

THE BOMBAY PRESIDENCY GOLF CLUB LIMITED
 CIN: U92410MH1927NPL001307
 DR. CHOITHRAM GIDWANI ROAD, CHEMBUR, MUMBAI- 400 074
 Tel: 022 - 5096 5000 Email: info1@bpgc-golf.com

NOTICE OF EXTRA ORDINARY GENERAL MEETING ("EOGM") No. 01/2025-2026 AND E-VOTING INFORMATION

NOTICE is hereby given that an Extra Ordinary General Meeting ("EOGM") No. 01/2025-2026 of the Members of The Bombay Presidency Golf Club Limited ("The Club") will be held through Video Conferencing ("VC") or Other Audio-Visual Means ("OAVM") on **Thursday, 24th April, 2025 at 5:30 PM IST** to transact the Business as detailed in the Notice circulated on **Wednesday, 2nd April 2025** convening the said EOGM.

Please note that the Ministry of Corporate Affairs ("MCA") has vide General Circular Nos. 14/2022 dated 08.04.2022, 03/2022 dated 05.05.2022, 11/2022 dated 28.12.2022, 09/2023 dated 25.09.2023 and 09/2024 dated 19.09.2024 ("MCA Circulars"), permitted Companies to convene EOGM through VC/OAVM and issue the Notice for the EOGM by email to all members and other persons entitled, whose email addresses are registered with the Company.

Notice of EOGM and its Dispatch
 In compliance with the above Circulars, the Notice of the EOGM with the annexures has been dispatched on Wednesday 2nd April, 2025 by email to all the Members of the Club and other persons entitled to receive the same. No physical copies of the EOGM Notice and its annexures are being circulated to the members. A copy of the Notice of EOGM and its annexures is available on the website of the club at www.bpgc-golf.com and website of NSDL www.evoting.nsdl.com.

Remote E-Voting and e-Voting at the EGM
 In compliance with Section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management and Administration) Rules, 2014, the Members of the Club are being provided with the facility to cast their votes on all the resolutions set forth in the Notice of the EOGM using electronic voting system ("remote e-voting") and e-voting at the EOGM, provided by National Securities Depository Limited (NSDL) and the business may be transacted through such voting. The details for the e-voting pursuant to the Act and the Rules are hereunder:
 • The Special Business as set out in the EOGM may be transacted through voting by electronic means. The Notice for the EOGM along with e-voting instructions is available on the website of the Club at www.bpgc-golf.com and on the website of NSDL www.evoting.nsdl.com.
 • Only Members belonging to Category 'A' shall be eligible to vote/provide that:
 I. They are not Absentee Members.
 II. They are not defaulters due to non-payment of subscription bills which are two months or more in arrears.
 III. They have paid entrance fee in full.
 • Members of the Club will be able to cast their vote electronically on the businesses as set forth in the Notice of the EOGM either remotely or during the e-voting period at the EOGM.

Cut-Off Date for determining the Members entitled to vote through e-voting **Friday, 18th April 2025**
Commencement of e-voting period **Monday, 21st April, 2025 (09:00 AM IST)**
End of e-voting period **Wednesday, 23rd April, 2025 (5:00 PM IST)**
 • The e-voting module will be disabled by NSDL on **Wednesday, 23rd April 2025 at 5:00 PM IST**. E-voting shall again be enabled by the NSDL at the EOGM. The Members of the Club who have cast their vote through remote e-voting will not be allowed to vote again at the EOGM but they may attend the EOGM.
 • The facility for voting through electronic voting system shall also be made available on the day of the EOGM and Members of the Club who have not already cast their vote by remote e-voting shall be able to exercise their right at the EOGM. The Members of the Club who have cast their vote by remote e-voting prior to the EOGM may also attend the EOGM but shall not be allowed to cast their vote again at the EOGM.
 • Any person who becomes a Member of the Club after the dispatch of the Notice convening the EOGM but before the cut-off date may obtain the LOGIN ID and password by sending a request to evoting@nsdl.com. However, if such person is already registered with NSDL for e-voting then he/she can use his/her existing USER ID and password for casting vote.
 • Members of the Club who have not updated their e-mail addresses are requested to update the same with the Club on or before **Friday, 18th April, 2025** by sending a request by email to info@bpgc-golf.com or members@bpgc-golf.com.
 • In case of any queries, you may refer the Frequently Asked Questions (FAQs) for Members and e-voting user manual for Members available at the download section of www.evoting.nsdl.com or call on 022 - 4886 7000 and 222 - 2499 7000 or send a request at evoting@nsdl.com.
 The instructions for e-voting and participation in the EOGM shall also form a part of the EOGM Notice of the Club, which shall be available on the website of the Club and NSDL. This Advertisement is being published in compliance of the MCA Circulars and for the information of the members as is available on the website of the Club.

