



VIAAN INDUSTRIES LTD.
Racing Towards A Billion Hearts

Date: 25th March, 2025

The BSE Limited

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

Subject: Intimation of newspaper publication in Form No. INC-26 regarding shifting of Registered Office

Dear Sir/ Madam,

Pursuant to Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations") and in furtherance to the stock exchange intimation dated March 06, 2025 intimating shareholders approval for shifting of Registered office of the Company from the state of "Maharashtra" to the State of "National Capital Territory of Delhi", we wish to inform you that a public notice, in the prescribed Form INC-26, has been published in the following newspapers on Tuesday, March 25, 2025:

1. The Free Press Journal (English);
2. Nav Shakti (Marathi)

The notice invites any objections, if any, concerning the proposed relocation of the Registered Office of the Company. The copy of published notice is enclosed herewith for your reference.

You are requested to take on record the above information.

**Thanking you,
For Viaan Industries Limited**

**Teena
Goel** Digitally signed
by Teena Goel
Date: 2025.03.25
20:55:48 +05'30'

**Teena Goel
Company Secretary & Compliance officer**

Encl: As above

**BEFORE THE NATIONAL COMPANY LAW TRIBUNAL
MUMBAI BENCH, MUMBAI****COMPANY PETITION (1&B) No. 1129 OF 2021**

IN THE MATTER OF: Section 95(1) of the Insolvency and Bankruptcy Code, 2016
State Bank of India – an Indian multinational public sector banking and financial services statutory body constituted under State Bank of India Act, 1955 having address at Stressed Assets Management Branch – I, "The Arcade", 2nd Floor, World Trade Center, Cuffe Parade, Colaba, Mumbai-400005
...**Petitioner**

Versus:
Mrs. Aashima Khushalani- Personal Guarantor of Ultimo Fabrics Private Limited, having address at 3rd Floor, Todi Estate, above Post Office, Sunmili Compound, Lower Parel (W), Mumbai-400 013
...**Respondent**
TAKE NOTICE that a Petition under Section 95(1) of the Insolvency and Bankruptcy Code, 2016, seeking initiation of insolvency resolution process against Mrs. Aashima Khushalani ("Respondent") has been filed by the State Bank of India ("Petitioner"). The said Petition was listed for hearing before the Hon'ble National Company Law Tribunal, Mumbai Bench-IV, on **24.01.2025**, where no one appeared on behalf of the Respondent. Consequently, the Hon'ble Adjudicating Authority, vide its Order dated **24.01.2025**, directed the Petitioner to publish this notice as a substituted mode of service. The matter is now scheduled to be heard before the Hon'ble National Company Law Tribunal, Mumbai Bench-IV, on **25.03.2025 at 10:30 AM** or any time thereafter. On the said date, the Petitioner's counsel shall argue the matter and press for reliefs sought in the Petition.

The Respondent is hereby informed and put to notice that she may appear in person or through an authorized representative/advocate on the said date of hearing, i.e., 25.03.2025. Please note that, in the event of the Respondent's failure to appear, the matter will proceed ex parte and be decided in her merits.

Acopy of the Petition may be obtained from the undersigned.
Adv. Kunal Kanungo
Address: Office No. 1, Tower No. 5,
World Trade Center, Cuffe Parade, Mumbai – 400005
Mobile No. - 7793003245
Email id - kunalkanungo@gmail.com; associates.kanungo@gmail.com

NOTICE

NOTICE is hereby given that our client Mr. Hareesh Chhotalal Mehta is one of the partners of the partnership firm known as 'Jayant PaperBox Factory' ('said firm'). Our client Mr. Hareesh Chhotalal Mehta is also the director and shareholder of Jayna Packaging Pvt. Ltd. ('said company').

The said firm is the absolute owner of the land and the structures standing thereon as more particularly described in the **First Schedule** hereunder written ('said property'). The said company is a lawful tenant of the said firm in respect of the structures as more particularly described in the **Second Schedule** hereunder written under a Decree dated 15th March, 2004 passed in R.A.D. Suit No. 234 of 1996 by the Hon'ble Court of Small Causes at Bombay.

Our clients have learnt from reliable sources that some of the Partners of the said firm are misrepresenting in the market that they are authorized to deal with the said property and are negotiating with third parties for the sale/development of the said property without our client's knowledge and consent by suppressing the tenancy rights of the said company in respect of the structures described in the Second Schedule hereunder written.

