

WITHOUT PREJUDICE

BY REGISTERED POST, ACKNOWLEDGEMENT DUE

JMFARC/MA/FY25/0616

October 22, 2024

Unique Proteins Private Ltd. (Borrower) 20-B, Khatau Bldg., Alkesh Dinesh Modi Marg, Fort, Mumbai 400023 Also at: Unique Proteins Private Ltd c/o, Sterling Biotech Ltd C-25, Laxmi Towers, Bandra Kurla Complex, Bandra [East] Mumbai – 400051	Sterling International Enterprises Limited (under liquidation) (Mortgagor) 43, Atlanta Building, Nariman Point, Mumbai 400 021 Also at: Mr. Vishal Ghisulal Jain Liquidator for Sterling International Enterprises Ltd. 1003, 10th Floor, Satra Plaza, Sector 19D, Palm Beach Road, Vashi, Navi Mumbai 400703 and D-1902, Palm Beach Residency, Amey CHS Ltd., Plot No. 24-29, Sector-4, Nerul West, Navi Mumbai, Maharashtra-400706
PMT Engineering Limited (Other Mortgagor) 43, Atlanta Building, Nariman Point, Mumbai – 400021	Mr. Chetan J. Sandesara (Guarantor) 329, Sandesara House, Jawahar Nagar, Road No. 12, Goregaon [West], Mumbai 400 062 Also, at: c/o, Sterling Biotech Ltd C-25, Laxmi Towers, Bandra Kurla Complex, Bandra [East], Mumbai – 400051
Mrs. Dipti C. Sandesara (Guarantor) 329, Sandesara House, Jawahar Nagar, Road No. 12, Goregaon [West], Mumbai 400 062 Also at: c/o, Sterling Biotech Ltd C-25, Laxmi Towers, Bandra Kurla Complex, Bandra [East], Mumbai – 400051	Mr. Nitin J. Sandesara (Guarantor) 329, Sandesara House, Jawahar Nagar, Road No. 12, Goregaon [West], Mumbai 400 062 Also at: c/o, Sterling Biotech Ltd C-25, Laxmi Towers, Bandra Kurla Complex, Bandra [East], Mumbai – 400051
Blue Mark Mercantile Private Limited (Guarantor) 329, Jawahar Nagar, Road No. 13 Goregaon (West) Mumbai 400062	Intense Consultancy Services Private Limited (Mortgagor) 301, Chawda Commercial Centre, Chincholi Bunder Road, Deorukhkar Wadi, Malad (West) Mumbai – 400064



Yogi Consultancy Services Private Limited (Mortgagor) 303 to 304, Chawda Commercial Centre, Chincholi Bunder Road, Deorukhkar Wadi, Malad (West) Mumbai – 400064	Nishant Consultancy Services Private Limited (Mortgagor) 305 & 306, Chawda Commercial Centre, Chincholi Bunder Road, Deorukhkar Wadi, Malad (West) Mumbai – 400064
Saika Consultancy Services Private Limited (Mortgagor) 307-308, Chawda Commercial Centre, Chincholi Bunder Road, Deorukhkar Wadi, Malad (West) Mumbai – 400064	Triangle Investment Company Private Limited (Mortgagor) 309 to 311, Chawda Commercial Centre, Chincholi Bunder Road, Deorukhkar Wadi, Malad (West) Mumbai – 400064

Dear Sir/Madam,

Sale Notice for secured Immovable property mortgaged by Intense Consultancy Services Pvt. Ltd., Yogi Consultancy Services Pvt. Ltd., Nishant Consultancy Services Pvt. Ltd., Saika Consultancy Services Pvt. Ltd., Triangle Investment Company Pvt. Ltd. and Sterling International Enterprises Limited (Formerly known as Transword Infotech Ltd.) being the mortgagors (Mortgagor(s)), in respect of the loans of Unique Proteins Private Ltd. ("Borrower"), under Rule 9(1) of Security Interest (Enforcement) Rules, 2002 ("said Rules")

This is to bring to your notice that the undersigned has decided to sell, by way of e-auction on **November 27, 2024 at 11:00 AM to 12:00 PM**, the secured immovable property as mentioned in the Schedule herein below on "AS IS WHERE IS" "AS IS WHAT IS" AND WHATEVER THERE IS" BASIS under Rule 9(1) of Rules. We have issued the sale notice on **November 27, 2024**. Further, please note that JMFARC has also published the auction sale Notice dated **October 22, 2024** in The Free Press Journal (English) and Navshakti (Marathi) in Mumbai and Indian Express (English) and Financial Express (Gujarati) on October 22, 2024.

