



**GALAXY**  
CLOUD  
KITCHENS  
LIMITED

15<sup>th</sup> June, 2024

To,  
Dept of Corporate Services (CRD)  
BSE Limited  
Phiroze Jeejeebhoy Towers,  
Dalal Street, Mumbai - 400 001

**Scrip Code: BSE - 506186**

Dear Sir/Madam,

**Sub: Newspaper advertisement – Notice of Extra Ordinary General Meeting**

Dear Sir/Madam,

In terms of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed herewith newspaper cuttings of the advertisement in relation to the Notice of Extra Ordinary General Meeting of the Members of the Company scheduled to be held on Wednesday, 10<sup>th</sup> July, 2024 at 11:30 AM through Video Conferencing/Other Audio Visual Means.

The said advertisement was published today i.e. on Saturday, 15<sup>th</sup> June, 2024 in newspapers viz. Business Standard (English) and Mumbai Lakshdeep (Marathi)

The aforesaid advertisement is also being made available on the website of the Company –

[www.galaxycloudkitchens.in](http://www.galaxycloudkitchens.in)

Submitted for your information & records.

Thanking You

**For Galaxy Cloud Kitchens Limited**

**Harsh Joshi**  
**Company Secretary & Compliance Officer**

**CIN: L15100MH1981PLC024988**

**Registered Office** Knowledge House, Shyam Nagar Off Jogeshwari-Vikhroli Link Road, Jogeshwari (East), Mumbai 400060.  
Tel: 022 2803 9405 Email: investors@galaxycloudkitchens.in Website: www.galaxycloudkitchens.in

**SBI भारतीय स्टेट बैंक** Retail Assets Centralized Processing Centre, Belapur, CBD Belapur Railway Station Complex, Tower No. 4, 5th Floor, CIDCO CBD Belapur, Navi Mumbai - 400614.

**DEMAND NOTICE**

A notice is hereby given that the following borrower's Mrs. Radha Murji Vaviya & Mr. Murji Devji Vaviya, Flat No. 12, Plot No. 2, Darshan Apartment, New Parvel, Raigad-410210, (House Loan No. - 39858250560, 39860183950) have defaulted in the repayment of principal and interest of the loans facility obtained by them from the Bank and the loans have been classified as Non Performing Assets (NPA) on 25/05/2024. The notices were issued to them on 03/06/2024 under section 13(2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 on their last known addresses, but have been returned unserved, they are hereby informed by way of this public notice. Amount Outstanding: **Rs. 61,40,348.00 (Rupees Sixty One Lacs Forty Thousand Three Hundred And Forty Eight Only)** as on 03.06.2024 with further interest and incidental expenses, costs, etc.

**The above Borrower(s) and/or their Guarantor(s) (whenever applicable) are hereby called upon to make payment of outstanding amount within 60 days from the date of publication of this notice, failing which further steps will be taken after expiry of 60 days from the date of this notice under sub-section (4) of section 13 of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.**

The borrowers attention is invited to provision of sub-section (8) of section 13 of the Act, in respect of time available to redeem the secured assets.

**Description of Immovable properties**

Flat No. 304, Third Floor in the building known as R. N. Heights, Constructed on Plot No. 136, Sec-50, Village Dronagiri, Navi Mumbai, Tal. Uran, Dist. Raigad, Date: 14/08/2024 Place: Navi Mumbai. Authorised Officer, State Bank of India.

**PUBLIC NOTICE**

NOTICE is hereby given that the below mentioned Authorised Person is no longer affiliated as Authorised Person of Kotak Securities Limited.

Authorised Person Name	Trade Name	Exchange Registration Number of Authorised Person	Address of Authorised Person
JAGRUTI NIRAV KANSARA	JAGRUTI NIRAV KANSARA	NSE - AP0291092631 BSE - AP0106730169386	192A Deepak Building S V Road Vile Parle West Mumbai Maharashtra Mumbai 400056

Please note that above mentioned Authorised Person (AP) is no longer associated with us. Any person heretofore dealing with above mentioned AP should do so, at their own risk. Kotak Securities Ltd. shall not be liable for any such dealing. In case of any queries for the transactions till date, Investors are requested to inform Kotak Securities Ltd. within 15 days from the date of this notification, failing which it shall be deemed that there exists no queries against the above mentioned AP.

