PM	25th June 2026, 10.00AM to 18.00 PM

Name of the Borrower/ Guarantors / Mortgagors & Contact no. of Branch	Demand Notice Date & Due Amount (Rs. In lac)	Details of the property	Reserve price/ EMD/Bid increase (Rs. in lac)
M/s Bhadiyadra Impex **Mr. Rakeshbhai D Bhadiyadra** **Mr. Devishibhai K Bhadiyadra** **Mr. Hareshbhai D Bhadiyadra** **B/O Opera House** **BH- Mahesh Soni,** **Mob-9152012800**	09.09.2024 Rs 1715.33 Lakh + interest and charges thereof	1.Bungalow on Plot No. 8 & 9, Sai Ashish Society No. 2, Opp. Reliance Township, Near Chandni Chowk, Piplod, Dumas Road, Surat, Gujarat 200309. Built-up Area 431.21 Sq Mtr. **Plot Area- 450.10 Sq. Mtr. Property ID – CBIN1894625BHADIYADRA1**	912.75 91.22 1.00
		2.Industrial Building at Plot No. 58, Near Jakat Naka, Mota Jin (Popado) Bhavnagar Road, Palitana Taluka Palitana, District Bhavnagar 364270. Land Area- 320.56 Sr. Mtr. Constructed **area -685.49 Sq. Mtr. Property ID – CBIN1894625BHADIYADRA2**	335.80 33.58 1.00
		3.Office at Unit No. 17, 1st Floor, Shreeji Plaza Co-Operative Premises Society Limited, Tata Road No.1, Off J.S.S. Road, Opera House, Mumbai 400004. Carpet Area 210. Sq Ft. **Built-up area-252 Sq Ft. Property ID – CBIN1894625BHADIYADRA3**	77.46 7.75 1.00

The auction will be conducted through the Bank's approved service provider: Website of E-auction agency https://baanknet.com/ E-auction agency contact details are:

• PSB Alliance eBKray Helpdesk No. +918291220220 Email: support.baanknet@psballiance.com

For Any queries related to bidder registration and EMD payment/refund related queries: **Email: support.baanknet@psballiance.com** . Please contact the helpdesk officials during office hours on the working days

It is advisable for Bidders to complete the following formalities well in advance.

Step 1: Bidder/Purchaser registration: Bidder to register on e-Auction Platform https://baanknet.com/ using his mobile number and email-id

Step 2: KYC verification: As a part of e-KYC the documents will be verified by the system.

Please note that Steps 1 & 2 should be completed by bidder well in advance.

Step3: EMD amount: The interested Bidders/Purchasers has to transfer the EMD amount using online mode (i.e. NEFT/Transfer/UPI/Net Banking) in his Global EMD Wallet well in advance before/during the auction time. In case EMD amount is not available in Global EMD Wallet, system will not allow to bid. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before the auction time. Bidders may give offers either for one or for all the properties. Only after having sufficient EMD in his Wallet, the interested bidder will be able to bid on the date of e-auction. Bidder's Global Wallet should have sufficient balance (>=EMD amount) at the time of bidding. In case of offers for more than one property bidders will have to deposit EMD for each property. This may take some time as per banking process and hence bidders, in their own interest, are advised to submit the pre-bid EMD amount well in advance to avoid any last minute problem

Please follow the guidelines available at https://baanknet.com/ for payment of EMD/bidding during auction process

Step 4: Bidding Process and Auction Results:

Interested Registered bidders can bid online on e-Auction Platform after completing Step 1, 2 and 3.

In case there is sole bidder for any property, the sole bidder will have to participate in the e–auction and will have to increase his/her/its offer at least by the amount equal to the amount of bid increase amount as mentioned in the table above against the property concerned failing which he will not be entitled to be declared successful bidder.

It shall be responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting their bid.

The authorized officer/Bank reserves the right to postpone/cancel or vary any of terms and conditions of the auction without assigning any reason thereof.

The authorized officer is not bound to accept the highest offer and the authorized officer has absolute right to accept or reject any or all offer (s) or adjourn/ postpone/cancel the e-auction without assigning any reason thereof.