The Members of the Public are hereby requested to take note of the aforesaid and are cautioned not to deal with any of the Partners of the said firm in respect of the said property in any manner whatsoever to the exclusion of our client and the said company, failing which the said transaction shall not be binding on our client as well as on the said company.

THE FIRST SCHEDULE ABOVE REFERRED TO:

All those pieces and parcels of non-agricultural Land bearing CTS Nos. 112, 112/1, 112/2, 112/3 of Village Kurla 2, Taluka Kurla, Mumbai Suburban District, originally admeasuring 2983.28 sq. mtrs. or thereabouts as per Title Deeds and admeasuring 2816.60 sq. mtrs. as per property card, together with all the structures standing thereon situated, lying, being at Kale Road, Kurla (W), Mumbai-400 070.

THE SECOND SCHEDULE ABOVE REFERRED TO:

- 3 Industrial Tenements comprising of ground and upper floor and 4th Industrial Tenement of R.C.C. construction;
- Industrial Tenement, being a shed with asbestos sheets roof with walls partly of brick masonry walls and partially of iron sheets;
- Open spaces with asbestos sheets roof standing on the land described in the First Schedule hereinabove.

Mumbai, dated this 25th day of March, 2025
Ref No- VJA/2025
M/s. Chhitis Vaithy & Co., Advocates & Solicitors,
410/411, Gundecha Chambers, Nagindas Master Road, Fort, Mumbai- 400 023.

