

**Public Notice for closure of Office**

Notice is hereby given to all concerned parties that the registered office of Trillionloans Fintech Private Limited, previously located at **7th Floor, Unit No. B2, 705, Kanakia Boomerang, Yadav Nagar, Chandraivali, Powai, Mumbai – 400072, Maharashtra** has been officially shifted, pursuant to necessary approvals from the relevant authorities in March 2025, to **Unit No. DPT-324, 3rd Floor, DLF Prime Towers, Plot No. F-79-80, Okhla Industrial Area, Phase-1, New Delhi – 110020**. Furthermore, please be advised that the Mumbai office is scheduled for permanent closure by the end of February 2026. However, the Company is actively pursuing an early closure of the said premises, following the successful transition of its operations to the corporate office located at **Tower 8A, 4th Floor, Building Number 8, DLF Cyber City, Phase-II, Gurugram – 122002, Haryana**. Kindly note that the Mumbai office has not served as a customer and vendor interface post August 1,2025. Nevertheless, should any assistance be required, all correspondence and business-related communication will be handled from our Gurugram Corporate Office. For any queries or assistance, you may also contact our customer care at **+91-8851682895 / 022-47790096** between 9:30am to 7:00pm (Monday to Friday excluding public holidays) or email us at **customercare@trillionloans.com**. We appreciate your understanding and cooperation. Trillionloans Fintech Private Limited

For Trillionloans Fintech Private Limited  
Authorised Signatory

**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/29/20/2025 Date :- 09/09/2025  
Application u/s 11 of Maharashtra Ownership Flats (Regulation of the Promotion of construction, Sale, Management and Transfer) Act, 1963

**Application No. 528 of 2025.**

**Applicant :- Kanchanban Co-Operative Housing Society Ltd.**  
Add : Shivaji Nagar, 2nd Rabodhi, Near Akash Ganga Housing Complex, Thane (W), Tal. & Dist. Thane-400601

**Verus**  
**Opponents :-** 1. Narayan Hari Bane, 2. Naresh Hari Bane, 3. Vilas Hari Bane, 4. Ramchandra Bane, 5. Sangeeta Laxman Patil, 6. Lalita Laxman Patil, 7. Pramila Laxman Patil, 8. Ratnaprabha Laxman Patil, 9. Jai Aradhana Co-Op. Hsg. Soc. Ltd. 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 **04/11/2025 at 1.30 p.m.**

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

Survey No. /CTS No.	Hissa No.	Area
61	-	Conveyance area 196.21 Sq. Mtrs. out of Total area 23550 Sq. Mtrs.

Seal

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

**PUBLIC NOTICE**

Notice is hereby given that **MR. SATISH SHANTILAL SHAH** was the exclusive owner and the bona-fide member of the "Raghukul Co-operative Housing Society Ltd.,", having, address at S. V. Road, Dahisar (East), Mumbai - 400068; and holding Flat No. 19, A-Wing, Third Floor Having Share certificate No. 019, for 5 shares of Rs. 50/- each vide distinctive Nos. 91 to 95 in the building of the society. Further **MR. SATISH SHANTILAL SHAH** had executed the Deed of Gift dated **18/05/2017** in favour of his married daughter namely **MRS. BHAVIKA TEJAS JOSHI** as granted/gifted his 50% shares [out of 100% shares] of the said Flat premises before the Joint Sub Registrar Borivali - 2 with assurances, Mumbai bearing registration No. **BRL-2-4610-2027** on dated **20/05/2017** and thereafter the said **MRS. BHAVIKA TEJAS JOSHI** is holding the 50% shares, Joint owner and the bona-fide member of the said Flat premises and thereafter **MR. SATISH SHANTILAL SHAH**, expired intestate on dated **10/01/2022** at Mumbai and his wife namely **MRS. NAYNA SATISH SHAH** was already earlier expired intestate on dated **16/04/2016** at Mumbai and left behind **MRS. BHAVIKA TEJAS JOSHI** married daughter as only Legal heirs as well as representatives of the above said deceased persons. Therefore, the above said legal heir is also holding the 50% undivided shares of the said deceased person/s in respect of the said Flat premises and the concerned society have admitted/transfered her name as accepted the relevant documents in their record as per the Bye-Laws. Further the said society have executed the Development Agreement with **M/S. RAMNIYATI REALITIES LLP.** (The Developers herein to develop the said building of the Society in result by 'Permanent Alternate Accommodation' dated **25/06/2024** executed between **M/S. RAMNIYATI REALITIES LLP.** (The Developers herein) and **MRS. BHAVIKA TEJAS JOSHI** [The Member herein] and **RAGHUKUL CO-OPERATIVE HOUSING SOCIETY LTD** [The Society] as allotted the New Flat premises bearing Flat No. 803, Eighth Floor, C-Wing in lieu of Old Flat premises bearing Flat No. 19, A-Wing, Third Floor before the Joint Sub Registrar Borivali-3 with assurances, Mumbai bearing registration No. **BRL-3-8615-2024** on dated **25/06/2024** and the said **MRS. BHAVIKA TEJAS JOSHI** hereby invites claims or objections from the other legal heirs or other claimants/objector or objectors in respect of the said Flat within a period of **14 days** from the publication of this notice, with copies of such documents and other proofs in support of his/her claims/objections for the same. If no claims/objections are received within the period prescribed above, then the said **MRS. BHAVIKA TEJAS JOSHI** may proceed transfer and execute the Agreement for Sale to with respective/prospective purchasers.