Bidding in the last moment should be avoided in the bidders own interest as neither the **CENTRAL BANK OF INDIA** nor service provider will be responsible for any lapse/failure(Internet failure/power failure etc.). In order to ward-off such contingent situation bidders are requested to make all necessary arrangements/ alternatives such as power supply back up etc., so that they are able to circumvent such situation and are able to participate in auction successfully.

To the best of knowledge and information of the Authorized Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances; title of the property/ies, put on auction and claims/rights/dues affecting the property, prior to submitting their bid. The E-Auction advertisement does not constitute and will not be 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/Secure Creditor shall not be responsible in any way for any third party claims/rights/dues.

Please follow the guidelines available at https://baanknet.in/ for payment of EMD/bidding during auction

*Please read the user manual available on the website carefully before commencing bidding process. Bank will not be responsible for any complications arise during bidding process, if any.

It is important to note that the auction purchaser shall bear the Stamp duties, including those of sale certificate, registration charges, all statutory dues payable to Government/any authority, Taxes, GST and other charges both existing and future relating to properties over and above bid amount.

For detailed terms and conditions of the sale, please refer to the link provided on our Banks **Website www.centralbankofindia.co.in**

This notice shall be treated as statutory 30 days sale notice under rule 8(6) & 9(1) of the SARFAESI act 2002.

Place: Mumbai **Authorized Officer, Central Bank of India**
Date:- 18.05.2026 **E-MAIL ID: bmmums0625@centralbank.bank.in**

डोंबिवली नागरी सहकारी बँक लि.
DNS BANK (मल्टी-स्टेट शेड्यूल्ड बँक)
अर्थाला विश्वास मिळे अन् विश्वासाला अर्थ मिळे!

Recovery Dept. : 2nd Floor, "Madhukunj", Plot No. P-52, MIDC, Phase-II, Kalyan Shil Road, Sonar Pada, Dombivli (East)-421204.

DEMAND NOTICE

NOTICE UNDER SECTION 13 (2) OF SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

Notice is hereby given that the following borrower/s have defaulted in the payment of principal & interest of the loan facilities obtained by them from the Bank and the loans have been classified as Non-Performing Assets (NPA). The Demand Notice was issued to them under section 13(2) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI ACT) on their last known addresses through Speed Post but the notices could not be served to all of them. As such the said Borrower/co-borrower/Guarantor are hereby intimated/put to notice by way of publication of this Demand Notice to clear their entire dues under loan facilities availed by them, from Dombivli Nagari Sahakari Bank Ltd against securities created by them in favour of bank, the details of which are as under -:

