

PUBLIC NOTICE

NOTICE IS HEREBY given at large that I am investigating the title of my clients Shri Tarachand Umarshi Gala & Shri Kartik Tarachand Gala as ("the Owners") with respect to their property mentioned herein below. They acquired the absolute ownership and title of said flat by a registered Release Deed dated 13.04.2023 under Det. Srt. No. BBE 3-7279-2023. Any person or persons, Company, Bank, Financial Institution claiming any interest, right, title, claim and/or dispute on the said land by way of sale, transfer, exchange, leave and license lien tenancy, gift, trust, inheritance, bequest, mortgage, possession or otherwise is hereby required to communicate/intimate the same within **Seven (7) days** from the date of publication of this notice hereof at my office address with evidence. Any reference as regard to any such purported claim or interest on expiry of notice period, shall be deemed to have been waived to all intents and purposes.

SCHEDULE

Flat No. 3 area adm. about 1020 sq.ft, 1st Floor, Arianth Building, Arianth Flat Owners Association Pvt Ltd, 20/9, Sewree Wadala Estate, Wadala West, Mumbai 400 031, C.S. No. 576 of Dadar Naigaon Division, Mumbai City and Mumbai Suburban

M.P.SUNIL,
Advocate High Court,
318, 3 floor, Shiv Centre,
Sector-17, Vashi, Navi Mumbai
Date: 11.10.2023

SBI State Bank of India

Stressed Assets Management Branch-1
"The Arcade" 2nd Floor, World Trade Centre, Cuffe Parade, Colaba, Mumbai-400 005.
Phone: 022 - 22160890/22164116/22184738, Fax: 22154227/22181444.

CORRIGENDUM

Please Refer to E-auction Sale Notice published in this newspaper on 10.10.2023 with reference to M/s. Unibios Laboratories Ltd (Under Liquidation). In this notice please read Earnest Money Deposit (EMD) as Rs. 14,00,000. Other details in the E-Auction Sale Notice remain the same

Sd/-
Date:- 10.10.2023 Authorised Officer
Place:- Mumbai State Bank of India

VERSOVA BRANCH, MUMBAI (0416)

Mazdock A.bldg J.P. Rd 7 Bungalows
Versova Mumbai aMumbai 400061
Email : bom416@mahabank.co.in
H.O. : Lokmangal, 1501, Shivajinagar Pune-5

WITHOUT PREJUDICE

AQ17/RAHUL GANESH CHAVAN 13(2) Notice 2023-24 Date: 03/10/2023
To:
1. Mr. Rahul Ganesh Chavan S/o Ganesh Dattatray Chavan
Add. 1) C 15, 602 Raunak City Adharwad Jail Road D B Chowk Kalyan Thane Maharashtra.
2) A-403 B J Park CHS Rambaug Lane 4 Chikanghar Kalyan Thane Maharashtra 421301
Sub-Notice U/s 13 (2) of Securitization & Reconstruction Of Financial Assets and Enforcement of Security Interest Act 2002

Dear Sir / Madam,
1. That at your request, the following credit facilities have been sanctioned by Bank of Maharashtra, Versova Branch to No 1 of you.
2. That the details of the credit facilities, the securities charged in favour of the Bank and the present outstanding dues are as under:

Sr No	Nature & Amt. Of Credit facility	Security	Present outstanding (as on 03/10/2023)
(1)	(2)	(3)	(4)
1.	Housing Loan 60413711838	Primary- Equitable Mortgage of House Property situated at Flat No 204, 2nd floor A Wing in Building known as Sita Heights situated as Survey No 77 and Hissa No 4, Village Katai, Taluka Kalyan, Dist - Thane Type of flat - 1BHK Area - 38.41 Sq Mtrs Carpet	Rs. 39,43,538.00/- plus unapplied interest Rs.1,56,588.43/- as on 03/10/2023 plus interest rate @ 9.30% per annum with monthly rests plus 2% penal interest from 03/10/2023 till payment or realization
2.	Housing Loan 60413712774	Primary- Equitable Mortgage of House Property situated at Flat No 101, 1st floor A Wing in Building known as Sita Heights situated as Survey No 77 and Hissa No 4, Village Katai, Taluka Kalyan, Dist - Thane Type of flat - 1BHK Area - 38.41 Sq Mtrs Carpet	Rs. 34,96,572.00/- plus unapplied interest Rs.1,27,163.85/- as on 03/10/2023 plus interest rate @ 9.30% per annum with monthly rests plus 2% penal interest from 03/10/2023 till payment or realization
Total			Rs.74,40,110.00/- plus unapplied interest 2,83,752.28/-

* With further interest and expenses payable by you to the Bank towards the facility sanctioned to you.