**Sd/-  
Date : 12.10.2025  
Place : Mumbai**

**ADV. KAMLESH R. UPADHYAY**  
Office No. 12, Chandak SRA, Bldg. No. 2, M. C. Compound,  
Near Jain Mandir, S. V. Road, Ambawadi, Dahisar (East), Mumbai - 400068;

**जिल्हाधिकारी व जिल्हाडंडाधिकारी कार्यालय, मुंबई शहर**  
ओल्ड कस्टम हाऊस, शहीद भगतसिंग मार्ग, फोर्ट, मुंबई- ४०० ००१  
Fax : २२६६९२३९१, Tel : २२६६०२३५, Email : cts.rev.mumbaicity@gmail.com  
(भूसापन व भूमि अभिलेख शाखा)

क्रमांक : सीएसएलआर/एसएण्डएलआर-2/व.लि./भायखळा/  
भू. क्र.1863/सुनावणी/2025  
दिनांक : 29/09/2025 जा.क्र. 4213

प्रति, ... अर्जदार

सहाय्यक आयुक्त (मालमत्ता)  
बृहन्मुंबई महानगरपालिका,  
मुख्य कार्यालय (विस्तारित इमारत), 4 था मजला, महापालिका मार्ग,  
फोर्ट, मुंबई-400 001.

विरुद्ध

1) Saleh Mahomed Peer Mahomed Gullam Husain Sale Mahomed  
बी.आय.टी. चाळ नं. 3, आग्रीपाडा, माधवराव गोंगण मार्ग, ... गैर अर्जदार  
मुंबई - 400 011.

2) बी.आय.टी.चाळ नं. 3 यांचे तर्फे अॅड. श्री. राजेश खोब्रागडे ...हरकत अर्जदार  
9 बी, देवल चेंबरस, 2 रा मजला, नानाभाई लेन,  
अकबर अलयास समोर, फोर्ट, मुंबई- 400 001.  
आर्बिट सहकारी गुहनिर्माण संस्था (प्रस्तावित) बी.आय.टी. चाळ तर्फे  
श्री. सुजाता कोडविलकर  
बी.आय.टी. चाळ नं. 1, 2, 3 व 4 मेघराज सेठी मार्ग,  
आग्रीपाडा, मुंबई - 400 011.

3) शिवलक्ष्मी को. ऑ.हौ.सो.लि. ... गैर अर्जदार  
सी.टी.एस.नं. 1863, ई इंडिजिन, भायखळा, माधवराव गोंगण मार्ग,  
आग्रीपाडा, मुंबई - 400 011

**विषय :-** जमिन: मुंबई शहर.  
भायखळा महसूल विभागातील भू. क्र. 1863 या मिळकतीबाबत.  
**संदर्भ :-** 1) सहा.अभियंता (सु)-III मालमत्ता यांचेकडील No.AC/ Estates/  
G590/A.E.(I)-III, dtd. 3/7/2024 रोजीचे पत्र.  
2) या कार्यालयाकडील पत्र दिनांक 12/08/2024 जा.क्र. 3331.  
3) सहाय्यक अभियंता (इमारत प्रस्ताव) शहर - IV, बृहन्मुंबई महानगरपालिका  
यांचेकडील पत्र क्र. E.E.B.P/53/MC/C-II दिनांक 31/05/2024  
रोजीचे पत्र.  
4) सहा.अभियंता (सु)-III मालमत्ता यांचेकडील पत्र No.AC/ Estates/  
427250/A.E. (I)-III दि. 03/07/2024 रोजीचे पत्र.  
5) या कार्यालयाकडील दिनांक 19/06/2025 जा.क्र. 1892 रोजीचे पत्र.  
6) सहा. आयुक्त (मालमत्ता), बृ.मुं.म.पा. यांचेकडील पत्र No.AC/Estates/  
G- 111 दिनांक 25/06/2025 रोजीचे पत्र.  
7) बी.आय.टी.चाळ नं. 3 यांचे तर्फे अॅड. राजेश खोब्रागडे यांचे दिनांक  
24/07/2025 रोजीचे पत्र.  
8) या कार्यालयाकडील सुनावणी नोटीस दिनांक 26/08/2025 जा.क्र. 3619  
9) शिवलक्ष्मी को. ऑप. हौ. सो. लि. यांचे दिनांक 17/09/2025 रोजीचे पत्र  
(प्राप्त दिनांक 19/09/2025).

