

Rules, 2002 of the said Act calling upon the borrower/Co-mortgagor/Guarantor 1. M/s. T. P. Associates (Borrower) Partner - 2. Mr. Tapankumar Santoshkumar Mujumdar & Mortgagor) 3. Mr. Prabirkumar Bhupendranath 4. Mrs. Sushma Prabirkumar Chakravorty Having 5. kumar Santoshkumar Mujumdar Having Address At-loor Prasunaj Zenda Chowk Tanga Stand Dharmapeth 40010 Also At- 29 Poonam Vihar Behind Sanchyani hi Nagar 440022 Also At- Flat No. 16-A 16th Floor ala Harmony Lower Parel Division Dr. E. Moses Road ibal 400018 to repay the amount mentioned in the said Notice 3,779/- (Rs. Three Crore Sixty Four Lakh Three Thousand and Seventy Nine only) due & together with further interest on the contractual rate of interest till the date of total dues, the aforesaid amount and incidental costs, charges etc. Incurred/to be incurred from until the date; within 60 days from the date of the said Notice. Borrower/Co-borrower/Mortgagor/Guarantor mentioned here in failing to repay the amount, notice is hereby given to the Guarantors and the others mentioned here in above in and to the public in general that the undersigned has taken possession of the property described herein below in exercise conferred on him under section 13 (4) of the said Act read with & 8 of the said Rules on this 19th Dec 2024.

Borrower, Guarantors and the others mentioned hereinabove in and to the public in general are hereby cautioned not to deal with any and any dealings with the property will be subject to the Axis Bank Ltd, Mumbai for an amount of Rs. 3,64,03,779/- Three Crore Sixty Four Lakh Three Thousand Seven Hundred and Seventy Nine only) due & together with further interest thereon contractual rate of interest till the date of payment, the amount and incidental expenses, costs, charges etc. to be incurred until the date of payment. 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 assets.

SCHEDULE OF THE PROPERTY

IMMOVABLE ASSETS

Plot and parcel of the Flat No. 16-A Adm Area 1320.Sq.Fts Build 6th Floor "Lokhandwala Harmony" Situated at cadasreal No.122, 1/122, 2/122, 124, 3/47 Lower Parel Division Dr. E. Moses Road Worli Mumbai 400018 and Bounded as per Sanctioned

12/2024 Authorized Officer
Mumbai Axis Bank Ltd

me Loan Centre, Thane
Plot Pinnacle, Gala No. 3, Plot E7, Road No. 22, Wagle Industrial Estate, Thane No. 22, Thane (W) 400 604. Email : rasecc.thane@sbi.co.in

NOTICE

have defaulted in the repayment of principal and interest of the loans have been classified as Non Performing Assets (NPA). The notices on and Reconstruction of Financial Assets and Enforcement of Security have been returned unserved and as such they are hereby informed

	Details of secured asset	Date of 13(2) Notice	Total Dues
Patil	Flat No.503, 5th floor, B - Wing, Rhine, Casa Rio Gold, Dombivli East, Dist - Thane, Maharashtra - 401201 Agreement for Sale vide Registration No. KLN 5-3797-2016 Dated 07.05.2016 between Neelam & Amardeep Singh AND Sachin S Patil & Deepa S Patil	28/11/2024 Date of NPA : 08/11/2024	Rs. 32,08,397/- as on 28/11/2024
Vinod	Flat No.1302,13th floor, Bldg No. 2,A Wing, "Eden Castle", Platinum Heritage, Behind, Hiranandini Hospital, G B Road, Dist-Thane, Maharashtra - 400610 Agreement for Sale vide Registration No. TNN 5 - 790 - 2019 Dated 17.01.2019 between Darshan Sagar Developers AND Vinod S Rane & Manjusha V Rane	28/11/2024 Date of NPA : 08/11/2024	Rs. 32,50,994/- as on 28/11/2024

(whenever applicable) are hereby called upon to make payment of of publication of this notice, failing which further steps will be taken under sub-section (4) of section 13 of Securitization and Reconstruction of Act, 2002.

sub-section (8) of section 13 of the Act, in respect of time available

Authorised Officer, State Bank of India

Registrar at Mumbai that, Gulmarg Realtors LLP, the LLP may be registered under Part I of Chapter XXI of the Companies Act 2013, as a company limited by shares.

