



VIAAN INDUSTRIES LTD.

Racing Towards A Billion Hearts

Date: 23rd October 2024

The BSE Limited

Phiroze Jeejeebhoy Towers,
Dalal Street, Fort,
Mumbai- 400 001
Scrip Code- 537524

Dear Sirs,

Sub: Newspaper Publication of Public Notice regarding 39th Annual General Meeting (“AGM”) of the Company to be held through Video Conferencing (“VC”) / Other Audio Visual Means (“OAVM”) after sending the Notice

Pursuant to Regulation 30 and 47 read with Schedule III Para A, of SEBI Listing Regulations and in compliance with the Circulars issued by SEBI, we enclose the copies of the following newspaper advertisements published for giving Public Notice to the Shareholders for intimating that the 39th Annual General Meeting of the Company will be held on Friday, November 15, 2024 at 03:00 p.m. through Video Conferencing / Other Audio-Visual Means:

S.N	Name of Newspaper	Publication Date	Language
1	The Free Press Journal	23-10-2024	English
2	Nav Shakti	23-10-2024	Marathi

We request you to kindly take the aforesaid information on record.

Thanking you,
Yours faithfully,

For **Viaan Industries Limited**

Teena
Goel
Digitally signed
by Teena Goel
Date: 2024.10.23
17:27:24 +05'30'

Ms. Teena Goel
Company Secretary & Compliance officer

Encl.: as above

Saisha Bungalow No. 10/87, Mhada, SVP Nagar, Janki Devi School Road, Versova, Andheri West, Mumbai – 400053

Contact: 022-26316866 | E-mail: info@v-ind.com

Website: www.v-ind.com | CIN No: L52100MH1982PLC291306



Viaan Industries Limited

CIN- L52100MH1982PLC291306

Registered office- Saisha Bungalow No. 10/87, Mhada, SVP Nagar,

Janki Devi School Road, Versova, Andheri West, Mumbai, Maharashtra- 400053

Email- Accounts1@redmaxindia.com, Tel No-9999985400

NOTICE TO THE MEMBERS FOR THE 39TH ANNUAL GENERAL MEETING

Notice is hereby given to the members of Viaan Industries Limited ("the Company") that the 39th Annual General Meeting (AGM) of the Company will be held on Friday, November 15, 2024 at 03:00 PM. (IST) through Video Conferencing (VC)/Other Audio Visual Means (OAVM), in compliance with the applicable provisions of the Companies Act, 2013 ("the Act") and the Rules made thereunder and the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (the Listing Regulations"), read with General Circular No. 14/2020 dated April 08, 2020, and subsequent circulars issued in this regard by the Ministry of Corporate Affairs (MCA"), the latest being General Circular No. 09/2023 dated September 25, 2023 (collectively referred to as "MCA circulars"), and circulars issued by the Securities and Exchange Board of India ("SEBI") dated January 5, 2023 and October 7, 2023 and other pertinent circulars (collectively referred to as "SEBI circulars"), to transact the businesses as set out in the Notice convening the AGM (the Notice"). Members participating through the VC/OAVM facility shall be reckoned for the purpose of quorum under Section 103 of the Companies Act, 2013.

In compliance with the relevant circulars, the Notice convening the AGM and Annual Report of the Company for the financial year 2023-24 has been dispatched through electronic mode to those shareholders, whose e-mail addresses are registered with the Company's Registrar and Share Transfer Agent, M/s Purva Sharegistry (India) Private limited at support@purvashare.com or Depositories. The aforesaid documents shall also be made available on the website of the Stock Exchanges, i.e., BSE Limited at www.bseindia.com and on the website of National Securities Depository Limited ("NSDL") at <https://www.evoting.nsdl.com>.

The Company is providing remote e-voting (prior to AGM) and e-voting (during the AGM) facility to all its Members to cast their votes on all the resolutions set out in the Notice of the 39th AGM. Detailed instructions for remote e-voting are provided in the said Notice. The facility of casting the votes by the members ("e-voting") will be provided by NSDL.

The remote e-voting period commences on November 12, 2024 (10:00 A.M.) and ends on November 14, 2024 (05:00 P.M.).

