

# BLUE PEARL TEXSPIN LIMITED

Regd. Off: Office No. 32, Vyapar Bhavan, 49, P.D. Mello Road, Mumbai -400009, Maharashtra  
CIN -L36104MH1992PLC069447 Tel -9699197884 and 8080487884 Fax 234878

**Email:**[bluepearltexspin@gmail.com](mailto:bluepearltexspin@gmail.com) **Website:** [www.bluepearltexspin.com](http://www.bluepearltexspin.com)

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Date: 17<sup>th</sup> January, 2024

To,  
Department of Corporate Service (DCS-CRD)  
BSE Limited  
Phiroze Jeejeebhoy Towers,  
Dalal Street, Fort  
Mumbai - 400 001.

**Scrip Code: 514440**

**Sub.: Newspaper Clipping with respect to the Notice convening Extra Ordinary General Meeting of the Company through Video Conferencing / Other Audio-Visual Means, voting through electronic means.**

In compliance with the requirements of Section 91 and Section 108 of the Companies Act, 2013 read with Rule 10 and Rule 20 of the Companies (Management and Administration) Rules, 2014, Circular No. 17/2020 dated April 13, 2020, Circular No. 02/21 dated January 13, 2021 and Circular No. 02/2022 dated May 13, 2022 issued by Ministry of Corporate Affairs and Secretarial Standard on General Meetings, please find enclosed the newspaper clippings of publication made in Active Times (English Daily) and Mumbai Lakshdeep (Marathi Newspaper), inter-alia informing the following:

Extra Ordinary General Meeting of the Members of the Company scheduled to be held on Monday, 12<sup>th</sup> February, 2023 at 04:00 P.M. through Video Conferencing / Other Audio-Visual Means.

Kindly take the same on your record and acknowledge receipt of the same.

Thanking You  
Yours Faithfully

**FOR BLUE PEARL TEXSPIN LIMITED**

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**ARUN KUMAR SHARMA**  
**DIRECTOR**  
**DIN: 00369461**

**PUBLIC NOTICE**

Notice is hereby given to the public at large that my client Mr. Mahendra Dharamshi Hamirani has applied for the transfer of 50% undivided rights in respect of Flat No. B/801 on 8th Floor in the building known as Solitaire Paradise Co-op. Hsg. Soc. Ltd., situated at Sai Nagar, M. G. Cross Road No. 1, Opp. Bharat Bank, Kandivli (West), Mumbai 400067 along with ten fully paid up shares of Rs.50/- each bearing distinctive Nos. from 101 to 110 (both inclusive) issued under Share Certificate No. 011 from the name of his father Late Mr. Dharanishi Mohan Hamirani (misty) who expired on 24/12/2016, to his name.

All persons who have any claim, right, title and/or interest or demands to or against the above mentioned property by way of inheritance, sale, mortgage, charge, trust, lien, possession, gift, maintenance, lease, attachment or otherwise whatsoever is hereby required to make the same known in writing to the undersigned at her address at Shop No.14, Akruji Apartment, Mathuradas Road, Kandivli (West), Mumbai 400 067 and also to the above mentioned society within 15 days from the date hereof, otherwise if any claim comes forward hereafter will be considered as waived and/or abandoned.

Sd/-  
(Mrs. Rashida Y. Laxmidhar)  
Advocate

Date: 17/01/2024

**PUBLIC NOTICE**

Notice is hereby given to the public at large that our clients M/S NEZZONE LAND PVT. LTD. and M/S SHREE SWAMI SAMARTH DEVELOPERS (Project Milind Chs) are in the process of developing the project of "MILIND NAGAR" land with structures/chawls standing thereon area admeasuring about 2090 Sq. Mtrs., lying and being at Survey No. 132/B having corresponding C.T.S. No. 82A/1A (Part) of Village Bhandup and area admeasuring about 1598 Sq. Mtrs., lying and being at corresponding C.T.S. No. 82A/1A (Part) of Village Bhandup more particularly described in the Schedule hereunder.

Any person having any claim against or in respect of the said Property or any part or portion, by way of sale, exchange, mortgage, charge, adverse possession, family arrangement, attachment, easement, gift, trust, inheritance, possession, decree/order/injunction/attachment of any court of law/tribunal/ revenue/ statutory authority or otherwise, his/pendence or encumbrance howsoever or otherwise, tenancy, lease, lien or otherwise under any statutory laws or otherwise howsoever, are requested to make the same known in writing along with supportive documentary evidence to the undersigned having office at Office No. A-109, A Wing, 1st Floor, Shree Vinayak Chs. Ltd., Bhatipada Cross Road, Bhandup (West), Mumbai- 400 078. (E-Mail: sbalwarservice@gmail.com and Mob. No. 91-9892304472/9833734207) within seven days from the date of publication hereof, failing which the claim or claims, if any, of such person or persons, will be considered to have been waived and/or abandoned and development will be completed without reference to such claim or claims.