The auction sale notice dated October 22, 2024 has also been affixed on the conspicuous part of the below mentioned property. A Copy of the sale notice and paper publication proof is enclosed herewith for your record and reference.

Yours faithfully,



Authorized Officer

JM Financial Asset Reconstruction Company Ltd.

Acting in its capacity as trustee of JMFARC-Gelatine March 2014-Trust

Enclosures:

- Copy of Auction Notice
- Copy of paper publications proof of Auction Notice (in English, Marathi and Gujarati)

SCHEDULE
Description of the Immovable Properties

Lot 1

Sr. No.	Description of the immovable property	Owned by	Reserve Price (in Rs.)	EMD (in Rs.)
1.	Unit No.301 on the 3rd Floor adm. 54.70 sq. mtr. carpet area,	Intense Consultancy Services Private Limited	Rs. 8,08,00,000/- crore (Rupees Eight Crore Eight Lakh only)	Rs.81,00,000/- crore (Rupees Eighty-One Lakh only)
2.	Unit No. 302 on the 3rd Floor adm. 44.40 sq. mtrs carpet Area, Unit No, 303 on the 3rd Floor adm 33.08 sq. mtrs carpet area, Unit No. 304 on the 3rd Floor adm. 24.54 sq. mtr carpet area,	Yogi Consultancy Services Private Limited		
3.	Units Nos. 305-306 on the 3rd Floor adm 41.13 sq. mtr each carpet area,	Nishant Consultancy Services Private Limited		
4.	Units Nos. 307-308 on the 3rd Floor adm 41.13 sq. mtr each carpet area,	Saika Consultancy Services Private Limited		
5.	Units Nos. 309 on the 3rd Floor adm 41.13 sq. mtr carpet area, Unit No. 310 on the 3rd Floor adm. 39.03 sq. mtr carpet area, Unit No. 311 on the 3rd Floor adm. 37.55 sq. mtr carpet area,	Triangle Investment Company Private Limited		
Venue	https://www.bankauctions.in			

in the building "CHAWDA INDUSTRIAL ESTATE", Malad, Mumbai situated on all that piece and parcel of land bearing New Survey No. 444, Hissa No. 2 (part) and bearing corresponding C T S No. 1108 admeasuring 2225 sq. yards equivalent to 1860.37 sq. mtrs or thereabouts of Village Malad South, Taluka Borivali within the Registration Sub-District of Mumbai Suburban situated at Chincholi Bunder Road, Deorukhkar Wadi (Reliefs Road) Malad, (west), Mumbai - 400 064.



Lot 2

Sr. No.	Description of the immovable property	Owned by	Reserve Price	EMD (in Rs.)
1.	Unit No. 401 on the 4th Floor adm. 54.70 sq. mtr carpet area,	Sterling International Enterprises Limited (Formerly known as Transworld Infotech Ltd)	Rs. 8,08,00,000/- (Rupees Eight Crore Eight Lakh only)	Rs.81,00,000/- (Rupees Eighty-One Lakh only)
2.	Unit No. 402 on the 4th Floor adm. 44.40 sq. mtr carpet area,			
3.	Unit No. 403 on the 4th Floor adm. 33.08 sq. mtr carpet area,			
4.	Unit No. 404 on the 4th Floor adm. 24.54 sq. mtr carpet area,			
5.	Unit No. 405- 409 on the 4th Floor adm. 41.13 sq. mtr carpet area each,			
6.	Unit No. 410 on the 4th Floor adm. 39.03 sq. mtr carpet area,			
7.	Unit No. 411 on the 4th Floor adm. 37.55 sq. mtr carpet area			
Venue	https://www.bankauctions.in			

in the building "CHAWDA INDUSTRIAL ESTATE", Malad, Mumbai situated on all that piece and parcel of land bearing New Survey No. 444, Hissa No. 2 (part) and bearing corresponding C T S No. 1108 admeasuring 2225 sq. yards equivalent to 1860.37 sq. mtrs or thereabouts of Village Malad South, Taluka Borivali within the Registration Sub-District of Mumbai Suburban situated at Chincholi Bunder Road, Deorukhkar Wadi (Reliefs Road) Malad, (West), Mumbai - 400 064.



