



NCL RESEARCH & FINANCIAL SERVICES LTD.

CIN no.: L65921MH1985PLC284739

Registered Office : 3rd Floor, Bhagyodaya Building, 79 Nagindas Master Road, Fort, Mumbai - 400023, Maharashtra
Tel/fax: 022-22703249 E-mail : ncl.research@gmail.com Website :- www.nclfin.com

January 16, 2025

The Deputy Manager

Department of Corporate Services

BSE Limited

P. J. Towers, Dalal Street, Fort

Mumbai – 400 001

Ref: Scrip Code 530557

Sub: Newspaper advertisement pertaining to Postal Ballot Notice cum E-Voting

Respected Sir or Madam,

Pursuant to Regulation 47 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended, please find enclosed copies of the newspaper advertisement pertaining to forthcoming Postal Ballot Notice for passing of Resolutions as per Postal Ballot Notice dated January 10, 2025.

The advertisements were published in English and Marathi newspapers on January 16, 2025.

This information will also be hosted on the Company's website, at www.nclfin.com at the link http://www.nclfin.com/eogm_&_pb_notice.html

Thanking You,

Yours truly,

For NCL RESEARCH & FINANCIAL SERVICES LIMITED

GOUTAM BOSE

DIN: 02504803

MANAGING DIRECTOR

Enclosed: As stated above

MUMBAI DISTRICT CO-OP. HOUSING FEDERATION LTD.
Office of the SPECIAL RECOVERY & SALES OFFICER
103, Vikas Premises, G. N. Vaidya Marg, Fort, Mumbai - 400001.
Tel.: 022-22660068, 22661043.

DEMAND NOTICE
Whereas the Special Recovery & Sales Officer attached to Mumbai District Co-Op Housing Federation Ltd., Mumbai. In exercise of power under section 156 of Maharashtra Co-Op. Societies Act. 1960 & Rule 107 of the Maharashtra Co-Op. Societies Rule 1961 Issued Demand Notice Ref. No. 1447/2024 Dated-06/09/2024 calling upon the defaulter Shri. N. V Mahuvekar (Death Member), A Smt. Jyostna Patel (Wife/Legal Heir) By Shri Harendra Patel (Son/Legal Heir) Unit No. 10/G, Narayan Udyog Owners Premises Co-op. Soc. Ltd., Plot No. 07, Industrial Estate, Lalbaug, Mumbai-400012. to pay the amount mentioned in the demand notice for Rs. 3,58,117-00 (Rupees Three Lac Fifty Eight Thousand One Hundred Seventeen Only) with 21% interest there on within 15 days from the date of receipt of the said notice to Shri. N. V. Mahuvekar (Death Member), A Smt. Jyostna Patel (Wife/Legal Heir) B Shri. Harendra Patel (Son/Legal Heir) Unit No 10/G, Narayan Udyog Owners Premises Co-op. Soc. Ltd., Plot No. 07, Industrial Estate Lalbaug, Mumbai-400012. Recovery Certificate No. 240 dated 10/07/2024 issued by Assistant Registrar Co-Op. Societies F/S Ward, Mumbai under the provision of section 154-B (29) of the MCS Act 1960. The Defaulter having failed to pay the amount Notice is hereby given to the Defaulter and the Public in general that the Special Recovery & Sales Officer Attachment of the property described herein below in exercise of power conferred on him under section 156 of Maharashtra Co-Op. Soc. Act. 1960 with Rule 107 of Maharashtra Drop. Soc. Rule 1961

DISCUSSION OF THE PROPERTY
Unit No. 10/G, Narayan Udyog Owners Premises Co-op. Soc. Ltd., Plot No 07, Industrial Estate, Lalbaug, Mumbai-400012.
Sd/-
Shri. Sujit M. Ghadi
Special Recovery & Sales Officer
The Mumbai District Co-op. Hsg. Federation Ltd.,
Place : Mumbai
Date : 16/01/2025

Navli Mumbai Zonal Office : CIDCO Old Admin Building, P-17, Sector-1, Vashi, Navli Mumbai-400703
Email: cmcarr_nm@mahabank.co.in
H.O. Lokmangal, 1501, Shivajinagar, Pune-5
legal_nmvm@mahabank.co.in Phone: 022-20878354

POSSESSION NOTICE (For immovable property)
Whereas, the Authorized Officer of Bank of Maharashtra under Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 & in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 11.09.2024 under Section 13 (2) of the said Act and called upon you 1. Mr. SHREEHARI WAMANRAO JADHAV (Borrower) 2. Mrs. SANGITA SHEEHARI JADHAV (Co-Borrower) 3. BIRAJDAR RAJENDRA CHANDRAKANT (Guarantor) to repay the amount mentioned in the said notice being Rs.4,95,404.74 plus unapplied interest @9.40% w.e.f. 11.09.2024 towards Housing Loan Facility towards Housing Loan Facility and further cost charges incurred for recovery , against Mortgage of Scheduled property, within 60 days from the date of receipt of the said notice.
The Borrower having 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 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 (Enforcement) Rules, 2002 on this 14th Day of January of the year 2025.
The Borrower in particular and the public in general are hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of Bank of Maharashtra for an amount mentioned above.
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.