1. That in consideration of the credit facilities availed; you have executed the necessary documents in favor of the bank including the following documents and also created charges on securities in favor of the Bank as above mentioned.

Housing Loan No 60413711838 for Rs.40.00 Lakhs

Sr. No.	Description	Document date
1	HL-1 Facility agreement For housing Loan	26/04/2023
2	F 260-Receipts	26/04/2023
3	Mortgagor's Declaration For Proposed Equitable Mortgage	25/04/2023
4	Memorandum of Record of Equitable Mortgage	26/04/2023
5	Mortgagor's letter of Confirmation of Equitable Mortgage	27/04/2023

Housing Loan No 60413712774 for Rs.40.00 Lakhs

Sr. No.	Name of Documents	Date of Execution
1	HL-1 Facility agreement For housing Loan	26/04/2023
2	F 260-Receipts	26/04/2023
3	Mortgagor's Declaration For Proposed Equitable Mortgage	25/04/2023
4	Memorandum of Record of Equitable Mortgage	26/04/2023
5	Mortgagor's letter of Confirmation of Equitable Mortgage	27/04/2023

The Details of Creations Charges are as Under
1) Name of Executants: Mr. Rahul Ganesh Chavan S/o Ganesh Dattatray Chavan
Description of Property 1 under Housing Loan No 60413711838 for Rs.40.00 Lakhs
Equitable Mortgage of Property situated at Flat No 204, 2nd floor A Wing in Building known as Sita Heights situated as Survey No 77 and Hissa No 4, Village Katai, Taluka Kalyan, Dist - Thane. Type of flat - 1BHK. Area - 38.41 Sq Mtrs Carpet.
All Part Of Parcels of the property situated in village KATAI, Tal. Kalyan, Dist Thane bearing Survey No 77, Hissa No 4

Description of Property 2 under Housing Loan No 60413712774 for Rs.40.00 Lakhs
Equitable Mortgage of Property situated at Flat No 101, 1st floor A Wing in Building known as Sita Heights situated as Survey No 77 and Hissa No 4, Village Katai, Taluka Kalyan, Dist - Thane. Type of flat - 1BHK. Area - 38.41 Sq Mtrs Carpet.
All Part Of Parcels of the property situated in village KATAI, Tal. Kalyan, Dist Thane bearing Survey No 77, Hissa No 4.

2) That you have failed to adhere to the terms and conditions of sanction and made defaults and accordingly your account has been classified by the Bank as NPA on 25/09/2023 in accordance with the prescribed norms issued by Reserve Bank of India. In spite of our repeated demands, you have not paid the outstanding amount in your account.
3. You have still not repaid the dues of the bank and hence in exercise of powers conferred on the Bank under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act (SARFAESI) and without prejudice to the rights of the Bank, The Bank hereby calls upon you to repay in full amount of Rs. 77,23,862.28 (Rupees Seventy Seven lakhs Twenty Three Thousands Eight Hundred Sixty Two and Twenty Eight Paise Only) along with further interest and expenses within 60 days from the date of receipt of this notice; failing which, the Bank shall exercise any and/or all the powers under Sub-Sec.4 of sec. 13 of above Act in respect of these securities/properties enforceable under the Act, in which case you shall also be liable to further pay all costs, charges and expenses or other incidental charges which please note.
The powers available under the Act inter alia includes:
a. To take possession of the secured assets, wherein the security interest has been created as abovementioned together with the right to transfer by way of lease, assignment or sale.
b. To take over or management of the secured assets including right to transfer by way of lease, assignment or sale.
c. To appoint any person as Manager to manage the secured assets, the possession of which will be taken over by us and the Manager shall manage the secured assets and any transfer of secured assets shall vest in the transferee all rights in or in relation to, the secured assets, as if the transferee all rights in or in relation to, the secured assets, as if the transfer had been made by you.
d. To write to or issue notice in writing to any person, who has acquired any of the secured assets against which security interest has been created from whom any money is due or may be reclaimed due to you to pay us the money.
6. Please take a note that as per Sec.13 (13) of the Act, after receipt of this notice, you are restrained from disposing off or dealing with the securities without our prior written consent.
7. The borrowers attention is invited to provisions of sub-section 8 of Section 13 of the Act in respect of the time available to redeem the secured assets.