Lot 3

Sr. No:	Description of the Property	Owned By	Reserve Price (in Rs.)	Earnest Money Deposit (in Rs.)
1.	All that non-agriculture lands bearing R. Survey No.277/3-4-5-6, final plot no.214 adm. 964.07 sq. mtrs equivalent to 10373.388 sq. ft. out of the total plot 3563.57 sq. mtrs. equivalent to 38344 sq. ft. of Village Mauje Akota, Registration Sub-District Akota Taluka & District Vadodara in the state Gujarat together with building and structures constructed/to be constructed thereon in the name of Sterling International Enterprises Limited On the North: the plot admeasuring 28000 Sq. Ft. & thereafter open plot & AVISKAR Complex thereafter On the South: FP No.83 of TP S No.1 On the East: 40 Feet Road On the West: plot No.7 owned by Sahaj Developers & thereafter Old Padra Road	Sterling International Enterprises Limited (Formerly known as Transworld Infotech Ltd)	Rs.4,67,00,000/- (Rupees Four Crore Sixty-Seven Lakh only)	Rs.47,00,000/- (Rupees Forty Seven Lakh only)
Venue	https://www.bankauctions.in			



PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTIES

[Refer Rule 9(1) of Security Interest (Enforcement) Rules, 2002]

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 and/or Mortgagor and/or Guarantor(s) and/or Other Mortgagors that the below describe immovable property/ properties mortgaged/ charged to JM Financial Asset Reconstruction Company Limited, acting in its capacity as trustee of JMFARC-Gelatine March 2014- Trust ("**JMFARC**"), the physical possession of which has been taken by (i) the Court Commissioner in compliance of order of Addl. Chief Metropolitan Magistrate, Esplanade, Mumbai dated May 08, 2023 of the properties described in **Lot 1 of Schedule** and handed over to the authorised officer of JMFARC on September 09, 2023; (ii) the Court Commissioner in compliance of order of Addl. Chief Metropolitan Magistrate, Esplanade, Mumbai dated February 24, 2023 of the properties described in **Lot 2 of Schedule** below and handed over to the authorised officer of JMFARC on July 11, 2023; and (iii) the authorised officer of the Secured Creditor of the properties described in **Lot 3 of Schedule** on June 01, 2018, will be sold on "**As is where is**", "**As is what is**" and "**Whatever there is**" basis on **November 27, 2024 between 11:00 AM to 12:00 PM** for recovery of **Rs. 57,21,13,945/- as on February 28, 2018** (present dues being **Rs. 1,14,34,56,204 /-** (**Rupees One Hundred Fourteen Crore Thirty-Four Lakh Fifty-Six Thousand Two Hundred Four only**)) as on **August 31, 2024**, along with further interest and other charges thereon due to the Secured Creditor from Unique Proteins Private Limited ("**Borrower**"), Mr. Nitin J Sandesara, Mr. Chetan J Sandesara, Mrs. Dipti C Sandesara and Blue Mark Mercantile Pvt. Ltd. (**Guarantor(s)**), Sterling International Enterprises Limited, Intense Consultancy Services Pvt. Ltd., Yogi Consultancy Services Pvt. Ltd., Nishant Consultancy Services Pvt. Ltd., Saika Consultancy Services Pvt. Ltd. and Triangle Investment Company Pvt. Ltd. (**Mortgagor(s)**) and PMT Engineering Limited (**Other Mortgagor(s)**).

Detailed description of the property/ies, its Reserve Price and Earnest Money Deposit is as given below:



SCHEDULE

Description of the Immovable Properties

Lot 1

Sr. No.	Description of the immovable property	Owned by	Reserve Price (in Rs.)	EMD (in Rs.)	Venue
1.	Unit No.301 on the 3rd Floor adm. 54.70 sq. mtr. carpet area,	Intense Consultancy Services Private Limited	Rs. 8,08,00,000/- crore (Rupees Eight Crore Eight Lakh only)	Rs.81,00,000/- crore (Rupees Eighty-One Lakh only)	https://www.bankauctions.in
2.	Unit No. 302 on the 3rd Floor adm. 44.40 sq. mtrs carpet Area, Unit No, 303 on the 3rd Floor adm 33.08 sq. mtrs carpet area, Unit No. 304 on the 3rd Floor adm. 24.54 sq. mtr carpet area,	Yogi Consultancy Services Private Limited			
3.	Units Nos. 305-306 on the 3rd Floor adm 41.13 sq. mtr each carpet area,	Nishant Consultancy Services Private Limited			
4.	Units Nos. 307-308 on the 3rd Floor adm 41.13 sq. mtr each carpet area,	Saika Consultancy Services Private Limited			
5.	Units Nos. 309 on the 3rd Floor adm 41.13 sq. mtr carpet area, Unit No. 310 on the 3rd Floor adm. 39.03 sq. mtr carpet area, Unit No. 311 on the 3rd Floor adm. 37.55 sq. mtr carpet area,	Triangle Investment Company Private Limited			