Sr. No.	Name of the Borrower/Co-borrower/ Guarantors/Mortgagors/Legal Heirs / Loan Facility / Account Number/ Branch	Details of Security	Demand Notice Amount/ Demand Notice Date/ NPA Date
1	**Borrower & Mortgagor - Mr. Pratik Rajkumar Ubale** Flat No.103, Plot No.158-B, Sector 14,"Manish Makrand Society." Village Kamothe, Taluka Panvel, District Raigad-410209. **Co-Borrower & Mortgagor - Mr. Kisan Dalji Bansode** Flat No.103, Plot No.158-B, Sector 14,"Manish Makrand Society." Village Kamothe, Taluka Panvel, District Raigad-410209. **Guarantor - Mr. Shrikant Ashok Ubale** 302, Swastik Sudama Chs, C-Wing, Kamothe, Sector 11, Navi Mumbai-410209. **Loan Facility -:** Housing Loan **Account No -:** 005400400076534 **Branch -:** MIDC Kalyan	ALL THAT PIECES & PARCELS OF the Flat No.103, 1st Floor, area admeasuring 407.52 sq.ft. Carpet in Building known as "MANISH MAKARAND", standing on a plot of land bearing Plot No.158-B, Sector No.14, situated at Village-Kamothe Taluka Panvel & District Raigad owned by Mr. Pratik Rajkumar Ubale & Mr. Kisan Dalji Bansode.	**Rs.16,85,231.98/-** (Rupees Sixteen Lakhs Eighty-Five Thousand Two Hundred and Thirty-One and paise Ninety-Eight only) as on 13/04/2026 **Demand Notice date -: 15/04/2026** **NPA date -: 20/06/2025**
2.	**Borrower -: Mr. Santosh Kumar R.** Plot No.13, Pipleline Road, Near Central Bank of India, Savedi, Ahmednagar – 414 003. **Co-Borrower -: Mrs. Kakkad Twinkle Gurubaksh Singh** Plot No.13, Pipleline Road, Near Central Bank of India, Savedi, Ahmednagar – 414 003. **Guarantor -: Mr. Shinde Sanjay Vitthal** Plot No.09, Gulabbaba Tower, Kadambari, Phase-3, Ahmednagar – 414 003. **Loan Facility -:** Vehicle Loan **Account No -:** 072403300087588 **Branch -:** Ahmednagar	Vehicle of VOLKSWAGEN POLO 1L TSI HIGHLINE bearing **Registration No. -: MH-16-CV-0097**	**Rs.10,58,563,89** (Rupees Ten Lakh Fifty Eight Thousand Five Hundred Sixty Three and Paise Eighty Nine Only) as on 02.04.2026 **Demand Notice date -: 28/04/2026** **NPA Date -: 03/03/2022**
3.	**Borrower -: Mr. Ganesh Tukaram Bhalsing** Near Mahadev Mandir, Akolner Road, Kedgaon, Ahmednagar - 414001. **Co-Borrower -: Mrs. Priyanka Ganesh Bhalsing** Near Mahadev Mandir, Akolner Road, Kedgaon, Ahmednagar - 414001. **Loan Facility -:** Vehicle Loan **Account No -:** HYLN-VEH-72006 **Branch -:** Ahmednagar	Vehicle of VOLKSWAGEN POLO 1.2 MPI-HIGHLINE PLUS bearing **Registration No. -: MH-16-BZ-4090**	**Rs.12,51,275.40** (Rupees Twelve Lakh Fifty One Thousand Two Hundred Seventy Five and Paise Forty Only) as on 16.04.2026 **Demand Notice date -: 28/04/2026** **NPA Date - : 15/11/2020**
4.	**Borrower -: Mr. Badjate Nikhil Rajendrakumar** House No. 117, Shraddha Colony, Mhada, N-2, CIDCO, Aurangabad - 431001. **Guarantor -: Mr. Kachkure Sachin Shubhash** H. No. 214, Near Devgiri Hotel, Shendra Kamangar, Aurangabad - 431007. **Loan Facility -:** Vehicle Loan **Account No -:** HYLN-VEH-63021 **Branch -:** Aurangabad	Vehicle of MARUTI VITARA BREEZA LDI (o) bearing **Registration No. -: MH-20-EJ-6908**	**Rs.12,24,241.05** (Rupees Twelve Lakh Twenty Four Thousand Two Hundred Forty One and Paise Five Only) as on 16.04.2026 **Demand Notice date -: 29/04/2026** **NPA Date -: 05/05/2019**
5.	**Borrower -: Mr. Motwani Kamlesh Govardhandas** **Loan Facility -:** Vehicle Loan **Account No -:** HYLN-VEH-72006 **Branch -:** Aurangabad	Vehicle of MARUTI SUZUKI VITARA BREEZA ZDI bearing **Registration No. -: MH-20-DV-5266**	**Rs. 12,76,462.15** (Rupees Twelve Lakh Seventy Six Thousand Four Hundred Sixty Two and Paise Fifteen Only) as on 16/04/2026 **Demand Notice date -: 29/04/2026** **NPA Date -: 01/06/2018**

The above Borrowers/Co-borrowers/Mortgagors and/or their guarantors (where ever applicable) are advised to make the payment of outstanding dues within the period of 60 days from the date of publication of this notice failing which, further steps will be taken after the expiry of 60 days from the date of publication of this notice as per the provisions of SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (SARFAESI).
Further you are prohibited u/s 13(13) of the said SARFAESI Act from transferring either by way of sale/lease or in any other way the aforesaid secured assets.