PUBLIC NOTICE

I am concerned for my client Krushna @ Krishna Vitthal Koli having address at this is to inform and notify all concerned & member/s of public at large that my above named client Shri Krushna @ Krishna Vitthal Koli for himself and on behalf of his family members who all are having present address at Sunder Galli, Village Malwani, Marve Road, Malad(West), Mumbai-400 095, for himself as well as on behalf of and as constituted attorney of all the surviving heirs apparent of late Babbybai wife of Vitthal Sower Koli, namely (i) Mrs. Aanandi Shivram Koli,(ii) Mr. Mahadev Koli,(iii) Lata Hareshwar Bhandari, and (iv) Mrs. Kashi Suresh Koli, all residing at Village Malwani, Marve Road, Malad(West),Mumbai-400 095, all being family members of late Babbybai wd./o Vitthal Koli, all the grantees with expressed irrevocable authorities, powers and consent given on their behalf above named surviving heirs apparent of Vitthal Koli to deal with & execute all requisite & necessary documents including to prosecute, file necessary litigations and /or disputes before courts of law and/or judicial or quasi-judicial bodies/ department/s and also to appear/defend and to take all necessary steps including hiring/engaging services of advocate/s/legal consultants/attorney/counsel to protect their respective individual and /or joint rights, title & interests to the property being piece and parcel of land admeasuring in area 16085.72 square meter (19239 square yards) about 3 acre & 39 Guntha, bearing survey No.:26, Hissa No. 1.(part) equal & lay out plot No.:15,16,17 & more particularly described in the schedule written hereinafter which land is forming part and parcel of larger layout admeasuring in area of about 131. acres or thereabout & bearing survey No.:26, situated at Village Valnai, Taluka Borivali, Greater Mumbai in the registration sub district Bandra, District Bombay Suburban which is admeasuring in area 131 acres & 32 Gunthas, 5.33,358 square meters (6,37,912 square yards)and numbered as following, rights/title of Koli family are claimed & shall be to the exclusion of all and/or anyone claiming adverse whatsoever claim of whatsoever kind & nature and in whatsoever manner whether at present, in past or in future through either of or all of said Koli family members, that hereinafter said land referred to as Koli's land, in respect whereof order dated 14th December 2018 is passed by presiding His Honorable Justice Shri K.R. Joglekar of Bombay City Civil Court at Greater Bombay in Notice of motion bearing No.: 3476 of 2017 in suit bearing No.: 5026 of 2007 which suit was originally High Court Suit No.: 1418 of 2007 prior to transfer to Bombay City Civil Court with said Krishnan @ Krishna Vitthal for himself and also as constituted attorney for above named rest of Koli Family members, surviving heirs apparent who is applicant (original plaintiff No.:2) in respect of the said scheduled land and in the said suit and Notice of motion taken out thereunder wherein order dated 14th December 2018 is passed by partly allowing said Notice of motion bearing No.: 3476 of 2017 in suit No.: 5026 of 2007 party Registrar (Session) of this Honorable court is directed to file written complaint before concerned Metropolitan Magistrate Court against M/s. Khandelwal Engineering Company Limited and its directors under sections 191,192,193 196,200,465, 466,467 468, 471 and 474 of I.P.C. and with further directions as mentioned in the said order dated 14th December 2018 is passed against M/s. Samrajaya Land Developers & it's partners Surendra Mishra & Vasudev Patil in whose favour conveyance was executed against consideration for which money payments were made but for dishonor of all the said cheques, transaction & hence conveyance in their favour came to be cancelled which facts though notified to office of Tehsildar/Talati and Mandal Adhikari but for acts of manipulations in the office of Tehsildar /Talati /Mandal Adhikari their names were taken on record despite written notice against them & hence order under the civil suit as well as suit bearing No.: 16 of 2022 pending before office of Collector, Bandra, Mumbai,against concerned Tehsildar / Talati /Mandal Adhikari with regards to said manipulations in regard to which public in general is warned not to deal with in whatsoever way and/or manner with respect to said pieces and parcel of land or any part and portion thereof either by way of transfer and/or sale or as and by way of either sale deed /conveyance and/or any such other and further similar arrangement/s for valuable consideration or otherwise and also not to create and/or enter in to arrangement/s as and by way of mortgage, Charge, lien, gift, lease, trust by way of parting possession &/or by deposit of title or any document or otherwise in any like manner without written permission and/or grant of any such right in writing by said Shri Krushna Vitthal Koli who is absolute title holder & having authorities. This notice is also pursuant to pending suit bearing No.:5026 of 2007 before Honourable City Civil Court at Bombay and orders passed thereunder including said order dated 14th December 2018 pending before Honourable Court of City Civil at Bombay failing which said Krushna @ Krishna as one of title holders and also for and on behalf of other Koli Family Members shall prosecute all such third party/parties/persons/agencies or their adverse claim contravening present in respect of said Koli Family land or any part or portion thereof for defending/protecting his as well as Koli family other members/surviving heirs apparent within named as title to the said scheduled land shall proceed against such other and third party/person/s /agency/agencies entirely at his/her/ their cost in respective capacity as title holders/s, or scheduled said piece and parcel of land as owners/ title holders thereof not only by treating, if any, such adverse claim as illegal, invalid and not binding to either of & all of my client with right to prosecute arising for non-obedience/non-compliance shall be prosecuted by my clients entirely at the risk as to cost and consequences of such offending party/parties.

Schedule of property

ALL That piece and parcel of agriculture land or any part or portion thereof more particularly bearing survey No.: 26,Hissa No.: 1(part), plotNo.:15,16,17 of village Valnai, Malad (West), admeasuring in area 3 acres 39Gunthas as per 7/12 Extract corresponding to CTS No.:307/46/27 to 307/46/36 admeasuring about 19239 sq. yards or 16085 .72 sq. meter as per property register card which land is as aforesaid situate, lying and being at Village Valnai, Malad, Taluka: Borivali, in the way of transfer and/or sale or as and by way of either sale deed /conveyance and/or any such other of Mumbai City and Suburban consisting as per D.P. Remark .

Dated this 24th day of March 2025
Sd/-
Lalit Mulchand Chheda
Advocate, High Court
601, Yashodhan Square, Chandawork Road,
Borivali (West), Mbai-400092
Email: lalitdady123@gmail.com Mob:9869037388

PUBLIC NOTICE**TTO WHOMSOEVER IT MAY CONCERN**

This is to inform the General Public that following share certificate of CEAT LIMITED havinr its Registered Office at RPG House, 463, Dr Annie Besant Road, Worli, Mumbai, Maharashtra, 400030 registered in the name of the following Shareholder/s have been lost by them.

S. NO.	NAME OF THE SHARE HOLDER/S	FOLIO NO.	CERTIFICATE NO./S	DISTINCTIVE NUMBER/S	NO. OF SHARES
1	DAMYANTIBEN & HASMUKH NANALAL JHAVERI	ZVD00003022	6669	312904-3123221	318

The Public are hereby cautioned against purchasing or dealing in any way with the above referred share certificates.