THE SCHEDULE ABOVE REFERRED TO: All that piece and parcel of land with structures/chawls standing thereon area admeasuring about 2090 Sq. Mtrs., lying and being at Survey No. 132/B having corresponding C.T.S. No. 82A/1A (Part) of Village Bhandup and area admeasuring about 1598 Sq. Mtrs., lying and being at corresponding C.T.S. No. 82A/1A (Part) of Village Bhandup, in the registration District and Sub District of Mumbai City and Mumbai Suburban, Taluka Kuria and more particularly situated at "MILIND NAGAR" Gaondevi Road, Bhandup (West), Mumbai-400078, more particularly falls within the limits of "S" ward of Municipal Corporation of Greater Mumbai.

Mumbai, dated this 17th day of January, 2024.

Sd/-  
(Sabb Law Services)  
Advocates

**Public Notice in Form XIII of MOFA (Rule 11(9) (e))  
District Deputy Registrar, Co-operative Societies, Thane & Office of the Competent Authority**

**Under Section 5A of the Maharashtra Ownership Flats Act, 1963.**  
First floor, Gavdevi Bhaji Mandai, Near Gavdevi Maidan, Gokhale Road, Thane (W) 400 602.  
E-mail :- ddr.tna@gmail.com Tel :- 022 2533 1486

No.DDR/TNA/ Deemed conveyance/Notice/35867/2023 Date : 21/12/2023  
Application u/s 11 of Maharashtra Ownership Flats (Regulation of the Promotion of construction, Sale, Management and Transfer) Act, 1963

**Corrigendum  
Application No. 78 of 2013**

Applicant :- Shri Krishna Co-operative Housing Society Ltd.,  
Address :- Near Shahad Railway Station, Shahad (West), Tal. Kalyan, Dist. Thane - 421103.

**Verus**

Opponents :- M/s. Mahesh Builders through its Partners 1) Shri. Shrinivas Jansu Kadvu 2) Shri. Elnath Jansu Kadvu 3) Shri. Lalchand Rathomalji 4) Shri. Sampat Lalchand Punmia. Take the notice that as per below details those, whose interests have been vested in the said property may submit their say at the time of hearing at the venue mentioned above. Failure to submit any say shall be presumed that nobody has any objection in this regard and further action will be taken accordingly. The hearing in the above case has been fixed on 25/01/2024 at 01:00 p.m.

**Description of the Property :- Mouje Shahad, Tal. Kalyan, Dist-Thane**

Survey No./CTS No.	Hissa No.	Total Area
28	2 B	3056.20 sq.mtrs.

Seal (Dr. Kishor Mande)  
District Deputy Registrar,  
Co-operative Societies, Thane,  
& Competent Authority, U/s 5A of the MOFA, 1963.

CHANGE OF NAME	CHANGE OF NAME
I HAVE CHANGED MY NAME FROM TITIKSHA AJAY RAVAL TO TITIKSHA AJAY RAVAS AS PER DOCUMENT.	I HAVE CHANGED MY NAME FROM SABEEVA TO SABIYA KHAJA HUSSAIN KHAN AS PER DOCUMENT.
I HAVE CHANGED MY NAME FROM SUNDARAM RADHAKRISHNAN SHETTY TO RADHAKRISHNAN SUNDARAM SHETTY AS PER DOCUMENT.	I HAVE CHANGED MY NAME FROM MUSHIR AHMED BASIR AHMED KHAN TO MUSHIR BASIR AHMED KHAN AS PER DOCUMENT.
I HAVE CHANGED MY NAME FROM JASH MANOJ DESAI TO JASH MANOJKUMAR DESAI AS PER DOCUMENT.	I HAVE CHANGED MY NAME FROM HAROON VAIRBHAI CHAROLIA TO HAROON VAZIR CHAROLIA AS PER DOCUMENT.
I HAVE CHANGED MY NAME FROM NEELIMA MANOJ DESAI TO NILIMABEN MANOJKUMAR DESAI AS PER DOCUMENT.	I HAVE CHANGED MY NAME FROM ANANDRAO PUNDALIK KAMBLE TO ANAND PUNDALIK KAMBLE AS PER GAZETTE No. M-2327947
I HAVE CHANGED MY NAME FROM KHUSHBU HARISHING ROUTELA TO KHUSHBU SAVINAYA SARVANKAR AS PER DOCUMENT.	I HAVE CHANGED MY NAME FROM RAKESH KUMAR TO RAKESH KUMAR BRJLAL NIRMAL AS PER GAZETTE No. M-23246971