SD/-
DATE : 18/05/2026 **AUTHORIZED OFFICER**
PLACE : DOMBIVLI. **DOMBIVLI NAGARI SAHAKARI BANK LTD.**

PUBLIC NOTICE

Notice is hereby given that PRASHANT SHIRISH VAKILNA came into possession of Flat No. 501/A, Spring Queen, known as Charottar CHS, Ltd, on plot No. 63-B, CTS No. 279, I/297 and 291, 291/1 to 3 of Village Bandra I, 3rd Road, TPS III, Santacruz (East), Mumbai-400 055 by way of Deed of dissolution dated 16/12/2008. thereafter, the said flat was transferred in the name of PRASHANT SHIRISH VAKILNA, who died intestate on 28/7/2024, at Mumbai, leaving him surviving one legal heirs and represen--tatives according to the law of succession by which he was governed at the time of his death, one legal heirs, i.e., Mrs Rupal Prashant Vakilna (wife). Thereafter, PRASHANT SHIRISH VAKILNA executed a WILL, which was duly registered before the sub-registrar on 20/12/2023, vide Sr. No. BDR-9-22327-2023. As per Will, Mrs Rupal Prashant Vakilna is the beneficiary of the deceased property, and the deceased has no other legal heirs or representatives except Mrs Rupal Prashant Vakilna (wife). Under Section 213 of the Indian Succession Act, 1925, probate was mandatory for wills affecting immovable property of Hindus, Jains, Sikhs, Buddhists, and Parsis in certain jurisdictions like Mumbai. However, the Repealing and Amending Act, 2025, repealed Section 213 effective from December 2025, thereby removing the mandatory requirement of probate for such cases nationwide, including Mumbai. Sections 211 and 212 of the Indian Succession Act, 1925, now facilitate direct vesting of property in the executor or beneficiary upon the testator's death, without court intervention, provided the will is uncontested. This simplifies the process for transferring property to the named beneficiary, such as the wife, especially when there are no other heirs involved. Probate is no longer mandatory for transfe--rring ownership of a residential flat in Mumbai, Maharashtra, to the wife as the sole beneficiary under a will; therefore, now the society is transferring the said flats in the name of Mrs. Rupal Prashant Vakilna.

All person/s (which means and includes individual/s, firm/s, company/ies, Associations of person, statutory body/ies or entity/less or any other authority/les, etc.) having any share, right, title, interest, claim, demand or objection in respect of the said flats / property, as and by way of ownership, sale, exchange, transfer, lease, sub-lease, mortgage, gift, tenancy, leave and license, trust, inheritance, bequest, possession, maintenance, hypothecation, charge, lien, easement, litigation, disputes etc. of whatsoever nature or any other rights or interest etc. of whatsoever nature are hereby called upon to make the same known in writing to the undersigned at the address mentioned below, within 15 (Fifteen) days of and from the date of publication hereof with documentary proof / evidence / court orders etc. thereof for any such purported claim/s and/or objection/s and/or demand/s etc., otherwise such claim/s and/or objection/s and/or demand/s etc., shall be deemed to have been waived to all intents and purposes.

Place: Mumbai
Date: 12/05/2026

S.K. PISE & ASSOCIATES
ADVOCATES HIGH COURT, BOMBAY
Office: 328, 3rd Floor, Horniman Circle Chamber (Podar Chamber), S.A. Brelvi Marg, Fort, Mumbai-400 001
(Mobile): 9820616266, (O): 022 40067828
Email: sk_pise@yahoo.co.in

JANA SMALL FINANCE BANK (A Scheduled Commercial Bank) | **Registered Office: The Fairway, Ground & First Floor, Survey No.10/1, 11/2 & 12/2B, Off Domlur, Koramangla Inner Ring Road, Next to EGL Business Park, Challaghatta, Bangalore-560071. Branch Office: Shop No.4 & 5, Ground Floor, Indiabulls Mint Gladys Alvares Road, Hiranandani Meadows, Pokhran Road, Thane West-400610.**

E-AUCTION NOTICE

PUBLIC NOTICE FOR SALE THROUGH E-AUCTION UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT (SARFAESI ACT) 2002, READ WITH PROVISO RULE 8(6) & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES 2002.

The undersigned as authorised officer of **Jana Small Finance Bank Limited** has **taken possession** of the following property in exercise of powers conferred under section 13(4) of the SARFAESI ACT. The Borrower in particular and public at large are informed that **online auction (e-auction)** of the mortgage property in the below mentioned account for realisation of dues of the Bank will be held on **"AS IS WHERE IS BASIS"** and **"AS IS WHAT IS BASIS"** on the date as prescribed as here under.