For Bank of Maharashtra
Authorized Officer
Versova Branch, Mumbai North Zone

G. M. BREWERIES LIMITED

CIN : L15500MH1981PLC025809
Regd. Office: Ganesh Niwas, S. Veer Savarkar Marg, Prabhadevi, Mumbai - 400 025. Phone: 2433 1150 / 2433 1151 / 2433 1329 Fax: 91-22-2422 0722

Unaudited financial results for the Half Year / Quarter ended September 30, 2023 (Rs. Lakhs)

Sr. No.	Particulars	Unaudited				Audited	
		Quarter Ended		Half Year Ended		Year Ended	
		30.09.2023	30.06.2023	30.09.2022	30.09.2023	31.03.2023	
1	Total income from operations (NET)	15,157	14,686	14,186	29,843	28,388	59,351
2	Profit/(Loss) for the period (before tax, exceptional and extraordinary items)	2,947	2,661	3,032	5,608	5,191	13,162
3	Profit/(Loss) for the period before tax (after exceptional and extraordinary items)	2,947	2,661	3,032	5,608	5,191	13,162
4	Profit/(Loss) for the period after tax (after exceptional and extraordinary items)	2,237	1,991	2,269	4,228	3,884	9,987
5	Total Comprehensive income for the period (Comprising Profit/(Loss) for the period (after tax) and other comprehensive income (After Tax)	2,237	1,991	2,269	4,228	3,884	9,987
6	Equity Share Capital (Face value of Rs.10/- per share)	1,828	1,828	1,828	1,828	1,828	1,828
7	Reserves excluding Revaluation Reserves as per balance sheet of previous accounting year	-	-	-	-	-	66,348
8	Earning per share (of Rs.10/- each) Basic & Diluted	12.23	10.90	12.41	23.13	21.25	54.61

NOTES:
1) The aforesaid results have been reviewed by audit committee and taken on record by the Board of Directors at their meeting on October 10, 2023
2) Provision for taxation includes provision for current tax.
3) The company's operation at present is confined to only one segment, Country Liquor.
4) The figures of previous year / period have been regrouped, wherever necessary.
For G. M. Breweries Limited
Sd/-
Jimmy Almeida
Chairman & Managing Director
Place: Mumbai
Date: October 10, 2023

GOVERNMENT OF MAHARASHTRA PUBLIC WORKS DEPARTMENT E-TENDER NOTICE NO. 76 FOR 2023-2024

Online E- Tenders in B-1 Form For the Following Work are invited by the Executive Engineer, Presidency Division, PWD, 2nd Floor Bandhakam Bhavan, 25 Murzban Road, Fort, Mumbai-400 001 (Tel. No. 22016975/22016977) from contractors registered in appropriate class of the Public Works Department. Right to reject/accept of all or one tender is reserved by the undersigned.

Sr. No.	Name Of Work	Amt.
1	Repairs to plaster & painting & Misc. work in Vibhavari Building at Churchgate, Mumbai.	16.85
2	Repainting & Plastering Internally to A Type Bungalow Madam Cama Road, Mumbai. (Bungalow Touch Up Work)	19.84
3	External Painting to East & West Side Ground to 3rd Floor New Administrative Building, Madam Cama Road, Mumbai.	19.94
4	Repainting & Plastering Internal to Officers area of various Department 13th to 20th Floor at New Administrative Building, Madam Cama Road, Mumbai.	19.97
5	Repairs to Room No. 608 (Hon'ble Ramji Keram) at Akashwani MLA Hostel, Mumbai.	12.16
6	Internal & External Painting and Plastering to Servants Qrts. Chawl No. 1 to 10 Minister Servants Qrts. at Madam Cama Road, Mumbai.	16.02
7	Renovation of Toilets, Replacing of sanitary & plumbing fittings, Repairs to Sliding Window, Door, Flooring & Dado, internal Plastering, Grill work, Storage unit of Flat No. 801 & 803 at Rocky Hill Tower, N. D. Road, Mumbai.	24.37
8	Repairs to Room No. 112 (Hon'ble MLA Shri. Sudhir hair Gadgil) at Akashwani MLA Hostel Mumbai.	12.12
9	Repairs to existing Tiles, Flooring, Doors, Windows, Ceiling to A-10 Chief Secretary Bungalow at Madam Cama Road, Mumbai.	19.79
10	Renewing office room at 15th to 20th floor at Tower bldg at NCH at Mumbai.	17.28
11	Repairs to Doors/Windows, water supply pipe line, painting, roof, monsoon protection, Supply of Labour and Misc. Works to High Court Annex Building, at Mumbai.	22.59
12	Plastering and painting of passage staircase and room of mathematic bldg. in Institute of Science College, Mumbai.	16.83
13	Repairs to Doors/Windows, water supply pipe line, painting, roof, monsoon, protection, supply of Labour and Misc. works to P.W.D. Main Bldg. at High Court Mumbai.	19.30
14	Repairs to Room No. 409 (Hon'ble MLA Shri. Raturaj Patil) at Akashwani MLA Hostel Mumbai.	11.36
15	Repairs to Flat No. 3 at Jorawar Bhavan Building Maharshi Karve Road, Mumbai.	24.93
16	Plaster & Painting & Other works of Three Union offices at Old Press Building, Charni Road, Mumbai.	26.46