DESCRIPTION OF THE IMMOVABLE PROPERTY:
All that piece and parcel of the Flat located at Survey No. 5, Hissa No. 4/A/1, being Flat No. 10, in the building known as "Samarth Chhaya Complex", 1st floor, having built up area 395 sq. ft., within the local limits of Birwadi, Tal Mahad, and falls within the jurisdiction of Dist-Raigad, State-Maharashtra-402302.
Sd/-
Authorized Officer & Chief Manager
Bank of Maharashtra
Date : 14.01.2025
Place: Birwadi

PUBLIC NOTICE
Notice is hereby given that Mrs. Priya Prasad Jadhav / Mrs. Meenakshi Arvind Patil misplaced the Original Share Certificate No. 23 for 10 (ten) shares bearing distinctive nos. 221 to 230 issued by the AMARDEEP MAHAL CO-OP HOUSING SOCIETY LTD. having address at Nanda Patkar Road, Vile Parle (East) Mumbai- 400 057, against Flat No. A-602 Person/s having any information about the whereabouts of the original of the said Share Certificate No.23 should inform Mrs. Priya Prasad Jadhav Mrs. Meenakshi Arvind Patil on or A-602, AMARDEEP MAHAL CO-OP HOUSING SOCIETY LTD, Nanda Patkar Road, Vile Parle (East) Mumbai-400 057 within 15 days of publication of this notice failing which the said society shall initiate the process of issuing a Duplicate Share Certificate.
Sd/-
Mrs. Priya Prasad Jadhav
9987188846
Mrs. Meenakshi Arvind Patil
8454904523
Date: 16th January 2025

PUBLIC NOTICE
NOTICE is hereby given on behalf of my Client that the Share Certificate No.001 comprised of 5 (Five) Nos. of Ordinary Shares bearing Distinctive Nos. from 1 to 5 of Flat No.A-001 of Shivalaya Co-operative Housing Society Ltd., situated at C. S. Complex Road No.2, Dahisar East, Mumbai-400068, in the names of Mr. Manoj Madhukar Pathare and Smt. Kalpana Madhukar Pathare, have been reported to be lost/misplaced, and an application has been made by them to the said Society for issue of Duplicate Share Certificate.
By this, a notice is given to all to submit claims or objections, if any, in writing to and in the name of the "Secretary, Shivalaya Co-operative Housing Society Ltd., C. S. Complex Road No.2, Dahisar East, Mumbai-400068 for issuance of Duplicate Share Certificate in respect of Flat No.A-001, within fourteen (14) days from the date of publication of this notice. If no claim or objection as aforesaid received by the Society within said period, then the Society shall be free to issue Duplicate Share Certificate.
Sd/-
Ravikant R. Thumbre, Advocate
Date: 16th Day of January 2025

PUBLIC NOTICE
Notice is hereby given to the General Public that our Client, M/s. S K Logistics Private Limited is the lawful Owner of Industrial Gala No.10, admeasuring about 124 Square Meter Built-up Area on the Ground Floor in the Building Known as "Vigneshwar Industrial Estate", standing on Survey No. 49, Hissa No. 1, Plot No. 3 situated at Village Bilalpada, Gori Padda, Vasai (East), Taluka Vasai, Dist. Palghar. The Original Agreement for Sale dated 26.06.1987 executed between the Developers M/s. Shah Industrial Development Corporation and Purchaser M/s. Supersonic Industries is misplaced and is untraceable. That document missing complaint bearing no. 1752 of 2025 dated 14.01.2025 is duly registered at Walvi Police Station.
Notice is hereby given that, if the said document is found, the same be returned at Office no. 19, Bldg B, Wadhan Industrial Estate, Gauripada Sector 2, Wadhan Nagar, Vasai East, Dist. Palghar-401208.
Dated this 16th Day of January 2025
Sd/-
Adv. Sreedev Kolatt
Advocate, Bombay High Court
Office no. 19, Building B, Wadhan Industrial Estate, Gauripada Sector 2, Wadhan Nagar, Vasai East, District Palghar 401208