महोदय,  
उपरोक्त विषयांकित कामी संदर्भान्वये कळविणेत येते की, सहा.अभियंता (सु)-III  
मालमत्ता.बृ.मुं.म.पा. यांनी संदर्भिय क्र. 1 व 4 अन्वये व सहा. आयुक्त (मालमत्ता),  
बृ.मुं.म.पा. यांनी संदर्भिय क्र. 6 अन्वये भायखळा महसूल विभागातील भू. क्र. 1863 या  
मिळकतीचे अधिकार अभिलेखात Lessees & Mortgageors सदरी चुकीचे नावाची  
नॉंद दाखल असून ती कमी करणेबाबत या कार्यालयास कळविले आहे. तसेच बी.आय.टी.  
चाळ नं. 3 यांचे तर्फे अॅड राजेश खोब्रागडे यांनी दिनांक 24/07/2025 रोजीचे पत्राने  
सदर मिळकतीचे अधिकार अभिलेखात कोणतेही फेरफार अथवा नोंदबदल करणेत येऊ  
नये असे कळविणेत आहे. तरी सदर प्रकरण या कार्यालयात दिनांक 15/09/2025  
रोजी सुनावणी घेणेत आली असून त्याच दिवशी सदर प्रकरण पुणवत्तेवर निर्णयासाठी बंद  
करणेत आले होते.

तथापि उपरोक्त गैरअर्जदार क्र. 1 यांना सुनावणीची संधी देणेत आलेली नसलेने  
तसेच शिवलक्ष्मी को.ऑप.हौ.सो.लि. यांचा दिनांक 17/09/2025 रोजीचा अर्ज या  
कार्यालयात प्राप्त झालेला असलेमुळे सदर मिळकतीबाबत नोंद देखील सुनावणीची संधी  
देऊन पुढील निर्णय घेणे उचित असलेमुळे दिनांक 14/10/2025 रोजी दुपारी 12.30  
वाजता या कार्यालयात पुन्हा सुनावणी ठेवण्यात आलेली आहे.

सदर सुनावणीचे दिवशी व वेळी आपण अथवा आपले अधिकृत प्रतिनिधी यांनी योग्य  
त्या कागदपत्र / दस्तऐवजांसह उपस्थित राहावे. सदर सुनावणीचे दिवशी व वेळी आपण  
अथवा आपले अधिकृत प्रतिनिधी उपस्थित न राहिल्यास आपणास प्रकणी काहीही  
सांगावयाचे नाही अथवा आपली कोणतीही हरकत नसल्याचे समजुन प्रकणी पुढील योग्य  
ती कार्यवाही करणेत येईल याची नोंद घ्यावी.

सही/-  
(धनाजीराव धायगुडे)  
अधीक्षक,  
मुंबई नगर भूसापन व भूमि अभिलेख (शहर)

**PUBLIC NOTICE**

This is to inform general public at large that my client **MR. RAVI ARJUNDE  
ARORA** is the **Joint owner along with MR. PRAVIN ARJUNDE ARORA** in respect  
of a Residential Flat premises being situated at : **Flat No. 5, Building No. 3-B, 1st  
Floor, Nityanand Baug Co-op. Hsg. Soc. Ltd, R.C.Marg, Chembur, Mumbai-400  
074;**  
That following chain of previous original document in respect of the above said flat  
has been lost / misplaced by my client and the same are not traceable inspite of  
repeated searches and diligent efforts of the same :-  
**i. Agreement for Sale dated 22.07.1975 between SHRI. PRIBHDAS  
DWARKADAS DINGREJA to (1) SHRI. GOBIND TIKAMDAS THADANI & (2)  
SMT. SATI TIKAMDAS THADANI.**  
**ii. Agreement for Sale dated 24.11.1992 between SHRI. GOBIND TIKAMDAS  
THADANI to SMT. MEGHNA KHANNA**  
**iii. Agreement dated 06.12.2002**  
All persons having any claim against into or upon in respect of the said flat /  
property by way of sale, exchange, mortgage, charge, gift, trust, maintenance,  
possession, tenancy, lease, license, lien or otherwise are hereby requested to  
make it known the same to the undersigned and/or to my client within **15 days**  
from the date of Publication of this Notice failing which it shall be considered as  
having been non-existent, waived and abandoned and any claims received  
thereafter will not be considered valid in any manner and then my clients will be  
free & entitle to proceed further in the matter for sell, transfer of the said flat and  
its share certificate to name of proposed buyer/purchaser.