During this period, members of the Company, holding shares either in physical form or in dematerialized form, as on the cut-off date of Saturday, November 09, 2024, may cast their vote by remote e-voting or by e-voting at the time of AGM. Members participating through VC / OAVM shall be counted for reckoning the quorum under section 103 of the Act.

Members will be able to attend and participate in the AGM through VC/OAVM only.

The instructions for registering/updating email addresses, (ii) casting vote through remote e-voting and e-voting during the AGM, and (iii) joining the AGM through VC/OAVM for members holding shares in dematerialized mode and physical mode will be provided in the Notice of the AGM.

For and on behalf of

Viaan Industries Limited

Sd/-

Teena Goel

Company Secretary and Compliance Officer

Date: October 23, 2024

Place: Delhi

JM FINANCIAL

JM FINANCIAL ASSET RECONSTRUCTION COMPANY LIMITED

Corporate Identity Number: U67190MH2007PLC74287

Registered Office: 7th Floor, Cnergy, Apasahab Vasthe Marg, Prabhadevi, Mumbai- 400025

Contact Person: 1. Valdehee Byndia - 9821537386, 2. Rohan Sawant- 983143013, 3. Yash Oza - 022- 6224 1676

E-Auction Sale Notice – Subsequent Sale

That Piramal Capital and Housing Finance Ltd have assigned a pool of Loan (including below mentioned Loans) together with underlying security interest created thereof along with all the rights, title and interest thereon under Section 5 (1) (b) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI ACT") vide an assignment agreement dated March 29, 2023 ("the Assignment Agreement") in favour of JMFARC (JM) (herein referred as Assignee) acting in its capacity as trustee of JMFARC – Aranya – Trust. It is to notify that PCFHL is authorized and appointed to act as Service provider / Collection agent to facilitate all operational and procedures processes vide Assignment / Service Agreement.

Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of Secured Creditor under the SARFAESI Act, 2002 for the recovery of amount due from borrower/s, offers are invited by the undersigned for purchase of immovable property, as described hereunder, which is in the possession, on 'As Is Where Is Basis', 'As Is What Is Basis' and 'Whatever Is There Is Basis', Particulars of which are given below:

Loan Code/ Branch / Borrower(s) / Co-Borrower(s)/ Guarantor(s)	Demand Notice Date and Amount	Property Address_final	Reserve Price	Earnest Money Deposit (EMD) (10% of RP)	Outstanding Amount (17-10-2024)
Loan Code No.: 05000035538, Mumbai Metro (Branch), RMB Event Management Private Limited (Borrower), RMB Event Management Private Limited (Co-Borrower 1) Bhagwandas Ramchandra Bhattad (Co-Borrower 2) Harikrishnan Ramchandra Bhattad (Guarantor 1) Harishkumar R Bhattad (Guarantor 2) Laxminarayana Ramchandra Bhattad (Guarantor 3)	Dt: 26-04-2022, Rs. 7,48,31,452/- (Rs. Seven Crore Forty Eight Lakh Thirty One Thousand Four Hundred Fifty Two Only)	All The Piece and Parcel of The Property Having an Extent:- Office No. 42, 4th Floor, Bajaj Bhavan Owners PSL Nariman Road, Near Iron Mall Pltr No. 226, Nariman Point, Mumb4950, Maharash, 400021;	Rs. 3,04,84,350/- (Rs. Three Crore Four Lakh Eighty Four Thousand Three Hundred Fifty Only)	Rs. 30,48,435/- (Rs. Thirty Lakh Forty Eight Thousand Four Hundred Thirty Five Only)	Rs. 9,45,41,874/- (Rs. Nine Crore Forty Five Lakh Forty One Thousand Eight Hundred Seventy Four Only)
Loan Code No.: 05000036287, Mumbai Metro (Branch), Anel Ratanmal Chawla (Borrower), Mahesh Ratanlal Chawla (Co-Borrower 1) Reena Mahesh Chawla (Co-Borrower 2)	Dt: 28-06-2021, Rs. 4,10,17,446/- (Rs. Four Crore Ten Lakh Seventeen Thousand Four Hundred Forty Six Only)	All The Piece and Parcel of The Property Having an Extent:- Shop No. 52- C On Gr Flr & Shop No. 51, Na 52- C & 52- D on 1st Floor, Station Rd, Near Gadvide Mandir, Kopari Rd Thane Maharashtra In- 400603	Rs. 2,90,10,150/- (Rs. Two Crore Ninety lakh Ten Thousand One Hundred Fifty Only)	Rs. 29,01,015/- (Rs. Twenty Nine Lakh Ten Thousand Fifteen Only)	Rs. 6,65,91,982/- (Rs. Sixty Five Lakh Ninety One Thousand Nine Hundred Eighty Two Only)
Loan Code No.: 18400001833, Thane Branch (Branch), Sushma Dorge Lama (Borrower), Dorge Lama (Co-Borrower 1)	Dt: 17-05-2021, Rs. 23,10,893/- (Rs. Twenty Three Lakh Ten Thousand Eight Hundred Ninety Three Only)	All The Piece and Parcel of The Property Having an Extent:- Flat No. 704, 7th Floor, Bldg No. 07 Panvelkar Height, Near Swappa Nagari Panvelkar Height, Near Swappa Nagari Jadhav Colony, Belavli Mumbai Maharashtra In- 421504 Boundaries as:- North: Building, 06 South : Building, 08 East: Club House West: Building	Rs. 19,53,000/- (Rs. Nineteen Lakh Fifty Three Thousand Only)	Rs. 1,95,300/- (Rs. One Lakh Ninety Five Thousand Three Hundred Only)	Rs. 37,50,295/- (Rs. Thirty Seven Lakh Fifty Thousand Two Hundred Ninety Five Only)
Loan Code No.: 06900007697, Thane-Kalyan (Branch), Rahul Sakharan Khadse (Borrower), Sujata Rahul Khadse (Co-Borrower 1)	Dt: 27-04-2021, Rs. 15,27,878/- (Rs. Fifteen lakh Twenty Seven Thousand Eight Hundred Seventy Eight Only)	All The Piece and Parcel of The Property Having an Extent:- Flat No. 01, Ground Flr, Om Mayureshwar Chsl, Next To Krishna Vadapav Shop, Next To Krishna Vadapav Shop, Aptewadi, Shirgaon, Thane Maharashtra In- 421503 Boundaries as:- North: Building South: Service Road & Building East: Open Plot West: Building	Rs. 10,20,600/- (Rs. Ten Lakh Twenty Thousand Six Hundred Only)	Rs. 1,02,060/- (Rs. Ten Thousand Sixty Only)	Rs. 24,73,839/- (Rs. Twenty Four Lakh Seventy Three Thousand Eight Hundred Thirty Nine Only)
Loan Code No.: 11400002364, Mumbai - Vinayar (Branch), Jayshri Dilip Ulhare (Borrower),	Dt: 25-08-2021, Rs. 8,04,318/- (Rs. Eight Lakh Four Thousand Three Hundred Eighty Eight Only)	All The Piece and Parcel of The Property Having an Extent:- Flat No. 201, 2nd Floor, E Wing, Type A, Boisar, Dham, Navali, Ambadi Road, Near Navali Pathak, Thane Maharashtra In- 401404 Boundaries as:- North: Wing- A, B & C South: Wing- G, H & I East: F- Wing Plot West: D- Wing, Road.	Rs. 11,68,650/- (Rs. Eleven Lakh Sixty Eight Thousand Six Hundred Fifty Only)	Rs. 1,16,865/- (Rs. One Lakh Sixteen Thousand Eight Hundred Five Only)	Rs. 10,30,767/- (Rs. Ten Lakh Thirty Thousand Seven Hundred Sixty Seven Only)

DATE OF E-AUCTION: 12-11-2024, FROM 11:00 A.M. TO 01:00 P.M (WITH UNLIMITED EXTENSION OF 5 MINUTES EACH),] LAST DATE OF SUBMISSION OF BID: 11-11-2024, BEFORE 04:00 P.M.

For detailed terms and conditions of the Sale, please refer to the link provided in <https://www.jmfinancialarc.com/Home/Assetsforsale> OR <https://www.bankauctoins.in>.