Any person who has any claim in respect of the said share certificate/s should lodge such claim with the Company or its Registrar and Transfer Agents **NSDL Database Management Limited - One International Center, Tower 3, 4th floor, Senapati Bapat Marg, Prabhadevi - 400013** within 15 days of publication of this notice after which no claim will be entertained and the Company shall proceed to issue Duplicate Share Certificate/s.

Place: MUMBAI
Date : 25.03.2025
Name of Legal Claimant:
HASMUKH NANALAL JHAVERI

CORRIGENDUM**HDFC BANK****HDFC BANK LIMITED**

Branch: HDFC Spenta - RPM Dept, 2nd Floor, Next to HDFC Bank House, Mathuradas Mills Compound, Senapati Bapat Marg, Lower Parel West, Mumbai - 400 013. Tel: 022-66113020
Regd. Office: HDFC Bank Ltd. HDFC Bank House, Senapati Bapat Marg, Lower Parel (West) Mumbai 400013. CIN: L59920MH1994PLC080618 Website: www.hdfcbank.com

PUBLICATION OF AUCTION NOTICE

This is with the reference to the Publication of Auction Notice published in the newspaper namely "FREE PRESS JOURNAL" (English) and "NAVSHAKTI" (Marathi) – Mumbai Edition on 24-Mar-25

With reference to the above-mentioned publication - ILLUSTRATION ON DISCLOSURE OF ENCUMBRANCES for the case mentioned a Serial Number 1 of MR DEV GAURAB KUMAR and MRS. DEV ANSHUL PAGARIA the changes should be read as under:

1. An outstanding amount of Rs. 48,99,742/- as of 20-FEB-2025 is due to Builder / Society which shall be cleared by prospective purchaser along with the transfer and other related charges.

for HDFC Bank Limited

Date: 25-Mar-2025
Place : Mumbai
Sd/-
Authorised Officer

PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED

55-56 5th Floor Free Press House Nariman Point, Mumbai -400021 Tel: -022-61884700
Email: sys@pegasus-arc.com URL: www.pegasus-arc.com

PUBLIC NOTICE FOR SALE BY E-AUCTION

Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rules 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the below mentioned Borrower(s), Partner(s), Guarantor(s) and Mortgagee(s) that the below described secured assets being immovable property mortgaged/charged to the Secured Creditor, Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus Group Thirty Five Trust 2 (Pegasus), having been assigned the debts of the below mentioned Borrower along with underlying securities interest by Dombivli Nagari Sahakari Bank Ltd(DNS Bank), vide Assignment Agreement dated 31/12/2020 under the provisions of the SARFAESI Act, 2002, are being sold under the provisions of SARFAESI Act and Rules thereunder on "As is where is", "As is what is", and "Whatever there is" basis along with all its known and unknown liabilities on 16/04/2025. The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable property on 12/12/2024 under the provisions of the SARFAESI Act and Rules thereunder.

The details of Auction are as follows:

Name of the Borrower(s), Partner(s), Guarantor(s) and Mortgagee(s):	1)M/s. Weave N Woven (Partnership Firm- Borrower & Mortgagee) 2) Mr. Devidas Rishikesh Sharma (Partner/Guarantor) 3) Mr. Jagdish Udhavdas Bajaj (Partner/Guarantor) 4) Mr. Manoj Vidyasagar Dubey (Guarantor)
Outstanding Dues for which the secured assets are being sold:	Rs. 2,47,21,292.59/- (Rupees Two Crore Forty Seven Lakhs Twenty One Thousand Two Hundred Ninety Two and Paise Fifty Nine Only) for Loan Account No. 0041301408861 (Cash Credit) as on 31/08/2020 and Rs. 26,59,088/- (Rupees Twenty Six Lakhs Fifty Nine Thousand Eighty Eight Only) for Loan Account No. 00440110052679; Both outstanding dues are as on 15/09/2020 plus interest at the contractual rate and cost, charges and expenses thereon till the date of payment and realization. (As per notice under section 13(2) of SARFAESI Act). Rs. 47,23,800.23/- (Rupees Four Crores Seventy Two Lakhs Twenty Three Thousand Eight Hundred and Paise Twenty-Three Only) for Loan Account No. 0041301408861 and Rs. 46,66,158.93/- (Rupees Forty Six Lakhs Sixty-Six Thousand One Hundred Fifty Eight and Paise Ninety-Three Only) for Loan Account No. 00440110052679; Both Outstanding dues are as on 03/02/2025 plus further interest at the contractual rate and cost, charges and expenses thereon w.e.f 04/02/2025 till the date of payment and realization.