**Place : Mumbai.**  
**Dated : 12/10/2025.**

**VJUU M. KHITHANI,  
ADVOCATE HIGH COURT,  
Chembur Camp, Mumbai-74**

**IN THE PUBLIC TRUSTS REGISTRATION OFFICE  
GREATER MUMBAI REGION, MUMBAI.**

Dharmadaya Ayukta Bhavan, 1st floor, Sasmira Building Sasmira Marg,  
Worli, Mumbai 400 030.

**PUBLIC NOTICE OF ENQUIRY**  
(Read Section 22 of the Maharashtra Public Trusts Act 1950 & Rule 7  
and 7A of the Maharashtra Public Trusts Rules, 1951)  
Change report No. **ACC/H.O./7851/2025;**  
filed by **Mr Amrpal Singh Bhagat Singh Sethi,**  
In the matter of: **"Shri Guru Singh Sabha, Koliwada";**  
**P.T.R. No. E-1632 (Mumbai)**

**All concerned having interest :-**  
WHEREAS The Reporting trustee of the above trust has filed a Change  
Report under Section 22 of the Maharashtra Public Trusts Act, 1950 for  
bringing the below described property on the record of the above named  
trust and an inquiry is to be made by the Hon'ble Assistant Charity  
Commissioner-1 (H.O.), Maharashtra State, Mumbai viz.  
1) Whether this property is the property of the Trust? and could be registered  
in the name of the above Trust?

**DESCRIPTION OF THE IMMOVABLE PROPERTY**  
Addition Of Following Property Of "SHRI GURU SINGH SABHA, KOLIWADA"  
PTR No- E- 1632 in the Charity Commissioner Office Record;  
Description Of Property:  
Gurudwara Approx. 4256  
i.e. (56\*76=4256sq. Feet.  
Cement Concrete Structure Ground +3 floor building consist at Ground  
Floor Gurudwara Hall and 4 residential Room for gurudwara staff and 5  
shops and 1 kitchen and on 1st Floor Gurudwara and 2nd floor 4 room for  
Sant and Sevadhari and Kirtankars and one Room for Gurugranthi Sahab  
and 3rd floor Rooms Reserve for outsiders kirtankars and sevadhars.  
East :- New Look Tower West :- GTB Hsg. Soc.  
North :- Sadguru Co-Op. Hsg. Society. South :- J. K. Basin Marg  
This is to call upon you to submit your objections, if any, in the matter  
before the Hon'ble Assistant Charity Commissioner-1(H.O.), Maharashtra  
State, Mumbai at the above address in person or through a pleader within  
30 days from the date of publication of this notice. Failing which the change  
report will be deemed and disposed of on its own merit.

Given under my hand and seal of the Hon'ble Joint Charity Commissioner,  
Greater Mumbai Region, Mumbai.  
This 10th day of the month of October, 2025.

Seal

**Sd/-  
Superintendent (Judicial),  
Public Trusts Registration Office  
Greater Mumbai Region, Mumbai.**

**APPENDIX - IV [Rule 8(1)]**

**DCB BANK**

**POSSESSION NOTICE (Immovable Property)**  
The undersigned being the authorized officer of the DCB Bank Ltd., under the Securitization  
and Reconstruction of Financial Assets and Enforcement of Security Interest (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 on below mentioned dates calling  
upon the borrowers (Borrower's and Co-Borrower'sand Guarantors) to repay the amount  
mentioned in the notice as detailed below in tabularformwith further interest thereon from  
within 60 days from the date of receipt of the said notice.  
The borrower and Co-Borrower and Guarantors having failed to repay the amount, notice is  
hereby given to the borrower, Co-Borrower and the public in general that the undersigned has  
taken **Physical** possession of the properties described herein below in exercise of powers  
conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security  
Interest Rules 2002 on the possession dates mentioned in the table.  
The Borrowers, Co-Borrowersand Guarantors in particular and the public in general is hereby  
cautioned not to deal with the properties (Description of the immovable Property) and any  
dealings with the properties will be subject to the charge of the DCB Bank Ltd., for respective  
amount as mentioned here below.  
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.