**Kotak Securities Limited.** Registered Office: 27 BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai 400051. CIN: L99999IN1999PL134051. Telephone No.: +22 43360000, Fax No.: +22 67132430. Website: www.kotak.com / www.kotaksecurities.com  
Correspondence Address: Infinity IT Park, Bldg. No. 21, Opp. Film City Road, A K Vaidya Marg, Malad (East), Mumbai 400097. Telephone No.: 42858525. SEBI Registration No.: INZ000200137 (Member of NSE, BSE, MSE, MCX & NCDEX), ANFI ARN 0164, PMS - INP000002928 and Research Analyst INH00000586 NSDL/CDSL - INPDK29-2021. Compliance Officer Details: Mr. Hiren Thakkar Call: 022-42858484, or Email: ks.compliance@kotak.com

**PUBLIC NOTICE**

**SURRENDER OF INVESTMENT ADVISER REGISTRATION**

**Shubham Agarwal Proprietor of Quantsapp Advisory**  
SEBI Investment Adviser Registration No. INA000010238  
B404, Kesar Ashish, Mahavir Nagar, Kandivali West, Mumbai, Maharashtra, 400067

NOTICE is hereby given that Shubham Agarwal (Proprietor of Quantsapp Advisory) is desirous of making an application for the surrender of their Investment Adviser registration bearing registration number INA000010238 and its BASL membership Certificate no. BASL1458. Any aggrieved party may make any representation against the surrender to Shubham Agarwal (Proprietor of Quantsapp Advisory) at their Registered Office as indicated above, and they can lodge their complaint at grievances at scores.gov.in, or before SEBI Head Office, Plot No. C-4-A, 'G' Block Bandra-Kurla Complex, Bandra (East), Mumbai - 400051, and at scores.gov.in within 15 days of the date of notice.

**यूको बैंक** (भारत सरकार का उपक्रम) **UCO BANK** (A Govt. of India Undertaking)

**Notice for sale of Bank's Old Vehicle**

UCO Bank, Zonal Office Pune invites application from interested buyers for sale of Bank's Old Vehicle "Tata Winger" on "As is Where is As is What is" basis. The vehicle may be inspected on Bank's working day at our Girmare Branch, At Post and Taluka Girmare, Dist Nashik (MH)-422203. Last date for submission of application in desired format is 05/07/2024 by 04.00 PM. For more information and application format please visit Bank's website www.ucobank.com or contact on 946164292.

**Chief Manager**  
Zonal Office, Pune

Date: 15-06-2024

**GALAXY CLOUD KITCHENS LIMITED**

CIN: L15100MH1981PLC024988

Registered Office: Knowledge House, Shyam Nagar, Off Jogeshwari-Vikhroli Link Road, Jogeshwari (East), Mumbai 400060.  
Email: investors@galaxycloudkitchens.in / Website: www.galaxycloudkitchens.in

**NOTICE OF EXTRA ORDINARY GENERAL MEETING AND E-VOTING INFORMATION**

NOTICE is hereby given that an Extra-ordinary General Meeting ("EGM") of the Members of the Company is scheduled to be held on Wednesday, July 10, 2024 at 11:30 AM through Video Conferencing ("VC") / Other Audio Video Means ("OAVM") to transact the business as set forth in the Notice convening the said EGM.

In compliance with the applicable provisions of the Companies Act, 2013 ("the Act") and rules framed thereunder, the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations") and circulars issued by Ministry of Corporate Affairs ("MCA") viz. General Circular No. 9/2023 dated September 25, 2023 read with other applicable circulars issued by MCA in this regards ("MCA Circulars"), the EGM of the Company is being held through VC / OAVM. The Registered Office of the Company shall be deemed to be the venue for the EGM.

In accordance with the provisions of the MCA Circulars and Circular No. SEBI/HO/CFD/POD-2/PICR/2023/167 dated October 7, 2023 issued by the Securities and Exchange Board of India, the Notice of EGM is being sent only by electronic mode to all the Members whose e-mail addresses are registered with the Company/Registrar and Transfer Agent or Depositories on June 07, 2024. The electronic dispatch of Notice of EGM to the Members has been completed on June 14, 2024.

In compliance with provisions of Section 108 of the Act read with rules made thereunder, as amended from time to time and Regulation 44 of the SEBI Listing Regulations, the Company is pleased to provide the Members, facility to cast their votes electronically through Remote E-voting and E-voting during the EGM, through electronic voting system of National Securities Depository Limited ("NSDL"). The detailed procedure to vote using e-voting system of NSDL has been described in the Notice of EGM.