Details of Secured Assets being Immovable Property which is being sold	Property Mortgaged By: Weave N Woven All that piece and parcel of Non-Agricultural Land bearing Survey No. 25, Hissa No. 4, Plot No. 6 admeasuring 316.07 Sq. Mtrs. Along with Industrial Shed thereon consisting Ground and Plot First bearing Plot No. 6, situated at G. H. No. 1239, Vardhaman Compound, Bhat Gola Road, Karivali Village, Taluka Bhiwandi, District Thane, totally area admeasuring about 6800 Sq. Fts. i.e. 631.97 Sq. Mtrs. Built-up Area i.e. about 3400 Sq. Ft. built-up area on Ground Floor and about 3400 Sq. Ft. built-up area on First floor situate, lying & being at Revenue Village Karivali, Taluka Bhiwandi (Area 6800 Sq. Ft) (Owned by Weave N Woven)
CERSA ID:	Assets ID : 20001784754 Security ID: 40001788677
Reserve Price below which the Secured Asset will not be sold (In Rs.)	Rs. 1,22,40,000/- (Rupees One Crore Twenty-Two Lakhs Forty Thousand Only)
Earnest Money Deposit (EMD):	Rs. 12,24,000/- (Rupees Twelve Lakhs Twenty Four Thousand Only)
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	Not Known

Inspection of Properties:	04/04/2025 between 12:00 noon to 02.00 pm.
Contact Person and Phone No:	Mr. Paresh Karande - 9594313111 Mr. Gautam Bhalerao - 8995959572 Mr. Rohan Kadam - 9167981607
Last date for submission of Bid:	15/04/2025 till 4.00 pm.
Time and Venue of Bid Opening:	E-Auction/Bidding through website (https://sarfaesi.auction-tiger.net) on 16/04/2025 from 11.00 am to 12.00 noon.

This publication is also a fifteen (15) days' notice to the aforementioned Borrowers/ Partners/ Guarantors/Mortgagees under Rules 8 and 9 of the Security Interest (Enforcement) Rules, 2002. For the detailed terms and conditions of the sale, please refer to Secured Creditor's website i.e. http://www.pegasus-arc.com/assets-to-auction.html or https://sarfaesi.auctiontiger.net or contact service provider E Procurement Technologies Ltd. Auction Tiger Bidder Support Nos: Mo.: +91 9265562821 & 9374519754, rampasad@auctiontiger.net, Mr. Rampasad Mobile No.: +91 8000202297, email: support@auctiontiger.net before submitting any bid.

AUTHORISED OFFICER
Place: Bhiwandi Thane
Date: 25/03/2025
Pegasus Assets Reconstruction Private Limited
(Trustee of Pegasus Group Thirty Five Trust 2)

VIAAN INDUSTRIES LTD.

Viaan Industries Limited
Registered office: Saisha Bungalow No. 10/87, Mhada, SVP Nagar, Janki Devi School Road, Versova, Andheri West, Mumbai – 400053
Contact: +91 9891199159 | E-mail: cs@redmaxindia.com
Website: info@v-ind.com | CIN No: L15201MH1982PCL291306

Form No. INC-26

[Pursuant to rule 30 the Companies (Incorporation) Rules, 2014]

Advertisement to be published in the newspaper for change of registered office of the company from one state to another

Before the Central Government**Western Region**

In the matter of sub-section (4) of Section 13 of Companies Act, 2013 and clause (a) of sub-rule (5) of rule 30 of the Companies (Incorporation) Rules, 2014

AND

In the matter of Viaan Industries Limited having its registered office at Saisha Bungalow No. 10/87, Mhada, SVP Nagar, Janki Devi School Road, Versova, Andheri West, Mumbai – 400053, Petitioner

Notice is hereby given to the General Public that the company proposes to make application to the Central Government under section 13 of the Companies Act, 2013 seeking confirmation of alteration of the Memorandum of Association of the Company in terms of the special resolution passed through Postal Ballot held on 6th March 2025 to enable the company to change its Registered Office from "State of Maharashtra" to "State of NCT of Delhi".

