

PUBLIC NOTICE

Kamgar Panchganga Co-operative Housing Society Ltd. (Reg. No. BOM/H56/2193 of 1969) A- Wing, Ground Floor, Pushpa Park, Daffany Road, Malad (East), Mumbai - 400 097

Ref: Possession of 24 Shops (Nos. 1 to 24) on Society's Conveyance Land

The Society hereby gives public notice that the 24 shops (Nos. 1 to 24) on its conveyed land presently found to be either locked, unused, without the Society's recognition for 30 years; These shops are not covered under the Development Agreement dated 1994 executed between the Society and M/s Neptune Builders & Developers; were proposed for demolition but must now be retained for structural safety; and are under unauthorized occupation with no Society records of tenancy, ownership, or rights.

The Society intends to take physical possession. Any claimant must submit original documents proving rights/ title/ interest/tenancy/license, photocopies for records, and ID/address proof at the Society office within 15 days from date of publication (Monday-Saturday, 10:30 a.m.-2:00 p.m.).

Without valid claims, the Society will take possession without further notice. No claims will be entertained thereafter. Legal action, including eviction under the Maharashtra Co-operative Societies Act, 1960/Maharashtra Rent Control Act, 1999 (if applicable) / general law, will follow.

Issued in accordance with the principles of natural justice, without prejudice to the Society's ownership rights.

Date: 06th November 2025
Place: Mumbai

For Kamgar Panchganga Co-operative Housing Society Ltd.



COSMOS
CO-OP. BANK LTD.
(A Publicly Listed Bank)

Recovery Department, Region-II
Correspondence Address : Horizon Building, 1st Floor, Ramade Road & Sakhal Road Junction, E-Auction Road (North), Dandor (West), Mumbai - 400 028. Phone No. 022- 6947601/22/54/58

E-Auction Sale Notice Under SARFAESI Act, 2002

E-auction Sale Notice for Sale of Immovable Secured Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(5) & 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower firm through its Partners, Guarantors & Mortgages that the below described immovable property mortgaged to the erstwhile Maratha Sahakar Bank Ltd. (Secured Creditors), the possession of which has been taken by the Authorized Officer of The Cosmos Co-operative Bank Ltd. & will be sold on the basis of **"As is where is", "As is what is", "Whatever there is" and "Without Recourse"** for recovery of Bank dues as per the brief particulars given hereunder: **Erstwhile Maratha Sahakar Bank Ltd** which is amalgamated with The Cosmos Co-operative Bank Ltd., Pune as per RBI order dated 24/05/2023 w.e.f. 29/05/2023.

Name of Borrower Firm Partners, Guarantors & Mortgagor	Details of Secured Assets for Sale/Auction																
Borrower Firm: M/s. Vinayak Corporation (Partnership Firm) Partners & Mortgagors: 1. Mr. Amil Harsh Dave 2. Mr. Mohd Akhtar Mohd. Ishaq Shaikh Guarantors: 1. Mr. Shivas V. Shirsekar 2. Mr. Gopal Shankar Soni	All that piece and parcel of Flat No. 801, "A-Wing" , admeasuring 412.49 sq. mtr. i.e. 4440 sq. ft. (built up area) situated on the 8th floor of the Building known as, "Royal Accord", Royal Accord Co-Operative Society Ltd. Constructed on piece and parcel of land or ground bearing Survey Nos. 267, 271 and 272 situate, lying and being at Village Chakala, Greater Mumbai in South Subsettle Taluka of the Mumbai Greater Mumbai, Near Fish Market, Chakala, Andheri (East), Mumbai-400 099. (Owned by Mr. Mohd. Akhtar Shaikh)																
Demand Notice Date & Amount Demand Notice Date: 19.12.2023 of ₹ 7,81,77,956/- plus further interest & charges thereon. The said Demand Notice is published in Newspapers Namely 'News Hub' (English) and 'Prasthakar' (Marathi) at Mumbai Edition on 12.01.2024 as a 'Substitute Service'.	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">Possession Date & Type</td> <td>20.03.2024 (Physical)</td> </tr> <tr> <td>Reserve Price</td> <td>₹ 2,50,00,000/- (Rupees Two Crores Fifty Lakhs Only)</td> </tr> <tr> <td>Earnest Money Deposit (E.M.D.)</td> <td>₹ 25,00,000/- (Rupees Twenty Five Lakhs Only)</td> </tr> <tr> <td>Bid Incremental Value</td> <td>1,00,000/- (Rupees One Lakh Only)</td> </tr> <tr> <td>Date & Time of E-Auction</td> <td>25/11/2025 from 1.00 p.m. to 2.00 p.m.</td> </tr> <tr> <td>Date & Time Inspection</td> <td>15/11/2025 from 12.00 p.m. to 3.00 p.m.</td> </tr> <tr> <td>Last Date of Time of EMD and KYC</td> <td>24/11/2025 upto 4.30 p.m.</td> </tr> <tr> <td>Documents Submission</td> <td></td> </tr> </table>	Possession Date & Type	20.03.2024 (Physical)	Reserve Price	₹ 2,50,00,000/- (Rupees Two Crores Fifty Lakhs Only)	Earnest Money Deposit (E.M.D.)	₹ 25,00,000/- (Rupees Twenty Five Lakhs Only)	Bid Incremental Value	1,00,000/- (Rupees One Lakh Only)	Date & Time of E-Auction	25/11/2025 from 1.00 p.m. to 2.00 p.m.	Date & Time Inspection	15/11/2025 from 12.00 p.m. to 3.00 p.m.	Last Date of Time of EMD and KYC	24/11/2025 upto 4.30 p.m.	Documents Submission	
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STATUTORY NOTICE:- As per rule 8(6) & 9(1) of Security Interest (Enforcement) Rules, 2002.