All members are informed that: (1) All the businesses as stated in the notice of EGM may be transacted through voting by electronic means only; (2) The Remote E-voting period shall commence on Sunday, July 07, 2024 at 9:00 AM and will end on Tuesday, July 09, 2024 at 5:00 PM. The Remote E-voting module shall be disabled by NSDL thereafter. (3) The cut-off date for determining the eligibility to vote by electronic means is Wednesday, July 03, 2024. (4) The persons who acquire shares and become members of the Company after dispatch of the Notice of EGM and holding shares as on cut-off date i.e. Wednesday, July 03, 2024 may cast their votes by following the instructions and process of Remote E-voting as provided in the notice of EGM and on website of NSDL https://www.evoting.nsdl.com. (5) Members who have cast their votes by Remote E-voting prior to the EGM may also attend/participate in the EGM through VC/OAVM but shall not be entitled to cast their votes again. Members participating in the EGM and have not cast their vote through Remote E-voting can cast their vote through E-voting during the EGM. (6) The person whose name is recorded in the Register of Members or in the Register of Beneficial Owners maintained by the depositories as on the cut-off date only shall be entitled to avail the facility of Remote E-voting as well as voting at EGM. (7) Electronic copies of the Notice convening EGM, procedure and instruction for E-voting (before and at EGM) and participating in EGM will be sent to the Members, whose e-mail ids are registered with the Company/ Depository(ies). (8) Those Members whose email address is not registered with the Company/Depository(ies), may follow the below instructions for obtaining the login details for E-voting:

Physical holding: Please send a request to the Registrar and Transfer Agent of the Company, Link Intime India Private Limited at csq-unit@linkintime.com in providing folio no. name of shareholder, scanned copy of the share certificate (front and back), PAN (self-attested scanned copy of PAN card), AADHAR (self-attested scanned copy of Aadhar Card) for registering email address.

Demat: Please contact your Depository Participant (DP) and register your email address in your demat account, as per the process advised by your DP.

For technical assistance regarding VC/OAVM participation in EGM or in case of any queries, you may refer the Frequently Asked Questions (FAQs) for Shareholders and e-voting user manual for Shareholders available at the download section of www.evoting.nsdl.com or call on: +922-4886 7000 and 022- 2499 7000 or send a request to Ms. Pallavi Mhatre at [evoting@nsdl.com](mailto:evoting@nsdl.com)

The EGM Notice is also available on the Company's website at [www.galaxycloudkitchens.in](http://www.galaxycloudkitchens.in), website of stock exchange at [www.bseindia.com](http://www.bseindia.com) and on website of NSDL at [www.evoting.nsdl.com](http://www.evoting.nsdl.com).

**For Galaxy Cloud Kitchens Limited**  
Sd/-  
Harsh Joshi  
Company Secretary  
ACS : 51905

Place : Mumbai  
Date : June 12, 2024

**PUBLIC NOTICE**

BEFORE THE NATIONAL COMPANY LAW TRIBUNAL  
MUMBAI BENCH, COURT 1  
CP (CAA) NO. 86 /MB-I/2024  
Connected with  
CA (CAA) NO.10/MB-I/2024

In the matter of the Companies Act, 2013;  
AND  
In the matter of Sections 230 to 232 of the Companies Act, 2013 and other related provisions and Rules made therefor;  
AND  
In the matter of Scheme of Amalgamation of SVG Media Private Limited (Transferor Company / Non-Petitioner Company) with Annet Trading India Private Limited (Transferee Company / Petitioner Company) and their respective shareholders ("scheme")

**ANNET TRADING INDIA PRIVATE LIMITED,**  
a Company incorporated under the provisions of Companies Act, 2013 and having its registered office at Dandekar House, C Block, 2nd Floor, Shivajinagar Station, Dr. Ambedkar Road, Worli, Mumbai - 400018, Maharashtra, India.

Petitioner Company / Transferee Company / Annet

**NOTICE OF HEARING**

A Petition under section 230 to 232 and other applicable provisions of the Companies Act, 2013 for the sanction of Scheme of Amalgamation of SVG Media Private Limited (Transferor Company) with Annet Trading India Private Limited (Transferee Company), presented by the Petitioner Company on 19th April, 2024 and the Hon'ble National Company Law Tribunal, Mumbai Bench (NCLT) was adjourned to the Hon'ble NCLT on 13th May, 2024. The aforesaid petition is fixed for hearing before the Hon'ble NCLT on 28 June, 2024.