**PUBLIC NOTICE**

Notice is hereby given to the public at large that my client MR. SACHIN NARAYAN SALIAN is in possession of New Flat No. 301, 3rd Floor, admeasuring 508 Sq. Ft. Carpet Area, New Building to be known as "SAYBA ANNEX" and Society known as "NEHRU NAGAR SANGAM C.H.S.Ltd.". Constructed on land bearing Survey No. 299 and 267, CTS No. 11 (Part), situated at Village - Kuria, Tal. Kuria & Dist. Greater Mumbai vide Registered Agreement for Permanent Alternate Accommodation dated 09/12/2021 vide registered under Doc. No. KRL-1/19218/2021. Earlier the said Property was bearing Old Flat No. 824 in the old Building No. 32 of the said society and same was purchased by late SMT. VEDAVATHI NARAYAN SALIAN who is died on dated 07/01/2020 and her Husband was died on dated 20/11/2005 after the death of said original owner my client is in the owner and in the possession of the said New Property with the confirmation of other legal heirs i.e. 1. MRS. AKSHATA NANDESHKORE BANGERA & 2. MRS. ANITA ANKUR PRABHAKAR. However, member of Public are hereby notified that if anyone having any adverse claim in respect of said Property of whatsoever nature are hereby advised to place their claim within 14 days from present publication and contact at: Adv. Naima N. Shaikh, 27, Thakur Arcade, 3rd Floor, Station Road, Virar (W)-401303 with appropriate written evidences. Please Note that Claims received without written evidences will not be considered.

Sd/-  
Advocate Naima N. Shaikh  
Place: Virar Date: 17.01.2024

**BAJAJ HOUSING FINANCE LIMITED**

Corporate Office: Cerebrum II Park B2 Building 5th Floor, Kalyani Nagar, Pune, Maharashtra 411014, Branch Office: C4 Plot No. 12, Khoripole Estate Hsg. Soc. Mula Road, Near Kamal Nayab Bajaj Garden, Wakdewadi, Pune - 411003

**POSSESSION NOTICE**

U/s 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, Rule 8-(1) of the Security Interest (Enforcement) Rules 2002, (Appendix-IV)

Whereas, the undersigned being the Authorized Officer of M/s BAJAJ HOUSING FINANCE LIMITED (BHL) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(2) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued Demand Notice(s) to Borrower(s) / Co-Borrower(s) / Guarantor(s) mentioned herein below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The Borrower(s) / Co-Borrower(s) / Guarantor(s) having failed to repay the amount, notice is hereby given to the Borrower(s) / Co-Borrower(s) / Guarantor(s) and the public in general that the undersigned on behalf of M/s Bajaj Housing Finance Limited, has taken over the possession of the property described herein below in exercise of the powers conferred on him under Section 13(4) of the said rules. The Borrower(s) / Co-Borrower(s) / Guarantor(s) in particular and the public in general are hereby cautioned not to deal with the below said property and any dealings with the said property will be subject to the first charge of BHL for the amount(s) as mentioned herein under with future interest thereon.

Name of the Borrower(s) / Guarantor(s) (LAN No./ Name of Branch)	Description of Secured Asset (Immovable Property)	Demand Notice Date & Amount	Date of Possession
Branch: PUNE LAN No:- 14023414665655 and 14023414665655 and 14023414665655	All That Piece And Parcel Of The Non-agricultural Property Described As: All That Consisting Piece And Parcel Of Property Flat No 303 Area Admeasuring About 425 Sq Ft. I.e. 39.49 Sq Mtr Carpet Area Along With Attached Terrace Area 52 Sq Ft. I.e. 4.83 Sq Mtr On The Third Floor In The Building Known As Siddhivinayak Heritage Situated At Village Ambegaon Budruk, Tal. Nashik Dist. Pune.	21st October 2023 Rs. 36,72,012/- (Rupees Thirty Six Lacs Seventy Two Thousand Twelve Only)	12.01.2024

Date: 17.01.2024 Place: MAHARASHTRA Authorized Officer Bajaj Housing Finance Limited

**BAJAJ FINANCE LIMITED**

Corporate Office: 3rd Floor, Pandhri Tech Park, Viman Nagar, Pune-411014, Maharashtra. Branch Office: 3rd Floor, Hariprabha Solitaire, Plot No. 87 To 89, Kulkarni Baug Above Cromas Showroom, Thalte Marg, College Rd, Nashik-422005