For The Bombay Presidency Golf Club Limited
 Sd/- Hari Narayan
 Place: Mumbai
 Date: 03.04.2025 President, DIN: 01459666

PUBLIC NOTICE

NOTICE is hereby given that I am investigating the title of Janet D'Souza, a member of the Beach Way Apartments Cooperative Housing Society Ltd. to her flat and the shares pertaining thereto more particularly described in the Schedule hereunder written free from all encumbrances, claims and demands whatsoever. The said member has reported that she has in her possession only (i) the original Declaration dated 30th March 2009, registered with the Jt. Sub-Registrar, Andheri No. 3, Mumbai Suburban District under Serial No. BDR-902867/2009 on 31st March, 2009 along with the Agreement dated 11th April, 1980 under which she purchased the said flat and (ii) original Share Certificate bearing No. 3 pertaining to the said flat. The said member has further reported that other than the said documents, she does not have any documents in her possession by which her predecessor, Julia Coelho acquired the said flat, as the same are lost/misplaced and are not traceable. The said member has lodged an online Lod Report bearing No. 38917-2025 on 27th March 2025 with the Santacruz Police Station in respect of the said lost documents. All persons/entities having any claim, right, benefit or interest against or to the said flat and the shares pertaining thereto or any part thereof by way of sale, exchange, assignment, mortgage, trust, lien, gift, charge, possession, inheritance, bequest, lease, tenancy, licence, maintenance, easement, Decree or Order of any Court of law or otherwise of whatsoever nature are required to make the same known in writing along with documentary evidence to the undersigned within 14 days from the date of publication hereof failing which such claim, if any, shall be considered as waived and/or abandoned.

THE SCHEDULE ABOVE REFERRED TO
 Flat No.A-04 measuring 680 sq.ft. (Carpet) equivalent to 632.20 sq.mts., on the 1st floor in the "A" Wing of the building "Beach Way Apartments" in Beach Way Apartments Cooperative Housing Society Ltd. at Juhu Tara Road, Mumbai 400 049 on plot bearing C.T.S. No.982 in the Village Juhu, Taluka Vile Parle in the Registration District of Mumbai Suburban along with 5 shares of Rs. 50/- each bearing Serial Nos.11 to 15 represented by Share Certificate No.3.

Mumbai dated this 3rd day of April, 2025.

FIONA NAZARETH,
 Advocate, High Court,
 A/1, Silver Court,
 Sundar Nagar Road No.2,
 Kalina, Santacruz (E),
 Mumbai 400 098.
 e-mail: contact@fionanazareth.com

PUBLIC NOTICE

Take Notice that we are investigating the right, title and entitlement of Shri. Jhuzi Maryan Miranda/Mirand, residing at Mauli Bungalow, opposite Janki Cinema, Parkna, Vasai (West) Palghar - 401201 ('Owner'), to his agricultural land situate at Village Poman, Taluka Vasai District Palghar, more particularly described in the Schedule hereto ("Property"). All persons, including any banks, financial institutions and authorities, having any right, title, interest, benefit, claim, demand, in or to, and/or in respect of the Property, or any part thereof, and/or the floor space index/floor area ratio, transferable development rights, option, sub-lease, or development potential thereof, or any part thereof, and/or the title deeds in respect thereof, and/or claims under or through the Owners by way of sale, conveyance, assignment, transfer, exchange, gift, partition, lease, sub-lease, tenancy, protected tenancy, sub-tenancy, possessory or occupancy rights, license, use, caretaker rights, covenant, easement, maintenance, mortgage, charge, lien, security interest, encumbrance, trust, succession, family arrangement/settlement, will, testamentary instrument, succession, inheritance, bequest, assignment, development rights, sub-development rights, joint development rights, joint venture, collaboration, project management or development management rights, option, license, pendens, decree, judgement, or order (interim or final) of any court of law, or other authorities, and/or under any agreement/contract, or otherwise howsoever, are hereby required to make the same known, in writing, together with notariarily certified true copies of documentary proof in support thereof, to the undersigned at 403, 4th Floor, Maruti Mansions, 17 Raghunath Dadaji Street, Fort, Mumbai - 400001, within fourteen days from the date of publication hereof, or else the purported right, title, interest, benefit, claim, or demand, if any, of such person or persons, will be considered to be waived and/or abandoned.