If any person concerned is desirous of supporting or opposing the said Petition, he/she/it should send the notice of his/her/its intention signed by him/her/it or his/her/its advocate to the National Company Law Tribunal, Mumbai Bench, 4th Floor, MTL Exchange Building, G.D. Somani Marg, Near G.D. Somani International School, Cuffe Parade, Mumbai - 400005 and at its Email ID: [nciltmumbai@nclt.nic.in](mailto:nciltmumbai@nclt.nic.in) not later than two days before the date fixed for the hearing of the Petition. Copy of the said representation may simultaneously be sent to the registered office of the Petitioner Company and to the Email ID of the Petitioner Company: [secretarial@annet.com](mailto:secretarial@annet.com) and at the Email ID of the Advocate: [advocate@annetindia@gmail.com](mailto:advocate@annetindia@gmail.com) who may also attend/participate in the EGM through VC/OAVM but shall not be entitled to cast their votes again. Members participating in the EGM and have not cast their vote through Remote E-voting can cast their vote through E-voting during the EGM. (6) The person whose name is recorded in the Register of Members or in the Register of Beneficial Owners maintained by the depositories as on the cut-off date only shall be entitled to avail the facility of Remote E-voting as well as voting at EGM. (7) Electronic copies of the Notice convening EGM, procedure and instruction for E-voting (before and at EGM) and participating in EGM will be sent to the Members, whose e-mail ids are registered with the Company/ Depository(ies). (8) Those Members whose email address is not registered with the Company/Depository(ies), may follow the below instructions for obtaining the login details for E-voting:

Physical holding: Please send a request to the Registrar and Transfer Agent of the Company, Link Intime India Private Limited at csq-unit@linkintime.com in providing folio no. name of shareholder, scanned copy of the share certificate (front and back), PAN (self-attested scanned copy of PAN card), AADHAR (self-attested scanned copy of Aadhar Card) for registering email address.

Demat: Please contact your Depository Participant (DP) and register your email address in your demat account, as per the process advised by your DP.

For technical assistance regarding VC/OAVM participation in EGM or in case of any queries, you may refer the Frequently Asked Questions (FAQs) for Shareholders and e-voting user manual for Shareholders available at the download section of www.evoting.nsdl.com or call on: +922-4886 7000 and 022- 2499 7000 or send a request to Ms. Pallavi Mhatre at [evoting@nsdl.com](mailto:evoting@nsdl.com)

The EGM Notice is also available on the Company's website at [www.galaxycloudkitchens.in](http://www.galaxycloudkitchens.in), website of stock exchange at [www.bseindia.com](http://www.bseindia.com) and on website of NSDL at [www.evoting.nsdl.com](http://www.evoting.nsdl.com).

**For Galaxy Cloud Kitchens Limited**  
Sd/-  
Harsh Joshi  
Company Secretary  
ACS : 51905

Place : Mumbai  
Date : June 12, 2024

**Encore Asset Reconstruction Company Private Limited (Encore ARC) acting in its capacity as the Trustee of EARC-EOT-001-Trust**

Encore ARC Office Address: 5th Floor, Plot No. 137, Sector 44, Gurugram- 122002, Haryana

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY**

E-Auction Sale Notice For Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read Rule 8(6) and 9 of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower and Guarantor(s) that the below described immovable property mortgaged/charged to Encore ARC ("Secured Creditor"), the physical possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "As is where is", "As is What is", and "Whatever there is" basis on 04-07-2024, for recovery of Rs. 11,75,54,285/- (Rupees Eleven Crore Seventy Five Lakh Fifty Four Thousand Two Hundred and Eighty Five Only) due to the Secured Creditor as on 28.02.2023 from Ms. Ashirwad Builders (Borrower) proprietorship concern of Mr. Santosh Narayan Thakur (Borrower and Guarantor) with further interest at contractual rate till date of recovery and other applicable costs and charges. The description of secured assets with details of Reserve Price and Earnest Money Deposit are mentioned below:

Sr. No.	Wing	Flat No.	Reserve Price (In Rs.)	Earnest Money Deposit (EMD) (In Rs.)
1	B2	902	22,02,086/- (Rupees Twenty Two Lakh One Thousand and Eighty Six Only/-)	2,20,208/- (Two Lakh Twenty Thousand Two Hundred and Eight Only/-)
2	B2	903	21,89,540/- (Rupees Twenty One Lakh Eighty Nine Thousand Five Hundred and Forty Only/-)	2,18,954/- (Two Lakh Eighteen Thousand Nine Hundred and Fifty Four Only/-)
3	B2	1001	25,87,059/- (Rupees Twenty Five Lakh Eighty Seven Thousand Fifty Nine Only/-)	2,58,705/- (Rupees Two Lakh Fifty Eight Thousand Seven Hundred and Five Only/-)
4	B2	1002	22,02,086/- (Rupees Twenty Two Lakh Two Thousand and Eighty Six Only/-)	2,20,208/- (Two Lakh Twenty Thousand Two Hundred and Eight Only/-)
5	B2	1402	22,02,086/- (Rupees Twenty Two Lakh Two Thousand and Eighty Six Only/-)	2,20,208/- (Two Lakh Twenty Thousand Two Hundred and Eight Only/-)
6	B2	1403	21,89,540/- (Rupees Twenty One Lakh Eighty Nine Thousand Five Hundred and Forty Only/-)	2,18,954/- (Two Lakh Eighteen Thousand Nine Hundred and Fifty Four Only/-)
7	B2	1601	25,87,059/- (Rupees Twenty Five Lakh Eighty Seven Thousand Fifty Nine Only/-)	2,58,705/- (Rupees Two Lakh Fifty Eight Thousand Seven Hundred and Five Only/-)
8	B2	1602	22,02,086/- (Rupees Twenty Two Lakh Two Thousand and Eighty Six Only/-)	2,20,208/- (Two Lakh Twenty Thousand Two Hundred and Eight Only/-)
9	C	103	18,76,342/- (Rupees Eighteen Lakh Seventy Six Thousand Three Hundred and Thirty Four Only/-)	1,87,634/- (Rupees One Lakh Eighty Seven Thousand Six Hundred and Thirty Four Only/-)
10	C	203	18,76,342/- (Rupees Eighteen Lakh Seventy Six Thousand Three Hundred and Thirty Four Only/-)	1,87,634/- (Rupees One Lakh Eighty Seven Thousand Six Hundred and Thirty Four Only/-)
11	C	303	18,76,342/- (Rupees Eighteen Lakh Seventy Six Thousand Three Hundred and Thirty Four Only/-)	1,87,634/- (Rupees One Lakh Eighty Seven Thousand Six Hundred and Thirty Four Only/-)
12	C	403	18,76,342/- (Rupees Eighteen Lakh Seventy Six Thousand Three Hundred and Thirty Four Only/-)	1,87,634/- (Rupees One Lakh Eighty Seven Thousand Six Hundred and Thirty Four Only/-)
13	C	504	18,76,342/- (Rupees Eighteen Lakh Seventy Six Thousand Three Hundred and Thirty Four Only/-)	1,87,634/- (Rupees One Lakh Eighty Seven Thousand Six Hundred and Thirty Four Only/-)
14	C	702	18,28,158/- (Rupees Eighteen Lakh Twenty Eight Thousand One Hundred and Fifty Eight Only/-)	1,82,816/- (One Lakh Eighty Two Thousand Eight Hundred Sixteen Only/-)
15	C	1203	18,76,342/- (Rupees Eighteen Lakh Seventy Six Thousand Three Hundred and Thirty Four Only/-)	1,87,634/- (Rupees One Lakh Eighty Seven Thousand Six Hundred and Thirty Four Only/-)
16	C	1303	18,76,342/- (Rupees Eighteen Lakh Seventy Six Thousand Three Hundred and Thirty Four Only/-)	1,87,634/- (Rupees One Lakh Eighty Seven Thousand Six Hundred and Thirty Four Only/-)
17	C	1501	18,28,158/- (Rupees Eighteen Lakh Twenty Eight Thousand One Hundred and Fifty Eight Only/-)	1,82,816/- (One Lakh Eighty Two Thousand Eight Hundred Sixteen Only/-)
18	C	1502	18,28,158/- (Rupees Eighteen Lakh Twenty Eight Thousand One Hundred and Fifty Eight Only/-)	1,82,816/- (One Lakh Eighty Two Thousand Eight Hundred Sixteen Only/-)
19	C	1503	18,71,152/- (Rupees Eighteen Lakh Seventy One Thousand One Hundred and Fifty Two Only/-)	1,87,116/- (Rupees One Lakh Eighty Seven Thousand One Hundred and Sixteen Only/-)
20	C	1504	18,76,342/- (Rupees Eighteen Lakh Seventy Six Thousand Three Hundred and Thirty Four Only/-)	1,87,634/- (Rupees One Lakh Eighty Seven Thousand Six Hundred and Thirty Four Only/-)
21	C	1602	18,22,968/- (Rupees Eighteen Lakh Twenty Two Thousand Nine Hundred and Sixty Eight Only/-)	1,82,297/- (One Lakh Eighty Two Thousand Eight Hundred and Ninety Seven Only/-)
22	C	1603	18,71,152/- (Rupees Eighteen Lakh Seventy One Thousand One Hundred and Fifty Two Only/-)	1,87,116/- (Rupees One Lakh Eighty Seven Thousand One Hundred and Sixteen Only/-)
23	C	1702	18,27,618/- (Rupees Eighteen Lakh Twenty Seven Thousand Six Hundred and Eighty Only/-)	1,82,761/- (One Lakh Eighty Two Thousand Seven Hundred Sixty One Only/-)
24	C	1703	18,76,342/- (Rupees Eighteen Lakh Seventy Six Thousand Three Hundred and Thirty Four Only/-)	1,87,634/- (Rupees One Lakh Eighty Seven Thousand Six Hundred and Thirty Four Only/-)
25	B2	1401	25,87,059/- (Rupees Twenty Five Lakh Eighty Seven Thousand Fifty Nine Only/-)	2,58,705/- (Rupees Two Lakh Fifty Eight Thousand Seven Hundred and Five Only/-)
26	B2	1301	25,87,059/- (Rupees Twenty Five Lakh Eighty Seven Thousand Fifty Nine Only/-)	2,58,705/- (Rupees Two Lakh Fifty Eight Thousand Seven Hundred and Five Only/-)
<b>TOTAL</b>			<b>5,33,00,102/- (Rupees Five Crore Three Lakh One Hundred and Two Only)</b>	<b>53,30,011/- (Rupees Fifty Three Lakh One Thousand and Eleven Rupees Only)</b>