Any person whose interest is likely to be affected by the proposed change of the registered office of the company may deliver either on the MCA-21 portal (www.mca.gov.in) by filing investor complaint form or cause to be delivered or sent by registered post of his/her objections supported by an affidavit stating the nature of his/her interest and grounds of opposition to the Regional Director at the address Everest 5th Floor, 100 Marine Drive, Mumbai-400002, Maharashtra within fourteen days of the date of publication of this notice with a copy to the applicant company at its registered office at the address mentioned below:

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

For and on behalf of the Applicant

Sd/-

Hemant Jindal

Managing Director

DIN: 00238742

Date: 24.03.2025

Place: Delhi

यूनियन बैंक ऑफ इंडिया Union Bank of India**Asset Recovery Management Branch**

Mezzanine Floor, 21, Veena Chambers, Dalal Street, Fort, Mumbai-400 001

POSSESSION NOTICE APPENDIX-IV (For Immovable Property) Rule 8 (1)

Whereas, The Authorized Officer of **Union Bank of India**, Mulund Branch (e-CB) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 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 dated **07.04.2021** calling upon the Borrowers: **M/s. Heena Motors** (Prop. Mr. Kamlesh M Somaia) to repay the amount mentioned in the notice aggregating to **Rs. 81,39,806.21/- (Rupees Eighty One Lacs Thirteen Nine Thousand Eight Hundred Six and Twenty One Paise Only)** together with further interest and other charges within 60 days from the date of receipt of said notice.

The Borrower having failed to repay the amount, notice is hereby given to the Borrower and the public in general that the undersigned being the Authorized Officer of Union Bank of India Asset Recovery Management Branch, Mezzanine Floor, 21, Veena Chambers, Dalal Street, Fort, Mumbai-400001 has taken Physical Possession of the property as described herein below in exercise of powers conferred upon him under sub-section (4) of Section 13 of the Act, read with rule 8 of the Security Interest (Enforcement) rules, 2002 on this **22nd day of March of the year 2025**.

The Borrower & Guarantors in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Union Bank of India Asset Recovery Management Branch, Mezzanine Floor, 21, Veena Chambers, Dalal Street, Fort, Mumbai-400001 for an amount of **Rs. 81,39,806.21/- (rupees Eighty One Lacs Thirteen Nine Thousand Eight Hundred Six and Twenty One Paise Only)** together with further interest and other charges within 60 days from the date of receipt of said notice.

The Borrower's attention is invited to provisions of sub-Section 8 of Section 13 of the Act, in respect of time available, to redeem the secured assets.

DESCRIPTION OF THE IMMOVABLE PROPERTY

Flat No. 204, 2nd Floor, Building No. A/7 (X-10), Pleasant Park, Yogi Hills Complex, Off Balrajeshwar Road, Survey No. 248, Hissa No. 1, CTS No. 26, 26/1, 26/3 & 26/4, Mulund (West), Mumbai-400080, adm. 770 Sq. ft. built-up area.

For, Union Bank of India Sd/- (Jeetendra Natoo) Chief Manager & Authorized Officer

FORM No. 14

[See regulation 33(2)]

OFFICE OF THE RECOVERY OFFICER-II**DEBTS RECOVERY TRIBUNAL**

(DEPARTMENT OF FINANCIAL SERVICES, MINISTRY OF FINANCE, GOVERNMENT OF INDIA)

31-31-21, Narayana Bhavanam, Sababa Street, Daba Gardens, Visakhapatnam - 530 020

DEMAND NOTICE

(NOTICE UNDER SECTIONS 25 TO 28 OF THE RECOVERY OF DEBTS & BANKRUPTCY ACT, 1993 AND RULE 2 OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961)

R.P. No. 62 of 2024 in O.A. No. 348 of 2023
Bank of Baroda, Zonal Office, Stressed Assets Recovery Branch, Mumbai
Versus
M/s. West Quay Multiprot Pvt. Ltd. and another