The Schedule Above Referred To:
 (Description of the Property)
 All that piece or parcel of freehold agricultural land, bearing Survey No. 52, admeasuring approximately 0.71-60 (HR-P) equivalent to 7160 square metres (as per 7/12 records), thereon, situate, lying and being at Village Poman, Taluka Vasai District Palghar, within the Registration District of Palghar and Sub-District of Vasai, and bounded as follows, that is to say:
 On or towards the North by: by land bearing Survey No. 218;
 On or towards the South by: by land bearing Survey No. 218;
 On or towards the West by: by land bearing Survey No. 51; and,
 On or towards the East by: by land bearing Survey No. 250 (part).

Mumbai, dated this 3rd day of April, 2025

MRK Law Associates
 Advocates

PUBLIC NOTICE

Notice is hereby given to all concerned, that M/s Suncity Housing, having their office at 101/D, Prashant Apartments, Adi Shankaracharya Road, Powai, Mumbai - 400 076 ("said Developers"), has acquired Development Rights from one Ushakiran Hirendra Singh under Development Agreement dated 07.08.2002, which was modified by Consent Terms dated 07.05.2015 filed before the Hon'ble High Court of Bombay, Mumbai in Suit No. 2990 of 2007. The said Developers have partly developed the property more particularly described in First Schedule hereunder written under the said Development Agreement and have requested us to investigate their title in respect thereof.

Any person/s claiming any right, title, interest, claim, share in the property or part thereof by way of sale, mortgage, lease, exchange, lien, possession, easement, injunction, order and/or however otherwise are required to notify the same in writing alongwith the supporting documentary evidence to the undersigned at the address given herein below within 10 days from the date hereof otherwise it will be deemed that there are no claims and/or that the same are waived and the title certificate will be issued accordingly.

THE FIRST SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:
 ALL THAT piece or parcel of land hereditaments and premises situate, lying and being at Village Hariyali, bearing Survey No. 112A (part) and corresponding to CTS No. 4D/1 and 4D/3 admeasuring 32,095 sq. mtrs., or thereabouts within registration sub-district, Mumbai City Suburban and bounded as under:
 1) On or towards the North by: partly by Adi Shankaracharya Marg and partly by remaining portion of CTS No. 4 (part).
 2) On or towards the South by: remaining portion of CTS No. 4 (part).
 3) On or towards the East by: partly by Chandan Nagar and partly by boundary of CTS No. 4D/2, 4D/4, 4D/5, 4D/6 and CTS No. 4 (part) the property of Vijay Printing Works, bearing S. No. 52, H. No. 17, (part).
 4) On or towards the West by: partly by village boundary of Tirandaz and partly by CTS No. 4 (part).

THE SECOND SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

ALL THAT piece or parcel of land hereditaments and premises situate, lying and being at Village Hariyali, bearing Survey No. 112A (part) and corresponding to CTS No. 4 admeasuring 40,000 sq. ft. equivalent to 3,716 sq. mtrs. or thereabouts within the registration sub-district, Mumbai City Suburban.