In case the date of deposit of EMD & Auction date is declared public holiday then the date will be automatically extended to the very next working day. The Borrower and Guarantor may treat this notice as 15 days Sale Notice and are hereby given a last and final opportunity to discharge the liability in full as stated above within 15 days from the date of this notice failing which the assets will be sold as per terms and conditions published in this Sale Notice as well as link provided hereunder.

For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e. <http://www.encorearc.com>

In case of any clarification/information, interested parties may contact Mr. Sagar Mule, Authorised officer from Encore ARC on mobile no. +91-9819899386 or email at [sagar.mule@encorearc.com](mailto:sagar.mule@encorearc.com) or Mr. Prakash Chaudhary on mobile no. +91-971268557

Date: 14.06.2024  
Place: Mumbai

Sd/-  
Authorised Officer  
For Encore Asset Reconstruction Company Private Limited

**COURT ROOM NO. 59**  
**IN THE BOMBAY CITY CIVIL COURT AT MUMBAI**  
**ORDER V RULE 20 (1-A) CPC**  
**S.C. SUIT NO. 693 OF 2022**

Plaint lodged on: 12.03.2021  
Plaint admitted on: 24.03.2022  
Rule 51  
SUMMONS to answer  
Plaint under section 27  
O V r. 1,5,7 and 8 and  
O.V.III r. 9 of the Code  
Of Civil Procedure, 1908  
Canara Bank, a body corporate  
constituted and functioning under the act  
Banking Companies (Acquisition and  
Transfer of Undertakings) Act, 1970,  
having its Head office at 112, J.C. Road,  
Bangalore, Karnataka State and having  
one of their branches at 167, Navyug  
Nivas, Opp. Minerva Cinema, Lamington  
Road, Mumbai - 400 007 ) .....Plaintiff

V/S  
Mr. Sudhir Suresh Mohite  
Aged 37 yrs, Indian Inhabitant,  
At 001 Sai Krupa Building, Chakradhar  
Nagar, Nilmore, Nallasopara (W),  
Maharashtra - 401203 )  
2. Mr. Rahul Kshirsagar  
Aged 35 yrs, Indian Inhabitant,  
At Room No. 7, Chawli No. 2, Ganpati  
Nivas, MP road, Garibachawada,  
Dombivli (W) - 421 202 ) .....Defendant

To 1. Mr. Sudhir Suresh Mohite  
2. Mr. Rahul Kshirsagar  
(As per Order dated 07.11.2023, 30.03.2024 in presiding in Court Room No: 59 H.H.J. J.C. Deshmukh)

WHEREAS the abovesaid Plaintiff/s has/have relating to a commercial disputes in this Court against you and you are hereby summoned to file a Written Statement within 30 days of the service of the present summons and in case you fail to file the Written Statement within the said period of 30 days, you shall be allowed to file the Written Statement on such other day, as may be specified by the Court, for reasons to be recorded in writing and on payment of such costs as the Court deems fit, but which shall not be later than 120 days from the date of service of summons. On expiry of one hundred and twenty days from the date of service of summons, you shall forfeit the right to file the Written Statement and the Court shall not allow the Written Statement to be taken on record

**The Plaintiff/s therefore prays:**

(a) That this Hon'ble Court be pleased to pass a decree, directing the Defendant to pay to the Plaintiff a sum of Rs. 1,36,117,64/- (Rupee One Lakh Thirty Six Thousand One Hundred and Seventeen and Paise Sixty Four Only) together with interest @ 13.65% p.a. compounded monthly from the date of filing till payment or realization as per the particulars of claim being Exhibit 'J'

(b) For such other and further relief as the nature and circumstances of the case may require.

(c) For costs of the suit.

