Public Notice in Form XIII of MOFA (Rule 11(9) (e)) District Deputy Registrar, Co-operative Societies, Mumbai City (3) Competent Authority,

U/s 5A of the Maharashtra Ownership Flats Act, 1963. Mhada Building, Ground Floor, Room No. 69, Bandra (E), Mumbai - 400 051

No.DDR-3/Mum./ Deemed Conveyance/Notice/1886/2025

Application u/s 11 of Maharashtra Ownership Flats (Regulation of the Promotion of construction, Sale, Management and Transfer) Act, 1963

Public Notice

Application No. 53 of 2025

Amarnath Apartments Co-op. Hsg. Society Ltd., Having address at :-Gundavali Roac No.03, Western Express Highway, Off, Sir. M.V. Road, Andheri (E), Mumbai- 400069. Applicant. Versus. 1) M/s. Prem Buildders (India), A Partnership firm having office at :- 2, Kambli Wadi, Tejpal Road, Vile Parle (E), Mumbai-400057. And Having office at. 502, Inizio, Opp. P & G Plaza, Cardinal Gracious Road, Chakala, Andheri (E), Mumbai-400099. 2) M/s. Parag Corporation, Having address at. 20, Jaigopal Industrial Estate, Dadar(W), Mumbai-400023. 3) Amarnath Apartment CHS Ltd., Gundavali Road No.03, Western Express Highway, Off, Sir. M.V. Road, Andheri (E), Mumbai-400069. 4) Crystal Tower Co.Op. Hsg. Soc. Ltd., Gundavali Road No.03, Western Express Highway, Off, Sir. M.V. Road, Andheri (E), Mumbai-400069.Opponents and those, whose interests have been yested in the said property may submit their say at the time of bearing at the venue. 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 he presumed that nobody has any objection to this regard and further action will be taken accordingly.

Description of the Property, :-

Claimed Area

Unilateral Deemed Conveyance of land admeasuring 2307.45 sq.meters, the said proporationate area as specifically set out herein alongwith Building situated at CTS No.75, Survey No.1-A (part), Survey No.21-A/1, Hissa No.3 (part) and Suvey No.99-D/1 (part), Village- Gundavali, Tal- Andheri, Dist Mumbai, Andheri East in favour of the Applicant Society.

The hearing is fixed on 17/06/2025 at 3.00 p.m.

Seal

Sd/-(Anand Katke) District Deputy Registrar, Co-operative Societies. Mumbai City (3) Competent Authority, U/s 5A of the MOFA, 1963.

Public Notice in Form XIII of MOFA (Rule 11(9) (e))

District Deputy Registrar, Co-operative Societies, Mumbai City (4) Bhandari Co-op. Bank Building, 2nd floor, P. L. Kale Guruji Marg, Dadar (W), Mumbai-400028 No.DDR-4/Mum./deemed conveyance/Notice/1632/2025 Date: 02/06/2025 Application u/s 11 of Maharashtra Ownership Flats (Regulation of the Promotion of construction, Sale, Management and Transfer) Act, 1963