Dated this 3rd day of April, 2025

For M/s. Purnanand & Co.
 Partner
 Purnanand & Co.
 Advocates & Solicitors
 Fort Chambers "C", 65, Tamarind Lane, Fort, Mumbai - 400023

THE NATIONAL CO-OPERATIVE BANK LTD.
 Regd. Office: 214, Raftia Centre, Free Press Journal Marg, Nariman Point, Mumbai 400 021.
 Recovery Dept: Plot No-26, 1st Floor, Sector-13, Khanda Colony, New Panvel, Raigad-410 206.
 Email address: recovery@ncmbmumbai.com Phone no. (022) 27458628

NOTICE OF AUCTION SALE

Auction Sale Notice for sale of Immovable Assets under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8(i) of the security interest (enforcement), Rules 2002. Notice is hereby given to the public in general and in particular to the borrower(s) and guarantors that the below described immovable property mortgage/charged to the secured creditor, the constructive/physical/specific position of which has been taken by the Authorized Officer of the Bank/secured creditor, will be sold on "AS IS WHERE IS BASIS AND AS IS WHAT IS BASIS" on the date as mentioned in the Table here in below, for recovery of its dues due to the bank/secured creditor from the respective borrower(s) and guarantors. The Reserve Price and the Earnest money deposit will be as mentioned in the table below against the respective properties.

Name of Borrower & Description of Property	Outstanding Amount	Reserve Price In Rs.	Earnest Deposit	Date & Time of Inspection & Auction Place
1. Mrs. Meena Ramkailash Saroj & Mr. Nagesh Ramraj Saroj Flat No.802, 8th floor, Bldg No-2, JP Synergy (Phase-I), Survey No-131, Hissa No-1/B, CTS No-9466, Village Ambernath, Taluka Ambernath, Thane-421 501, area 365 sq.ft. carpet	Rs. 21,24,926 as on 31.03.2025 together with further interest w.e.f. 01.04.2025	21,90,000.00	2,19,000.00	Inspection - 11:00 a.m. to 5:00 p.m. AND Auction Date: 15.05.2025 at 11.30 a.m. AT THE NATIONAL CO-OP BANK LTD., Kalyan Branch- Shop No-1 to3 and 7 to 9, Sheetal Complex, Old Mumbai-Pune Link Road, Katenamvili, Kalyan(East), Thane-421306 Phone- 0251-2363886 Email: kibrac@ncmbmumbai.com, recovery@ncmbmumbai.com
2. Mr. Prasad Naik, Mr. Prashant Naik, Mrs. Shree Samarth Dairy Flat No-3 & 4, 1st Floor, Manas Building, Gograwadi, Near Royal Garden, Pathlari Road, Dombivli (E), Thane-421 201, area 1300 sq.ft built up	Rs. 75,03,840.00 as on 31.03.2025 together with further interest w.e.f. 01.04.2025	78,00,000.00	7,80,000.00	Inspection - 11:00 a.m. to 5:00 p.m. AND Auction Date: 15.05.2025 at 11.30 a.m. AT THE NATIONAL CO-OP BANK LTD., Kalyan Branch- Shop No-1 to3 and 7 to 9, Sheetal Complex, Old Mumbai-Pune Link Road, Katenamvili, Kalyan(East), Thane-421306 Phone- 0251-2363886 Email: kibrac@ncmbmumbai.com, recovery@ncmbmumbai.com

Place of Auction:
 THE NATIONAL CO-OP BANK LTD., Kalyan Branch- Shop No-1 to3 and 7 to 9, Sheetal Complex, Old Mumbai-Pune Link Road, Katenamvili, Kalyan(East), Thane-421306 Phone- 0251-2363886 Email: kibrac@ncmbmumbai.com

TERMS AND CONDITIONS:
 1. The bid form and the terms and conditions of the sale can be obtained on any working days between 11.00 a.m. and 5.00 p.m. from Bank's
 a. Recovery dept., Plot No- 8-C, Sector -13, 1st Floor, Khanda Colony, New Panvel, Dist Raigad, Pin-410 206 Phone-2745 8628
 b. Talaja Branch-Shop No-16, N.S. View CHS Ltd, Plot No-147/148, Sector-10, Talaja, Dist Raigad-410208 Phone-91362 46824 Email: talaja@ncmbmumbai.com
 c. Fort Branch-9, Podar Chambers, Store Lane, Fort, Mumbai-400 001 Phone-89762 4398 Email-fofbrac@ncmbmumbai.com
 d. Kalyan Branch- Shop No-1 to3 and 7 to 9, Sheetal Complex, Old Mumbai-Pune Link Road, Katenamvili, Kalyan(East), Thane-421306 Phone- 0251-2363886 Email:kibrac@ncmbmumbai.com