1	Physical possession dated – 07 <sup>th</sup> October, 2025
<b>Demand Notice Dated</b>	24/11/2023
<b>Name of Borrower(s) and Co-Borrower(s)</b>	1.Azharuddin Nasiruddin Shaikh 2.Samiruddin Nasiruddin Shaikh 3.Rehana Azharuddin Shaikh 4.Sadanand Maruti Shinde
<b>Loan Account No.</b>	DRHLANE00476025
<b>Total Outstanding Amount</b>	Rs.31,07,228.27/- (Rupees Thirty - One Lakh Seven Thousand Two Hundred Twenty-EightandTwenty-Seven Paise Only) as on 24/11/2023 with further interest thereon till payment/ realization.
<b>Description Of The Immovable Property</b>	All that piece and parcel of Flat Bearing No 409, 4 <sup>th</sup> Floor, Bldg. No. B20, Garib Nawaj Janata SRA Co - operative Housing Society Ltd, Shanti Niketan, S. P. P. L Colony (Shivshahi Punarvasan Prakalp), Behind Indira Gandhi Research Institute, Gen. A. K. Vaidy Marg, Village Malad East, Tal - Borivali, Goregaon (East), Mumbai-400065. (The Secured Assets).
2	Physical possession dated – 08 <sup>th</sup> October, 2025
<b>Demand Notice Dated</b>	24/12/2024
<b>Name of Borrower(s) and Co-Borrower(s)</b>	1.Mr. Vishal M Morje 2.Mrs.Surekha Manohar Morje
<b>Loan Account No.</b>	DRHLMIA0056524
<b>Total Outstanding Amount</b>	Rs.23,82,722/- (Rupees Twenty - Three Lakh Eighty - Two Thousand Seven Hundred Twenty - Two Only) as on 24/12/2024 with further interest thereon till payment/realization.
<b>Description Of The Immovable Property</b>	All The Piece & Parcel of Flat No. 08 Admeasuring 740 Sq. Ft on 1 <sup>st</sup> Floor In Building Name As Anvay Palace Situated At Vill: Gaj Kopari Virar East Tal: Vasai Dist: Palghar. (The Secured Assets).
3	Physical possession dated – 09 <sup>th</sup> October, 2025
<b>Demand Notice Dated</b>	29/04/2024
<b>Name of Borrower(s) and Co-Borrower(s)</b>	1. Mrs. Geeta Jeevan Howal 2. Mr. Jeevan Bhimrao Howal
<b>Loan Account No.</b>	DRHLLMUM00576072
<b>Total Outstanding Amount</b>	Rs.27,72,994/- (Rupees Twenty - Seven Lakh Seventy-Two Thousand Nine Hundred Ninety - Four Only) as on 29 <sup>th</sup> April 2024 with further interest thereon till payment/ realization.
<b>Description Of The Immovable Property</b>	All Piece & Parcel of Flat No. 702, 7 <sup>th</sup> Floor Building No. A-19 Admeasuring Area About 412 Sq.ft. (Carpet) Building Known As "Orchid Square", Society Known As "Orchid Square Phase 1 Building No. B1-12 B-13, A-14, A-15, A-16, A-17, A-18, A-19 Co-Operative Housing Society Ltd Chikholi Tal: Ambemath (W) Dist: Thane, Registered Constructed On Plot A Land Bearing Survey No. 128 Hissa No. 6 Admeasuring Area 17200 Sqr Mtr Situated At Village Chikholi Thane. (The Secured Assets).
4	Physical possession dated – 10 <sup>th</sup> October, 2025
<b>Demand Notice Dated</b>	10/07/2024
<b>Name of Borrower(s) and Co-Borrower(s)</b>	1. Mr. Rafique Razzak Khan 2. Mrs. Nargisbano Rafiq Khan
<b>Loan Account No.</b>	DRHLLMM000557127
<b>Total Outstanding Amount</b>	Rs.33,84,782/- (Rupees Thirty-Three Lakh Eighty - Four Thousand Seven Hundred Eighty - Two Only) as on 10 <sup>th</sup> July 2024with further interest thereon till payment/realization.
<b>Description Of The Immovable Property</b>	All Piece And Parcel of Property Bearing Flat No. 1803, Admeasuring, 37.17 Sq. Mtrs. Carpet Area, On 18 <sup>th</sup> Floor, Wing D, In The Building Known As Versatile Valley, Situated On Land Bearing Old S. No. 11, H.no.9, New Survey No. 12, Hissa No. 9, Old S.No. 12, New Survey No. 13, Hissa No. 5, Old Survey No. 13, New Survey No. 14, Old S.No. 14, New Survey No. 15, Old S. No. 15, New Survey No. 16, Old S. No. 16, New Ss. No. 17/1A, Old S. No. 16, New S. No. 17/1B, Village Nilje Grampanchayat, Taluka Kalyan, District Thane (The Secured Assets).
5	Physical possession dated – 10 <sup>th</sup> October, 2025
<b>Demand Notice Dated</b>	18/04/2024
<b>Name of Borrower(s) and Co-Borrower(s)</b>	1.Mr. Devaram Rajaram Sirvi 2.Mrs. Pepi Rajaram Sirvi
<b>Loan Account No.</b>	DRHLANE00538855
<b>Total Outstanding Amount</b>	Rs.31,18,489/- (Rupees Thirty - One Lakh Eighteen Thousand Four Hundred Eighty - Nine Only) as on 18/04/2024 with further interest thereon till payment/ realization.
<b>Description Of The Immovable Property</b>	All Piece And Parcel Of Property Bearing Lat No. 101, In A Wing On 1 <sup>st</sup> Floor, Admg 510 Sq. Ft. Built Up Area, Equivalent To 47.39 Sq. Mtrs. Built Up Area, In The Building Known As Bhavsar Nagar, In The Society Known As Bhavsar Nagar Co-Operative Housing Society Limited, Constructed On Land Bearing Old Survey No. 93 and 94, New Survey No. 130 and 131, Plot No. 2 And 4, At Village Achole, Situated At Bhavsar Nagar, Achole Road, Nallasopara (E), Taluka Vasai, Dist. Palghar (The Secured Assets).

