

BEED SARPANCH MURDER, CUSTODIAL DEATH IN PARBHANI

Prithviraj Chavan, Jarange-Patil join protests, demand Munde’s resignation

SOHAM SHAH  
PUNE, JANUARY 5

THE AKHAND Maratha Samaj, a Maratha outfit, on Sunday organised a “Jan Akrosh Morcha” in Pune over the murder of a sarpanch in Beed and the custodial death of a youth after the Parbhani violence.

Former chief minister Prithviraj Chavan, Maratha quota activist Manoj Jarange Patil, NCP(SP) leaders Bajrang Sonawane and Prashant Jagtap, and BJP MLA Suresh Dhasjoined the protestors in a march that started at Lal Mahal opposite Shaniwar Wada and concluded at the District Collectorate.

Family members of the murdered sarpanch were also present during the march. Massajog sarpanch Santosh Deshmukh was abducted and murdered on December 9, 2024. Walmik Karad, who is considered to be a close to NCP Minister



Family members of deceased sarpanch Santosh Deshmukh (right) at the protest in Pune on Sunday. Pavan Khengre

Dhananjay Munde, is allegedly linked to Deshmukh’s murder. Meanwhile, Somnath Suryavanshi died in judicial custody on December 15 in Parbhani. He was one of the 50 persons arrested by the police after an incident of violence following alleged vandalising of a replica of the Constitution outside the Parbhani railway station.

Demanding justice for the two deceased, a huge number of

protestors gathered at the Lal Mahal from 11 am and raised slogans demanding Dhananjay Munde’s resignation and the death penalty for the accused. Speaking outside the Lal Mahal, Jarange Patil said: “We all have to come together to get justice for the kids (of the victims). All parties in the state should come together to get justice for Santosh bhaiya. Till the accused are not hanged we will go around the state...

Dhananjay Munde should stop people from threatening us... it does not suit him. Caste tensions are being created. There should be peace everywhere.” The quota activist added that Maharashtra politics should have such “sanskar” (culture) that when anyone dies, people from all castes should oppose it.

Expressing his solidarity with the protest, Congress’s Prithviraj Chavan said, “All these leaders at highest positions should be made to resign and strict action should be taken.” BJP’s Dhas has joined multiple opposition protests against the ruling Mahayuti government over the sarpanch murder.

NCP(SP)’s Jagtap alleged Suryavanshi was killed with support from the administration. “Later Santosh Deshmukh was killed and the murderers were protected by the government. Maharashtra is seeing the anger against this today,” he said.

PUBLIC NOTICE

NOTICE is hereby given that we, on behalf of our client, are investigating the right, title and interest of Hozon Projects Private Limited (“Owner”), a private limited company incorporated under the Companies Act, 1956 and deemed to be registered under the Companies Act, 2013, having CIN: U45400MH2011PTC213029 and having its registered office at Runwal & Omkar Esquare, 5<sup>th</sup> Floor, Off Eastern Express Highway, Sion (East), Mumbai, Maharashtra, India – 400 022, as owner to the property more particularly described in the Schedule hereunder written (“said Property”).

The said Property has been granted on leasehold basis by the Owner to Saint Thomas Educational Trust (“Lessee”) vide a Lease Deed dated 7<sup>th</sup> October, 2022 registered under serial no. 22970 of 2022 and accordingly, the Lessee has acquired leasehold rights to the said Property.

The said Property has been mortgaged in favour of ICICI Bank Limited vide Indenture of Mortgage dated 27<sup>th</sup> September, 2023 registered under serial no. 14000 of 2023.