**POSSESSION NOTICE**

U/s 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, Rule 8-(1) of the Security Interest (Enforcement) Rules 2002, (Appendix-IV)

Whereas, the undersigned being the Authorized Officer of M/s BAJAJ FINANCE LIMITED (BFL) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(2) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued Demand Notice(s) to Borrower(s) / Co-Borrower(s) / Guarantor(s) mentioned herein below to repay the amount mentioned in the notice within 90 days from the date of receipt of the said notice. The Borrower(s) / Co-Borrower(s) / Guarantor(s) having failed to repay the amount, notice is hereby given to the Borrower(s) / Co-Borrower(s) / Guarantor(s) and the public in general that the undersigned on behalf of M/s Bajaj Finance Limited, has taken over the possession of the property described herein below in exercise of the powers conferred on him under Section 13(4) of the said rules. The Borrower(s) / Co-Borrower(s) / Guarantor(s) in particular and the public in general are hereby cautioned not to deal with the below said property and any dealings with the said property will be subject to the first charge of BFL for the amount(s) as mentioned herein under with future interest thereon.

Name of the Borrower(s) / Guarantor(s) (LAN No./ Name of Branch)	Description of Secured Asset (Immovable Property)	Demand Notice Date & Amount	Date of Possession
Branch: NASIK (LAN No. 407CSH39423143 and 407CSH39477747 and 407CSH39477758) 1. ANKIT CHANDRABHAN GANGURDE (Borrower) At Flat No 705 Shreeji Pride Ashoka Marg Ashoka Marg -Near Ashoka Universal School Nasik-422006	Schedule Of Property - 1: All That Pieces And Parcel Of Property Bearing Flat No 17 On Second Floor Admeasuring 79.92 Sq Mtrs (builtup) Schedule Known As Laxmichaya Apartment Building B Area Situated Within The Village Limit Of Dasak Ta And Dist. Nashik Within The Limits Of Nashik Municipal Corporation Bearing Plot No 2, 3 And 4 Having Admeasuring Area 501.67 Sq Mtrs Each Out Of Survey No 22a/1 + 2A, East : Margin Space, West : Jail Road, North : Margin Space, South : Flat No 15.	21st October 2023 Rs. 91,01,258/- (Rupees Ninety One Lac One Thousand Two Hundred Fifty Eight Only)	11.01.2024

Date: 17.01.2024 Place: NASIK Authorized Officer Bajaj Finance Limited



**PUBLIC NOTICE**

TAKE NOTICE THAT, I am investigating the unencumbered right, title and interest on behalf of my client who have agreed to purchase an Industrial Unit from MRS. ASHITA MEHTA AND MR. ANUP MEHTA, who are the joint co-owners of schedule Industrial Unit, as mentioned above. (hereinafter referred to as "the said unit"), and since last 13 years the owners are in continuous possession of the said unit and they are members of the society and holding 10 shares of Rs. 50 each, bearing Share Certificate No. 008, having Distinctive Nos. 111 to 120, Dated, 1st April, 2015.

Following are the chain of documents of the said unit.

A Original registered Builder Agreement for Sale, Dated, 18th March, 2010, which is registered with the Sub Registrar of Assurances, Andheri Taluka, bearing Document Serial No BDR-9/02838/2010, Dt. 19th March, 2010, Andheri Office No. 3, made and entered into between M/S. SHANTI CONSTRUCTIONS, therein referred to as the Developers the party of the one part, in favour of first owners and founder members MRS. ASHITA MEHTA AND MR. ANUP MEHTA, therein referred to as the Unit Purchaser, the party of the other part.

**SCHEDULE OF THE INDUSTRIAL UNIT**

Service Industrial Unit No 7-A, Seventh floor, 32 Corporate Avenue Premises Co-operative Society Limited, Plot No. 32, Near Paper Box, Opposite Steel House, Off. Mahakali Caves Road, Andheri (East), Mumbai 400 093, 1458 square feet carpet area = 1749.60 square feet built up area = 162.60 square meters built up area, and the building is consisting of Two level basement, plus Part Stilt plus 1 to 8 upper floors with lift, and the building is constructed in the year 2010, situated on the land having C.T.S. No. 238/5, Revenue Village, Cundavli, Taluka, Andheri, in the Registration District of Mumbai Suburban, of K East Municipal ward, having Property No: KE090595000028.