Public Notice Application No. 94 of 2025

Raman Ashish Co-Operative Housing Society Ltd., Shantilal Modi X Road no. 2, Iraniwadi, Kandivali (West), Mumbai - 400067 Applicant, Versus, 1. M/S. B. J. Enterprises, A Partnership Firm Through its Partners, a. Shri Babubhai Jethalal Shah, b. Shri Jatin Babubhai Shah, c. Shri Hitendra Babubhai Shah, d. Shri Manish Babubhai Shah, And or any other partners Address Rashmi Kunj, Plot No. 26, Navyug CHSL, Vile Parle Juhu Scheme, Mumbai - 400056, 2. Late at Rashmi Kunj, Plot No. 26, Navyug CHSL, Vile Parle Juhu Scheme, Mumbai - 400056, **2. Late**Shri Babubhai Jethalal Shah (Deceased), And or any other legal heirs, Address at Rashmi Kunj,
Plot No. 26, Navyug CHSL, Vile Parle Juhu Scheme, Mumbai - 400056, **3. Shri Jatin Babubhai**Shah, Address at 402, Rashmi Kunj, Plot No. 26, Navyug CHSL, VL Mehta Road, Near HDFC
Bank, JVPD Scheme, Vile Parle (West), Mumbai - 400056, **4. Shri Hitendra Babubhai Shah**,
Address at 301, Rashmi Kunj, Plot No. 26, Navyug CHSL, VL Mehta Road, Near HDFC
Bank,
JVPD Scheme, Vile Parle (West), Mumbai - 400056, **5. Shri Manish Babubhai Shah**, Address at
601, Sumitra Sadan, NS Road No. 1, Azad Nagar CHSL, Near Mithibai College, JVPD Scheme,
Vile Parle (West), Mumbai - 400056, **6. Shri Pachmi Robubhai Shah**, Address at Pachmi Kunj Vile Parle (West), Mumbai - 400056, **6. Smt. Rashmi Babubhai Shah**, Address at Rashmi Kunj Block No. 1-1A, Ground Floor, Plot No. 26, Navyug CHSL, VL Mehta Road, Near HDFC Bank, JVPD Scheme, Vile Parle (West), Mumbai - 400056....**Opponents**, and those, whose interests have when 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. Description of the Property :-

Claimed Area

Unilateral conveyance of land for all that piece and parcel of land admeasuring 1886.90 sq. mts (which is as per latest PRC records) being land bearing CTS No. 265 of Village Malad North, Taluka Borivali, City Survey Office Malad in Mumbai Suburban District, in favour of the

The hearing in the above case has been fixed on 19/06/2025 at 02:00 p.m.



District Deputy Registrar, Co-operative Societies, Mumbai City (4)

Sale of Corporate Debtor as a Going Concern (except assets lying at Chimbali situated at Ga No.40, Chimbali -Alandi Road, Khed, Pune – 410501) by **WINDALS AUTO PRIVATE** NO.40, CHIMIDIAI - Alation Road, Kned, Pulie — 4 (1991) by Windals Auto Private Limited (in Liquidation) forming part of Liquidation Estate under sec 35(f) of IBC 2016 read with Regulation 33 of Liquidation Process Regulations, offered by the Liquidator appointed by the Hon'ble NCLT, Mumbai Bench vide order dated 09.12.2024 in IA-98(MB-IV)/2024 IN C.P(IB)/503(MB-IV)/2012 under The Insolvency and Bankruptcy Code, 2016 ("Code"). The bidding shall take place through online e-auction service provider E-BKray Listing and Auction Portal at https://ibbi.baanknet.com/eauction-ibbi.

Particulars of Asset	Reserve Price (Amt. in INR.)	Initial Earnest Money Deposit (Amt. in INR.)	Incremental Value (Amt. in INR.)
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OPTION A
Sale of Corporate Debtor as a Going Concern in terms of clause (e) of regulation 32 of the insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016. Date and Time of Auction: 2nd July 2025 (Wednesday) at 12:15 P.M. to 01:15 P.M. (with unlimited extension of 5 minutes till 05:00 P.M.)

Sale of Corporate Debtor, Windals Auto Private Limited, as a going concern except	INR. 2,05,00,000/-	INR. 10,00,000/
assets (including but not necessarily Plant & Machinery/Inventory/Scrap etc) lying at Chimbali located at Alandi Road, Khed, Pune – 410501, in terms of clause (e) of regulation 32 of the Insolvency and		
Bankruptcy Board of India (Liquidation Process) Regulations, 2016		

OPTION B

Sale of Assets of the Corporate Debtor in standalone basis/set of assets collectively in terms of clause (a) & (c) of regulation 32 of the Insolvency and Bankruptcy Board of

India (Liquidation Process) Regulations, 2016.