ALL PERSONS including an individual, a Hindu undivided family, a company, banks, financial institutions/s, non-banking financial institutions, Housing Finance Companies, Asset reconstruction Companies, any Trust, a firm, an association of persons or a body of individuals whether incorporated or not, lenders and/or creditors having any objection, claim, right, title, share and/or interest against the Owner and/or the Lessee and/or in respect of the said Property or any part or portion thereof whether by way of sale, exchange, assignment, gift, bequest, lease, sub-lease, tenancy, sub-tenancy, leave and license, license, covenant, mortgage, encumbrance, lien, charge, trust, inheritance, succession, agreement, contract, memorandum of understanding, easement, right of way, occupation, possession, family arrangement, settlement, maintenance, decree or order of any Court of law, its pendens, attachment, reservation, development rights, FSI consumption, or any liability or commitment or demand of any nature whatsoever or otherwise howsoever are hereby requested to inform the same in writing along with supporting original documents to the undersigned having their office at Sharudil Amarchand Mangaldas & Co., Express Towers, 24<sup>th</sup> Floor, Nariman Point, Mumbai – 400 021 within a period of 14 (fourteen) calendar days from the date of the publication of this notice, failing which, the claim or claims, if any, of such person or persons shall be considered to have been waived and/or abandoned.

THE SCHEDULE HEREIN ABOVE REFERRED TO

(Description of the said Property)

All that piece and parcel of non-agricultural land measuring approximately 8.098 square meters, bearing Survey No. 102/1 (Part) and forming part of a larger area in Village Usarghar within the limits of Kalyan Dombivli Municipal Corporation in the integrated township project known as ‘Runwal My City’, Taluka Kalyan, District Thane, Maharashtra together with the structures standing thereon including the building being constructed thereon and comprising of ground floor + 5 (five) upper floors consisting of 10,834.49 square meters built-up area equivalent to 1,16,622.5 square feet built-up area.

The said Property is bounded as follows:

On or towards the North by : Commercial Plot, My City  
On or towards the East by : 24-meter wide D. P. Road  
On or towards the South by : Sports complex, My City  
On or towards the West by : Survey No. 42, Village Usarghar

Dated this 6<sup>th</sup> day of January, 2025.

Sharudil Amarchand Mangaldas & Co.  
(Bhoomick S. Vaidya)  
Partner

PUBLIC NOTICE

NOTICE is hereby given that we, on behalf of our client, are investigating the right, title and interest of Runwal Residency Private Limited (“Owner”), a private limited company incorporated under the Companies Act, 1956 and deemed to be registered under the Companies Act, 2013, having CIN: U45400MH2011PTC212140 and having its registered office at Runwal & Omkar Esquare, 4<sup>th</sup> Floor, Off Eastern Express Highway, Sion (East), Mumbai, Maharashtra, India – 400 022, as owner to the property more particularly described in the Schedule hereunder written (“said Property”).

The said Property has been mortgaged in favour of IDBI Trusteeship Services Limited (acting as the security trustee for IndusInd Bank Limited) vide Deed of Mortgage dated 19<sup>th</sup> July, 2022 registered under serial no. 9786 of 2022.

ALL PERSONS including an individual, a Hindu undivided family, a company, banks, financial institutions/s, non-banking financial institutions, Housing Finance Companies, Asset reconstruction Companies, any Trust, a firm, an association of persons or a body of individuals whether incorporated or not, lenders and/or creditors having any objection, claim, right, title, share and/or interest against the Owner and/or the Lessee and/or in respect of the said Property or any part or portion thereof whether by way of sale, exchange, assignment, gift, bequest, lease, sub-lease, tenancy, sub-tenancy, leave and license, license, covenant, mortgage, encumbrance, lien, charge, trust, inheritance, succession, agreement, contract, memorandum of understanding, easement, right of way, occupation, possession, family arrangement, settlement, maintenance, decree or order of any Court of law, its pendens, attachment, reservation, development rights, FSI consumption, or any liability or commitment or demand of any nature whatsoever or otherwise howsoever are hereby requested to inform the same in writing along with supporting original documents to the undersigned having their office at Sharudil Amarchand Mangaldas & Co., Express Towers, 24<sup>th</sup> Floor, Nariman Point, Mumbai – 400 021 within a period of 14 (fourteen) calendar days from the date of the publication of this notice, failing which, the claim or claims, if any, of such person or persons shall be considered to have been waived and/or abandoned.