Issue Date :- 11.10.2023 to 18.10.2023
Opening Date :- 19.10.2023
All the corrigendum/Changes pertain to notice will not published in newspapers that will published in E-tendering process. All the detail Information is available on following websites
1) www.mahapwd.com
2) www.mahatenders.gov.in
No. PD/TC/13714
Office of the Executive Engineer,
Presidency Division, P.W.D., 2nd floor,
Bandhakam Bhavan, 25, Murzban Road,
Presidency Division, Mumbai.
Fort, Mumbai-400 001
Email : presidency.ee@mahapwd.gov.in
Date : 05/10/2023
DGIPR 2023-24/4076

IDBI BANK IDBI BANK Ltd, IDBI Bank Limited, Dosti Pinnacle, GF, Plot No. E-7, Road No. 22, Wagle Industrial Estate, MIDC, Thane(W), Thane Pin -400604

NOTICE UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (the SARFAESI Act)

Notice is hereby given to the below mentioned Borrower(s) and Mortgagor(s) that the Borrower's mentioned in below table were sanctioned financial assistance by IDBI Bank Ltd. (IDBI Bank), by way of Home Loan / Mortgage loan/ MSME Loans. Pursuant to the sanction of the said financial assistance, necessary loan and security documents were executed by Borrower's/Mortgagor's. The said financial assistance has been secured, inter alia, by mortgage by deposit of title deeds of the properties mentioned in below table. As the Borrower's have defaulted in repayment of the said financial assistance in terms of the Loan Agreement (s), the account of the Borrowers have been classified as non-performing assets (NPA) in the books of IDBI Bank in terms of the guidelines issued by Reserve Bank of India (RBI) from time to time. In view of the defaults committed by the Borrowers, IDBI Bank, vide its letter, has declared the financial assistance together with interest and other moneys, to have become immediately due and payable by the Borrower and called upon the Borrower to pay to IDBI Bank the said sums together with further interest thereon till payment or realization, at the contractual rate as stated in the said letter. The amount is due and payable by the Borrower to IDBI Bank, along with further interest thereon at the contractual rate till payment/realization.

Necessary notice was issued/served by IDBI Bank under section 13(2) of the SARFAESI Act at the respective addresses of the Borrower(s)/Mortgagor(s) by "Registered post with Acknowledgement Due". In view of the aforesaid, this public notice is issued in compliance with Proviso to Rule 3 (1) of the SARFAESI Rules.

Please note that you shall not transfer or otherwise (other than in the ordinary course of your business) any of the Secured Assets, without prior written consent of IDBI Bank, failing which you shall be liable for an offence punishable under section 29 of the SARFAESI Act.

We invite your attention to provisions of sub section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

In the circumstances, Borrower (s) /Mortgagor (s) is, once again, requested to pay the aforesaid amount within sixty days from the date hereof failing which IDBI Bank, as a secured creditor shall be entitled to enforce its security interest, under the provisions of the SARFAESI Act as also under any other law as available to IDBI Bank for realising its dues.