2. The principal objects of the LLP are as follows:
To deal in properties, real estate, developing builders, act as contractors, estate agent surveyors, to acquire flats and offices and to sell and acquire land and building on leasehold or freehold, purchase, erect or dispose land, building, factories, mills, warehouse, godowns, shops, stores etc.

3. A copy of the draft memorandum and articles of association of the proposed company may be inspected at the office at 54-B, 402, Sagar Avenue, 5th Floor, Junction of S.V. Rd, Lalubhai Park Road, Andheri (W), Mumbai, Maharashtra, India, 400058.

4. Notice is hereby given that any person objecting to this application may communicate their objection in writing to the Registrar at Central Registration Centre (CRC), India Institute of Corporate Affairs (IICA), Plot No. 6, 7, 8, Sector 5, IMT Manesar, District of Gurgaon (Haryana) Pin Code-122050, within twenty-one days from the date of publication of this notice, with a copy to the company at its registered office.

Dated this 23rd December, 2024

FOR GULMARG REALTORS LLP

Sd/- Hemlatha Shetty Sd/- Sudhakar Shetty

PIRAMAL CAPITAL & HOUSING FINANCE LIMITED
CIN: U65910MH1904PLC032639

Registered Address: 601, 6th Floor, Amiti Building, Agastya Corporate Park, Kamani Junction, Opp. Fire Station, LBS Marg, Kurla (W) Mumbai - 400 070.
Contact Person: Mr. Rohit Gupta
Website: www.piramalfinance.com

INVITATION FOR EXPRESSION OF INTEREST FOR SALE OF IDENTIFIED FINANCIAL ASSETS (IDENTIFIED ASSET OR IA) OF PIRAMAL CAPITAL & HOUSING FINANCE LIMITED

- Piramal Capital & Housing Finance Limited ("PCHFL") invites Expressions of Interest ("EOI") from eligible transferee(s) as per the Master Direction - Reserve Bank of India (Transfer of Loan Exposures) Directions, 2021 dated September 24, 2021 (updated as on December 05, 2022) issued by the Reserve Bank of India for the sale of Identified financial asset on its books which is in the nature of wholesale real estate loan (Identified Asset, referred herein and in the public notice as "IA") under the Swiss Challenge Method based on an existing offer received from a bidder for acquisition of the:
 - IA of PCHFL for a purchase consideration of INR 110,00,00,000/- (Indian Rupees One Hundred and Ten Crore only) with the cash portion equal to 45.45% of the purchase consideration, i.e., INR 50,00,00,000/- (Indian Rupees Fifty Crore only) and Security Receipts ("SRs") portion equal to 54.55% of the purchase consideration, i.e., INR 60,00,00,000/- (Indian Rupees Sixty Crore only). The original/ base bidder will have the right to match the highest bid for IA of PCHFL as per the extant RBI Guidelines.
- The eligible interested applicant is required to provide bids for the IA being sold by PCHFL as per the terms set out in the public notice document which can be accessed on the website of PCHFL (www.piramalfinance.com) ("Public Notice Document").
- The principal outstanding of IA of PCHFL as on November 30, 2024, is approximately INR 391,33,84,845/- (Indian Rupees Three Hundred and Ninety One Crore Thirty Three Lakhs Eighty Four Thousand Eight Hundred and Forty Five only).
- The sale will be conducted as per the Terms and Conditions set out in the Public Notice Document and as per the procedure set out therein. Eligible interested applicants may access the Public Notice Document on the website of PCHFL (www.piramalfinance.com).
- The sale of IA is on an "As is where is, as is what is, whatever there is and without recourse basis" as per the terms and conditions of the Public Notice Document.
- Any interested party can express its interest by executing and delivering the Letter of Intent and Non-Disclosure Agreement on or before December 26, 2024, to access the details of the IA and participate in the sale process as per the terms set out in the Public Notice Document.
- PCHFL reserves the right to alter, modify the terms and conditions of the said sale or to cancel the proposed sale at any stage of the transaction, without assigning any reason whatsoever. In the event no Letter of Intent is received on or before December 26, 2024, PCHFL reserves the right to conclude the sale of the IA with the Identified base bidder. The decision of PCHFL in this regard shall be final, binding, and conclusive. Please note that the sale shall be subject to final approval by PCHFL.