in the building "CHAWDA INDUSTRIAL ESTATE", Malad, Mumbai situated on all that piece and parcel of land bearing New Survey No. 444, Hissa No. 2 (part) and bearing corresponding C T S No. 1108 admeasuring 2225 sq. yards equivalent to 1860.37 sq. mtrs or thereabouts of Village Malad South, Taluka Borivali within the Registration Sub-District of Mumbai Suburban situated at Chincholi Bunder Road, Deorukhkar Wadi (Reliefs Road) Malad, (west), Mumbai -

400 064.

Note:-

All the units mentioned above in Lot 1 shall be sold to single bidder only. The bids for individual units shall not be considered.

Encumbrances:

For Unit No.301 to 311: Chawda Premises Co-Op Society Limited vide their letter dated July 23, 2024 have informed that an amount of Rs. 1,16,76,381/- (Rupees One Crore Sixteen Lakh Seventy Six Thousand Three Hundred Eighty one only) is outstanding as on July 22, 2024 in respect of outstanding maintenance charges of society

Note:

Successful bidder has to clear the society dues as mentioned above with respect to said units described above.

Lot 2

Sr. No.	Description of the immovable property	Owned by	Reserve Price	EMD (in Rs.)	Venue
1.	Unit No. 401 on the 4th Floor adm. 54.70 sq. mtr carpet area,	Sterling International Enterprises Limited (Formerly known as Transworld Infotech Ltd)	Rs. 8,08,00,000/- (Rupees Eight Crore Eight Lakh only)	Rs.81,00,000/- (Rupees Eighty-One Lakh only)	https://www.bankauctions.in
2.	Unit No. 402 on the 4th Floor adm. 44.40 sq. mtr carpet area,				
3.	Unit No. 403 on the 4th Floor adm. 33.08 sq. mtr carpet area,				
4.	Unit No. 404 on the 4th Floor adm. 24.54 sq. mtr carpet area,				
5.	Unit No. 405- 409 on the 4th Floor adm. 41.13 sq. mtr carpet area each,				
6.	Unit No. 410 on the 4th Floor adm. 39.03 sq. mtr carpet area,				
7.	Unit No. 411 on the 4th Floor adm. 37.55 sq. mtr carpet area				

in the building "CHAWDA INDUSTRIAL ESTATE", Malad, Mumbai situated on all that piece and parcel of land bearing New Survey No. 444, Hissa No. 2 (part) and bearing corresponding



C T S No. 1108 admeasuring 2225 sq. yards equivalent to 1860.37 sq. mtrs or thereabouts of Village Malad South, Taluka Borivali within the Registration Sub-District of Mumbai Suburban situated at Chincholi Bunder Road, Deorukhkar Wadi (Reliefs Road) Malad, (West), Mumbai - 400 064.

Note:-

All the units mentioned above in Lot 2 shall be sold to single bidder only. The bids for individual units shall not be considered.

Encumbrances:

For Unit No.401 to 411: Chawda Premises Co-Op Society Limited vide their letter dated July 23, 2024 have informed that an amount of Rs.1,31,88,461/- (Rupees One Crore Thirty One Lakh Eighty Eight Thousand Four Hundred Sixty One only) is outstanding as on July 22, 2024 in respect of outstanding maintenance charges of society

Note:

Successful bidder has to clear the society dues as mentioned above with respect to said units described above.

Lot 3

Sr. No:	Description of the Property	Owned By	Reserve Price (in Rs.)	Earnest Money Deposit (in Rs.)	Venue
1.	All that non-agriculture lands bearing R. Survey No.277/3-4-5-6, final plot no.214 adm. 964.07 sq. mtrs equivalent to 10373.388 sq. ft. out of the total plot 3563.57 sq. mtrs. equivalent to 38344 sq. ft. of Village Mauje Akota, Registration Sub-District Akota Taluka & District Vadodara in the state Gujarat together with building and structures constructed/to be constructed thereon in the name of Sterling International Enterprises Limited	Sterling International Enterprises Limited (Formerly known as Transworld Infotech Ltd)	Rs.4,67,00,000/- (Rupees Four Crore Sixty-Seven Lakh only)	Rs.47,00,000/- (Rupees Forty Seven Lakh only)	https://www.bankauctio ns.in



	On the North: the plot admeasuring 28000 Sq. Ft. & thereafter open plot & AVISKAR Complex thereafter On the South: FP No.83 of TP S No.1 On the East: 40 Feet Road On the West: plot No.7 owned by Sahaj Developers & thereafter Old Padra Road				
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Encumbrances:

To the best of knowledge of JMFARC, there are no encumbrances attached to the above mentioned Secured Assets in Lot 3.