**Date: 12/10/2025**  
**Place: Mumbai/ Palghar/ Thane / Raigad**

**Sd/-  
Authorised Officer  
DCB Bank Ltd.**

**PUBLIC NOTICE**

**TAKE NOTICE THAT,** under instructions from my client **Mrs. KAILASHBEN KIRITKUMAR SHAH,** residing at Flat No. 103, First Floor, "Veetrag-I Co-operative Housing Society Ltd.", 60 Feet Road, Opp. Bavan Jemlajay, Bhayander (West), District Thane – 401101, and also at Shop No. 02, Ground Floor, "Shree Sukhsagar Co-operative Housing Society Ltd.", 1st B.P Cross Road, Near Anandi Industrial Estate, Bhayander (East), Thane – 401105, the following is hereby notified to the public at large:  
That the property being **Flat No. 103, First Floor,** in "Veetrag-I Co-operative Housing Society Ltd." together with the corresponding society membership represented by **Share Certificate No. 05,** comprising five fully paid-up shares of ₹50/- each, bearing Nos. 21 to 25 (both inclusive), in the said society (Registration No. **TNA/(TNA)/HSG/TC/14640/2003-2004,** dated 17.05.2003), **originally stood in the joint names of Mrs. KAILASHBEN KIRITKUMAR SHAH and Late Mr. KIRITKUMAR NATHALAL SHAH** (who passed away on 20th September 2025).  
Further, the property being **Shop No. 02,** on the Ground Floor of "Shree Sukhsagar Co-operative Housing Society Ltd.", 1st B.P. Cross Road, Near Anandi Industrial Estate, Bhayander (East), Thane – 401105, together with the corresponding society membership represented by **Share Certificate No. 01,** comprising five fully paid-up shares of ₹50/- each, bearing Nos. 01 to 05 (both inclusive), in the said society (Registration No. **TNA/(TNA)/HSG/TC/9834/1997-98,** dated 07/03/1998), **originally stood in the joint names of Late Mr. KIRITKUMAR NATHALAL SHAH (who passed away on 20/09/2025) and Mrs. KAILASHBEN KIRITKUMAR SHAH.**  
The said **Late Mr. KIRITKUMAR NATHALAL SHAH** was survived by the following legal heirs:  
**1. Mrs. Kailashben Kiritkumar Shah – Wife (Joint Owner)**  
**2. Mrs. Twinkle Mitul Gandhi – Elder Married Daughter**  
**3. Mr. Jignesh Kiritkumar Shah – Younger Son**  
**NOW THEREFORE,** the younger son of the deceased, **Mr. Jignesh Kiritkumar Shah,** proposes to transfer the aforesaid Flat and Shop, along with the corresponding society shares, into his joint name, pursuant to the submission of **Affidavit, Self-Declaration, and Indemnity Bond** to both the societies. The other legal heirs have expressed their intention to release and relinquish their respective rights, title, and interest in the said properties in favour of **Mr. Jignesh Kiritkumar Shah,** representing the 50% share of the deceased father, **Late Mr. Kiritkumar Nathalal Shah.**  
Any person or persons having or claiming any **right, title, share, interest, or objection** whatsoever in respect of the aforesaid Flat, Shop, or the corresponding society shares—whether by way of inheritance, agreement, mortgage, lien, gift, trust, Will, succession, license, court order, or otherwise however—**are hereby called upon to notify the undersigned in writing, along with certified copies of supporting documents,** at the address mentioned below, **within 14 (fourteen) days** from the date of publication of this notice.  
If no such claim or objection is received within the stipulated period, it shall be **conclusively presumed** that no such person has any claim, right, title, or interest in the said properties or society shares, and the transfer shall be effected accordingly. Thereafter, the respective societies may issue **No Objection Certificates (NOCs)** in favour of **Mr. Jignesh Kiritkumar Shah** for completing the transfer process.