To,
(CD 1) M/s. West Quay Multiprot Pvt. Ltd., rep by its managing Director, Fifth Floor, Bhupati Chambers, 13, Mathew Road, Mumbai-400004 & 144, 14th Floor, Jolly Maker Chambers II, Nariman Point, Mumbai-400021, Maharashtra.
(CD 2) M/s. ALBA Asia Pvt. Ltd., previously known as ABG-LDA Bulk Handling Pvt. Ltd., rep. by its Managing Director, 5th Floor, Bhupati Chambers, 13, Mathew Road, Charni Road (East), Mumbai-400004 & 3 C Wing, 2nd Floor, Amerchand Mansion, 16, Madame Cama Road, Colaba, Mumbai-400039, Maharashtra.

This is to notify that as per the Recovery Certificate issued in pursuance of orders passed by the Hon'ble Presiding Officer, Debts Recovery Tribunal, Visakhapatnam in OA/348/2022 an amount of Rs. 263,62,72,719/- (Rupees Two Sixty Three Crore Sixty Two Lakh Seventy Two Thousand Seven Hundred Nineteen Only) together with future interest @15.20% per annum with compounded monthly rests w.e.f. 01/10/2021 till realization and costs has become due against you (Jointly and severally /Fully/Limited).
2. You are hereby directed to pay the above sum within 15 days of the receipts of the notice failing which the recovery shall be made in accordance with the Recovery of Debts Due to Banks and Financial Institutions Act, 1993 and Rules there under.
3. You are hereby ordered to declare on an affidavit the particulars of yours assets on or before the next date of hearing.
4. You are hereby ordered to appear before the undersigned on 05/05/2025 at 10:30 a.m. for further proceedings.
5. In addition to the sum aforesaid you will be liable to pay:
(a) such interest as is payable for the period commencing immediately after this notice of the execution proceedings:
(b) all costs, charges and expenses incurred in respect of the service of this notice and other process that may be taken place for recovering the certificate amount due.
Given under my hand and seal of the Tribunal, on this date 03/03/2025.

SEAL

(B.N.S.V.S.K.BANGARRAJU)

Recovery Officer

PUBLIC NOTICE

Take NOTICE that on behalf of our Client, the Mortgagee, we are investigating the right, title and interest of M/s. Gujarat Estate, in respect of the Said Property more particularly mentioned in the Schedule hereunder.

Any person or entity having any objection or asserting any benefit, claim or right or title or interest in respect of the Said Premises and / or any part thereof, by way of any inheritance, share, sale, mortgage, lease, lien, license, tenancy, gift, membership possession, transfer, exchange, pledge, charge, trust, succession, easement, bequest, assignment, attachment, right of way, his pendens, reservation, partnership, family arrangement, settlement, maintenance decree or order of any Court of Law, development rights, FAR, consumption or any liability, commitment or demand or any encumbrance howsoever or otherwise is hereby required to intimate in writing, to the undersigned within 14 (fourteen) days from the date of publication of this notice of his/her their share or claim, if any, with all supporting documents and proofs, failing which any future transaction / transfer with respect to the Said Property shall be done without reference to such claim.

THE SCHEDULE ABOVE REFERRED TO: (Description of the Said Property)

Property being all that piece and parcel of following land bearing Survey Nos. of Village Goddev, Taluka & District Thane, lying being and situated at Bhayander (E), within the limits of Bhayander Municipal Corporation, Registration District and Sub-District of Thane, 401105 ("Said Property" / "Said Land") alongwith Units belonging to the Developers Component ("Unsold Units") and Present and Future FSI accruing thereon ("FSI") in the Project known as "Kasturi Van" (MAHA RERA Registration No. P51700025276) ("Said Project" / "Said Building") (after excluding Units/ Land Area to be handed over to Government Authorities, in the said Project if any - "Excluding Component").

Sr. No.	Old Survey No.	New Survey No.	Total Area in Sq. Mtrs.	Area owned by Gujarat Estate in Sq. Mtrs.	Property Description
1.	63/1	108/1	3440	1734.67 (3440 Sq. Mtrs. as per DA)	"Said Property No. 1"
2.	66/1	109/1	12270	3635.33 (5600 Sq. Mtrs. as per DA)	"Said Property No. 2"
3.	66/2	109/2	2630	2395	"Said Property No. 3"
			TOTAL	7765	"Said Property"