Except subject to clearance of aforesaid outstanding loan, all persons having or claiming any right, title interest, claim and demand of whatsoever nature into or upon the said unit or any part thereof by way of sale, gift, lease, lien, release, charge, trust, mortgage, maintenance, easement or otherwise howsoever and/or against the owners and the said unit are hereby required to make the same known in writing to the undersigned supported with the original documents at his office at Shop No. 17, Ground floor, Nirmala C.H.S. Limited, Junction of Caesar Road and J.P. Road, Andheri (West), Mumbai-400 058, within 14 days from the date of publication of this notice, failing which, the claims etc. if any, of such person(s) shall be considered to have been waived and/or abandoned, and the transaction for sale of said unit between the owners and my client shall be completed.

Sd/-  
SHAILESH B. SHAH,  
Advocate High Court.

Place: Mumbai. Registration No. MAH/644/1988.  
Date: 17 January, 2024.

**BLUE PEARL TEXSPIN LIMITED**

Registered office: Office No. 32, Vyapar Bhawan, 49, P.D. Mello Road, Mumbai - 400009, Maharashtra.  
Tel No.: 9699197884 and 8080487884 Fax 234678  
Email Id: bluepearltextspin@gmail.com Website: www.bluepearltextspin.com

**NOTICE OF EXTRA ORDINARY GENERAL MEETING THROUGH ELECTRONIC MEANS**

Notice is hereby given that the Extra Ordinary General Meeting (EGM) of Members of Blue Pearl Textspin Limited ("the Company") shall be conducted through Video Conferencing ("VC") / Other Audio Visual Means ("OAVM") Monday, February 12, 2024 at 04:00 p.m. in compliance with all the applicable provisions of the Companies Act, ("the Act") read with General Circular Nos. 14/2020 dated April 8, 2020, 17/2020 dated April 13, 2020, 20/2020 dated May 5, 2020 and 02/2021 dated January 13, 2021, issued by the Ministry of Corporate Affairs ("MCA Circulars") and SEBI/HO/CFD/CFD/2021/111 circular number SEBI/HO/CFD/CFD/2021/111/CIR/P/2020/79 dated May 12, 2020 and SEBI/HO/CFD/CFD/2022/62 dated May 13, 2022 to transact the Business as set out in the AGM Notice.

The Company has engaged the services of National Security Depository Limited ("NSDL") for providing the facility for remote e-voting, for participation in the EGM at Venue of EGM.

In compliance with the MCA Circulars and the SEBI Circular, the AGM Notice along with the Annual Report of the whole Company for financial year 2022-23 ("Annual Report"), has been sent only by electronic mode to all the Members Agent - Link email address(es) are registered with the Company / Depository Participants / Registrar and Transfer Purva Shreeja India Pvt. Ltd. ("Purva").

The Notice of EGM is also available on the Company's Website at www.bluepearltextspin.com and on the website of the Stock Exchanges i.e. www.bseindia.com and on the website of NSDL at www.evoting.nsdl.com.

Pursuant to the provisions of Section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management and India Administration) (Listing Rules, 2014), as amended from time to time, Regulation 44 of the Securities and Exchange Board of the Secretarial Obligations & Disclosure Requirements Regulations, 2015, the MCA Circulars, the SEBI Circular and resolutions Standards on General Meetings issued by the Institute of Company Secretaries of India, voting on the EGM as set out in the EGM Notice will be conducted through electronic means by way of remote e-voting.

The remote e-voting period begins from 09:00 a.m. (IST) on Friday, 09th February, 2024 and ends on Sunday, 11th February, 2024 at 05:00 p.m. (IST) and at the end of the remote e-voting period, the facility shall forthwith be blocked. During this period shareholders of the Company, holding shares either in physical form or in dematerialized form and whose name recorded in the register of members or in the register of beneficial owners maintained by the depositories as on the cut-off date i.e. Monday, February 05, 2024 shall be entitled to avail the facility of remote e-voting.

Members who have not registered their email address(es) or acquired shares after the dispatch of the Notice and holding of shares as on cut-off date i.e. Monday, February 05, 2024 can refer the notices to the EGM Notice under "E-voting" to and to cast their vote through remote e-voting.

Members of the Company who have not registered / updated their email address(es) are requested to get the same registered / updated (in case of shares held in physical) by writing to the Company at bluepearltextspin@gmail.com shares along with hold details of folio number and self-attested copy of PAN Card or with their Depository Participants (in case of dematerialized / electronic mode) with whom the demat account is maintained.

Pursuant to the provision of Section 91 of the Companies Act, 2013, and Regulation 42 of the Listing Regulations, the Register of Members and Share Transfer Books of the Company shall remain closed from Monday, February 05, 2024 to Monday, February 12, 2024 (both days inclusive) for the purpose of Extra Ordinary General Meeting.