You are hereby summoned to appear in this Court in person, or by an Advocate and able to answer all material questions relating to suit, or who shall be accompanied by some person able to answer all such questions to answer the above named Plaintiff, and as the suit is fixed for the final disposal, you must produce to your witnesses and you are hereby required to take notice that in default of your appearance, the suit will be heard and determined in your absence; and you will bring with you any document in your possession or power containing evidence relating to the merits of the Plaintiff's case or upon which you intend to rely in support of your case and in particular for the Plaintiff's the following documents:-

Given Under My Hand & the Seal of This Hon'ble Court Dated this 10<sup>th</sup> day of May, 2024

**For Registrar:**  
Sd/-  
City Civil Court, Bombay

Sandhya Nanavare  
Advocate for the Plaintiff  
502 Malhi Tower, Louiswadi,  
Jeejamata Nagar, Near TMC School,  
Kajuwadi, Thane (W) - 400 604

**PHOENIX ARC PRIVATE LIMITED**

REGD. OFFICE: 3rd Floor | Wallace Towers (earlier known as Shiv Building) | 139/140/B/1 | Crossing of Sahar Road and Western Express Highway | Vile Parle (E), Mumbai - 400 057 (T): 022 - 68492450, (F): 022-67412313  
CIN: U67190MH2007PT168303 EMAIL: INFO@PHOENIXARC.CO.IN WEBSITE: WWW.PHOENIXARC.CO.IN

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

E-Auction Sale Notice For Sale of Immovable Assets Under The Securitization And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 Under Rule 8(5) Read With Proviso To Rule 9(1) Of The Security Interest (Enforcement) Rule, 2002.

Notice is hereby given to the Public in General And In Particular To The Borrower (S) And Guarantor (S) Whose Details Are Given In Below Mentioned Table That The Below Described Immovable Property Mortgaged/Charged To Phoenix Arc Pvt. Ltd. (Acting As Trustee Of Phoenix Trust - Fy 23-10) (To Be Referred To As "Parc") The Secured Creditor. The Physical Possession Of Which Has Been Taken By The Authorised Officer Of Parc On 22.03.2024 Pursuant To Assignment Of Debt In Its Favour Vide An Assignment Agreement Dated 20.09.2022 By Poonawala Housing Finance Limited (Phf) (Presently Known As Gnhum Housing Finance Limited). Will Be Sold On "As is Where is", "As is What is", And "Whatever There is" For Realization Of Company Dues.

**DESCRIPTION OF THE IMMOVABLE PROPERTY WITH KNOWN ENCUMBRANCE, IF ANY:** All That Piece And Parcel Of Mortgaged Property Of Flat No. 207/208, On The 2nd Floor, Adm.-102/04 Sq. Mtrs., (Built-Up), In The Building No. C, Known As "Kanhayia Meadows", Constructed On The Land Bearing S. No. 13, H. No. 6, At Village-Palghar, Tal. & Dist.-Palghar, "Kanhayia Meadows", Constructed On The Land Bearing S. No. 13, H. No. 6, At Village-Palghar, Tal. & Dist.-Palghar.

**BOUNDARY DETAILS: NA**

Sl. No.	BORROWER/S & GUARANTOR/S NAME & ADDRESS	1. DATE & TIME OF E-AUCTION	2. LAST DATE OF SUBMISSION OF EMD	3. DATE & TIME OF THE PROPERTY INSPECTION	1. RESERVE PRICE	2. EMD OF THE PROPERTY
1.	<b>RAVIKANT P PURI</b> (S/D/W Of -Pannalal Pun) Flat No 101 First Floor A Wing Eabad Bldg Village Pelhar Near Gaon Devi Mandir Vasai 401208 Also At: <b>RAVIKANT P PURI</b> Flat No. 207 & Flat No. 208, 2nd Floor, Wing C, Kanhayia Meadows, Taluka & District Palghar - 401404 Thane-Mumbai Pin 401404 <b>VIRENDRA PURI</b> (S/D/W Of -Bharat Punj)B 104 Rushabh Plaza Pleasant Park Mira Bhayandar Road East 40110 <b>LOAN ACCOUNT NO:</b> HM/M0491/H/18100055 <b>Total Outstanding: Rs. 3,669,522.68</b> (Rupees Thirty Six Lacs Sixty Nine Thousand Five Hundred Twenty Two And Sixty Eight Paise Only) Due And Payable As Of 25/03/2022 With Further Interest And Other Charges.	1) E-AUCTION DATE: 16th July 2024 Between 12:00 PM To 01:00 PM And With Unlimited Extension Of 5 Minutes. 2) <b>LAST DATE FOR SUBMISSION OF EMD WITH KYC IS 15th July 2024 Up To 7:00 P.M. (IST).</b> 3) <b>DATE OF INSPECTION:</b> 8th July 2024 Between 11 Am To 4 P.M (IST)	16th July 2024 Between 12:00 PM To 01:00 PM And With Unlimited Extension Of 5 Minutes. 15th July 2024 Up To 7:00 P.M. (IST)	16th July 2024 Between 11 Am To 4 P.M (IST)	<b>RESERVE PRICE :</b> Rs. 30,52,000/- (Rupees Thirty Lakh Fifty Two Thousand Only) <b>EMD : Rs. 3,05,200/-</b> (Rupees Three Lakh Five Thousand Two Hundred Only) <b>BID INCREMENT -</b> Rs. 10,000/- (Rupees Ten Thousand Only) & In Such Multiples.	<b>2. EMD OF THE PROPERTY</b> <b>3. BID INCREMENT</b>