2. The Bidder will have to participate in person for the bid on the day of auction and the Bid in sealed envelope along with EMD mentioned here-in-above by way of RTGS/NET or Pay order/Demand Draft of any Nationalized or Scheduled Bank drawn in favour of The National Co-op. Bank Limited payable at Mumbai, should reach to the Authorized Officer at The National Co-op. Bank Ltd., Recovery dept., Talaja Branch, Fort Branch and Kalyan Branch before 5.00 p.m. on or before 14.05.2025
 3. The Bid without EMD and/or below the Reserve Price will not be entertained. The sealed envelopes of Bid will be opened at the place and time of the auction mentioned above.
 4. Any person participating in the Bidding process on behalf of another person or a Corporate Entity must produce a written authority/Board Resolution granted by the bidder in his/her favour.
 5. The Bidder will have to submit self-attested photo copy of KYC documents like Pan Card/proof of residence and one Pass Port size photograph along with the Bid and shall submit original for verification at the time of Auction.
 6. The sale of property will be strictly on "AS IS WHERE IS BASIS AND AS IS WHAT IS BASIS" and the intending bidders may make their own enquiries as regards any claim, charges, taxes, levies, dues and/or any other liability accrued against the property, if any and the same shall be borne by the successful bidder. The present accrued liabilities on the property are known to the Bank.
 7. The bidding in the auction process will start from the highest Bid Amount received by the Authorized Officer and thereafter bidder will be allowed to enhance Bid by minimum of Rs. 10,000/- (Rupees Ten Thousand only).
 8. The successful bidder will have to pay 25% of the bid amount (inclusive of EMD) immediately upon acceptance of his Bid i.e. on the same day or not later than 5.00 p.m. of the next working day and balance amount within 15 days from the date of Auction of sale.
 9. In case of successful bidder fails to pay the 25% of the bid amount as mentioned in clause (8) above, the earnest money deposited by him shall be forfeited and the sale shall be treated as cancelled. Similarly, Bank shall forfeit the 25% of the bid amount if the bidder fails to pay the balance 75% amount within 15 days from the date of Auction of sale.
 10. On confirmation of sale, pursuant to compliance of the terms of the payment, the Authorized Officer will issue Certificate of Sale in favour of the successful Bidder as per Security Interest (Enforcement) Rules 2002 and the successful Bidder will bear all taxes, stamp duty, Registration fees, and incidental expenses for getting the Sale Certificate registered in the name of successful bidder. The Authorized Officer will hand over the possession of the subject property only on receipt of the entire bid amount.
 11. The Authorized Officer reserves the right to accept or reject any offer/bid or postpone/cancel the auction without assigning any reason and also to modify the terms and conditions of sale without prior notice.
 12. Encumbrances not known to the Bank
 13. The intending bidders can contact the Authorized Officer, Mrs. Madhura Ajay Raul attached to the, The National Co-op. Bank Ltd. on Telephone Nos. 022-27458628 for having details of the property.

Place: Mumbai
Date: 03.04.2025

Sd/-
 Authorized Officer
 Attached to: The National Co-op. Bank Ltd.