THE SCHEDULE HEREIN ABOVE REFERRED TO

(Description of the said Property)

All those pieces and parcels of land measuring in aggregate 8,000 square meters bearing (i) Survey No. 19 (Part) measuring 1,390.20 square meters; (ii) Survey No. 44/1 (Part) measuring 6,414.70 square meters and (iii) Survey No. 49 (Part) measuring 195.10 square meters (then forming part of larger areas) and now corresponding to New Survey No. 4/B/6 lying, being and situate at Village Gharivali, Taluka Kalyan, District Thane in the Registration District and Sub-District of Thane, Maharashtra forming a part of the larger land measuring in aggregate 26,746 square meters together with the structures standing thereon including the building being constructed thereon as described below.

Description of the building:

Sr. No.	Plot Area (in square meters)	Floors	Built-up area including ancillary area (in square meters)
1.	8,000.00	Ground	1027.95
2.		1 <sup>st</sup>	839.45
3.		2 <sup>nd</sup>	964.68
4.		3 <sup>rd</sup>	917.28
5.		4 <sup>th</sup>	959.88
6.		5 <sup>th</sup>	913.95
7.		6 <sup>th</sup> Rooftop	908.37
8.		7 <sup>th</sup>	874.39
Total	8,000.00		7,463.20

The said Property is bounded as follows:

On or towards the North by : 24-meter wide D. P. Road  
On or towards the South by : Future Development  
On or towards the East by : Site B of M/s. Out & Out Developers  
On or towards the West by : 24 - meter wide D.P. Road

Dated this 6<sup>th</sup> day of January, 2025.

Sharudil Amarchand Mangaldas & Co.  
(Bhoomick S. Vaidya)  
Partner

Maharashtra Irrigation Act 1976: No rules framed for 48 yrs, water expert writes to CM

ALOK DESHPANDE  
MUMBAI, JANUARY 5

FOR 48 years, the Maharashtra Irrigation Act, 1976 which is considered as the mother act of irrigation activities in the state, has been in use without framing rules, despite a Bombay High Court order directing the state government to do so nine years ago.

The court was hearing a Public Interest Litigation (PIL) filed by Pradeep Purandare, former associate professor at Water and Land Management Institute (WALMI), Purandare, whose another PIL led the state to form its Integrated State Water Plan (ISWP), making Maharashtra the only state in the country to have its own ISWP, has

now written to Chief Minister Devendra Fadnavis to intervene and take initiative to frame the rules for the act.

“The MIA 76 came into force on January 1, 1977. Enacting a law is not sufficient. The operative part, which includes rules, notifications, agreements, government resolutions, orders & circulars as per the new Act is also equally important. If the operative part is not in place, then the Act remains on paper for all practical purposes,” said Purandare.

In 2014, Purandare approached the high court with a PIL seeking the same. The court order dated August 5, 2015, said, “Respondent State is called upon to file a reply and specify the time frame required for finalisation,

approval and publication of the rules. Affidavit shall be presented within four weeks from today.”

The committee was constituted by the government to prepare the Draft Rules and it submitted the report on July 28, 2015. “The Rules, however, have not yet been published, even after almost nine years,” Purandare said, adding that he has now written to Fadnavis seeking his intervention.

“The obvious result is there is no water governance. Free for all situations exist. Water theft, vandalism & tampering with the canal system are rampant. Offences go unpunished. Irrigators, particularly the tail enders neither get water nor compensation. Politically influential irrigators grab all

the benefits,” Purandare said.

While Deepak Kapoor, ACS, water resources department, did not reply on a query regarding this, sources within the department said that the government has brought Maharashtra Water Resources Regulatory Authority Act, 2005 and the rules of this act have been formed.

“The argument that the rules of the old act have not been framed isn’t wrong. But now, the validity of the old act itself can be questioned since the MWRR Act, 2005 has been formed with rules. It deals with water tariff, has set up a semi-judicial body for inter-district and inter-project water allocation disputes, reviewing and clearing projects, etc.,” an official from WRD said.