**Sd/-  
Manish P. Shah (Advocate)**  
Date: 12/10/2025 9323125294

**HDB FINANCIAL SERVICES LIMITED**

Registered Office: Radhika, 2nd Floor, Law Garden Road, Navrangpura, Ahmedabad, Gujarat -380009  
Regional Office : 1st Floor, Wilson House, Old Nagardas Marg, Andheri (E) Mumbai-400069

**POSSESSION NOTICE**

Whereas, The Authorized Officer of **HDB Financial Services Limited,** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in Exercise of Powers Conferred Under Section 13(2) Read With Rules 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice to the Borrower/s as Detailed Hereunder, Calling Upon the Respective Borrowers to Repay the Amount Mentioned in The Said Notice With All Costs, Charges And Expenses Till Actual Date of Payment Within 60 Days From The Date of Receipt of The Same. The Said Borrower/s Co Borrowers Having Failed to Repay the Amount, Notice is Hereby Given to the Borrowers/ Co Borrowers and the Public in General that the Undersigned in Exercise of Powers Conferred on Him Under Section 13(4) of The said Act R/w Rule 8 of the Said Rules Has Taken Symbolic Possession of The Property Described Hereunder of the said act on the Date Mentioned Along-with. The Borrowers in Particular and 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 HDB Financial Services Limited. For The Amount Specified Therein With Future Interest, Costs and Charges From The Respective Date. Details of the Borrower and Co-borrower Under Scheduled Property, with Loan Account Numbers UIC No. Outstanding Dues, Date of Demand Notice and Possession Information are Given Herein Below:-

<b>S. No.</b>	<b>1. NAME AND ADDRESS OF THE BORROWER, CO-BORROWER'S/GUARANTOR'S.</b> <b>2. LOAN ACCOUNT NO. 3. SANCTIONED LOAN AMOUNT 4. DETAILS OF THE SECURITIES 5. DATE OF DEMAND NOTICE 6. CLAIM AMOUNT IN INR. 7. DATE OF POSSESSION</b>
1	<b>1. Borrower and Co-Borrowers and Guarantors:</b> 1. Ruby Exports 163/A Panjrapole Main Road Prem Kumar Sharma Marg Govind Bhuvan Ghoshala Mumbai-400004 Maharashtra And Also Flat No. 18 3rd Fir United Western Nr Ver Savarkar Marg, Nr Siddhivinyak Mandir, Prabhadevi Mumbai-400025 <b>2. Beena Nemchand Dedhia</b> Flat No.18/3 United Western Apartment Veer Savarkar Marg Prabhadevi Mumbai-400025 Maharashtra <b>3. Kastur Meghji Dedhia</b> Flat No.18/3 United Western Apartment Veer Savarkar Marg Prabhadevi Mumbai-400025 Maharashtra <b>4. Navin Meghji Dedhia</b> Flat No.202 Karan Apt TPS S Road No 8 Nr Jatri Hotel Prabhat Colony Santacruz East Mumbai-400055 Maharashtra <b>5. Nemchand Meghji Dedhia</b> Flat No.18/3 United Western Apartment Veer Savarkar Marg Prabhadevi Mumbai-400025 Maharashtra <b>6. Ruby Exim</b> 163/A Panjrapole Main Road Prem Kumar Sharma Marg Govind Bhuvan Ghoshala Mumbai-400004 Maharashtra <b>7. Nemchand Meghji Dedhia</b> 163/A Panjrapole Main Road Mumbai Next To Gausahla Co Tank Mumbai Maharashtra Mumbai Maharashtra- 400004. <b>2) Loan Accounts Numbers:</b> 3780176, 14430512, 1052320, <b>3) Loan Amount in Rs.32,00,000/- (Rupees Thirty Two Laks Only)</b> by loan account number <b>3780176</b> and to the tune of <b>Rs.25,00,000/- (Rupees Twenty Five Lakhs Only)</b> by loan account number <b>14430512,</b> and to the tune of <b>Rs.1,93,05,290/- (Rupees One Crore Nine Lakh Three Lakhs Five Thousand Two Hundred Ninety Only)</b> by loan account number <b>1052320. 4) Detail description of the Security:</b> All the piece and parcel of the property bearing Flat No.18 (Admeasuring 630 Sq Ft Carpet Area) II Rd Floor United Western Apartment (Western Prabhadevi Co- Operative Housing Society Ltd), Veer Savarkarmarg Near Siddhivinyak Mandir Prabhadevi, Mumbai-400025. <b>Boundaries :</b> North : Ganesh Niwas, South : Vacant Plot, East : Chawis, West : Road. <b>5) Demand Notice Date:</b> 19-07-2025. <b>6) Amount due in INR: Rs.1,39,55,334.42 (Rupees One Crore Thirty Nine Lakh Fifty Five thousand Three Hundred Thirty Four and paise Fort Two only)</b> as on 17-07-2025 and future contractual interest till actual realization together with incidental expenses, cost and charges etc. <b>7. Date of Symbolic Possession:</b> 07.10.2025.