Sr. No.	Loan Account Number	Name of Original Borrower/ Co-Borrower/ Guarantor	Date of 13-2 Notice	Date of Possession	Present Outstanding balance as on 11.05.2026	Date & Time of Inspection of the property	Reserve Price in INR	Earnest Money Deposit (EMD) in INR	Date and Time of E-Auction	Last date TIME & Place for submission of Bid
1	3039020000774141	**1) M/s. Wsa Waterstones Aqua,** Through Proprietor **Mohammed Kaif Yunus Dosani Andameen Yunus Dosani, 2) Mr. Mohammed Kaif Yunus Dosani, 3) Mr. Ameen Yunus Dosani, 4) Mr. Younus Ismail Dosani, 5) Mrs. Shehnaz Yunus Dosani**	10/12/2025	05/03/2026	**Rs.91,58,367.07** (Rupees Ninety One Lakh Fifty Eight Thousand Three Hundred Sixty Seven and Seven Paisa Only)	**08.06.2026 Time 9:30 AM to 05:00 PM**	**Rs.59,18,000/-** (Rupees Fifty Nine Lakh Eighteen Thousand Only)	**Rs.5,91,800/-** (Rupees Five Lakh Ninety One Thousand Eight Hundred Only)	**22.06.2026 at 11.30 AM**	**20.06.2026, before 05.30 PM Jana Small Finance Bank Ltd., Shop No.4 & 5, Ground Floor, Indiabulls Mint Gladys Alvares Road, Hiranandani Meadows, Pokhran Road, Thane West-400610.**
	Details of Secured Assets: All that piece and parcel of the Immovable Property bearing Survey No.225/1P, 86/2, 3, 8, situated at Village Ghodbander District Thane, Flat No.1203, Total Area Admesuring 287 Sq.ft. Built up Area in the Building known as Gaurav Excellency, in the Building No.03 and bearing Survey No.225/1P, 86/2, 3, 8, situated at Village Ghodbander, District Thane, 1203A, Admeasuring 447 Sq.ft. on 12th Floor, in the Building No.3, Building known as Gaurav Excellency and Future and **Bounded on: On the East:** Daffodi Building, **On the West:** 1 and 2 Building, **On the South:** Internal Road, **On the North:** Under Construction Building.									

The properties are being held on **"AS IS WHERE IS BASIS" & "AS IS WHAT IS BASIS"** and the E-Auction will be conducted **'On Line'.** The auction will be conducted through the Bank's approved service provider **M/s. 4 Closure** at the web portal **https://bankauctions.in** & **www.foreclosureindia.com.** For more information and For details, help, procedure and online training on e-auction, prospective bidders may contact **M/s. 4 Closure; Contact Mr. Nitesh Pawar Contact Number: 8142000725. Email id: info@bankauctions.in/ nitesh@bankauctions.in.**

For further details on terms and conditions to take part in e-auction proceedings and any for any query relating to property please contact **Jana Small Finance Bank authorized officers Mr. Dilshad.Kokne (Mob. No.9987500711), Mr. Ranjan Naik (Mob. No.6362951653) & Mr. Kaushik B (Mob. No.7019949040).** To the best of knowledge and information of the Authorised Officer, there are no encumbrances on the properties. However the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on prior to submitting their bid. No conditional bid will be accepted. This is also a notice to the above named Borrowers/ Guarantor's/ Mortgagors about e-auction scheduled for the mortgaged properties. The Borrower/ Guarantor/ Mortgagor are hereby notified to pay the sum as mentioned above along with up to date interest and ancillary expenses before the date of auction, failing which the property will be sold and balance dues if any will be recovered with interest and cost.

Date: 16.05.2026, Place: Thane **Sd/- Authorized Officer, Jana Small Finance Bank Limited**

IN THE DEBTS RECOVERY TRIBUNAL NO.2, MUMBAI
3rd Floor, Telephone Bhavan, Colaba Market, Colaba, Mumbai – 400 005.

MISCELLANEOUS APPLICATION NO. 71 OF 2023
IN ORIGINAL APPLICATION NO. 1121 OF 2016

EXH. 10

Bank of India **...Applicant**
Versus
Sushil Kumar Ambika Prasad Dubey & Anr. **...Respondents**

NOTICE

1. Whereas the application has been made to this Tribunal. The Copy of which is enclosed herewith. This is to give you notice, as to why relief asked for should not be granted. Take notice that the said application will be taken up for hearing by the Tribunal at 11:00 a.m. or at such time immediately thereafter according to the convenience of the T