JANA SMALL FINANCE BANK
 (A Subsidiary Commercial Bank)
 Registered Office: The Fairway, Ground & First Floor, Survey No.101, 11/2 & 12/2B, Off Dombur, Koramangla Inner Ring Road, Next to EGL Business Park, Challaighatta, 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 PROVISIO RULE 8(i) & 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 30.03.2025	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	45679660001355 45678640000691 4757020000436576	1) M/s. Pavan Enterprise, Proprietor, Mr. Omkar Vilas Bhagwat, 2) Mr. Prasanna Prashant Mahajan, 3) Mrs. Vijayanti Vilas Bhagawat	09/05/2024	15/07/2024	Rs. 1,68,99,277.61 (Rupees One Crore Sixty Eight Lakhs Ninety Nine Thousand Two Hundred Seventy Seven and Sixty One Only)	22.04.2025 Time 9:30 AM to 05:00 PM	Rs. 1,35,44,000/- (Rupees One Crore Thirty Five Lacs Forty Four Thousand Only)	Rs. 13,54,400/- (Rupees Thirteen Lacs Fifty Five Thousand Four Hundred Only)	06.05.2025 at 11.30 AM	05.05.2025, 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 the piece and parcel of Flat No.703 Admeasuring In Aggregate 704 Sq.ft (Carpet Area) situate on the 7th Floor of the Building known as "Om Siddhanti" belonging to the said Society to be constructed on the Land and Ground Bearing Plot No.2, Survey No.213/9, 214/1 and 217/2A and Corresponding CTS No.21444 Admeasuring About 1288.80 Sq.mtrs and the building standing thereon Under the Name and Style of Om Siddhanti or thereabout lying being and situate at Sant Shyanvati/Shrikrishna Nagar in Revenue Village Dahisar, Taluka Borivali in the Registration District and Sub-District of Mumbai City and Mumbai Suburban. Bounded as follows: On or towards the East by: Sant Dnyaneshwar Marg (D.P.Rd). On or towards the West by: Western Express Highway, On or towards the North by: Om-Hemgiri Co-Op Hsg. Soc. On or towards the South by: Om Dronagiri Co-Op Hsg. Soc.

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 www.bankauctions.in & www.fortocrosindia.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. Arijit Kumar Das Contact Number: 810000725. Email: info@bankauctions.in/arijit@bankauctions.in

For further details on terms and conditions to take part in e-auction proceedings and for any query relating to property please contact Jana Small Finance Bank authorized officers Mr. Manoj Thakur (Mob. No.9822396792), Mr. Dilshad (Mob. No.8433508759), Mr. Ranjan Naik (Mob. No.6362951653). To the best of knowledge and information of the Authorized 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/ Guarantors/ Mortgagees about e-auction scheduled for the mortgaged properties. The Borrower/ Guarantor/ Mortgagee 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: 03.04.2025, Place: Thane

Sd/- Authorized Officer,
 Jana Small Finance Bank Limited

SYMBOLIC POSSESSION NOTICE

ICICI Home Finance (Registered Office: ICICI Bank Towers, Bandra-Kurla Complex, Bandra (East), Mumbai - 400051)
 Corporate Office: ICICI HFC Tower, 1B Nagar, Andheri Kurla Road, Andheri East, Mumbai- 400059
 Branch Office: Premises No. 201, 2nd floor, West View, Opp. ICICI Bank, Veer Savarkar Road, Thane-400602
 Branch Office: Shubhraj Arcade, Office no. A-402, 4th Floor, S.V. Road, Borivali West, Mumbai, Maharashtra 400092
 Branch Office: Vikas Galaxy, 1st floor, Shop No. 103 & 104, Sanewadi, Railway Station Road, Badliapur (W), Maharashtra 421503
 Branch Office: 1st floor, A-101, BSEL Tech Park, Plot No. 39/5 & 39/5A, Opposite Vashi Station, Sector 30A, Vashi, Navi Mumbai-400703

Whereas
 The undersigned being the Authorized Officer of ICICI Home Finance Company Limited under the Securitisation, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13 (12) read with Rule 3 of the Security Interest (Enforcement) rules 2002, issued demand notices upon the borrowers mentioned below, to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.
 As the borrower 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 3 of the said rules on the below-mentioned dates. 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 ICICI Home Finance Company Limited. 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.