Date and Time of Auction: 2nd July 2025 (Wednesday) at 2:15 P.M. to 03:15 P.M. (with unlimited extension of 5 minutes till 05:00 P.M.)

LOT 1 Sale of the Company along with Securities & Financial Assets and Land & Factory Building including Plant & Machinery Situated at Industrial Land along with factory building 5 bearing Plot No.24A Sector 11. IIE Sidcul Pantnagar. Opp. RSB Transmission Limited, Paragana Rudrapur, Village Kalyanpur, Tal- Kichha, Dist- Udham Singh Nagar. Uttarakhand- 263153 (Excluding assets as mentioned in LOT-2 to LOT-4)	INR.	INR.	INR.
	6,20,08,889/-	62,00,000/-	5,00,000/-
LOT 2 Industrial Land along With Factory Building situated at land Bearing Unit 1, Plot No. 20& 21 Sector 2, Opp. Arora Chemicals at Village Pithampur, Tal Dhar, Dist-Dhar [Madhya Pradesh)- 454774	INR. 5,55,26,850/-	INR. 55,00,000/-	INR. 5,00,000/-
LOT 3 Land & Factory Building including Plant & Machinery situated at Gut No. 90 8: Gut NO. 189 [Old Survey No.39], Property NO. 1112 & 1113, Jyotiba Nagar. Talawade Road, Village: Talawade, Tal. Haveli, Dist. Pune- 412114, Maharashtra	INR.	INR.	INR.
	4,56,08,175/-	45,00,000/-	4,00,000/-
LOT 4 Commercial Office including Plant & Machinery situated at Unit No. 5B, Fifth I Floor, in the building known as "Goldline Business Center, On Plot bearing Sr. No.437, Hissa No. 2, CTS No. 1096, Near Linkway Estate, Near Chincholi Fire Brigade Road. Village Malad West Taluka Borivali, Mumbai-400064.Maharashtra	INR.	INR.	INR.
	4,31,08,988/-	43,00,000/-	2,00,000/-

- Bidding in both the options shall be allowed on submission of EMD for each Option/Lot. If there are Bidder(s) under Option A, then H1 bidder under Option A shall be declared at the successful bidder and E-auction under Option B shall automatically stand cancelled/withdrawn. Else the Highest bidders in respective lots under Option B shall be declared as the successful bidders
- declared as his becomes in "As Is WHERE IS", "As Is WHAT IS", "WHATEVER IT IS", "WHATEVERTHERE IS" and "WITHOUT RECOURSE BASIS" and as such, the sale shall
- be without any kind of warranties and indemnities.
 The present Sale Notice must be read along with the E-Auction Process Documents wherein details of the process and timelines for submission of eligibility documents access to VDR, site visit, due diligence etc. are outlined. The said E-Auction Process
 Document will be available on the website of e-auction service provider E-BKray Listing and Auction Portal website: https://ibbi.baanknet.com/eauction-ibbi.from.lune.04th
- Interested bidders shall participate after <u>mandatorily</u> reading and agreeing to the relevant terms and conditions as prescribed in the E-Auction Process Document and accordingly, submit their expression of interest by 20-06-2025 in the manner prescribed in the E
- The Liquidator has the absolute right to accept or reject any or all offer(s) or adjourn, postpone/ cancel/ modify/ terminate the e-Auction or withdraw any assets thereof from the auction proceeding at any stage without assigning any reason thereof.
- As per proviso to sub-clause (f) of clause (1) of section 35 of the Code, the interested bidder shall not be eligible to submit a bid if it fails to meet the eligibility criteria as set out in section 29A of the Code (as amended from time to time).
- As per Regulation 31A(1)(h) of IBBI (Liquidation Process) Regulations, 2016, Schedule Clause 1(12), on the closure of the auction, the highest bidder shall be invited to provide balance sale consideration within ninety days from the date of demand. Provided that any payment made beyond thirty days shall attract interest @12%pa upto ninety days Provided that any further extension beyond ninety days shall be at the sole discretion of the SCC/ Liquidator and such payment beyond ninety days shall be subject to interest rate as may be decided and considered by the SCC or the Liquidator. However, the Liquidator/ SCC shall not be under any obligation to extend the timeline beyond ninety
- ineligibility under section 29A of the Code to the extent applicable and that if found ineligible at any stage, the earnest money deposited shall be forfeited.