**THE EARNEST MONEY HAS TO BE DEPOSITED BY WAY OF DD IN FAVOUR OF "PHOENIX TRUST-FY23-10", PAYABLE AT MUMBAI OR NEFT/RTGS IN THE CURRENT ACCOUNT: 0446262338; KOTAK MAHINDRA BANK LIMITED, BRANCH: KALINA, MUMBAI, IFSC CODE: 'KKBK0000631.**

The Borrower's Attention is Invited To The Provisions Of Sub Section 8 Of Section 13, Of The Act, In Respect Of The Time Available, To Redeem The Secured Asset.

Public In General And Borrowers In Particular Please Take Notice That If In Case Auction Scheduled Herein Fails For Any Reason Whatsoever Then Secured Creditor May Enforce Security Interest By Way Of Sale Through Private Treaty.

**In Case Of Any Clarification/Requirement Regarding Assets Under Sale, Bidder May Contact (Mr. Rahul R +91 956726050) Or Mr. Sailesh Iyengar (+91 9833801159)**

**For Detailed Terms And Conditions Of The Sale, Please Refer To The Link [HTTPS://PHOENIXARC.CO.IN?P=4263](https://phoenixarc.co.in?P=4263) (URL Link) Provided In Phoenix Arc Private Limited's Website I.E. [WWW.PHOENIXARC.CO.IN](http://WWW.PHOENIXARC.CO.IN) And/Or On [HTTPS://BANKEACTIONS.COM](https://bankauctions.com)**

**PLACE: MUMBAI**  
**DATE: 15.06.2024**

**AUTHORISED OFFICER**  
**FOR PHOENIX ARC PRIVATE LIMITED, (TRUSTEE OF PHOENIX TRUST FY23-10)**

**PHOENIX ARC PRIVATE LIMITED**

REGD. OFFICE: 3rd Floor | Wallace Towers (earlier known as Shiv Building) | 139/140/B/1 | Crossing of Sahar Road and Western Express Highway | Vile Parle (E), Mumbai - 400 057 (T): 022 - 68492450, (F): 022-67412313  
CIN: U67190MH2007PT168303 EMAIL: INFO@PHOENIXARC.CO.IN WEBSITE: WWW.PHOENIXARC.CO.IN

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**DESCRIPTION OF THE IMMOVABLE PROPERTY WITH KNOWN ENCUMBRANCE, IF ANY:** All That Piece And Parcel Of Mortgaged Property Of Flat No. 403, In "C" Wing, On 4th Floor, Adm-652 Sq. Ft. (Carpet) Built Up Area), In Building No. 1, Type-3, Known As "Raul Nagar", Constructed On Land Bearing S. No. 178, H.No.3, S.No.19, H.No. 3/1, 3/2, 3/3, 3/4, At Village Kurgaon, Taluka-Palghar, District- Thane, Boisar (W). **BOUNDARY DETAILS: NA**

Sl. No.	BORROWER/S & GUARANTOR/S NAME & ADDRESS	1. DATE & TIME OF E-AUCTION	2. LAST DATE OF SUBMISSION OF EMD	3. DATE & TIME OF THE PROPERTY INSPECTION	1. RESERVE PRICE	2. EMD OF THE PROPERTY
1.	<b>RAIS ABDUL HAFIZ KHAN (BORROWER)</b> (S/D/W Of -Abdul Noor Khan) Flat No 101 Abdulla Apartment Near Khoja Jamat Khana Vasai West 401201/401201 Also At: Flat No. 201 & 202, 2nd Floor, A/beer Apartment, Village Manor, Palghar West, Taluka & Dist. Palghar - 401403 Thane-Mumbai Pin 401403 <b>ARZOOSHAMA HANIF KHAN (CO BORROWER)</b> (S/D/W Of -Hanif Amir Khan) Flat No 101 Abdulla Apartment Near Khoja Jamat Khana Vasai West 401201/401201 <b>LOAN ACCOUNT NO:</b> HM/M0491/H/18100149 <b>Total</b>					