A notice dated September 12, 2024 was issued to the Borrower/ Guarantor(s)/ Mortgagor(s)/ Other Mortgagor under Rule 8(6) of the Rules informing them the availability of right of redemption under Section 13(8) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("**SARFAESI Act**"). On account of failure of the Borrower/ Guarantor(s)/ Mortgagor(s)/ Other Mortgagor to exercise such right available to them, it is hereby informed that publication of this notice shall extinguish the right of redemption available to them.

For detailed terms and conditions of the sale, please refer to the link provided on the Secured Creditor's website i.e. <https://www.jmfinancialarc.com/Home/AssetsForSale> OR www.bankauctions.in.

Date: October 22, 2024
Place: Mumbai


 Authorised Officer
 JM Financial Asset Reconstruction
 Company Limited acting in its capacity as
 trustee of JMFARC – Gelatine March 2014
 – Trust

સવિજ્ઞાત અધિકારી, એસ.કે. હાઈનાન્સ સિપીડેસ
(પુરુ નામ - એસ.કે. હાઈનાન્સ સિપીડેસ)

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SCHEDULE
(a) Original Deeds of Conveyance dated 20/04/1974 were between Mr. A. K. Mahajan, Tarnaka, and the State of Karnataka through the office of the District Registrar, Bangalore. Late Mr. Mahajan Tarnaka deceased and his widow Mrs. Mahajan Tarnaka is Plaintiff as the first Conveyance Party and Mr. Akshay Kumar Raj Mahomed Patel and Mr. Akshay Raj Mahomed Patel are second Conveyance Parties. Plaintiff as second Conveyance Party and Mrs. Roshni Sibi Mds. P. Laxi, as the second Conveyance Party.

Registration Record: Bangalore, Regn No. BOMH-1570-1974.

Dated this 21 day of October 2024

Sd/-
Ms. MARLE SOANS
For MARLE & ASSOCIATES
203 United Industrial Building,
Wing B, 1st Floor,
Roost Road, N1,
Thane West 400094

together with proof thereof within 14 days of the date of the summons, failing which the summons in any event shall be deemed to have been waived and/or abandoned. CLAIMS SHOULD BE FILED WITHIN THE ABOVE MENTIONED PERIOD.

SCHEDULE OF THE ADVOCATE NAMED BELOW:

ALL THAT the Government of Karnataka, State of Karnataka, Department of Horticulture and Land and General Branch, 2nd floor, 22, area administration 530 01, Survey No. 10/1, 10/2, 10/3, 10/4, 10/5, 10/6, 10/7, 10/8, 10/9, 10/10, 10/11, 10/12, 10/13, 10/14, 10/15, 10/16, 10/17, 10/18, 10/19, 10/20, 10/21, 10/22, 10/23, 10/24, 10/25, 10/26, 10/27, 10/28, 10/29, 10/30, 10/31, 10/32, 10/33, 10/34, 10/35, 10/36, 10/37, 10/38, 10/39, 10/40, 10/41, 10/42, 10/43, 10/44, 10/45, 10/46, 10/47, 10/48, 10/49, 10/50, 10/51, 10/52, 10/53, 10/54, 10/55, 10/56, 10/57, 10/58, 10/59, 10/60, 10/61, 10/62, 10/63, 10/64, 10/65, 10/66, 10/67, 10/68, 10/69, 10/70, 10/71, 10/72, 10/73, 10/74, 10/75, 10/76, 10/77, 10/78, 10/79, 10/80, 10/81, 10/82, 10/83, 10/84, 10/85, 10/86, 10/87, 10/88, 10/89, 10/90, 10/91, 10/92, 10/93, 10/94, 10/95, 10/96, 10/97, 10/98, 10/99, 10/100, 10/101, 10/102, 10/103, 10/104, 10/105, 10/106, 10/107, 10/108, 10/109, 10/110, 10/111, 10/112, 10/113, 10/114, 10/115, 10/116, 10/117, 10/118, 10/119, 10/120, 10/121, 10/122, 10/123, 10/124, 10/125, 10/126, 10/127, 10/128, 10/129, 10/130, 10/131, 10/132, 10/133, 10/134, 10/135, 10/136, 10/137, 10/138, 10/139, 10/140, 10/141, 10/142, 10/143, 10/144, 10/145, 10/146, 10/147, 10/148, 10/149, 10/150, 10/151, 10/152, 10/153, 10/154, 10/155, 10/156, 10/157, 10/158, 10/159, 10/160, 10/161, 10/162, 10/163, 10/164, 10/165, 10/166, 10/167, 10/168, 10/169, 10/170, 10/171, 10/172, 10/173, 10/174, 10/175, 10/176, 10/177, 10/178, 10/179, 10/180, 10/181, 10/182, 10/183, 10/184, 10/185, 10/186, 10/187, 10/188, 10/189, 10/190, 10/191, 10/192, 10/193, 10/194, 10/195, 10/196, 10/197, 10/198, 10/199, 10/200, 10/201, 10/202, 10/203, 10/204, 10/205, 10/206, 10/207, 10/208, 10/209, 10/210, 10/211, 10/212, 10/213, 10/214, 10/215, 10/216, 10/217, 10/218, 10/219, 10/220, 10/221, 10/222, 10/223, 10/224, 10/225, 10/226, 10/227, 10/228, 10/229, 10/230, 10/231, 10/232, 10/233, 10/234, 10/235, 10/236, 10/237, 10/238, 10/239, 10/240, 10/241, 10/242, 10/243, 10/244, 10/245, 10/246, 10/247, 10/248, 10/249, 10/250, 10/251, 10/252, 10/253, 10/254, 10/255, 10/256, 10/257, 10/258, 10/259, 10/260, 10/261, 10/262, 10/263, 10/264, 10/265, 10/266, 10/267, 10/268, 10/269, 10/270, 10/271, 10/272, 10/273, 10/274, 10/275, 10/276, 10/277, 10/278, 10/279, 10/280, 10/281, 10/282, 10/283, 10/284, 10/285, 10/286, 10/287, 10/288, 10/289, 10/290, 10/291, 10/292, 10/293, 10/294, 10/295, 10/296, 10/297, 10/298, 10/299, 10/300, 10/301, 10/302, 10/303, 10/304, 10/305, 10/306, 10/307, 10/308, 10/309, 10/310, 10/311, 10/312, 10/313, 10/314, 10/315, 10/316, 10/317, 10/318, 10/319, 10/320, 10/321, 10/322, 10/323, 10/324, 10/325, 10/326, 10/327, 10/328, 10/329, 10/330, 10/331, 10/332, 10/333, 10/334, 10/335, 10/336, 10/337, 10/338, 10/339, 10/340, 10/341, 10/342, 10/343, 10/344, 10/345, 10/346, 10/347, 10/348, 10/349, 10/350, 10/351, 10/352, 10/353, 10/354, 10/355, 10/356, 10/357, 10/358, 10/359, 10/360, 10/361, 10/362, 10/363, 10/364, 10/365, 10/366, 10/367, 10/368, 10/369, 10/370, 10/371, 10/372, 10/373, 10/374, 10/375, 10/376, 10/377, 10/378, 10/379, 10/380, 10/381, 10/382, 10/383, 10/384, 10/385, 10/386, 10/387, 10/388, 10/389, 10/390, 10/391, 10/392, 10/393, 10/394, 10/395, 10/396, 10/397, 10/398, 10/399, 10/400, 10/401, 10/402, 10/403, 10/404, 10/405, 10/406, 10/407, 10/408, 10/409, 10/410, 10/411, 10/412, 10/413, 10/414, 10/415, 10/416, 10/417, 10/418, 10/419, 10/420, 10/421, 10/422, 10/423, 10/424, 10/425, 10/426, 10/427, 10/428, 10/429, 10/430, 10/431, 10/432, 10/433, 10/434, 10/435, 10/436, 10/437, 10/438, 10/439, 10/440, 10/441, 10/442, 10/443, 10/444, 10/445, 10/446, 10/447, 10/448, 10/449, 10/450, 10/451, 10/452, 10/453, 10/454, 10/455, 10/456, 10/457, 10/458, 10/459, 10/460, 10/461, 10/462, 10/463, 10/464, 10/465, 10/466, 10/467, 10/468, 10/469, 10/470, 10/471, 10/472, 10/473, 10/474, 10/475, 10/476