For Blue Pearl Textspin Limited  
Arun Kumar Sharma  
Director  
Date : 17.01.2024  
Place: Mumbai  
DIN: 00369461

**CFM ASSET RECONSTRUCTION PRIVATE LIMITED**

REGISTERED OFFICE: Block No. A/1003, West Gate, Near Ymca Club, Sur No. 835/1+3, S. G. Highway, Makarba, Ahmedabad-380051 Gujarat.

REGISTERED OFFICE: 1st floor, Wakefield House, Sprouth Road, Ballard Estate, Mumbai-400038  
Email: info@cfmarac.in  
Contact: 022-40955282

**APPENDIX- IV-A (See proviso to rule 8 (6))  
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY**

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property/ies (Secured Assets) mortgaged/charged to the Secured Creditor, the symbolic possession of which has been taken by the Authorized Officer of PNB Bank and subsequently assigned to CFM Asset Reconstruction Pvt Ltd (acting in its capacity as a Trustee of CFMARC Trust - "30P" the secured Creditor) will be sold on "As is where is basis", "As is what is basis", and "Whatever there is basis", and "No recourse basis" on 08th February, 2024 for recovery of Rs. 38,48,23,720/- (In words, Rupees Thirty Eight Crores Forty Nine Lacs Twenty Three Thousand Seven Hundred and Twenty Only) as on 01/12/2023 together with further interest, other costs & expenses thereon due to the secured creditors from 1. Bagla International Private Limited formerly known as M/s Mishika Gold Jewellery Limited (Borrower), 2. KBJ Bullion Ltd (Guarantor and Mortgagee), 3. Mr. Jitendra Kapoor (Guarantor), 4. Mr. M. B. Kamboj (Guarantor), 5. Mr. Siddharth Rajendra Bagla (Guarantor), 6. Mr. Irshat Mishra (Guarantor). The reserve price of the properties and the earnest money deposit is given below:-

DESCRIPTION OF SECURED PROPERTY	RESERVE PRICE
All that piece and parcel of property bearing Premises No. 802, C Wing, Marathan Nexgen, opposite Peninsula Corporate Park, Lower Parel (West) Mumbai 400 013 and bounded as under: North by: Internal Road and Marathan Nexgen Garden, South by: Podium Parking Ownership: M/s. KBJ Bullion Limited, East by: D & K Industrial Estate, West by: Marathan Era CHSL & Mahalaxmi Industrial Estate Within the limits of the Brihanmumbai Municipal Corporation, in the name of KBJ Bullion Ltd.	Rs. 39,48,23,720/- (In words, Rupees Thirty-Nine Crores Forty-Nine Lacs Twenty-Three Thousand Seven Hundred and Twenty Only) as on 01/12/2023 together with further interest, other costs, and expenses thereon due and payable till the final payment.
RESERVE PRICE	Rs. 69,00,000/- (Rupees Sixty-Nine Lakhs and Eighty Thousand Only)

INSPECTION: Visit on request  
TIME: DATE: E-Auction/Bidding through website (https://www.bankauctions.com)  
PLACE: FOR E-AUCTION: Date: 06/02/2024 - Time: 11:00 AM to 12:00 PM  
LAST DATE AND TIME FOR BID SUBMISSION: On or before 5:00 PM on 05.02.2024  
EMD: Rs. 69,00,000/- (Rupees Sixty-Nine Lakhs and Eighty Thousand Only)  
CONTACT: Preeti Zele - 897682752

Encumbrances if any: Not known to the secured creditor except the dues of Co-operative Hsg. Soc. of Rs. 1,20,38,915/- as on 15 January, 2024 and Company petition 29 of 2016. For detailed terms & conditions of sale, please refer to the link provided in Secured Creditors website i.e. https://www.cfmarac.in for detailed terms & conditions of e-auction/sale of respective properties and other details before submitting their bids for taking part in the e-auction. Bidders may also visit the website https://www.bankauctions.com or contact service provider M/s. C1 India Private Limited. Bidder Support Nos.: 0124-4302020 / 21 / 22, 491 729198124 / 1125 / 1126; email: support@bankauctions.com; Mr. Bhavik Pandya & Contact No. 9974887668

This notice of 15 days is being given to all of you in compliance of Rule 8, Sub Rule 6 of SARFAESI Rules Under the SARFAESI Act 2002, informing all the Borrowers, all the Guarantors and all the Mortgagees about holding of auction/sale of the aforementioned Secured Property/ies / Secured Assets at the aforementioned date and time, with the advice to redeem the secured Property/ies / Secured Assets. If so desired by them, by paying the outstanding dues as mentioned herein above along with further interest, other costs and expenses thereon due and payable prior to the scheduled auction. In case of default in payment, any or all of the Secured Property/ies / Secured Assets shall at the discretion of the Authorized Officer / Secured Creditor be sold through any of the modes as prescribed under Rule 8(5) of Security Interest (Enforcement) Rule, 2002.