भारतीय कंटेनर लिमिटेड
Container Corporation of India Ltd.
41 Shakespear Sarani, Duckback House, 5th Floor,
Kolkata 700017, Tel- 2283 7101-05

Tender No	CON/KOL/AREA-IV/BD AGENCY/2025
Name of Work	Appointment of an Agency in Bangladesh for Agency services for container train handling online open e-tender cum e-versa auction
Estimated Cost	Rs.13,03,704/- per annum (Including GST)
Period of contract	2+1 years.
Earnest Money Deposit	Rs. 26074/- (online)
Cost of Document	Rs. 1000/- inclusive of all taxes and duties through e-payment. (online)
Tender Processing Fee (online)	Rs. 2308/- inclusive of all taxes and duties (Non-refundable) through e-payment
Date of Sale (online)	From 17.01.2025 15:00 hrs. to 10.02.2025 (upto 16:00 hrs.)
Date & Time of submission of tender (online)	On or before 11.02.2025 upto 15:00 Hrs.
Date & Time of Opening of online tender	12.02.2025 at 15:30 Hrs.

Note: CONCOR reserves the right to reject/cancel any or all tenders without assigning any reason therefor. For eligibility criteria and complete details log on to www.tenderwizard.com/cilc. Corrigendum/Addendum/Amendments/clarifications, etc. if any, shall be hosted on concor website only (www.concorindia.co.in). Bidders are requested to visit the website regularly (Ph. : 033-2283-7101 to 05).

NCL RESEARCH & FINANCIAL SERVICES LIMITED
CIN: L55921MH1985PLC28473
Regd. Office: Bhagyodaya Building, 3rd Floor, 79, N. M. Road, Fort, Mumbai-400 023
Tel: +91 22 2270 3249, Email: nclresearch@gmail.com; Website: www.nclrf.com

POSTAL BALLOT NOTICE CUM E-VOTING INFORMATION
Notice is hereby given pursuant to Section 110 read with Section 108 of the Companies Act, 2013 ("the Act") read with Rule 20 and 22 of the Companies (Management and Administration) Rules, 2014 ("the Management Rules"), read with the General Circular No. 14/2020 dated 8th April, 2020, General Circular No. 17/2020 dated 13th April, 2020, in relation to extension of framework, "Clarification on passing of ordinary and special resolutions by companies under the Companies Act, 2013 and the rules made thereunder on account of the threat posed by Covid - 19", General Circular No. 11/2023 dated 28th December, 2022 and General Circular No. 9/2023 dated 25th September, 2023 in relation to extension of the framework provided in the aforementioned circulars up to 30th September, 2024 ("MCA Circulars"), issued by the Ministry of Corporate Affairs, Government of India and Regulation 44 of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("the Listing Regulations"), Secretarial Standards on General meeting issued by the Institute of Company Secretaries of India and pursuant to other applicable laws and regulations, that the resolutions appended below are proposed for approval of the shareholders of NCL Research & Financial Services Limited ("the Company") by Postal Ballot only by way of electronic means ("Remote E-Voting") in relation to the various Resolutions as set out in the Postal Ballot Notice ("Notice") dated 10th January 2025.

- The Company has sent Postal Ballot Notice on 13th January 2025, only through electronic mode to those shareholders whose names appear on the Register of Members/List of Beneficial Owners as on Friday, January 10, 2025 (cut-off date). Voting rights of the shareholders shall be in proportion to the shares held by them in the paid-up equity share capital of the Company as on the cut-off date. Communication to assent or dissent of the shareholders would take place only through remote e-voting system. Only those shareholders whose names are recorded in the Register of members of the Company or in the Register of Beneficial Owners maintained by the Depositories as on the cut-off date will be entitled to cast their votes by remote e-voting. Once the vote on the resolutions is cast by shareholders, he/she shall not be allowed to change it subsequently.
- In line with the MCA Circulars, the Notice is being sent only by electronic mode, and a hard copy of Notice, Postal Ballot Form, and prepaid Business Envelop has NOT been sent to the shareholders of this Postal Ballot.
- The Company has engaged the services of National Securities Depository Ltd. (NSDL) for the purpose of providing e-voting facility to all its shareholders.
- The detailed procedure/instructions on the process of remote e-voting including how the shareholders who have not yet registered their email addresses can register their email address/ and or can cast their vote, as specified in the Notes section of Postal Ballot Notice.
- The remote e-voting shall commence from Wednesday, January 15, 2025 at 9.00 AM and will conclude on Thursday, February 13, 2025 at 5.00 PM. The remote e-voting module will be disabled by NSDL after 5.00 PM on Thursday, February 13, 2025. The shareholders desiring to exercise their vote should cast their vote during this period, to be eligible for being considered, failing which it will be strictly considered that no vote has been received from the shareholder.
- Mrs. Kriti Daga, Practicing Company Secretary, (Membership No. ACS- 26425 & C.P. No. 14023) as the Scrutinizer to conduct the Postal Ballot through e-voting process in a fair and transparent manner.
- The Result of Postal Ballot shall be declared by the Managing Director or any other person authorized by him on or before Saturday, February 15, 2025 by 5.00 PM as the Registered Office of the Company and will be communicated to Stock Exchanges. The Result along with Scrutinizer Report shall also be displayed at the website of the Company www.nclrf.com.
- For Queries/grievances related to remote e-voting, members may refer to the Mr. Amit Vishal, AVP / Ms. Pallavi Mhatre, Manager on toll free no.: 1800 1020 990 and 1800 22 44 30 and send a request at Email id: evoting@nsdl.co.in or may write to the Company Secretary at ncl_research@gmail.com