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Panchayat District and otherwise situated
 at Narva Road, Ve. Palle (Dist. Almorah)
 400 857 and in the Registration District
 of Mumbai, Suburban at Andheri
 (Dist. Mumbai) and the names and
 interest of the Owner in the share capital
 of the said Society being 5 fully paid up
 shares of Rs. 50 to 1040 (both
 inclusive) are, 1026 to 1040 (both
 inclusive) and 1041 to 1042 (both
 inclusive) and 1043 to 1044 (both
 inclusive) and 1045 to 1046 (both
 inclusive) and 1047 to 1048 (both
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PUBLIC NOTICE

Notice is hereby given to the Public the Agreement for sale between M/s. B K Traders & Exporters Pvt Ltd and Late Shri Tulsidas A. Samant for the flat being 001 Ground Floor, A Wing/Hingyeshree CHS Ltd. CTS no 1095, 92 Sant Janabai Marg (Dixit Marg), Vile Par East Mumbai-400057, has been lost / misplaced. On Behalf of the client Mr. Tulsidas Samant the undersigned hereby informs the public of objections, if any, for the transfer of said flat. In case of any claims/objections kindly intimate the undersigned advocate along with the relevant documents to support the claims/objections within 14 days from this notice. In absence of any claim it shall be deemed that the property has no claim by virtue of lost agreement.

Place : Vile Par Mumbai
Date : 22-10-2024

Sd/-
Advocate Soumya Kulkarni
Ascent Legal Associates
M3/04 Riddhi Gardens Film City Road, Malad East Mumbai 400097

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PNB Housing
FINANCIAL SERVICES
One to One

संपर्क: 1800-121-2345 (टोल फ्री नंबर) | 011-23123456 (दिल्ली)

वेबसाइट: www.pnbhousing.com

आपका घर, आपका भविष्य। PNB Housing के साथ सपना बनाना शुरू करें।

हमारे विशेषज्ञों से सलाह लें और अपने घर के लिए सही योजना तैयार करें। हम आपको सही ढंग से ऋण प्रदान करेंगे और आपके घर के निर्माण में मदद करेंगे।

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आपका घर, आपका भविष्य। PNB Housing के साथ सपना बनाना शुरू करें।

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Court Room No. 84 (Mazgaon)

IN THE BOMBAY CITY CIVIL COURT AT BOMBAY CITY CIVIL COURT SUIT NO. 7269 OF 2001 (HIG COURT SUIT NO. 1965 OF 2001)

Under Order V Rule 20 (1A) of the Code of Civil Procedure 1908 for Paper Publication

Plaint lodged on: 04.05.2012
Plaint admitted on: 01.10.2012

Rule 51
SUMMONS to
Answer plaintiff under
Section 27, O.A. No.
1,3,7 & 8 A.O. No.
18 of the Code of Civil
Procedures.

Unit Trust of India (UTI))
a statutory corporation having)
its registered Office at,)
1, Sir Venkatesh Thakrarji Marg,)
Mumbai 400 020, through their Custodians)
Stock Holding Corporation of India Limited)
having their office at Mittal Tower,)
"A" Wing, Ground Floor, Narman Point,)
Mumbai - 400 021)...Plaintiffs

V2

1. Hindustan Unilever Limited)
Unilever House, B.D. Sawant Marg,)
Chakala, Andheri (East), Mumbai-400099)
2. Goldman Sachs Asset Management A/c.)
Goldman Sachs Asia Growth Fund)
through their Custodians Deutsche Bank A.G.)
having their office at Ground Floor,)
Mhatre Pen building, Tulu Pipe Road,)
Dadar (W), Mumbai 400 023)
3. Parash B. Shah)
Rishi Shanti Apt, 1st Floor, 13,)
Ponnurangam Road, R.S. Puram East)
Coimbatore 641 002)
4. Mr. Kamal Kapur,)
residing at Rishi Theatre 12,)
Siddhaji Road Bangalore 560 001)
5. Mr. Haasmukh Ray Doshi)
residing at Matruhchya, Kondolya)
Street, Mahuva 364 230)
6. Mr. B. S. Gowri,)

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National Securities Depository Ltd.)
(Having their office at Trade World,)
4th floor, Kamala Mills Compound,)
Chennai - 600 002.) Defendants
(As per order dated 06/08/2024, HJ 10 on Shaikh Abbar Shaikh Jalal, Co. No.84, Ex. 13 - Allowed)