Sr. No.	Name Of the Borrowers /Mortgagors/ Guarantors	Demand Notice Date	Demand Notice Amount (Rs)	Property Address
1.	Ashok Kumar Kankol & Swarnalatha Kankol	21-06-2023	54,12,437/-	Flat No 701, 7th Floor Wing D Nirmal Residency Vill Katrap Badlapur, Maharashtra, Pin code: 421503 & Flat No 003 Shree Girijatmaj Chs Ltd, Gr Floor Aptewadi Krishnanagar Badlapur, Maharashtra, Pin code: 421503
2.	Gauri R Gurkhe & Ravindra Dhaku Gurkhe	15-06-2023	41,45,612/-	Flat No 1001 E Greenville, Near Lodha Dham, Mumbai Nashik Highway, Ghivani Thane, Maharashtra 421202.
3.	Pravin Mohan Nair & Prasad Mohan Nair	12-05-2023	39,22,931/-	Flat No 201, 2nd Floor, Bhoir Tower Building, Kalyan Maharashtra 421306.
4.	Ram Shevakram Manuja & Kiran Ram Manuja	12-05-2023	69,52,537/-	FL-204, 2nd Flr, Shree Sai Baba Residency, Vill-ulhasnagar, Ulhasnagar-4 Thane 421001. & Flt102, 1st Floor, ,shree Sai Baba Residency,vill-ulhasnagar, Ulhasnagar-4 Thane 421001.
5.	Deepa Adhir Pojary	21-06-2023	32,18,545/-	Flat No 101 1st Flr, E Wing, Lodha Elite, Lodha Heaven Sy No 107 Hissa No 1 Mauje Nilje Dombivali E Maharashtra 421204.
6.	Sachin Ambadas Jogdankar & Dipa Sachin Jogdankar	21-06-2023	39,49,637.78/-	Aashray Chsl Flat No.001, Plot No H-69, Sector 21, Navjeevan Lane, Kharghar, Navi Mumbai, Maharashtra, 410210.
7.	Dhananjay Prakash Gaikwad & Anusha Dhananjay Gaikwad	12-05-2023	31,14,709/-	Flat No.201, 2nd Floor, Manohar Shreeji Nirvana, Badlapur, Maharashtra 421503.
8.	Vinodkumar Ambalal Shah & Heena Vinod Shah	12-05-2023	70,40,528/-	Vijay Pride, Flat No.103 & 104, 1st Floor, Sector-20, Plot No-31, Talaja, Navi Mumbai 410208.
9.	Yashoda Lalit Khandelwal & Lalitkumar Shankarlal Khandelwal	21-06-2023	39,31,979/-	Flat No 301, 3rd Flr, Ravechi Tower Chsl, Cts No 2373, Old Agra Road, Kalyan (west), Maharashtra-421301.
10.	Kiran Balkrishna Sakpal & Suman Balkrishna Sakpal	12-05-2023	14,99,601/-	Flat No.301, 3rd Floor, B Wing, Omkar Residency, Jewell Village, Badlapur Maharashtra 421503.
11.	Mohite Yuvaraj Maruti, Swati Yuvaraj Mohite & Ankush Appa Thorve	12-05-2023	17,88,078/-	B 12, Kolungade Co-op Hsg Society, Kolbad Road, Thane W Maharashtra 400601.
12.	Pravin Maruti Savaratkar & Shubhangi Pravin Savaratkar	12-05-2023	19,74,437/-	Flat No.403, 4th Floor, A Wing, New Snehal Park Chs, Badlapur, Maharashtra 421503.
13.	Ranjit Rajendra Acharya & Ajitha Rajendra Acharya	12-05-2023	90,10,989/-	Flat No.405, A-wing, 5th Floor Mahadus Heights, Nr Jai Mai Mandir, Tisgaon Kalyan E, Maharashtra 421306.
14.	Sanjay Deenkar Kamble & Bhaktin Sanjay Kamble	13-07-2023	1,10,27,054/-	Flat 404, 4th Flr, Akurli Jay Durga Chsl, B Wing Plot 9, Lokhandwala Township Kandivali (e) Maharashtra 400101.

Place- Mumbai
Date- 10-10-2023
Sd/- Authorised Officer
IDBI Bank Limited

यूनियन बैंक Union Bank of India
भारत सरकार का उद्यम A Government of India Undertaking

UNION BANK OF INDIA
Kandivali East Mumbai-400101
Patel Apartment, C. P. Road, Kandivali East, Mumbai-400 101
Phone : 022-28870798 Email - ubin0549151@unionbankofindia.bank

DEMAND NOTICE UNDER SEC.13 (2)

To,
1. Mr. RAJEN VASANT DHRUV (Borrower)
FLAT NO. 901 9TH FLOOR, ARIEL VIEW CHSL, VASTU PALI HILL, NARGIS DUTT ROAD, BANDRA WEST, MUMBAI-400050