For NCL Research & Financial Services Limited
Sd/-
Priya Mittal
Company Secretary & Compliance Officer
Place : Mumbai
Date: January 15, 2025

NAVLI MUMBAI ZONAL OFFICE, MDI BUILDING, PLOT NO.30, SECTOR-11, BELAPUR C.B.D, NAVI MUMBAI-400164, TEL:-022-27564913, zo.navigummbai@bankofindia.co.in

TENDER NOTICE
Bank Of India, a leading public sector bank invites offers in a prescribed format from prospective landlords/bidders for premises of Titwala Branch, Thane. For details of the advertisements kindly visit tender menu of Bank's website www.bankofindia.co.in and go through the following tender numbers:
1. Titwala Branch, Thane- Tender No.5174-14012025
Applicants are requested to submit their tender application on or before the last date of submission of the tender. Any corrigendum to these tender notices would be published in the same website only.
Last Date of Submission 23/01/2025
Zonal Manager
Navi Mumbai Zone

District Deputy Registrar, Co-operative Societies, Mumbai (1) City
Malhotra House, 6th Floor, Opp. G.P.O.Fort, Mumbai-400 001
Application No. 57/2024
FOR DEEMED CONVEYANCE OF

Chairman/Secretary, Samarth Niwas Co-op. Hsg. Soc. Ltd., 148-A, Sir Bhalchandra Road, Hindu Colony, Dadar (East), Mumbai-400 014Applicant

Versus

- Law Officer,** Municipal Corporation of Greater Mumbai 3rd Floor, Annex Building, MGGM Head Office, Mahapalika Marg, CST, Mumbai-400 001 (Being the Original Landlord)
- Smt. Chandrabhagabai Sitaram Mhatre** Flat No. 3, On First Floor, Samarth Niwas Co-op. Hsg. Soc. Ltd.148-A, Sir Bhalchandra Road, Hindu Colony, Dadar(East), Mumbai - 400 014
- Mr. Vinayak S. Mhatre** Flat No. 8, On Third Floor, Samarth Niwas Co-op. Hsg. Soc. Ltd.148-A, Sir Bhalchandra Road, Hindu Colony, Dadar(East), Mumbai - 400 014
- Mr. Krishnarao Mhatre** Flat No. 9, On Third Floor, Samarth Niwas Co-op. Hsg. Soc. Ltd.148-A, Sir Bhalchandra Road, Hindu Colony, Dadar(East), Mumbai - 400 014
- Mr. Moreswar Mhatre** Flat No. 10, On Third Floor, Samarth Niwas Co-op. Hsg. Soc. Ltd.148-A, Sir Bhalchandra Road, Hindu Colony, Dadar(East), Mumbai - 400 014
- Mr. Madhukar Mhatre** Flat No. 7, On Second Floor, Samarth Niwas Co-op. Hsg. Soc. Ltd.148-A, Sir Bhalchandra Road, Hindu Colony, Dadar(East), Mumbai - 400 014
- Mr. Ramakant S. Mhatre** Flat No. 5, On Second Floor, Samarth Niwas Co-op. Hsg. Soc. Ltd.148-A, Sir Bhalchandra Road, Hindu Colony, Dadar(East), Mumbai - 400 014
- Mr. Waman S. Mhatre,** Flat No. 6, On Second Floor, Samarth Niwas Co-op. Hsg. Soc. Ltd.148-A, Sir Bhalchandra Road, Hindu Colony, Dadar (East), Mumbai - 400 014 (Being Lease Holders)
- M/s. Unit Developers** Plot No. 123, Flat No. 2, Hindu Colony, Dadar (East), Mumbai - 400 014 (Being the Builder/Developer)Opponents