GREETINGS, WHEREAS the above-named Plaintiffs has / have had **pled** in this Honourable Court the above-named Defendants wherein the following is a concise statement.

a. That the **Hortle Court** be pleased to declare that the **Plaintiffs** are the absolute owners of and entitled to the 2,642 shares of **PL**, 10% each of **Broke Bond** **Lion** India Ltd. and more particularly set out and listed in **Exhibit "B"** annexed to the **Plaint** now converted into 13,050 shares of **PL**, 1 each of 1st Defendant are said to be transferred to the **Plaintiffs** name;

b. That the **Hortle Court** be pleased to direct and order that:

i. the Defendant **NL** to issue duplicate share certificates in favour of the **Plaintiffs** in respect of original 2,642 shares of **PL**, 10% each now converted into 13,050 shares of **PL**, 1 each issued by the 1st Defendants as more particularly set out and listed in **Exhibit "B"** annexed to the **Plaint** now converted into 13,050 shares of **PL**, 1 each;

ii. the Defendant **NL** to remove the said 13,050 shares issued to the 2nd Defendant listed in **Exhibit "B"** (now 6000 sub-divided shares) and thereafter issue the same in favour of the **Plaintiffs** in respect of 2,642 shares of **PL**, 10% each (now 2600 converted shares of **PL** 1 each) as more particularly set out and listed in **Exhibit "B"** annexed to the **Plaint** now converted into 13,050 shares of **PL**, 1 each;

c. That the Defendants, their servants, agents and representatives be restrained by an order and injunction of the **Hortle Court** from in any manner transferring the said 2642 shares of **PL**, 10% each as more particularly set out and listed in **Exhibit "B"** annexed to the **Plaint** now converted into 13,050 shares of **PL**, 1 each or creating any dividend, bonus, rights or any other benefits in respect thereof in favour of any person other than the **Plaintiffs**;

d. That pending the hearing and final disposal of this suit, the defendants their servants, agents and representatives be restrained by an order and injunction of the **Hortle Court** from:

i. "Gold" Shares transferred to the **Plaintiffs** in respect of the said 2,642 shares of **PL**, 10% each as more particularly set out and listed in **Exhibit "B"** annexed to the **Plaint** now converted into 13,050 shares of **PL**, 1 each of the 1st Defendant Company in favour of any person except the **Plaintiffs**;

ii. in any manner delivering any dividends, bonus shares, rights shares or any other benefits in respect of the said 2,642 shares against the said 2,642 shares of **PL**, 10% each as more particularly set out and listed in **Exhibit "B"** annexed to the **Plaint** now converted into 13,050 shares of **PL**, 1 each to any person other than the **Plaintiffs**;

e. That pending the hearing and final disposal of the above suit this **Hortle Court** be pleased to appoint **Coat** **Reed High Court, Bombay** as the Receiver of the proportionate shares issued against the said 2,642 shares of **PL**, 10% each as more particularly set out and listed in **Exhibit "B"** annexed to the **Plaint** now converted into 13,050 shares of **PL**, 1 each of the 1st Defendant **Co** with the powers to receive the said 2,642 shares of **PL**, 10% each and all other benefits accruing in respect of the aforesaid original 2,642 shares except the powers to sell.

f. for interim and ad-interim reliefs in terms of prayer (d) (i) above.

g. for costs.

h. for any other orders and reliefs as may be considered fit and proper in the circumstances of the case.

Wherefore the Plaintiff prays that the Court will within 30 days from service of publication of summons, in person, or by an Advocate and able to answer all material questions relating to suit or who shall be accompanied by some person able to answer all such questions to answer the above named **Plaintiff**, and as such the suit is filed for the final disposal of the matter and as such the Court will be pleased to take notice and take notice of the appearance of the Plaintiff will be heard and determined in your absence, and you will bring with you any document in your possession or power containing evidence relating to the merits of the **Plaintiffs** case or upon which you intend to rely in support of your case.

Dated this 16th day of October 2024.

For Registrar City Civil Court, Bombay
Seal,

SUIT NO. 153 OF OCTOBER 2024
Sushobh C. Bhat
Advocate for the Plaintiffs
Office Nos. 14 and 15, Maharashtra Bhavan, Mazgaon Lane, 12/14, Bora Mangal Street, Behind Old Handloom House, Fort, Mumbai - 400 001, 602904131
E-mail: Sushobh@rediffmail.com
T: 98201 22104
Fax: 98201 22104
P: 98201 22104
Please check the status and meet / further date of this suit on 23/10/2024.

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