Sd/- Ms. Preeti Zele (Sr. Vice President)  
Authorized Officer CFM Asset Reconstruction Pvt. Ltd.  
Place: Mumbai Acting as trustee of CFMARC Trust - 130

Date: 16/01/2024

**Public Notice in Form XIII of MOFA (Rule 11(9) (e))  
District Deputy Registrar, Co-operative Societies, Thane & Office of the Competent Authority**

**under section 5A of the Maharashtra Ownership Flats Act, 1963**  
First floor, Gavdevi Bhaji Mandai, Near Gavdevi Maidan, Gokhale Road, Thane (W)-400 602  
E-mail :- ddr.tna@gmail.com Tel :- 022-2533 1486

No.DDR/TNA/ deemed conveyance/Notice/291/2024 Date : 16/01/2024  
Application u/s 11 of Maharashtra Ownership Flats (Regulation of the Promotion of construction, Sale, Management and Transfer) Act, 1963

**Application No. 47 of 2024.**

Applicant :- Pradhan Building Co-Operative Premises Society Ltd.  
Add : Mouje Thane, Junction of Gokhale Road and Station Road, Thane (W.), Tal. & Dist. Thane-400601

**Verus**

Opponents :- 1. M/s. Siddharth Enterprises through its Partners a) Shri. B. D. Agrawal, b) Shri. S. R. Shandraseni, 2. Manohar Waman Pradhan, 3. Serojini Vinayak Pradhan, 4. Ashok Vinayak Pradhan, 5. The Thane People's Co-op. Bank Ltd. Thane Take the notice that as per below details those, whose interests have been vested in the said property may submit their say at the time of hearing at the venue mentioned above. Failure to submit any say shall be presumed that nobody has any objection in this regard and further action will be taken accordingly. The hearing in the above case has been fixed on 01/02/2024 at 1.00 p.m.

**Description of the Property - Mouje Thane, Tal. & Dist. Thane**

Survey No./CTS No.	Hissa No.	Area
310	-	324.00 Sq. Mtr.

Seal (Dr. Kishor Mande)  
District Deputy Registrar,  
Co-operative Societies, Thane &  
Competent Authority U/s 5A of the MOFA, 1963.

**NOTICE**

Shri MAHADEV RAMJI TODANKAR a member of the Om Satyashodhak S.R.A. Co-operative Housing Society Ltd., having address at Satyavadi, Hatiskar Marg, Prabhadevi, Mumbai 400025 and holding Flat / tenement No 310 in the building of the society, died on 16/10/2005 without making any nomination.

The Society hereby invites claims or objections from the heir or heirs or other claimants/objector or objectors to the transfer of the said shares and interest of the deceased member in the capital/property of the Society within a period of 15 days from the publication of this notice, with copies of such documents and other proofs in support of his/her/their claims/objections for transfer of shares and interest of the deceased member in the capital/property of the Society. If no claims / objections are received within the period prescribed above, the Society shall be free to deal with the shares and interest of the deceased member in the capital /property of the Society in such manner as is provided under the bye-laws of the Society. The claims/objections, if any, received by the Society for transfer of shares and interest of the deceased member in the capital/property of the Society shall be dealt with in the manner provided under the bye-laws of the Society. A copy of the registered bye-laws of the Society is available for inspection by the claimants/objectors, in the office of the society/with the Secretary of the Society between 7.30 P.M. to 8.30 P.M. from the date of publication of the notice till the date of expiry of its period.

For and on behalf of  
The Om Satyashodhak S.R.A. Co-op. Housing Society Ltd.  
Sd/-  
Hon. Secretary

Place: Mumbai  
Date: 17.01.2024

**ANAND RATHI**

**ANAND RATHI GLOBAL FINANCE LIMITED**

Express Zone, A Wing, 10th Floor, Western Express Highway, Goregaon (E), Mumbai - 400 063. [www.rathicompany.com](http://www.rathicompany.com)