All the concerned persons take notice that Samarth Niwas Co-op. Hsg. Soc. Ltd. 148-A, Sir Bhalchandra Road, Hindu Colony, Dadar (East), Mumbai-400 014 has applied to this office on Dated 22.10.2024 for declaration of Unilateral Deemed Conveyance (The Maharashtra Ownership Flats Regulation of the Promotion of Construction, Sale, management and Transfer Act, 1963) of the properties mentioned below.

Hearing of the said application were kept on 28.11.2024, 19.12.2024, and 14.01.2025. For said hearing Opponent No. 1 present, Opponent No. 2 to 9 were absent. Therefore on Principles of natural Justice hearing of above mentioned case is fixed on 14.10.2025 at 3.00 pm. To hear Opponent parties as a last chance, Failure to remain present by non applicant will result in ex-parte hearing of the application.

DESCRIPTION OF THE PROPERTY
Place of land situated at C.S.No.813/10, Matunga Division,148 A, Sir Bhalchandra Road, Hindu Colony, Dadar(East), Mumbai - 400 014 admeasuring about 618.73 meters or thereabouts together with the building standing/ constructed requested of conveyance by the Applicant Society

Those who have interest in said property may submit their say in writing with evidence within 15 days from the date of publication of this notice or upto next date of hearing and may remain present for hearing at the office mentioned above. Failure to submit any say shall be presumed that nobody has any objection and further action will be taken.

Place: Mumbai
No.DDRI/MUM/Notice/2886/2025
Date : 14/01/2025
Sd/-
(Nitin Kale)
Competent Authority and District Deputy Registrar, Co-operative Societies, Mumbai (1) City

Regd. Office: IFCI Tower, 61 Nehru Place New Delhi-110019
Tel: 011-41732000
Website: www.ifcltd.com
CIN : L74899DL1993GOI053677

Notice: Inviting Applications for Empanelment of Advertising Agencies
IFCI Limited invites applications for the Empanelment of Advertising Agencies.
Details regarding empanelment process are uploaded on our website www.ifcltd.com. Interested applicants need to submit their application along with necessary documents to the address given in RFE document on or before 03.02.2025 up to 4:00 P.M. Any amendment/update will be uploaded on IFCI website only.
Sd/-
General Manager
Corporate Communications Department
Place : New Delhi
Date : 16.01.2025

OFFICE OF THE SPECIAL RECOVERY & SALES OFFICER, CO.OP. DEPT. GOVT. OF MAHARASHTRA C/O: Datta Digambar Co-Op Credit Society, Address: Chawl No.32, Room No.256, Motilal Nagar No.1, Opp. Best Colony, S.V. Road, Goregaon (W), Mumbai 400104.

DATE - 06/01/2025
"FORM "Z"
(Sub-rule [11(d-1)] of rule 107)

Possession Notice for Immovable Property
Whereas the undersigned being the Recovery officer of the Datta Digambar Co-Op. Credit Society under the Maharashtra Co-Operative Societies Rules, 1961 issued a demand notice dated 14/06/2024 calling upon the judgment debtor, Shri. Manohar Dhondu Gharatkar to repay the amount mentioned in the notice being Rs. 3,45,476/- (Rupees Three Lakh Forty Five Thousand Four Hundred Seventy Six Only) with date of receipt of the said notice and the judgment debtor having failed to repay the amount, the undersigned has issued a notice for attachment dated 14/12/2024 and attached the property described herein below.
The judgment debtor having failed to repay the amount, notice is hereby given to the judgment debtor and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under rule 107 [11(d-1)] of the Maharashtra Co-operative Societies Rules, 1961 on this 06 Day of January of the year 2025
The judgment debtor 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 Datta Digambar Co-Op. Credit Society for an amount Rs. 3,45,476/- (Rupees Three Lakh Forty Five Thousand Four Hundred Seventy Six Only) and interest thereon.