**OFFICE OF THE GOVERNMENT PLEADER (APPELLATE SIDE)**  
**HIGH COURT MUMBAI**  
**1<sup>st</sup> Floor, Old PWD Building, Bombay High Court, Hutatma Chowk, Fort, Mumbai-400 032.**  
**Tender Notice No. GPAS/iPAD/001/2025**  
Dated : 06.01.2025

THE Office of Government Pleader and Public Prosecutor (Appellate Side), High Court of Bombay invites online bids (Technical & Financial) from eligible bidders which are valid for a minimum period of 90 days from the date of opening of bids (i.e. 17.01.2025) for “The supply and maintenance of

- iPAD pro, 11 inch (4<sup>th</sup> Generation or Higher), 512 GB, Wi-Fi for Government Pleader & Public Prosecutor, with Device Cover and Apple Pencil Pro. (Quantity- 1 each)
- iPAD Air (2024) 11 inch, 128 GB, Wi-Fi, M2 chip for Additional Government Pleader & Additional Public Prosecutor and Assistant Government Pleader and Additional Public Prosecutors with Device Cover & Apple Pencil Pro. (Quantity- 73 each)."

Interested parties may view and download the Tender document containing the detailed terms and conditions, from the Web sites viz. <http://mahatenders.gov.in> and/or.

Sd/-  
**Government Pleader and Public Prosecutor,**  
**High Court (Appellate Side), Mumbai.**  
DGIPR/2024-25/5436

**ADITYA BIRLA CAPITAL**  
PROTECTING INVESTING FINANCING ADVISING  
**ADITYA BIRLA FINANCE LIMITED**  
Registered Office : Indian Rayon Compound, Veralval, Gujarat-362266  
Corporate Office : R-Tech Park, 10 Floor, Nirlon Complex, off Western Expressway, Goregoan East, Mumbai- 400063.  
**POSSESSION NOTICE**  
[Under Rule 8(1) of Security Interest (Enforcement) Rules, 2002]

Whereas,  
The undersigned being the authorized officer of Aditya Birla Finance Limited under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act No. 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 under section 13(2) of the SARFAESI Act, 2002 dated 22.10.2024 calling upon the Borrower/Co-Borrowers/ Mortgagee i.e. Balaji Super Shoppe, Aadinath Trading Company, Latit Dhanraj Bamb, Leena Latit Bamb, Tanabhai Dhanraj Jain, Girish Dhanraj Bamb and Dhanraj Kanhaiyalal Bamb to repay the amount mentioned in the notice being Rs. 49,04,882.71/- (Rupees Forty Nine Lakh Four Thousand Eight Hundred Eighty Two and Paise Seventy One Only) due and payable as on 18.10.2024.

The Borrower/Co-Borrowers/ Mortgagee having failed to repay the amount, notice is hereby given to the Borrower/ Co-Borrowers/ Mortgagee and the public in general that the undersigned has taken symbolic possession of the property described herein below in exercise of powers conferred on him/her under section 13(4) of the said Act read with rule 8 of the said Rules 2002 on this 3<sup>rd</sup> day of January of the year 2025.

The Borrower/Co-Borrowers/ Mortgagee 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 Aditya Birla Finance Limited for an Rs. 49,04,882.71/- (Rupees Forty Nine Lakh Four Thousand Eight Hundred Eighty Two and Paise Seventy One Only) and interest thereon due and payable as on 18.10.2024.

The Borrower's Co-Borrower's/ Mortgagee's attention is invited to provisions of sub-section (8) of section 13 of the said Act, in respect of time available, to redeem the secured assets.

Description of the Immovable Property					
<b>Property 1 -</b> “All that piece and parcel of property being tenement no. N-8/M/A-6/7/1 adm. 14.30 sq. mtrs. built up and having plotted area 39.09 sq.mtrs. in 2 <sup>nd</sup> Scheme, N.H. Margashirsha Sector at Sector at CIDCO, Tal and Dist. Nashik within the limits of Nashik Municipal Corporation and within Sub-Registration and Registration District Nashik (Property owned by Dhanraj Kanhaiyalal Bamb)”.					
<b>Property 2 -</b> “All that piece and parcel of property being tenement no. N-8/M/A-6/7/2 adm. 14.30 sq. mtrs. built up and having plotted area 39.09 sq.mtrs. in 2 <sup>nd</sup> Scheme, N.H. Margashirsha Sector at Sector at CIDCO, Tal and Dist. Nashik within the limits of Nashik Municipal Corporation and within Sub-Registration and Registration District Nashik (Property owned by Dhanraj Kanhaiyalal Bamb)”.					
<b>Property 3 -</b> “All that piece and parcel of property being tenement no. N-8/M/A-6/7/3 adm. 14.30 sq. mtrs. built up and having plotted area 39.09 sq.mtrs. in 2 <sup>nd</sup> Scheme, N.H. Margashirsha Sector at Sector at CIDCO, Tal and Dist. Nashik within the limits of Nashik Municipal Corporation and within Sub-Registration and Registration District Nashik (Property owned by Dhanraj Kanhaiyalal Bamb)”.					
DATE : 03.01.2025		Authorised Officer			
PLACE : Nashik		(Aditya Birla Finance Limited)			