STATUTORY 15 DAYS SALE NOTICE UNDER SARFAESI ACT TO THE BORROWER/GUARANTOR / MORTGAGOR

The above mentioned Borrower/Guarantor are hereby noticed to pay the sum as mentioned in section 13(2) notice in full with accrued interest till date before the date of auction, failing which property will be auctioned/sold and balance dues if any will be recovered with interest and cost from borrower/guarantor.

Date: October 23, 2024

Place: Mumbai

Sd/- (Authorised Officer)

(Aranya - Trust)



सिंडिकेट Syndicate

CANARA BANK REGIONAL OFFICE - THANE, DP CODE - 8358 CANARA BANK, REGIONAL OFFICE, POSTI PINNACLE, FIRST FLOOR, ROAD NO. 22, NEAR NEW PASSPORT OFFICE, THANE WEST- 400604 MUMBAI

Branch Ref :RO/LEGAL /SARFAESI/66/2024/MUMBAI BHANDHUP

Date : 19.10.2024

POSSESSION NOTICE

Where as the under signed being the Authorised Officer of the Canara Bank under the Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act 54 of 2002) and 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 10-07-2024 (calling upon the borrower Mr.**SANTOSH SHANKAR SHARMA, E 6 DIMPLE APPARTMENT JERBAI, WADIYA ROAD PAREL,BOIWADA, MUMBAI,MAHARASHTRA – 400015** to repay the amount mentioned in the notice, being **Rs. 18,53,800.72/- (Rupees Eighteen lakhs Fifty Three Thousand Eight Hundred & Seventy Two Paise Only)** plus unapplied interest and charges 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 public in general, that the under signed has taken possession of the properties described herein below in exercise of powers conferred on him/her under Section 13 (4) of the said Act, read with Rule 8 & 9 of the said Rules on this **19TH day of October of the year 2024.**

The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the CANARA BANK, MUMBAI BHANDHUP (124) for an amount of **Rs.18,98,950.72 (Rupees Eighteen Lakhs Ninety Eight Thousand Nine Hundred Fifty & Seventy Two Paise only)** and interest thereon.

Flat No.202,2nd Floor ,adm.382 Sqft Carpet Area,in The Building Known As Nirmal Pride situated At Old Survey No.88/1 B,90/3/1,90/4 To 8 ,new Survey No.175,hissa/plot No 31,village –mamdapur ,taluka –karjat ,dist-raigad Within The Jurisdiction Of Sub Registrar Karjat

Sd/-

AUTHORISED OFFICER

CANARA BANK

Date : 19.10.2024

Place : THANE

PUBLIC NOTICE

Be it known to public that my client/ M/s. Orion Ventures a Partnership Firm, through its Partner Mr. Pawan Umesh Naik and having its address at Shop No.218, Mehta Chambers, Opp. Nallasopara Railway Station, Achole Road, Nallasopara (East), Taluka Vasai, Dist: Thane, are intended to Re-Develop the said society plot of land, i.e. Shree Ameya Co.Op. Housing Society Ltd., in respect of N.A land, bearing Survey No. 98/23/4/5 (Part), Plot nos.1 and Survey No. 98/23/4/5 (Part), Plot no. 2, plot area total admeasuring about 1340.00 Sq. Mtrs, Village Tuljli, Tal: Vasai, Dist: Palghar, within the area of Sub-Registration office at Vasai-1 to 8 and within the Limit of Vasai Virar City Municipal Corporation, Dist. Palghar.

Any person's having or claiming any right, title, interest, claim, Court Litigation/s and demand of whatsoever nature into or upon or in respect of the said properties described herein above or any part thereof by way of inheritance, gift, bequest, Judgement, decree, mortgage, sale, lease, lien, otherwise howsoever are hereby required to make the same known in writing by Registered Post AD / Courier service to the undersigned within 15 days from the date of publication hereof. No claim of any nature shall be entertained after the expiration of said period. It shall be presumed that such person or persons claiming or having any such claim, court litigation/s, right, title and interest shall be deemed to have been waived and my client shall proceed accordingly.