 10. For any queries kindly contact at the Correspondence Address being **Suit No. 805, 8th**
- Floor, Embassy Centre, Jamnalal Baiai Marg, Nariman Point, Mumbai 400021, or mail at Project specific email id: cirpwindals@gmail.com

Prospective bidders shall submit an undertaking that they do not suffer from any

CA Raian Gard IBBI/IPA-001/IP-P-02397/2021-22/13624 Liquidator of Windals Auto Private Limited AFA valid till 30th June 2025 Reg. Address: Flat No. 202, Wing-B, 2nd Floor, Safal Twins, Block Punjabwadi, Sion-Trombay Road, Deonar, Mumbai - 400 088. Reg. email id: fcarajangarg@gmail.con Date and Place: June 4th. 2025. Mumhai

Public Notice in Form XIII of MOFA (Rule 11(9) (e)) District Deputy Registrar, Co-operative Societies, Mumbai City (3) Competent Authority,

U/s 5A of the Maharashtra Ownership Flats Act, 1963. Mhada Building, Ground Floor, Room No. 69, Bandra (E), Mumbai - 400 051.

No.DDR-3/Mum./ Deemed Conveyance/Notice/1887/2025 Date: - 02/06/2025 Application u/s 11 of Maharashtra Ownership Flats

(Regulation of the Promotion of construction, Sale, Management and Transfer) Act, 1963 **Public Notice**

Application No. 54 of 2025

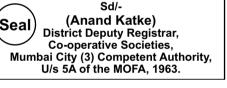
Amarnath Apartment Co-op. Hsg. Society Ltd., Having address at :-Gundavali Road No.03, Western Express Highway, Off, Sir. M.V. Road, Andheri (E), Mumbai- 400069, ...Applicant.Versus. 1) M/s. Prem Buildders (India), A Partnership firm having office at :- 2, Kambli Wadi, Tejpal Road, Vile Parle (E), Mumbai-400057. And Having office at. 502, nizio, Opp. P & G Plaza, Cardinal Gracious Road, Chakala, Andheri (E), Mumbai-400099 2) M/s. Parag Corporation, Having address at. 20, Jaigopal Industrial Estate, Dadar W), Mumbai-400023. 3) Amarnath Apartments CHS Ltd., Gundavali Road No.03, Western Express Highway, Off, Sir. M.V. Road, Andheri (E), Mumbai-400069. 4) Crystal Tower Co.Op. Hsg. Soc. Ltd., Gundavali Road No.03, Western Express Highway, Off, Sir. M.V. Road, Andheri (E), Mumbai-400069.Opponents and 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 he presumed that nobody has any bilection to this repard and further action will be taken accordingly. objection to this regard and further action will be taken accordingly.

Description of the Property, :-

Claimed Area

Unilateral Deemed Conveyance of land admeasuring 392.89 sq.meters, the said proporationate area as specifically set out herein alongwith Building and 3 garages standing thereon situated at CTS No.75, Survey No.1-A (part), Survey No.21-A/1, Hissa No.3 (part) and Suvey No.99-D/1 (part), Village- Gundavali, Tal- Andheri, Dist Mumbai Andheri East in favour of the Applicant Society.

The hearing is fixed on 17/06/2025 at 3.00 p.m.