**Asset Reconstruction Company (India) Ltd., (Arcil)** CIN-U65999MH2002PLC134884 | Website: <https://auction.arcil.co.in>  
Acting in its capacity as Trustee of various Arcil Trusts  
Arcil office: The Ruby, 10th floor, 29, Senapati Bapat Marg, Dadar (West) Mumbai-400 028  
Branch Office: Unit No: 211 & 212, 2nd Floor, Plot No 28/2, Zenith Complex, K. M. Gandhi Path, Shivaji Nagar, Pune : 411005, Maharashtra

**PUBLIC NOTICE FOR SALE THROUGH ONLINE E-AUCTION IN EXERCISE OF THE POWERS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (SARFAESI ACT) READ WITH RULES 6, 8 & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002**  
Notice is hereby given to the public in general and to the Borrower (s) / Guarantor (s) / Mortgagee (s), in particular, that the below described immovable properties mortgaged/charged to the Asset Reconstruction Company (India) Limited, acting in its capacity as Trustee of various Arcil Trusts (“ARCL”) (pursuant to the assignment of financial asset vide registered Assignment Agreements), will be sold on “As is where is”, “As is what is”, “Whatever there is” and “Without recourse basis” by way of online e-auction, for recovery of outstanding dues of together with further interest, charges and costs etc., as detailed below in terms of the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (“Act”) read with Rules 6, 8 and 9 of the Security Interest (Enforcement) Rules, 2002 (“Rules”).

Name of the Borrower / Co-Borrower/s / Guarantor/s / Mortgagee/s	LAN No. & Selling Bank	Trust Name	Outstanding amount as per SARFAESI Notice dated	Possession type and date	Date of Inspection	Type of Property and Area	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
Borrower: Mrs. Usha Prakash Kalokhe & Mr. Prakash Dada Kalokhe	06200001480 DEWAN HOUSING FINANCE CORPORATION LTD (DHFL)	Arcil-Retail Loan Portfolio-047-A-Trust	Rs. 6.37,583/- (Rupees: Six Lakhs Thirty Seven Thousand Five Hundred & Eighty Three Only As On On 23-06-2014 + Further Interest Thereon + Legal Expenses	Physical on 15-Feb-2024	Will be arranged on request	Freehold Plot Area: 67.50 sq.mtr. Built Up Area 49.14 Sq. Mtr.	Rs. 148500/- (Indian Rupees One Lakh Forty Eight Thousand Five Hundred Only)	Rs. 14,85,000/- (Indian Rupees Fourteen Lakhs and Eighty Five Thousand Only)	On 06-02-2025 At 12:30 P.M

**Description of the Secured Asset being auctioned:** Property owned by Mrs. Usha Prakash Kalokhe : row Residency No -6 survey No -256/2, Plot No 25 to 28/6, shripad Row Residency, cottage Corner, Behind Ankur School, Savedi, Ahmednagar, Maharashtra- Pincode: 414002 (rrc Construction Admeasuring Plot Area 67.50 sq.mtr. Built Up Area 49.14 Sq. Mtr.).