Description of the Immovable Property
Property Holder's Name - Shri Manohar Dhondu Gharatkar
Address - A/102, Kaleshwar Niwas Co-Op.Housing Society, Taki Road, Ambedkar Nagar, Nalasarpara(E), Dist. Palghar 401209
Share Certificate No-022
Property Name and Survey Number - Flat/ Room - A/102
Property Tax Rs.- Area: 292.5 Sq. Feet
Directions - 1.) East- Back Side Of Room
2.) West- Door Gallery & Building Gate
3.) South- Vishal Bait's Room No.103
4.) North- Manish Medhakar Room No.101
All that part and parcel of the property consisting of Flat/Room No. A/102, Kaleshwar Niwas Co-op.Housing Society, Taki Road, Ambedkar Nagar, Nalasarpara(E), Dist.Palghar 401209 Within the registration Tahsil - Vasai and District Palghar.
Dated: 06/01/2025
Place: Nalasarpara
Sd/-
Special Recovery & Sale-Officer
Co-Op.Societies, Maharashtra State

C.C.to:
1) Borrower/guarantor Shri. Manohar Dhondu Gharatkar Add: A/102, Kaleshwar Niwas Co-Op.Housing Society, Taki Road Ambedkar Nagar,Nalasarpara (E), Dist., Palghar 401209.
2) The Tahsilholder, Tahsilidara Office Vasai, Address : Zenda Bazaar Rd, Koliwada, Vasai West, Vasai-Virar, Maharashtra 401201.
3) The Deputy/Assistant Registrar Co-operative Societies, DDR (W) Above Bhandari Co-operative Bank Limited, Bhanvan Heltkari Mahajan Wadi, Ranade Road, Near P. L. Kale Guruji Marg, Near D Silva High School, Kohinor Cinema, Dadar (West), Mumbai - 400 028.
4) The Chairman / Secretary, Datta Digambar Co-Op. Credit Society, Address: Chawl No.32, Room No.256, Motilal Nagar No.1, Opp. Best Colony, S.V. Road, Goregaon (W), Mumbai 400104.
5) The Senior Inspector, Tuljini Police Station, Nalasarpara (E), Tal-Vasai, Dist. -Palghar.

IN THE BOMBAY CITY CIVIL COURT AT DINDOSHI
COMMERCIAL SUMMARY SUIT NO 280 OF 2023
UNDER SECTION O-V, R-20 (1-A) CIVIL PROCEDURE CODE
CR NO.5
Plaint lodged on: 06/05/2023
Plaint admitted on: 17/06/2023
SUMMONS to answer filed Under section O. XXXVII Rule 2 of the Code of Civil Procedure, 1908.

CANARABANK
a body corporate constituted under the provisions of the Banking Companies (Acquisition & Transfer of Undertakings) Act, 1980 having its Head Office at Bengaluru and a Branch Office amongst others at Canara Bank (e-Syndicate Bank), Jal Classic, Shradhanand Road, Vile Parle East, Mumbai-400057, represented through its Officer Ms. Reeta barik D/O Kuru Bank, age 31 years.Plaintiffs

1. M/S. USHA CREATION 2. PROP. MR. KULDEEP RATHI
Age: 50, Occ.: Business Address at: Anand Nagar, Near Vakola Police Station, Santacruz (E), Mumbai, Maharashtra, 400055. Also at: Prabhakulota, Ratnani Chawl, Room No. 5, Santacruz (E), S.O., Mumbai, Maharashtra, 400055.Defendant

To,
1. M/S. USHA CREATION 2. PROP. MR. KULDEEP RATHI
Above named Defendants.
(As per Order dated on 10/04/2024 in pending in Court Room No. 05 H.H.J. SHRI. S.M. AGARKAR)
Take notice that this Hon'ble Court will be moved before this HHJ. SHRI S.M. AGARKAR Presiding in Court Room No. 5 on 17/01/2025 at 11:00 AM by the abovenamed defendants for the following relief.