NIDO HOME FINANCE LIMITED

(formerly known as Edelweiss Housing Finance Limited) Regd Office: 5th Floor, Tower 3, Wing B, Kohinoor City Mall, Kohinoor City, Kirol Road, Kurla (W), Mumbai – 400070 **E-AUCTION - STATUTORY 30 DAYS SALE NOTICE**

f Security Interest Act 2002 and The Secur Sale by E-Auction under the Securitisation and totice is hereby given to public in general and in particular to borrower and guarantor that below mentioned property will be sold on "AS IS WHERE

IS, "AS IS WHAT IS" AND "WHATEVER THERE IS" for the recovery of amount as mentioned in appended table till the recovery of loan dues. The said property is mortgaged to M/s Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited) for the loan availed by orrower(s), Co borrower(s) and Guarantor(s). The secured creditor is having physical possession of the below mentioned Secured Asset.

| Name of Borrower(s)/Co | Date & 7

	No.	Borrower(s)/ Guarantor(s)	Amount of Recovery	Reserve Price and EMD	the Auction
	1.	Sheetal Prasad Asharfilal Gupta (Borrower) Asarfilal gaurishankar Gupta (Co- borrower) Pramila Sheetala	Seven Paisa Only) as on 03.06.2025 + Further Interest thereon+ Legal Expenses for Lan no.	Lakhs Sixty Five Thousand Twenty Six Only) Earnest Money Deposit Rs.11,06,502/- (Rupees Eleven Lakhs Six	18-07-2025 Between 11.am to 12 Noon (With 5 Minutes Unlimited Auto
ı		Prasad Gupta (Co-borrower)	LKOH0HL0000089597 & LKOH0TU0000089765	Thousand Five Hundred Two Only)	Extensions)
I	Dat	e & Time of the Inspection: 12	-06-2025 between 11.00 am to 3.00 pm	Physical Possession Date: 21-	04-2025
ľ	_			0 151 1 151145 1 1 00	

Description of the secured Asset: All that piece and parcel of Flat No. 303, on 3rd Floor in 'B' Wing admeasuring 394 sq.ft. Carpet Area as per RERA i.e 473 sq.ft. Built-Up Area in the building known as "TANDICE" (Previously known as "MAHESH RESIDENCY") along with one open car parking space bearing no.18 Situated at M.G. Road, Dahanukarwadi, Kandivali (West), Mumbai- 400 067, and constructed on ol of land situated, lying and being at Village, Kandivali, Taluka, Borivali bearing C.T.S. No. 960, 961/1 to 18 in the Distric and Registration Sub-District of Mumbai City, Mumbai Suburban District. Note:- 1) The auction sale will be conducted online through the website https://sarfaesi.auctiontiger.net and Only those bidders holding valid Email. ID

ROOF & PHOTO PROOF, PAN CARD and have duly remitted payment of EMD through DEMAND DRAFT/ NEFT/RTGS shall be eligible to particip The intending bidders have to submit their EMD by way of remittance by DEMAND DRAFT / RTGS/NEFT to: Beneficiary Name: NIDO HOME FINANCE LÍMITED, Bank: STATE BANK OF INDIA Account No. 65226845199 -, SÁRFAESI- Auction, NIDO HOME FINANCE LIMÍTED, IFSC code: SBIN0001593

Last date for submission of online application BID form along with EMD is 17-07-2025. For detailed terms and condition of the sale, please visit the website https://sarfaesi.auctiontiger.net or Please contact Mr. Maulik Shrimali Ph. +9 6351896643/9173528727, Help Line e-mail ID: Support@auctiontiger.net.

lobile No. 9004359835/ 9768746624 Sd/- Authorized Office Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited) Date: 04.06.2025



Techindia Nirman Limited

Regd. Off: Nath House, Nath Road, Chh. Sambhajinagar-431010, Maharashtra CIN: L45200MH1980PLC023364