Pending Litigations known to ARCIL	Nil	Encumbrances/Dues known to ARCIL	Nil
Last Date for submission of Bid	Same day 2 hours before Auction	Bid Increment amount : 5000/-	As mentioned in the BID document
Demand Draft to be made in name of :	Arcil-Retail Loan Portfolio-047-A- Trust		Payable at : Pune
RTGS details	Account no. 57500000029711, Bank Name HDFC, IFSC : HDFC0000542 Branch Name : KAMALA MILLS COMPOUND SENAPATI BAPAT MARG, LOWER PAREL MUMBAI.		
Name of Contact person & number	Shailesh Gaikwad : 9867929121, Mahesh Bangera : 9004713256, Amit Hate : 7066009350, Vijay Shinde : 9765408509, Suresh Nanaware : 7020291637, Pritam Sawarkar : 9529310785,		

**Terms and Conditions :**  
1. The Auction Sale is being conducted through e-auction through the website <https://auction.arcil.co.in> and as per the Terms and Conditions of the Bid Document, and as per the procedure set out therein.  
2. The Authorized Officer (AO) /ARCIL shall not be held responsible for internet connectivity, network problems, system crash down, power failure etc.  
3. At any stage of the auction, the AO may accept/reject/modify/cancel the bid/off or post-note the Auction without assigning any reason thereof and without any prior notice.  
4. The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, applicable GST on the purchase consideration, stamp duty, registration fees, etc. that is required to be paid in order to get the secured asset conveyed/delivered in his/her/s its favour as per the applicable law.  
5. The intending bidders should make their own independent enquiries/ due diligence regarding encumbrances, title of secured asset and claims/rights/dues affecting the secured assets, including statutory dues, etc., prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of ARCIL. The Authorized Officer of ARCIL shall not be responsible in any way for any third-party advertisements/ notices.  
6. The particulars specified in the auction notice published in the newspaper have been stated to the best of the information of the undersigned; however undersigned shall not be responsible / liable for any error, mistake or omission.  
7. The Borrower/ Guarantors/ Mortgagees, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rules 8 and 9 of the Security Interest (Enforcement) Rules, about the holding of the above mentioned auction sale.  
8. In the event, the auction scheduled hereinabove fails for any reason whatsoever, ARCIL has the right to sell the secured asset by any other methods under the provisions of Rule 8(5) of the Rules and the Act.

Place : Ahmednagar  
Date : 06.01.2025  
Sd/- Authorized Officer  
Asset Reconstruction Company (India) Ltd.

**NOTICE**  
**TATA CHEMICALS LIMITED**  
Bombay House, 24 Homi Mody Street, Fort, Mumbai 400001

Notice is hereby given that the certificate for the undermentioned securities have been lost/misplaced and the holder of the said securities has applied to the company to issue a duplicate share certificate.

Any person who has a claim in respect of the said securities should lodge such claim with the company at its registered office within 15 days from this date; else the company will proceed to issue duplicate certificates without further intimation.

Names of Jt. holders	Certificate No	No of securities	Start Dlst No	End Dlst No
Gulshan Maneck Thanavala	1591771	2250	181362354	181364603
Aspi Maneck Thanavala				

In The Honorable Court of Joint Registrar of Chits at Mumbai, Thane & Raigad.

NOTICE OF AUCTION SALE UNDER THE CHIT FUND ACT, 1982

In accordance with Section 64 of the Chit Fund Act, 1982 and Rule (31) of Maharashtra Chit Fund Rules, 2004, Shriram Chits India Pvt. Ltd. Chit Business Address - A 418/419, Bezzola Complex, Sion Trombay Road, Suman Nagar, Chembur, Mumbai - 400071. The company has registered Chit Group number BMLU-03, ticket number 13 of member Mr. Bhaskar Nathu Poojari with R.C.B. No. 46/2016 dated 29.07.2016 for an amount of Rs. 30,00,000/- . After receiving the prize money, due to failure to pay future default installments, a dispute case No. 129/2019 has been filed against him. During the hearing, as per the application submitted by the company, under Section 68 of the Chit Fund Act, 1982, symbolic possession of Mr. Bhaskar Nathu Poojari's entire property located at "Room Number 304, Area 560 square feet (52.02 sq. m.), Siddhivinayak Arcade, Opposite Rokde Building, Gupte Road, Umesh Nagar, Dombivli West 421202" has been taken on the order dated 18.12.2023, and it will be deemed that such possession has been taken by the competent civil court.