1. 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 Asset. 2. For any objection and Settlement Please Contact: **Collection Manager Mr. Ajay More, Mobile No. 9820521727 and Authorized Officer Venkatesh A. Mishra, Mobile No.9869734995.** HDB Financial Services Limited.  
**Place : Mumbai** **Sd/- For HDB Financial Services Limited**  
**Date : 12-10-2025** **Authorised Signatory**

**साई संकल्प सदन को ऑप हौसिंग सोसायटी**

**जाहीर नोटीस**

मिरा भाईंदर क्षेत्रातील साई संकल्प सदन को ऑपरेटिव्ह हौसिंग सोसायटी मर्यादित, नवघर गाव, भाईंदर (पूर्व), जि.ठाणे - ४०११०५ सोसायटीची स्थापना नोंदणी सन २००५ दि. २४-०१-२००५ अधिकृत नोंदणी करून सोसायटी अस्तित्वात आली. साई संकल्प सदन सोसायटीमध्ये एकूण ए, बी आणि सी विंग आहेत. महानगरपालिका नगररचना प्रमाणे तळ मजला पासुन चार मजली इमारत आहेत. त्याच्या ए विंग मध्ये १५ सदनिका, बी विंग मध्ये २० सदनिका, सी विंग मध्ये १४ सदनिका अनुषंगाने प्रत्येक सदनिकेला पाच भाग मध्ये विभाजन करून प्रत्येकी ५० रूपये किमतीचे ५४०० भागात विभाजन झालेले असुन एकूण अधिकृत भाग भांडवल २,७०,०००. सन २००५ कायदेशीर प्रक्रिया पूर्ण करून भाग भांडवल प्रमाणपत्र (शेअर सर्टिफिकेट) सन २००५ साली अस्तित्वात असलेल्या संस्थेच्या पदाधिकाऱ्यांनी कायद्यांतर्गत प्रमाणपत्र वितरण करण्यात आले. एकूण सध्या वास्तव पाहता ४९ भाग भांडवल प्रमाणपत्र सदनिकाधारक कडे आहेत. सन २०२४ मध्ये सोसायटीने भविष्याचा विचार करून मालमतेचा बाजार भाव मुद्रांक शुल्क लक्षात घेता. हयाच्यानी संस्थेचे भाग भांडवल प्रमाणपत्र पाच वरून दहा भाग भांडवल प्रमाणपत्र प्रस्ताव सादर करून करण्याचे सभे मध्ये ठरविण्यात आले. प्रत्येकी ५० किमती प्रमाणे १०,८००० भागाचे अधिकृत भाग भांडवल ५,४०,०००. संस्थेचे पदाधिकारी श्री. धनेश तु. घोगळे - अध्यक्ष, श्री. अंकुर अ. वाजे - सचिव, श्री. सदीप के. तिक्कस - खजिनदार यांच्या कालावधीमध्ये सन्माननीय उपनिबंधक कार्यालयाकडे प्रस्ताव सादर केला असता. उपनिबंधक कार्यालयाकडून भाईंदर पश्चिम दि. २८-०२-२०२५ रोजी प्रस्तावाला मंजुरी मिळाली असुन त्या अनुषंगाने संस्थेने पुढील भाग भांडवल प्रमाणपत्र संबंधित दस्तावेज आणि भाग भांडवल प्रमाणपत्र छायांकित बनविण्यात आले. बनवण्याचे काम लोहिया ट्रेडर्स प्रिंट कंपनी भाईंदर येथे देण्यात आले. त्यांच्या कडून ४९ सभासद डिजिटल प्रिंट आणि ११ डुबलीकेट प्रिंट छापण्यात आले आहे.

**अत्यंत महत्वाची सूचना : नवीन दहा भागांचे भांडवल प्रमाणपत्र दि.२६/१०/२०२५ रोजी वितरण करण्यात येईल. ४९ सभासद हयाचे चालू भाग भांडवल प्रमाणपत्र जमा झाले तर...! त्यानंतर सध्या वास्तवात असलेले पाच भाग भांडवल प्रमाणपत्र संस्थेच्या कामकाजात आणि कायदेशीर प्रक्रिया कामकाजामध्ये वापरता ये**