STATEMENT OF STANDALONE AUDITED RESULTS FOR THE **QUARTER AND FINANCIAL YEAR ENDED 31/03/2025**

						Rs in Lacs
Sr.	Particular		Quarter Ende	1	Year Ended	
No.		31-03-2025 audited	31-12-2024 unaudited	31-03-2024 audited	31-03-2025 audited	31-03-2024 audited
1	Total Income from Operations	0.03	0.00	00.0	00.0	00.00
2	Net Profit / (Loss) for the period (before Tax, Exceptional and/or Extraordinary items)	(24.67)	(5.97)	(11.34)	(77.01)	(37.29)
3	Net Profit / (Loss) for the period before tax (after Exceptional and/or Extraordinary items)	(24.67)	(5.97)	(11.34)	(77.01)	(39.69)
4	Net Profit / (Loss) for the period after tax (after Exceptional and/or Extraordinary items)	(30.36)	(5.97)	(11.34)	(77.01)	(39.69)
5	Total Comprehensive Income for the period [Comprising Profit / (Loss) for the period (after tax) and Other Comprehensive Income (after tax)]	(30.42)	(5.97)	(13.94)	(82.76)	(39.89)
6	Equity Share Capital	1432.60	1432.60	1432.60	1432.60	1432.60
7	Earnings Per Share (of Rs. 10 <i>I</i> - each) (for continuing and discontinued operations) 1. Basic: 2. Diluted:	(0.21) (0.21)	(0.04) (0.04)	(0.10) (0.10)	(0.58) (0.58)	(0.28) (0.28)

Place: Mumbai Date: 29/05/2025

1. The financial Results were reviewed by the audit committee and were thereafter approved by the RP on 29th May 2025.

2. The above is an extract of the detailed format of audited financial results for the quarter and financial year ended as on 31st March 2025 filed with Stock Exchange under Regulations 33 of the SEBI (Listing Regulations), 2015. The full format of the Financial Results for the quarter and financial year ended as on 31st March 2025 are available on the National Stock Exchange of India Limited and BSE Limited and also on the Company's Website



For Techindia Nirman Limited Vallabh Narayandas Sawana Insolvancy Professional



NOTICE TO BREAK OPEN OF LOCKER

Consequent upon non-payment of rent which was not paid in terms of Safe Deposit Locker Agreement executed between the Locker Holders & the Bank, the Termination Notice & Break Open Notice were sent through post to the following Locker Holders on their registered address however the said Notices returned undelivered and in spite of all other efforts

MUMBAI-400022, TEL:022-24075139/24071937 E-Mail: chunab@bankofbaroda.com
CHUNABHATTI BRANCH, "KRISHNALAYA" 33 &1/34, SION DUNKAN CAUSEWAY, CHUNABHATTI,
made in terms of the said locker agreement, the locker holders neither responded nor be traced.
200101 Holder on their registered address newers the said Holder retained and morning and in opins of an other energy

SI	Branch	Name of	Address	Date of	Locker	Overdue rent	
no		Locker Holder		Notices	no.		
1	Chunabhatti		Kalpataru Aura 1F 171 17 FLR L B S MARG,Opp R City Mall Ghatkopar West, Mumbai, Maharashtra ,400086	ii) 10-12-2024		Rs.17700/-	
	WORLI BRANCH, 13 VASWANI CHAMBERS, 264/265,						

	DR. A B ROAD, WORLI, MUMBAI - 400030							
Name of								

SI no	Branch	Name of Locker Holder	Address	Date of Notices	Locker no.	Overdue rent
1	Worli	Ashok Sharma	51, Nymph, Narayan Dabolkar Road, Malabar Hills, Mumbai - 400006	i)07.02.2025 ii) 06.05.2025	0422DX0003	15753/-
2	Worli	K.r. & Rajiv R Patel	507/8 Poonam Chambers, Dr A B Road, Worli, Mumbai - 400018	i) 13.11.2024 ii) 07.03.2025	0422CX0021	15576/-
3	Worli	Surendra Ishwarlal Sharma	8/10 Holi Chakla Bora Bazar Street Fort Mumbai 400001	i)13.11.2024 ii)07.03.2025	0422AX0078	15576/-

In terms of the provisions of above Locker Agreement, we hereby give you notice that if the locker is not surrendered & the key of the locker is not returned within a period of 3 months from the date of this Notice, we will proceed to break open your locker, whether you remain present or not, on 3.09.2025 at 11.00 Am and while breaking open the Locker an inventory of the contents recovered from the Locker, if any, shall be prepared.