Chit Fund Act, 1982, Section 68 and Code of Civil Procedure, 1908, Order 21, Rule 64 provisions for auction sale notice for property. Through this, the general public and particularly the prize-winning defaulting members and sureties are hereby informed that the immovable property described below is pledged to the fund operator company, which has been taken into custody by this court, and will be sold for the recovery of the company's dues on the principle of "as is where is, as is what is, whatever it is and without any basis."

Prize-winning defaulting Member/ Pledger:

Debtor No. 1: Bhaskar Nathu Poojari

Surety No. 1: Vishwanath Narayan Shetty

Surety No. 2: Harish Narayan Shetty

Details of the asset for sale/auction: Siddhivinayak Arcade, House No. 304, Area 560 Square Feet (52.02 Sq. M.), opposite the Rokde Building, Gupte Road, Dombivli West 421 202. It is owned by the concerned person (Mr. Bhaskar Nathu Poojari) along with the rights to utilize the common area and facilities.

Demand Notice Date and Amount: Demand Notice Date: 24.04.2019 and Rs. 28,15,938/- along with accrued interest and charges.

Possession Date and Type: 24.09.2024 actual.

Reserve Price: Rs. 30,46,400/- (Thirty Lakh Fort-Six Thousand Four Hundred Rupees only).

Earnest Money Deposit (EMD):

Rs. 3,04,640/- (Three Lakh Four Thousand Six Hundred Forty Rupees only).

[Bid Increment Amount: Rs. 50,000/- (Fifty Thousand Rupees Only)

Auction Date and Time: On 28.01.2025 at 1.00 PM

Inspection Date and Time: As per prior appointment

Legal Notice: Under section 68 of the Chit Fund Act, 1982 and Order 21 of the Civil Procedure Code, 1908 Rules 64 Apply

Terms of Sale

- The details mentioned in this sale notice are based on the latest information available to the court. However, in case there are any errors in this declaration, if there are incorrect statements, or if something has been omitted, the court shall not be held responsible for it.
- The auction official will determine how much the bid should be increased each time. If any dispute arises regarding the bid amount or the bidder, the property will be immediately put up for re-auction.
- The highest bidder will be declared the purchaser of the property. However, the bidder must be legally eligible to bid, and if it is clearly seen that the price offered in the highest bid is extremely inadequate, the court or the auction official may refuse to accept that bid at their discretion.
- The officer overseeing the sale operations may suspend the sale at his discretion, stating reasons for such action; however, this authority will always be subject to Order 21, Rule 69.
- In the case of movable property, the price of the said property must be paid at the time of sale, or it must be paid as soon as possible after the sale as directed by the officer overseeing the sale operations. If there is a default in paying such price, the property will be sold again immediately by auction.
- In the case of immovable property, the person declared as the buyer must, immediately after such declaration, deposit an amount equal to 25 percent of the purchase price as earnest money with the officer overseeing the sale operations. If there is a default in depositing this amount, the property will be sold again immediately by auction.
- From the date of sale, excluding the sale day, the buyer must pay the full purchase price before the court closes on the ninetieth day or, if the ninetieth day is a Sunday or a holiday, such payment will be made on the next working day after the ninetieth day.
- If the remaining amount of the purchase price is not paid within the specified deadline, a new sale notification will be issued, and the property will be resold. In such cases, after deducting the sale expenses from the earnest money, any remaining amount that the court deems appropriate will be submitted to the government, and all claims to any part of the amount related to the property that the defaulting purchaser has will be extinguished with respect to the amount for which that property will be sold.

If the full payment of the outstanding dues is not paid before the date and time of the public auction mentioned above, a notice regarding the public auction sale will be deemed to be served to the defaulting member and the guarantor with 15 days' notice.

Address for auction and correspondence: Deputy Commissioner of State Tax and Assistant Stamp Manager, Goods and Service Tax Department, Ground Floor, C-01, Old Building, GST Bhavan, Mazgaon, Mumbai- 400010. Tell no. 022-23760903, Email- Sonawane.sd@mahagst.gov.in Dated 27.12.2024, given with my signature and office seal.

Sharad Dadaji Sonawane  
State Tax Deputy Commissioner and Joint Chit Manager  
Mumbai, Thane and Raigad  
Date: 06/01/2025  
Place: Mumbai