Dated this 23rd day of October, 2024.

Shri. Umamath K. Moolya
Advocate High court,
Shop No.3, New Yash CHS. Ltd., Hanuman Nagar, Chakradhar Nagar, Tal: Vasai, Dist: Palghar, Nallasopara (West), 401 203.
Mobile No.9860181917

SYMBOLIC POSSESSION NOTICE



Branch Office: ICICI Bank LTD Office Number 201-B, 2ND Floor, Road No.1 Plot No-B3, WIFI IT PARK, Wagle Industrial Estate, Thane (West)- 400604

The Authorised ICICI Bank Officer under the Securitisation, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued Demand Notices to the borrower/s mentioned below, to repay the amount mentioned in the Notice within 60 days from the date of receipt of the said Notice. Having failed to repay the amount, the Notice is issued to the borrower and the public in general that the undersigned has taken symbolic possession of the property described below, by exercising powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said rules on the below-mentioned dates. The borrower in particular and the public in general are hereby cautioned not to deal with the property. Any dealings with the property will be subject to charges of ICICI Bank Limited.

Sr. No.	Name of the Borrower(s)/ Loan Account Number	Description of Property/ Date of Symbolic Possession	Date of Demand Notice/ Amount in Notice (Rs)	Name of Branch
1.	Vanita Ram Sabale & Ram Kisan Sabale- LBPVL00005318775	Flat No.13, 3rd Floor, Ward A, "Vasudev Apartment", Near Dhanwantraaj Eye Clinic, Cts No. 162 & 265, Survey No. 58, Mouje Bhangarwadi, Lonavala, Tal- Maval, Pune- 410401/ October 18, 2024	May 04, 2024 Rs. 22,24,158.99/-	Panvel
2.	Jitu Vilas Arote & Suvarna Jitu Arote- TBTNE00006377752	Flat No. B-401, 4th Floor, Sai Pavitra Co-operative Housing Society Ltd., Plot No. 31, Sector 08/A, Village Airoli, Navi Mumbai- 400708/ October 18, 2024	June 12, 2024 Rs. 50,95,565.99/-	Thane
3.	Muskan Usman Pathan & Jitendra Dattu Chopade- LBPVL00003843142 & LBPVL00003843143	Flat No. 304, 3rd Floor, Shalik Gram, Plot No. 73/2, Sector-27, Under 12.5% Scheme, Nerul Village, Node Nerul, Navi Mumbai- 400706/ October 17, 2024	June 29, 2024 Rs. 25,19,124.45/-	Panvel
4.	Aarti Sopan Anarse & Sopan Bapu Anarse- LBPVL00003953246	Flat No. 301, 3rd Floor, B Wing, "Meghna Shivam", "Meghna Shivam Co-operative Housing Society Ltd", Plot No.12, Sector No. 4, Village Karanjade, Tal- Panvel, Raigad- 410206/ October 18, 2024	June 28, 2024 Rs. 20,63,454.84/-	Panvel
5.	Rajesh Adhikari & Tina Rajesh Adhikari- LKBHP00005750614 & LKBHP00005756164	Flat No. 203, 2nd Floor, Creative Symphony, City Survey No. 768, Village Lowjee Khopoli, Taluka Khalapur, Opposite Lawaji Railway Station, Within The Limits of Khopoli Nagar Parishad, Maharashtra, Raigad- 410203/ October 18, 2024	June 14, 2024 Rs. 9,37,226/-	Khopoli

The above-mentioned borrower/s/guarantor/s is/are hereby issued a 30 day Notice to repay the amount, else the mortgaged properties will be sold after 30 days from the date of publishing this Notice, as per the provisions under Rules 8 and 9 of Security Interest (Enforcement) Rules 2002.

Date: October 23, 2024

Place: Maharashtra

Sincerely Authorised Signatory

For ICICI Bank Ltd.



NEW INDIA CO-OPERATIVE BANK LTD.

(Multistate Scheduled Bank)

Corporate Office : New India Bhawan, A.Y. Nagwekar Marg, Prabhadevi, Mumbai – 400025.