Further, the overdue rent, penalties, charges, break open charges & other expenses shall be recovered from you & the contents of the Locker shall be dealt with, in terms of executed locker agreement and law.

Please note that any action taken by the Bank in the above regard is without prejudice to the rights, remedies & contentions available to the Bank and it shall be at your cost, liability, risk & responsibility, consequences and Bank shall not be liable in any manner whatsoever.

Date: 04.06.2025 Branch Head/Authorized Officer Place: Mumbai Bank of Baroda



KOTAK MAHINDRA PRIME LIMITED

Registered Office - 27 BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E),

Mumbai - 400051 **POSSESSION NOTICE**

[(Appendix IV) Rule 8(3)]
Loan Account Name: KREATORSS VENTURES PRIVATE LIMITED,, Loan Account No. KLAP38072

Whereas the undersigned being the Authorized officer of Kotak Mahindra Prime Limited under the provision of the Securitisatio and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 0F 2002) having Registered Office at: 27 BKC, C 27, G Block, Bandra Kurla Complex Bandra (E), Mumbai – 400051 and Branch office at: -1"Floor, Adamas Plaza, behind Hare Krishna Hotel, C.S.T. Road, Kalina, Santacruz (E), Mumbai-400098, (hereinafter referred to as "KMPL") and in exercise of the powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rule, 2002 issued a Demand Notice dated 09-October-2024 calling upon (1) KREATORSS VENTURES PRIVATE LIMITED (Borrower) having address at: Room No. 7, Ground Floor, Air View Premises, Near Air Cargo Complex, Sahar Village, Sutari Sutar Pakhadi, Mumbai-400099, also at: 172/A, Ganga Niwas Co-Op Hsg, Dr. Ambedkar Road, Ganesh Galli, Lalbaug, Mumbai-400012 (2) MR. CHANDRASHEKHAR MADHAV GOVEKAR (Co-Borrower/Mortgagor), (3) MRS. SNEHA CHANDRASHEKHAR GOVEKAR (Co-Borrower) and (4) MR. PRANAV CHANDRASHEKHAR GOVEKAR (Co-Borrower); all having address at: 172/A, Ganga Niwas Co-Op Hsg, Dr. Ambedkar Road, Ganesh Galli, Lalbaug, Mumbai-400012, to repay the amount mentioned in the notice being Rs.57,08,815.15/(Rupees Fifty Seven Lakhs Eight Thousand Eight Hundred Fifteen and Fifteen Paise Only) along with interest from 10-

(Rupees Fifty Seven Lakhs Eight Thousand Eight Hundred Fifteen and Fifteen Palse Only) along with interest from 10-October-2024 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 the public in general that the undersigned has taken Physical Possession of the property 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 Enforcement) Rules, 2002 on this the 02 "Day of June 2025.

The Borrower 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 "KMPL" for an amount of Rs.57,08,815.15F. (Rupees Fifty Seven Lakhs Eight Thousand Eight Hundred Fifteen and Fifteen Paise Only) and interest other charges thereon from 10-October-2024.

"The attention of the Borrower is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem

the secured asset.'

