

PUBLIC NOTICE

I **DHAVAL AJAY SHAH** Residing at B-102, Building No. 11, SANTOSH CHSL, PREM NAGAR, BORIVALI (WEST), MUMBAI-400092.

I declare that I have change my **LATE MOTHERS NAME FROM MALA AJAY SHAH TO STEP MOTHER NAME HARSHA AJAY SHAH** as per Affidavite Cum Declaration Dated **5th March 2024**.

Sd/-
DHAVAL AJAY SHAH
Date: 07/03/2024
Place: Mumbai

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN on behalf of my client MR. DIGVIJAY MUKUND CHAUDHARI & MR. MUKUND PREMRAJ CHAUDHARI, who are intending to purchase the Flat No. 601, Area measuring 404 Sq. Ft. Carpet, on the 6th Floor, in Wing 'A', in the society known as "Shree Gaganan Maharaj Nagar A Wing Co-operative Housing Society Ltd.", situated at Village Kalyan, Taluka - Kalyan, District - Thane, within the limits of Registration District Thane and Sub-Registration District Kalyan (hereinafter referred to as "the said Flat") from Mr. Pramod Digambar Kulkarni, Mr. Sanket Pramod Kulkarni & Mr. Siddharth Pramod Kulkarni.

Originally the said Flat was purchased by Pramod Digambar Kulkarni & Sarita Pramod Kulkarni from M/s. Aravrat through its Partner Shri. Deepak Dhirajlal Patel as "the Promoters" by executing the Agreement dated 30/04/2007 (Date of Registration 03/05/2007).

The said Sarita Pramod Kulkarni expired on 29/03/2016 leaving behind her Pramod Digambar Kulkarni (Husband), Sanket Pramod Kulkarni (Son) & Mr. Siddharth Pramod Kulkarni (Son) as her only legal heirs. There was no "Heirship Certificate" was applied to and even no "Heirship Certificate" was issued by any appropriate Court.

By Deed of Release dated 26/12/2022 (Date of Registration 26/12/2022) the said Pramod Digambar Kulkarni as "the Releaser" agreed to Release his 1/3rd Right, Title & Interest in the said Flat to Sanket Pramod Kulkarni as "the Releasee".

Any person(s) other than Mr. Pramod Digambar Kulkarni, Mr. Sanket Pramod Kulkarni, Mr. Siddharth Pramod Kulkarni having any right, title, interest, claim or demand of any nature whatsoever in respect of the said property or any part thereof are hereby required to make the same known in writing together with supporting documents in writing, within a period of 7 days from the publication hereof failing which, the claim of such person(s) will deem to have been waived and/or abandoned and not binding on our client.

Sd/-
For Associate De Jure,
Prop. Adv. Mukta Sohoni
Advocate High Court & Notary for
MR. DIGVIJAY MUKUND CHAUDHARI &
MR. MUKUND PREMRAJ CHAUDHARI
Address : Office No. 208, Chawla
Complex, Sector 15, CBD Belapur,
Navi Mumbai - 400614.
Date : 07/03/2024

APPENDIX - IV [Rule 8(1)]

POSSESSION NOTICE (Immovable Property)

The undersigned being the Authorized Officer of the **DCB Bank Ltd.**, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (54 of 2002) and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice on below mentioned dates calling upon the borrowers (Borrower's and Co-Borrower's and Guarantors) to repay the amount mentioned in the notice as detailed below in tabular form with further interest thereon from within 60 days from the date of receipt of the said notice.

The Borrower and Co-Borrower and Guarantors having failed to repay the amount, notice is hereby given to the Borrower, Co-Borrower and the public in general that the undersigned has taken possession of the properties described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest Rules 2002 on the possession dates mentioned in the table.

The Borrowers, Co-Borrowers and Guarantors in particular and the public in general is hereby cautioned not to deal with the properties (Description of the immovable Property) and any dealings with the properties will be subject to the charge of the DCB Bank Ltd., for respective amount as mentioned here below. The Borrower's attention is invited to provisions of Sub-section (8) of Section 13 of the act, in respect of time available, to redeem the secured assets.