For further details, contact the authorized officer at the above-mentioned office details.

Place: Mumbai For Piramal Capital & Housing Finance Limited
Date: December 23, 2024 Authorized officer

part thereof, as and by way of sale, exchange, trust, mortgage, gift, tenancy, leave and license, trust, possession, hypothecation, charge, lien, easement or otherwise hereby requested to make the same known in writing to the documentary proof/evidence thereof having his address 410, Kakad Market, 4th Floor, 306, Kalbadevi Road, Mumbai period of 14 days from the date of publication of this Notice purported claim in the said Premises shall be deemed to be proposed or abandoned to all intents and purposes and shall not be proposed transaction shall be completed without reference to the said parties.

THE SCHEDULE ABOVE REFERRED TO

Ten (10) fully paid up shares of Rs.50/- each bearing distinct numbers 171 to 180 (both inclusive) allotted by the Society called Industrial Premises (A-2) Co-operative Society Ltd. having BOMMW/G-S/GNL(O)/490/88-89 of 1988 Dated 30-08-1988 Certificate No. 028 dated 15/12/1988, together with all other interest in the Industrial Unit No.229 on the Second Floor of 890 sq. ft. carpet area in the building known as Shah & Nani (A-2) of the said Society situated at Dhanraj Mills Compound, Lower Parel (West), Mumbai - 400013, on the Cadastral Survey No. 159 of Lower Parel Division in the Sub-district of Mumbai City in the Municipal 'G-South' Ward No. 159.

Dated, this 23rd day of December, 2024

AMARYLLIS REALTORS LLP
LLPIN: AAI-8355

Registered Office: 402, 4th, Floor Sagar Avenue, A S.V. Road, Andheri (W), Mumbai City, Mumbai
Email: reach@sahanagroup.com

FORM NO. URC-2 Advertisement giving notice about registration Chapter XXI

[Pursuant to section 374(b) of the companies Act, 2013, the companies (Authorized to Register) under Part I of Chapter XXI of the Companies Act, 2013, are as follows:

- Notice is hereby given that in pursuance of sub-section (4) of the Companies Act, 2013, an application is proposed to be made to the Registrar at Mumbai that, Amaryllis Realtors LLP, the LLP may be registered under Part I of Chapter XXI of the Companies Act, 2013, as a company limited by shares.
- The principal objects of the company are as follows:
To carry on the business of builders, developers, Master Builders, Construction and Contractor and to buy, acquire, construct, reconstruct, renovate, repair, improve, alter, exchange or otherwise, be proprietors of lands, built-up areas, tenements, maisonettes, dwelling houses, shops, offices, warehouses, lessees of lands, flats, bungalows, whether immovable or movable for any tenure or otherwise wherever situated, or rights or interest therein or to prepare building sites, and to construct, reconstruct, develop, alter, improve, decorate and furnish and to sell, let, lease, tenements, hotels, motels, malls, retail outlets, shops, houses, recreation, and amusement centers, industrial units, factories, mills, docks, harbors, works, courses, educational institutes, hospitals, maisonettes, shops, offices, buildings, industrial estates, works and other immovable or movable property of any kind, to sell the same on ownership basis, instalment basis, rental basis and transfer such properties to co-operative companies, bodies corporate or association of persons or individuals. In the event of any dispute or case may be, to layout roads and pleasure gardens and to plant, drain or otherwise improve the land or to promote, operate and manage various properties whether moveable and other real estate assets, and to develop either directly or indirectly, in income producing or otherwise, carrying immovable properties in India or elsewhere.
- A copy of the draft memorandum and articles of association of the proposed company may be inspected at the office at 402, 4th Floor, Sagar Avenue, S.V. Road, Andheri (W), Mumbai.
- Notice is hereby given that any person objecting to this application may communicate their objection in writing to the Registrar at Central Registration Centre (CRC), India Institute of Corporate Affairs (IICA), Plot No. 6, 7, 8, Sector 5, IMT Manesar, District of Gurgaon (Haryana) Pin Code-122050, within twenty-one days from the date of publication of this notice, with a copy to the company at its registered office.

Dated this 23rd December, 2024

FOR AMARYLLIS REALTORS LLP
Sd/- Hemlatha Shetty