A) The Plaintiff, therefore, prays:-
a) That this Hon'ble Court be pleased to pass an order and decree against the Defendants, jointly and severally, to pay to the Plaintiff the sum of Rs. 15,85,908.01/- (Rupees Fifteen Lakh Eighty Five Thousand Nine Hundred and Eight and One Paisa Only) (loan a/c no. 125000193112 for the sum of Rs. 6,12,058.00/- (Rupees Six Lakh Twelve Thousand and Fifty Eight Only) & loan a/c no. 17000305795 for the sum of Rs. 9,73,850.01/- (Rupees Nine Lakh Seventy Three Thousand Eight Hundred and Fifty and One Paisa Only) outstanding as on 31.03.2023 together with interest @ 12.50% + 2.00% Penal Interest p.a. from the date of filing the suit till payment or realization as per the Particulars of Claim i.e. Exhibit "L" annexed hereto.
b) The Hon'ble Court be pleased to pass an order of attachment before judgement on charged and uncharged assets belonging to Defendants to adjust the sale proceed thereof towards the discharge of outstanding dues of Defendants.
c) It is further requested that the Defendant be directed to deposit the passport before this Hon'ble Court or in alternative direct them not to leave the country without prior permission of this Hon'ble Court.
d) That the Defendants be directed to pay the cost of this suit.
e) Any further relief in the nature and circumstances of the case may be granted.
b) The Hon'ble Court be pleased to pass an order of attachment before judgement on charged and uncharged assets belonging to Defendants to adjust the sale proceed thereof towards the discharge of outstanding dues of Defendants.
c) It is further requested that the Defendant be directed to deposit the passport before this Hon'ble Court or in alternative direct them not to leave the country without prior permission of this Hon'ble Court.
d) That the Defendants be directed to pay the cost of this suit.
e) Any further relief in the nature and circumstances of the case may be granted.
You are hereby Summoned to cause an appearance to be entered for you, within ten days from the service hereof, in default whereof the Plaintiffs will be entitled the any time after the expiration of such ten days to obtain a decree for the sum of Rs. 15,85,908.01/- (Rupees Fifteen Lakh. Eighty-Five Thousand Nine Hundred and Eight and One Paisa Only) and such sum as prayed for and costs, together with such interest, if any, as the Hon'ble Court may order.
If you cause an appearance to be entered for you, the Plaintiffs will thereafter serve upon you a Summons for Judgment at the hearing of which you will be entitled to ask the Hon'ble Court for leave to defend the Suit.
Leave to defend may be obtained if you satisfy the Hon'ble Court by affidavit otherwise there is a defense to the suit on the merits or that it is reasonable that you should be allowed to defend the suit.
Given under my hand and the seal of this Hon'ble Court.
Dated this 25th day of November, 2024
Sd/-
For Registrar,
City Civil Court, Bombay

Seal
Dated this 25th day of November, 2024
Jyoti Tiwari, Advocate For Plaintiff, Flat No. 6, 2nd Floor, Building Shantabai Niwas, Opposite Kohinoor Showroom, Manpada Road, Dombivli (East)
E-mail: Advjyotitwari2@gmail.com Mob: 8976143130
You are hereby informed that Free Legal Service from the state Legal Services Authority, High Court Legal Services Committee, District Legal Services Authority and Taluka Legal Services Committee as per eligibility criteria are available to you and in case you are eligible and desire to avail the free legal services, you may contact any of the above Legal Services Authority/Committee.
N.B.: A copy of the plaint along with all annexures thereto, certified as true copy by Advocate for plaintiff is enclosed herewith.
Advocate For Plaintiff Signature
NOTE: Next date of this Suit is 17/01/2025. Please check the status and next/ further date of this Suit on the official web-site of the City Civil & Sessions Court, Gr. Bombay.

HDFC BANK Head Office : HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400 013
Regional Office : HDFC Bank Ltd. Dept For Special Operations, Peninsula Business Park, B-Wing, 4th Floor, Dawn Mills Compound, Ganpat Rao Kadam Marg, Lower Parel, Mumbai : 400 013.

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES
LAST DATE OF SUBMISSION OF EMD AND DOCUMENTS: AS MENTIONED IN THE TABLE BELOW
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/Mortgagors/Guarantors that the Authorized Officer of HDFC BANK LTD. HAD TAKEN PHYSICAL POSSESSION OF THE FOLLOWING PROPERTY/IES pursuant to the notice issued under Sec 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 in the following loan accounts with right to sell the same on "as is where is , as is what is, whatever is there is and without recourse basis" for realization of Bank's dues plus interest as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(4) of the said Act read with Rule 8 of the said Rules proposes to realize the Bank's dues by sale of the said property/ies. The sale will be done by the undersigned through e-auction platform provided at the website.