NOTICE OF SALE THROUGH PRIVATE TREATY

SALE OF IMMOVABLE ASSET MORTGAGED TO THE BANK UNDER SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (SARFAESI ACT)

The undersigned the Authorized Officer of New India Co-operative Bank Ltd has taken physical possession of the scheduled property under the SARFAESI Act. The Authorized officer had already conducted multiple public auctions for sale of the mortgaged property. However no bids were received/ failed auction due to non-compliance of terms and conditions of auction. Hence please be informed that the outstanding dues in the aforesaid loan account are not paid within 15 days from the date of this publication of this notice, then the Authorized officer will proceed with private treaty for sale of property as stated below:

Public at large is informed that the secured property as mentioned on the schedule are available for sale through private treaty as per the terms agreeable to the bank for realization of Bank's dues on "As is where is basis", and "As is what is basis".

The terms and conditions for sale of property through private treaty are as under:

- Sale through Private treaty will be on "As is where is basis", and "As is what is basis".
- The purchaser will require to deposit 25% of the sale consideration amount on receipt of offer letter for Bank's acceptance for purchase of property and balance amount will be deposited within 15 days thereafter.
- The purchaser has to deposit 10% of offer amount along with the application which will be adjusted against 25% of the deposit to be made as per clause(2) above.
- Failure to deposit the amount as required under(2) above will cause forfeiture of amount already deposited including 10% of the amount paid along with the application.
- In case of non-acceptance of offer of purchase by the bank, the amount of 10% along with application will be refunded without any interest.
- The purchaser should conduct due diligence on all aspects related to the property to his satisfaction. The purchaser shall not entitle to make any claim against the Authorized Officer/secured creditor on later date.
- The Bank reserves the right to reject any offer of purchase without assigning any reason.
- The purchaser has to bear all stamp duty, registration fee and any other dues related to the society in respect of purchase of the property.
- Sale shall be in accordance with the provisions of SARFAESI Act Rules.

SCHEDULE

Sr. No	Loan account No.	Name of the Borrower/ Co-Borrower	Amount as per 13 (2) Demand Notice	Reserve Price for Private property	Description of Secured property
1	0221300600000028	M/s. Pawan Oil Depot Prop. Mr. Amarsingh Narayansingh Rajput	Rs.1,31,76,956.46 with interest @11.75 w.e.01.04.2024 till payment.	Rs.42.50 Lakh	Flat No.108, 1st Floor, Suraj CHS. Ltd., Nr. Sarababa Mandir, Mahapalika Bhavan Marg, Opp.Nitin Co. Nameo Wadi, Thane (W) – 400 602 adm. 390 sq. ft. Built up Area owned by Mr. Narayan Singh Shivsingh Rajput.

This is also the notice to the Borrower as per provision of section 13(8) of SARFAESI Act. to clear the outstanding dues of the Bank with interests costs,, charges and expenses before sale of secured asset through private treaty.

Date: 23.10.2024

Place : Mumbai

Sd/-

Authorised Officer of

New India Co-op.Bank Ltd.

PUBLIC NOTICE

Radhika Niwas Co-operative Housing Society Ltd., a Society registered under Maharashtra Co-operative Societies Act, 1960 bearing Registration No. BOM/HSG/2479 of 1970 ("**the Society**"), is the absolute Owner of an immovable property situated at Village Gundavali, Taluka Vile Parle, Mumbai Suburban District, together with building known as 'Radhika Niwas Co-operative Housing Society Ltd.' and two structures viz. 'Savitri Sadan' and 'Ladiwala Chawl' standing thereon and more particularly described in the Schedule hereunder written ("**the said Property**").

The Society comprises of 54 members, occupying their respective Flats and Shops in the said Building and the two Structures, 'Savitri Sadan' is occupied by 18 tenants and Ladiwala Chawl has two Tenants and 7 sub-Lessees.

M/s. Aakar Developers, a Partnership Firm duly registered under the Partnership Act, 1932 comprising of (1) Mr. Ashok Mahavirprasad Murarka, (2) Mr. Akhtar Kamruddin Khan and (3) Mr. Roshan Madathil Shanmukhan as Partners are the Lessees of the Society having lease-hold rights in respect of the structures known as 'Savitri Sadan' and 'Ladiwala Chawl' together with the land underneath the Structures.