Sr. No.	Name of the Borrower/ Co-borrower/ Loan Account Number	Description of property/ Date of Possession	Date of Demand Notice/ Amount in Demand Notice (Rs.)	Name of Branch
1.	Marcus Dsouza (Borrower), Anita Bindumadhav Acharya (Co-Borrower), NHMUM00001250574	Flat No 402, 4th Floor, A1-A Type of Building No 2, Ipsit Newoday Plaza 3, Mauje Shirgaon, Taluka Palghar, Gat No 995/1, Old Satpatti Road, Near Jawahar Navodaya Vidyalaya, Palghar, Maharashtra 401404/ Date of Possession- 31-Mar-25	10-01-2025 Rs. 18,35,830.46/-	Thane
2.	Manish Harinath Nagar (Borrower), Shokuntaladevi Harinath Nagar (Co-Borrower), LHBOV00001553361	Flat No.202 (flat A-202), 2nd Floor, A Wing, Viviana Block No.4, Nisarig Nirman, S. No. 87, Plot No. 38, And 42, Village Dahamote, Nerai, Tal- Karjat, Dist-raigad, Pin Code-410101, Bounded By- North: J Wing, South: East: Internal Road, West: D Wing/ Date of Possession- 31-Mar-25	18-01-2025 Rs. 20,31,827.02/-	Mumbai- Borivali
3.	Suvarna Mohan Vaghoskar (Borrower), Mohan Janardan Vaghoskar (Co-Borrower), LHBAD00001516630.	Flat No 404, 4th Floor, C Wing, Aravalli Sankul, S No 31/1, 37/2,37/3, 38/0, And 39/2 Mauje Bandhivli, Taluka Karjat, District Raigad 410101 ; Pincode - 410101, Bounded By- North: J Wing, South: A Wing, East: Internal Road, West: D Wing/ Date of Possession- 31-Mar-25	18-01-2025 Rs. 4,81,305.72/-	Badla-pur
4.	Suvarna Mohan Vaghoskar (Borrower), Mohan Janardan Vaghoskar (Co-Borrower), LHBAD00001516634.	Flat No 404, 4th Floor, C Wing, Aravalli Sankul, S No 31/1, 37/2,37/3, 38/0, And 39/2 Mauje Bandhivli, Taluka Karjat, District Raigad 410101 ; Pincode - 410101, Bounded By- North: J Wing, South: A Wing, East: Internal Road, West: D Wing/ Date of Possession- 31-Mar-25	18-01-2025 Rs. 3,45,302/-	Badla-pur
5.	Suvarna Mohan Vaghoskar (Borrower), Mohan Janardan Vaghoskar (Co-Borrower), LHBAD00001516638.	Flat No 404, 4th Floor, C Wing, Aravalli Sankul, S No 31/1, 37/2,37/3, 38/0, And 39/2 Mauje Bandhivli, Taluka Karjat, District Raigad 410101 ; Pincode - 410101, Bounded By- North: J Wing, South: A Wing, East: Internal Road, West: D Wing/ Date of Possession- 31-Mar-25	18-01-2025 Rs. 49,764.92/-	Badla-pur
6.	Aayush Sanjay Oberoi (Borrower), Mital Sanjay Oberoi (Co-Borrower), LHVSU00001498828.	Flat No 402, Wing B,4th Floor, Bhaveshwar Nagar Building No 3, (Bhaveshwar Workers Co Operative Housing Society Limited) Ghatkoper - Kiroli Village Bhaveshwar Lane Tilak Rd Ghatkoper East Mumbai Mumbai Na Mumbai Maharashtra 400077, Bounded By- North: 30 Feet Wide Road, South: Property Belonging To Mr.ambu Patel And Mrs. Reena Patel, East: Property Belonging To Mr.K.p. Patel & Another, West: 20 Feet Wide Road/ Date of Possession- 31-Mar-25	18-01-2025 Rs. 1,79,805.04/-	Vashi
7.	Aayush Sanjay Oberoi (Borrower), Mital Sanjay Oberoi (Co-Borrower), EHVSH00001498830.	Flat No 402, Wing B,4th Floor, Bhaveshwar Nagar Building No 3, (Bhaveshwar Workers Co Operative Housing Society Limited) Ghatkoper - Kiroli Village Bhaveshwar Lane Tilak Rd Ghatkoper East Mumbai Mumbai Na Mumbai Maharashtra 400077, Bounded By- North: 30 Feet Wide Road, South: Property Belonging To Mr. Ambu Patel And Mrs. Reena Patel, East: Property Belonging To Mr.K.p. Patel & Another, West: 20 Feet Wide Road/ Date of Possession- 31-Mar-25	18-01-2025 Rs. 48,49,931.46/-	Vashi

The above-mentioned borrower(s) guarantor(s) are hereby given a 30 day notice to repay the amount, else the mortgaged properties will be sold on the expiry of 30 days from the date of publication of this Notice, as per the provisions under the Rules 8 & 9 of Security Interest (Enforcement) Rules 2002.
 Date: April 03, 2025, Place: Palghar, Raigad, Mumbai. Authorized Officer, ICICI Home Finance Company Limited