This notice also be considered as a 15 days' notice to the Borrower firm through its Partners, Guarantors & Mortgages of the said loan to pay the dues in full before the date of sale, failing which the secured assets will be sold on above auction date.

Note:- 1. EMD/BID forms are freely available with Authorised Officer on Bank Website, 2. Please contact for EMD payment & other details to Authorised Officer Mob. 9960974848/9322480888/8975758517.

For detailed terms & conditions of the sale is available with the Bank Website i.e. <https://www.cosmosbank.com/auction-notice.aspx> AND Auctioner Website i.e. <https://cosmosbank.auctiontiger.net>

Date: 06.11.2025
Place : Mumbai

Sd/-
Authorised Officer & General Manager
Under SARFAESI Act, 2002
The Cosmos Co-Operative Bank Ltd.



ACRE
MAKING ASSETS WORK

Assets Care & Reconstruction Enterprise Ltd.

Registered Office : 14th Floor, Eros Corporate Tower, Nehru Place, New Delhi-110019Tel : 91-11-43115600 Fax : 91-11-43115618
Corporate Office : Unit No. : 502, C Wing, One BKC, Radius Developers, Plot No. : C-66, G-Block, Bandra Kurla Complex, Mumbai- 400051.
Tel. : 022 68643101 E-mail : acre.arc@acreindia.in Website : www.acreindia.in CIN : U65993DL2002PLC115769

APPENDIX IV-A

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-auction Sale Notice for sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) & 9(1) of The Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to public in general and in particular to the Borrower(s), Co-Borrower(s), Mortgagor(s) and Guarantor(s) that the below described Immovable Properties mortgaged/charged to **Assets Care & Reconstruction Enterprise Ltd.** [CIN: U65993DL2002PLC115769] ("Secured Creditor"), the physical possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "as is where is", "as is what is" and "whatever there is" basis for the recovery of amount due to Secured Creditor from the following Borrower(s), Co-Borrower(s), Mortgagor(s) and Guarantor(s) along with the Reserve Price and Earnest Money Deposit mentioned below for each property:

Sr. No.	Loan Account No. & ACRE TRUST Name	Name of Borrower(s)/ Co-Borrower(s)/ Mortgagor(s)/ Guarantors	Total Outstanding Dues as on 23 October 2025	Reserve Price	Earnest Money Deposit	Bank Account Details for EMD payment
1.	AFH000100198138 ACRE-166- Trust	Yogesh Suresh Mishra (Borrower) Meenu Yogesh Mishra (Co-Borrower)	Rs.30,62,610/- (Rupees Thirty Lakhs Sixty Two Thousand Six Hundred Ten Only)	Rs.24,00,000/- (Rupees Twenty Four Lakhs Only)	Rs.2,40,000/- (Rupees Two Lakhs Forty Thousand Only)	Account Name: ACRE- 166-TRUST Account Number: 0901102000042112 Bank: IDBI Bank IFSC Code: IDBL00009001
Description of The Secured Asset: Flat No. B/002, Ground Floor, in the New Gurukrupa CHS Ltd., Bldg No. C-172, Evershine City, Achole, Vasai (E), Taluka - Vasai, District - Palghar, at New S. No. 243, H. No. 7, (Old S. No. 197), Village Achole, Area of Flat is 392 Sq. Ft Carpet i.e. 36.43 Sq. Mt. Carpet, i.e. 470 Sq. Ft. Built Up, i.e. 43.69 Sq. Mtrs (Built Up)						
2.	AFH000100296925 ACRE-166- Trust	Sanjay Mohanlal Mali (Borrower) Sangeeta Sanjay Mali (Co-Borrower)	Rs.28,10,706/- (Rupees Twenty Eight Lakhs Ten Thousand Seven Hundred Six Only)	Rs.23,00,000/- (Rupees Twenty Three Lakhs Only)	Rs.2,30,000/- (Rupees Two Lakhs Thirty Thousand Only)	Account Name: ACRE- 166-TRUST Account Number: 0901102000042112 Bank: IDBI Bank IFSC Code: IDBL00009001
Description of The Secured Asset: Flat No. 107, situated on the First Floor of Building No. A-5, known as "JP Harmony", constructed on land bearing Survey No. 129, Hissa No. 3/1, and Survey No. 131, Hissa No. 8/1 A + 2 C, C.T.S. Nos. 9368, 9378(P), and 9379(P), lying, being, and situated at Mouje-Ambernath, Taluka-Ambernath, District-Thane, within the Registration Sub-District and District of Thane, admeasuring carpet area of 33.902 square meters.						

The above Loan Account(s) along with all right(s), title(s), interest(s), underlying security(ies), pledge(s) and/ or guarantee(s), including the Immovable Properties, mentioned hereinabove have been assigned to Assets Care & Reconstruction Enterprise Ltd., acting as a trustee of various trust mentioned clearly in column provided above.

IMPORTANT INFORMATION REGARDING AUCTION PROCESS

1. EMD payment through demand draft/RTGS/NEFT shall be drawn/paid in favor of the bank accounts mentioned above
2. Date & time of Auction : 10th December 2025, 2:30 PM to 3:30 PM
3. Last date of submission of EMD : 09th December 2025 before 4:00 PM
4. Place of auction (Web Site for Auction) - : <https://www.bankeauctions.com>
5. Contact Details : Rohan Sawant: 9833143013, Hari Nar: 9846098098
6. Inspection of the Property on prior appointment basis only
7. For detailed terms and condition of the sale, please visit the website www.acreindia.in / www.bankeauctions.com

Date : 06/11/2025
Place: Mumbai

Sd/- Authorized Officer
Assets Care & Reconstruction Enterprise Ltd.