PLEASE TAKE NOTICE that the Society and the Lessees have agreed to grant redevelopment rights in respect of the said Property in favour of our client. Under the instructions of our client, we are investigating the title of the Society and the Lessees to the said Property described in the Schedule hereunder written.

ALL persons having any claim, right, title or interest against or to the said property described in the Schedule hereunder written either by way of inheritance, share, sale, mortgage, development, charge, trust, loans, exchange, gift, lease, sub-lease, lien, license, possession, right of pre-emption, statutory attachment or encumbrance or any other arrangement or any other agreement of any nature whatsoever or other disposition or under any decree, order or award passed or otherwise howsoever are hereby required to make the same known in writing to the undersigned along with supporting documents duly notarised at our address at **2nd Floor, Rajabahadur Mansion, 28, Mumbai Samachar Marg, Fort, Mumbai- 400 023** or on our email ID legal@pmmmandco.com within 14 days from the date of publication of this Notice failing which any such claims or objections shall be deemed to have been waived and abandoned.

SCHEDULE OF THE SAID PROPERTY

All the piece and parcel of Land bearing Survey No.22, (presently bearing CTS No.368, 368/1 to 368/26) of Village Gundavali, Taluka Vile Parle, Mumbai Suburban District, admeasuring 3260.8 sq. mtrs. (as per Indenture of Conveyance) and admeasuring 3368 sq. mtrs. or thereabouts (as per PRC), alongwith two existing old tenanted buildings viz. one old structure known as 'Savitri Sadan' having one Ground Floor plus two Upper Floors consists of 18 Residential Units and another old structure known as 'Ladiwala Chawl' having structure of Ground Floor consists of 9 Commercial Units and one Building having 39 Residential Flats and 15 Commercial Shops, which is popularly known as Radhika Niwas Co-operative Housing Society Ltd. and situated at 22, Gundavli, Sir M. V. Road, Andheri (East), Mumbai - 400 069.

FOR PRAVIN MEHTA AND MITHI & CO.

SD/- URVI TANNA (PARTNER)

Place : Mumbai

Date : 23.10.2024

REGD.A/D/DASTI/AFFIXATION/BEAT OF DRUM & PUBLICATION/ NOTICE BOARD OF DRT

SALE PROCLAMATION

OFFICE OF THE RECOVERY OFFICER DEBTS RECOVERY TRIBUNAL - II,MUMBAI

MTNL Bhavan, 3rd Floor, Colaba Market, Colaba, Mumbai.

R.P.No. 337/2005 DATED:- 16/10/2024

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

Bank of Baroda (Deba Bank), Zaveri Bazar Br].....Certificate Holders

V/s].....Certificate Debtors

M/s. Sohil Fine Chemicals Private Ltd & Ors

CD-1: Sohil Fine Chemicals Private Limited, 38 S.G. Gandhi Marg, Princess Street, Mumbai 400 002.

CD-2: Jayendra Nathalal Zaveri, 7 Seeta Mahal, Bomanji Pett Street, Mumbai 400 036.

CD-3: Bharat Nathalal Zaveri, 67/ Seeta Mahal, Bomanji Pett Street, Mumbai 400 036.

Whereas Hon'ble Presiding Officer, Debts Recovery Tribunal No. II Mumbai has drawn up the Recovery Certificate in O.A.No. 367 of 2001 for recovery of **Rs.78,78,280.24** with interest and cost from the Certificate Debtors and a sum of **Rs. 3,11,38,201.16 (upto 04.12.2024)** is recoverable together with further interest and charges as per the Recovery Certificate/Decree.

And whereas the undersigned has ordered the sale of property mentioned in the Schedule below in satisfaction of the said certificate.

And whereas a sum of **Rs. 78,78,280.24** along with pendert-fee and further interest @9% p.a with quarterly rest from the date of filing of original application till payment and/or realization or cost from C.Ds.

Notice is hereby given that in the absence of any order of postponement, the said property shall be sold on **17/12/2024 between 02.00 PM to 03.00**