1(a) Mr. RAJEN VASANT DHRUV (Borrower)
4TH FLOOR, DHEERAJ PLAZA, HILL ROAD, BANDRA WEST, MUMBAI-400050

1(b) Mr. RAJEN VASANT DHRUV (Borrower)
Ekta Villa Bungalow, Villa No. 1, Near lake, Village Ambavane & Nandgaon, Ambevelly Road, Taluka Mulshi, Loanavala, Dist-Pune-410401

2. Mrs. Ruby Rajen Dhruv (Co-Borrower)
FLAT NO. 901 9TH FLOOR, ARIEL VIEW CHSL, VASTU PALI HILL, NARGIS DUTT ROAD, BANDRA WEST, MUMBAI-400050

2(a) Mrs. Ruby Rajen Dhruv (Co-Borrower)
4TH FLOOR, DHEERAJ PLAZA HILL ROAD, BANDRA WEST MUMBAI-400050

3. Mr. Hiren V. Dhruv (Co-Borrower)
Flat 1101-1201, Whitefield Bldg., 16th Road, Khar (West), Mumbai-400052.

Sir/Madam,
Notice under Sec.13 (2) read with Sec.13 (3) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

You the address No 1, 2 & 3 herein have availed the following credit facilities from our Kandivali East Branch and failed to pay the dues/installment/interest/operate the accounts satisfactorily and hence, in terms of the RBI guidelines as to the Income Recognition and Prudential Accounting Norms, your accounts have been classified as Non-Performing Asset as on 29.08.2023. As on 31.08.2023 a sum of **Rs. 12,09,99,853.15 (Rupees Twelve Crore Nine Lacs ninety-nine thousand eight hundred fifty three and fifteen paise only)** is outstanding in your account/s.

The particulars of amount due to the Bank from No. 1, 2 & 3 of you in respect of the aforesaid accounts are as under :

Type of Facility	Outstanding amount as on date of NPA i.e. 29.08.2023	Un applied interest upto 31.08.2023	Penal Interest (Simple)	Cost/ Charges incurred by Bank	Total dues
Home Loan 561906650002591	Rs. 7,96,25,840.00	Rs. 29,17,741.00	Rs. 4,445.00	-	Rs. 8,25,48,026.00
Mortgage Loan 491506680000034	Rs. 2,83,10,606.15	Rs. 9,00,600.00	Rs. 1,558.00	-	Rs. 2,92,12,764.15
Mortgage Plus loan 491506920000013	Rs. 89,44,869.00	Rs. 2,92,883.00	Rs. 1,311.00	-	Rs. 92,39,063.00
Total Dues					Rs. 12,09,99,853.15

To secure the repayment of the monies due or the monies that may become due to the Bank, Mr. RAJEN VASANT DHRUV had /have executed documents on 27-12-2013, Extension of dated 29-06-2016 & 17-05-2017 and created security interest by way of :

Mortgage of immovable property described herein below :

All the piece and parcel of G+1 Stories Residential Bungalow on Plot bearing Plinth No. 3(pt), bearing Survey/Gat No. 36 of village Nandgaon and a portion of land bearing Survey/Gat no. 38 with structure "Ekta Villa Bungalow", Villa No. 1, Near Lake, Village Ambavane & Nandgaon, Ambevelly Road, Taluka Mulshi, Lonavala, Dist-Pune admeasuring 3053 sq.mtrs. or 0.3053 hectares in the name of Rajen Vasant Dhruv.

Therefore You are hereby called upon in terms of section 13(2) of the Securitisation and Reconstruction of Financial Assets and enforcement of Security Interest Act, 2002, to pay a sum of **Rs. 12,09,99,853.15 (Rupees Twelve Crore Nine Lacs ninety nine thousand eight hundred fifty three and fifteen paise only)** together with further interest and charges at the contractual rate as per the terms and conditions of loan documents executed by you and discharge your liabilities in full within 60 days from the date of receipt of this notice, failing which, we shall be constrained to enforce the aforesaid securities by exercising any or all of the rights given under the said Act.

As per section 13 (13) of the Act, on receipt of this notice you are restrained /prevented from disposing of or dealing with the above securities without the consent of the bank.

Your attention is invited to provisions of sub-section (8) of Section 13 of the SARFAESI in respect of time available, to redeem the secured assets.

Note : Demand Notice dated 30.08.2023 and 16-09-2023 issued to you is hereby stands withdrawn.</