**E-AUCTION SALE NOTICE**

Notice is hereby given to the public in general and in particular to the below Borrower/ Guarantors that the below described immovable property mentioned in SCHEDULE-I inter alia secured to Anand Rathi Global Finance Limited [ARGFL] (Secured Creditor), the Physical Possession of which has been taken by the Authorized Officer of ARGFL, will be sold by E-auction on 20th February, 2024 on "As is where is" & "As is what is" & "Whatever there is" basis towards recovery of total sum of Rs. 32,65,83,957/- (Rupees Thirty Two Crores Sixty Five Lacs Eighty Three Thousand Nine Hundred Fifty Seven Only) to ARGFL payable as on 25th October, 2019 and the contractual interest thereon and other cost and charges till the date of realisation from Borrower/Guarantors as mentioned below:

Name of the Borrower:	Name of the Guarantors/ Mortgagees:
1. Better Builders And Infrastructure Private Limited Registered office: Office at 5/5 Mathuradas Colony, St. Anthony Street, Kallina, Santacruz (East) Mumbai - 400098	1. Mr. Shyam Balli Better Builders And Infrastructure Private Limited Registered office: 5/5 Mathuradas Colony, St. Anthony Street, Kallina, Santacruz (E), Mumbai - 400098 Residential Address: A/38, Yashodham Enclave, Off. Film City Road, Goregaon (East), Mumbai - 400063.
2. Mrs. Kumud Devraj Balli Wife of Deveraj Balli Registered office: A/38, Yashodham Enclave, Off. Film City Road, Goregaon (East), Mumbai - 400063.	2. Mr. Umesh Vyas Son of Jansukhlal Vyas Director, Better Builders And Infrastructure Pvt. Limited Registered office: 5/5 Mathuradas Colony, St. Anthony Street, Kallina, Santacruz (E), Mumbai - 400098. Residential Address: 3/01, Electra, Planet Godrej, 30, Keshavnagar Khadya Marg, Jacob Circle, Mumbai - 400011.

The under mentioned properties will be sold by "Online e-auction through website https://sarfaesi.auctionnet.in on 20th February, 2024 for recovery of Loan A/c No. ARGFL/C/30/A amount of total Outstanding Rs. 32,65,83,957/- (Rupees Thirty Two Crores Sixty Five Lacs Eighty Three Thousand Nine Hundred Fifty Seven Only) to ARGFL payable as on 25th October, 2019 and the contractual interest thereon and other cost and charges till the date of realisation.

**SCHEDULE I  
PROPERTY CONSTITUTING THE PROJECT "PARLIAT TOWER"**

Details of the Project Land on which Units to be auctioned are situated:-  
Project known as "Parliat Towers", on the land bearing Survey No. 11 Hissa No. 2 (Part) and corresponding to City Survey No. 35A adm. 3501.10 sq. mtrs., together with the benefits and the rights in respect of setback portion bearing City Survey No. 35B adm. 517.40 sq. mtrs. (surrendered to MCGM) and land bearing Survey No. 11, Hissa No. 2 (Part) and corresponding Survey Nos. 36, 36/1, 36/2, 37, 37/1 to 8 total adm. 247.80 sq. mtrs. and City Survey No. 36/3 adm. 72.20 sq. mtrs. of Village Tongva, Taluka Kuria, Mumbai Suburban District at Bajji Pasalkar Marg, Sakli Vihar Road, Tongva Village, Kuria (West), Mumbai;

The details of the individual Units to be Auctioned:-

Sr. No.	Possession Date by ARGFL	Unit No	Floor	Carpet Area	Carpet Area As per sanction plan	Reserve Price
1.	3/1/2023	9	Ground	503	588	1,50,00,000
2.	3/1/2023	A 501	5	757	745	1,20,00,000
3.	3/1/2023	A 702	7	739	733	1,20,00,000
4.	3/1/2023	A 904	9	596	587	1,00,00,000
5.	3/1/2023	B 1	Ground	304	585	1,00,00,000
6.	3/1/2023	B 103	1	736	741	1,20,00,000
7.	3/1/2023	B 104	1	507	786	1,30,00,000
8.	3/1/2023	B 2	Ground	536	327	80,00,000
9.	8/6/2023	B 201	2	742	705	1,20,00,000
10.	3/1/2023	B 401	4	712	708	1,20,00,000
11.	3/1/2023	B 403	4	705	682	1,10,00,000
12.	10/11/2023	B 601	6	712	745	1,20,00,000
13.	3/1/2023	B 602	6	763	737	1,20,00,000
14.	3/1/2023	B 701	7	742	708	1,20,00,000
15.	3/1/2023	B 704	7	769	737	1,20,00,000
16.	3/1/2023	B 801	8	742	708	1,20,00,000
17.	3/1/2023	B 903	9	738	700	1,20,00,000
18.	3/1/2023	B 90				