(1)	Physical Possession Dated - 04 th March, 2024
Demand Notice Dated	19/04/2021
Name of Borrower(S) and Co-Borrower(S)	1) Mr. Mohammed Gayasuddin Amiruddin Ansari 2) M/s Md. Gayasuddin Ansari Hand Work 3) Mrs. Rahima Gayasuddin Ansari
Loan Account No.	DRMHANE00413468
Total Outstanding Amount	Rs. 6,02,225.02/- (Rupees Six Lakh Two Thousand Two Hundred Twenty Five and Paise Two Only) as on 19/04/2021
Description Of The Immovable Property	All that piece and parcel of Flat No. 302, Third Floor, City Survey No. 708, Khajal Palace Building, at Vangani (East), Taluka- Ambarnath, Dist. Thane - 421503 (The Secured Assets)
(2)	Physical Possession Dated - 05 th March, 2024
Demand Notice Dated	16/05/2023
Name of Borrower(S) and Co-Borrower(S)	1) Mr. Rupesh Lalji Yadav 2) Mrs. Shakuntala Lalji Yadav
Loan Account No.	DRHLANE00540027
Total Outstanding Amount	Rs. 23,16,731.00/- (Rupees Twenty Three Lakh Sixteen Thousand Seven Hundred Thirty One Only) as on 16/05/2023
Description Of The Immovable Property	All that piece and parcel of Flat No. 104, area measuring 46.40 sq.meters i.e. 499.45 sq.ft. carpet area, on 1 st Floor, in Building No. 02, A wing, Type A-11, known as "Shri Mahakuni Apartment Building No. 2" in project name as "Shaligram Township" constructed on land bearing Gut No. 138 & 139, lying being and situated at Village Padghe, Taluka and District Palghar - 401404 (The Secured Assets)
(3)	Physical Possession Dated - 05 th March, 2024
Demand Notice Dated	04/10/2019
Name of Borrower(S) and Co-Borrower(S)	1) Asgarali Sirazuddin Shah 2) Shanaz Asgarali Shah
Loan Account No.	DRBLVAS00422772 & DRSTVAS00423109
Total Outstanding Amount	Rs. 37,68,472.19/- (Rupees Thirty Seven Lakhs Sixty Eight Thousand Four Hundred Seventy Two and Paise Nineteen Only) as on 04/10/2019
Description Of The Immovable Property	Flat No. 302, 3 rd Floor, Balkrushna Sadan, Plot No. 170, Sector No. 26-A, G.E.S. Koperpada, Khoparkhairane, Vashi, Navi Mumbai - 400705.

Sd/-
Authorized Officer
DCB Bank Ltd.
Date: 07/03/2024
Place: Thane, Palghar, Navi Mumbai

DCB BANK

PUBLIC NOTICE

This is to notify that our clients, Mr. Ashwini Kumar Yadav, Mrs. Nitu Ranjan & Mr. Satindra Nath Yadav, Seema Yadav & Amit Kumar Yadav, are the owner of Flat No.204, 2nd floor of Sai Prasad CHSL, constructed on Plot No.02, Sector No.20, at Kharghar, Navi Mumbai, Tal.: Panvel, Dist.: Raigad.

Originally, Sai Prasad CHSL had allotted said flat to Mr. Pranay Kumar through an Allotment letter dated 04/08/2004. And said Mr. Pranay Kumar s/o Jagdish Prasad Singh had sold the said flat to Mr. Ashwini Kumar Yadav, Mrs. Nitu Ranjan & Mrs. Pramiladevi Sateydranath through a registered Agreement for Sale dated 16/06/2018 (PVL-3/6374/2018) and later also executed a Sale Deed dated 10/08/2018 (PVL-3/8814/2018). Said Mrs. Pramiladevi sold the said flat to Mr. Pranay Kumar through an Allotment letter dated 10/05/2021 leaving behind Mr. Satindra Nath Yadav, Seema Yadav & Amit Kumar Yadav as her legal heirs. And now Mr. Ashwini Kumar Yadav, Mrs. Nitu Ranjan & Mr. Satindra Nath Yadav, Seema Yadav & Amit Kumar Yadav, are the owners of the said Flat.

If any person/institution/Bank has possession of, and/or has any right, title interest in respect of the said property by way of sale, gift, lease, inheritance, heirship, exchange, mortgage, lien, private mortgage or otherwise, is hereby required to make the same known in writing to the undersigned, along with the documents in support thereof, within 14(Fourteen) days from the date of the publication hereof, failing which the claim of such person/institution/Bank shall be deemed to have been waived and/or abandoned and our client will be free to deal with the property without reference to the such claim and/or objection.

Sd/-
Droit Legal Solutions
Advocate, High Court Bombay
502, 5th floor,
Paras Business Centre,
Carter Road No. 1, Borivali (E)
Mumbai-400066.

Seal

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