Sr. No.	Name of the Branch & Account	Name of the Mortgagor & Guarantors of the property	Details of mortgaged property	Inspection Date and Time	Amount as per Demand Notice		Reserve Price	Date / Time of E-Auction	Last Date for Receipt of Bids	Name of Authorised Officer / Phone No. / Email Id
					Demand Notice	Date				
1	HDFC Bank Ltd, Mumbai. A/c	Borrower M/s. Joister Infomedia Pvt. Ltd.	Property situated at Gala No. 136, 1 st Floor, Shiv Shakti Industrial Premises Co-Operative Society Ltd. constructed on a piece of land bearing CTS No. 703, S. No. 79, H. No. 15, S. No. 80 No. 1 situated at Andheri-Kurla Road, Andheri (E), Mumbai-400059 admeasuring 705 sq. ft. built up area owned by Mr. Nikunj Kampani;	24.01.2025	₹ 10,28,14,333.50	Rs. 1,20,00,000/-	05.02.2025	11.00 a. m. to 12.00 Noon	up to 4.00 p. m.	Mr. Rupesh Waghe Mobile : 876257037/ 9270894499 rupesh.waghe@hdfcbank.com
					Twenty Eight Laks Fourteen Thousand Three Hundred Thirty Three and Fifty Paise Only as on 25 th April, 2022 with further interest along with the costs and expenses till the date of full and final payment under the cash credit facility.	Rs. 12,00,000/-				
2	M/s. Joister Infomedia Pvt. Ltd.	Mortgagor and Guarantors: Mr. Nikunj P. Kampani and Mrs. Manisha Kampani	Bungalow No. 2A, Ground Floor, 1 st and Second Floor, Sureshwari Villas Complex, New Link Road, Near Eskay Resort, Borivali (West), Mumbai - 400103 admeasuring 2830 sq. ft. area owned by Mr. Nikunj Kampani and Mrs. Manisha Kampani;	11.00 a. m. To 03.00 p. m.	Rs. 10,00,00,000/-	Rs. 1,00,00,000/-	Unlimited extension of 5 Minutes each.			
					Flat No. 702, admeasuring 63.94 sq. mtrs. Built up area in I Wing on 7 th Floor, Timber Green Park "H" /I" Wing (Holly Ivy) CHS Ltd., constructed on piece of land bearing CTS No. 2959 situated at Village Dahisar, Dahisar (East), Taluka Borivali, Mumbai-400 068 admeasuring 688 Sq. Ft. owned by Mr. Nikunj Kampani.	Rs. 5,00,000/-				
3			Flat No. 702, admeasuring 63.94 sq. mtrs. Built up area in I Wing on 7 th Floor, Timber Green Park "H" /I" Wing (Holly Ivy) CHS Ltd., constructed on piece of land bearing CTS No. 2959 situated at Village Dahisar, Dahisar (East), Taluka Borivali, Mumbai-400 068 admeasuring 688 Sq. Ft. owned by Mr. Nikunj Kampani.		25.04.2022	Rs. 1,35,00,000/-	Rs. 13,50,000/-			

TERMS & CONDITIONS:
1. The e-Auction is being held on "AS IS WHERE IS, AS IS WHAT IS, WHATEVER IS THERE IS AND WITHOUT RECOURSE BASIS"
2. The interested bidders shall submit their EMD details and documents through Web Portal: <https://www.bankeauctions.com> (the user ID & Password can be obtained free of cost by registering name with <https://www.bankeauctions.com>) through Login ID & Password. The EMD shall be payable EITHER through NEFT / RTGS in the following Account: 5750000904261, Name of the Account :DFSO TRANSITORY ACCOUNT : DOC SERV, Name of the Beneficiary : HDFC BANK LTD., IFSC Code :HDFC0000240.Please note that the Cheques / Demand Drafts shall not be accepted as EMD amount.
3. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property i.e. statutory dues like property taxes, society dues etc as per Bank's record on the property except the one mentioned in detailed terms and conditions. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ ies put on auction and claims/ rights/ dues/ effecting the property, prior to submitting their bid. The E-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues/litigations. The Bank shall not be responsible for any outstanding statutory dues/encumbrances/tax arrears/litigations, if any. Properties can be inspected strictly on the above mentioned dates and time.
4. The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact M/s. C1 India Pvt. Ltd., Plot No 301, Gulf Petro Chem Building, Udyog Vihar, Phase 2, Gurgaon. Helpline Nos :0124-4302000/21/22/23/24, Mr. Bhavik R Pandya Mobile : 08866682937. Help Line e-mail id: support@bankeauctions.com and for any property related query (Mobile 9323176985) email id sunil.bhanushali@hdfcbank.com at address as mentioned above in office hours during the working days. (10 AM to 5 PM)
5. The highest bid shall be subject to approval of HDFC Bank Limited. Authorised Officer reserves the right to accept/ reject all or any of the offers/ bids so received without assigning any reasons whatsoever. His decision shall be final & binding.
For detailed terms and conditions of the sale, please refer to the link provided in www.hdfcbank.com and www.bankeauctions.com

STATUTORY 15 DAYS SALE NOTICE UNDER RULE 9(1) OF THE SARFAESI ACT, 2002
This may also be treated as notice u/r 8(6) read with Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to borrowers,