SR NO	NAME OF THE PROPERTY	DESCRIPTION OF THE PROPERTY	NAME OF THE OWNER
	No.04, Hill Crest Co-Op HSC,	That the subject property is residential Flat No.201, admeasuring 448 Sq. Ft carpet area inclusive of 42 Sq. Ft carpet area & appurtenant area admeasuring 137 Sq. ft, on the 2"Floor, Building No. 4, in the building known as Hill Crest and Society known as Hill Crest Co-Op HSC. Soc. Ltd. situated at G.B.Road, Manpada, Thane (West) 400607. Boundary of the aforementioned property: Towards East: Mulla Baug Bus Depot Towards West: Mulla Baug Lane Towards North: G.B Road Towards South: Open Plot As per the copy of documents provided for valuation, the subject property is identified.	MADHAV GOVEKAR

Place: Thane Date: 02-06-2025

Sd/-Authorized Officer M/s Kotak Mahindra Prime Limited



NOTICE - SRM-20

Following Tenders are published on https://eprocurement.mahagenco.in

Sr. No	E-Tender No.	Subject	
1	660MW/CHP/T-124/ RFX-3000058051	, , , , , , , , , , , , , , , , , , , ,	
2	2 660MW/CIVIL/T-125/ RFX-3000058042 Repairs & strengthening to concrete foundation & water proofing by Epoxy/PU grouting at various level and locations (as and when required) in 3x660 MW Power House area at TPS Koradi.		Rs. 32,514.90 Rs. 2,901,490.26
3	210MW/ET/T-126/ RFX-3000057986	Supply, installation and commissioning of ABT meter at 210MW, KTPS, Koradi.	Rs. 11,750.00 Rs. 825,000.00
4	660MW/C&I/T-127/ RFX-3000058022	Supply, Erection & Commissioning of Optical DO analyser for Steam Water Analysis system at 3X660MW KTPS, Koradi.	Rs. 30,800.00 Rs. 2,730,000.00
5	660MW/C&I/T-128/ RFX-3000058097	Supply of H2 gas Dew Point Temperature Transmitter at 3x660MW, KTPS, Koradi	Rs. 8,500.00
6	660MW/TM/T-129/ RFX-3000058092	Work of Replacement of damaged nozzles, PVC film fills, couplings of hot water distribution pipes, End Caps and Reducers of NDCT on as & when required basis at 3X660MW KTPS Koradi.	Rs. 16,047.88 Rs. 1,254,787.50
7	660MW/CHP/T-130/ RFX-3000058111	Procurement of Heavy Duty Winch Machines for Coal Handling Plant 3 x 660 MW Units at KTPS, Koradi.	Rs. 42,700.00 Rs. 3,920,000.00
8	660MW/TM/T-131/ RFX-3000057891	Procurement of spares for DG set of capacity 1500 KVA installed at 3X660MW Units KTPS, Koradi, on Open Tender basis.	Rs. 13,727.79 Rs. 1,022,779.19
9	660MW/I&C/T-132/ RFX-3000058082	Supply of spares for Coal Mill Rollar lift Inclination Sensor installed at 3X660MW, Koradi TPS.	Rs. 11,260.70 Rs. 776,070.00
10	660MW/AHP/T-133/ RFX-3000057616	Procurement of Power Cylinder Complete Assembly of Bottom Ash Hopper Feed Gate installed at AHP, 3x660MW Units, KTPS, Koradi.	Rs. 20,780.00 Rs. 1,728,000.00
11	210MW/BM/T-134/ RFX-3000058006	Design, Manufacturing, Supply, Replacement and Fitment of seals for SADC damper and servicing of SADC dampers during overhaul/shut down of Unit-6, 210MW,KTPS Koradi	Rs. 40,675.18 Rs. 3,717,518.00
12	660MW/MPD/T-135/ RFX-3000057564	Procurement of MS fasteners for day-to-day routine works and upcoming overhaul at 3X660 MW KTPS, Koradi.	Rs. 19,914.25 Rs. 1,641,425.00

VENDORS ARE REQUESTED TO REGISTER THEIR FIRMS FOR e-TENDERING.

FOR MORE DETAILS LOG ON TO WEBSITE.

FOR ANY QUERIES CONTACT: EXECUTIVE ENGINEER (PURCHASE), KTPS, KORADI, NAGPUR. MOBILE NO.: +91-8411958622.

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