EXH No : 37

REGD. A/D/DA/STI/AFFIXATION/BEAT OF DRUM & PUBLICATION/NOTICE
BOARD OF DRT
SALE PROCLAMATION
OFFICE OF THE RECOVERY OFFICER -I
DEBTS RECOVERY TRIBUNAL - I MUMBAI
 2nd Floor, Telephone Bhavan, Strand Road, Colaba Market, Colaba, Mumbai - 400 005

R.P. No. 04 of 2023 Date : 25/03/2025

PROCLAMATION OF SALE UNDER RULES 38, 52 (2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS DUE TO BANK AND FINANCIAL INSTITUTIONS ACT, 1993.

IDBI Bank ...Certificate Holder

v/s

Magesh Bojan & Anr. ...Certificate Debtors

To,
 1) Magesh C Bojan
Having Address at: Flat No. 301, Aabhas Housing Society, Building No. 3, Old Golden Nest, Mira-Bhayander Road, Thane, Mumbai- 401 107.
Also having Address at: Flat No. 105, J Wing, 1st Floor, Sunshine Hills-II, Building No. 2, Achole Village, Vasai (East) - 401 210. ... Certificate Debtor No. 1

2) Riyan Mascarenhas
Having Address at: Flat No. 301, Aabhas Housing Society, Building No. 03, Old Golden Nest, Mira Bhayander Road, Thane, Mumbai- 401107.
Also Having Address at: Flat No. 105, J Wing, 1st Floor, Sunshine Hills-II, Building No. 2, Achole Village, Vasai (East) - 401210. .. Certificate Debtor No. 2

Whereas Hon'ble Presiding Officer, Debts Recovery Tribunal No. I Mumbai has drawn up the Recovery Certificate in Original Application No. 227 of 2020 for recovery of Rs. 26,75,491/- (Rupees Twenty Six Lakh Twenty Five Thousand Four Hundred Ninety One Only) with further interest at base rate rate i.e. 9.85% p.a. from the date of filing of Original Application till payment / realization of the dues from the Certificate Debtors is recoverable together with further interest and charges as per the Recovery Certificate/Decree. And whereas the undersigned has ordered the sale of property mentioned in the Schedule below in satisfaction of the said certificate.

And whereas a sum of Rs. 47,21,852.90/- (Rupees Forty Seven Lakh Twenty One Thousand Eight Hundred Fifty Two and Ninety Paise Only) or on 22/12/2024 plus further interest @9.85% p.a., plus further expense cost and charges from 23/12/2024 till final payment and/or realization are due for recovery from C.Ds.

1. Notice is hereby given that in absence of any order of postponement, the said property shall be sold on 23/05/25 between 02.00 P.M. to 04.00 P.M. (with auto extension clause in case of bid in last 5 minutes before closing, if required) by e-auction and bidding shall take place through "On Line Electronic Bidding" through the website of M/s C-1 India Pvt. Ltd. <https://www.bankauctions.com> contact person - Mr. Bhavik Pandya having Mobile No. 8866682937. E-mail - Maharashtra@1India.com & gujarat@1India.com.

For further details contact: Shri Magesh Tikhe, Deputy General Manager, Mob : 9881230311, Shri Tuhin Shome, Assistant General Manager, Mobile : 8981282408.

2. The sale will be of the property of the Certificate Debtors above named as mentioned in the schedule below and the liabilities and claims attaching to the said property, so far as they have been ascertained, are those specified in the schedule against each lot.

3. The property will be put up for the sale in the lots specified in the schedule. If the amount to be realized is satisfied by the sale of a portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale also is stopped if, before any lot is knocked down, the arrears mentioned in the said certificate, interest costs (including cost of the sale) are tendered to the officer conducting the sale or proof is given to his satisfaction that the amount of such certificate, interest and costs have been paid to the undersigned.

4. No officer or other person, having any duty to perform in connection with sale, either directly or indirectly bid for, acquire or attempt to acquire any interest in the property sold. The sale shall be subject to the conditions prescribed in Second Schedule of the Income Tax Act, 1