

UNIVERSAL ARTS LIMITED

CIN: L22300MH1995PLC091082

GANPATI BHAVAN 1ST FLOOR, M. G. ROAD GOREGAON (WEST) MUMBAI - 400062

*Tel: 28748995/28749001 *Email - universalartslimited@hotmail.com *Web: www.universal-arts.in

Date: 10/09/2025

**Deputy Listing Manager,
Listing Compliance
BSE Limited
P. J. Tower,
Dalal Street, Fort,
Mumbai 400 001**

Ref: Scrip Code: 532378

Sub: Newspaper Advertisement published with respect to the Annual Report of 30th Annual General Meeting ('AGM') of the Company for FY 2024-25

Dear Sir,

We enclose herewith copies of Public Notice convening **30th Annual General Meeting** of the Company and other related information published on **8th September, 2025** in the following Newspapers:

"The Free Press Journal", in English language and "Navshakti" in Marathi language.

The above-mentioned newspaper clippings are also available on the Company's website at www.universal-arts.in.

Kindly take the same on record.

Thanking you

Yours faithfully,
For Universal Arts Limited



Razia Mujawar
Company Secretary and Compliance Officer



WESTERN RAILWAY
SIGNALING WORK
Sr. DSTE/S/Mumbai Central, Mumbai - 400 008, invites **E-Tender Notice No: SG_217_2_308_VA** Dated: 04.09.2025.
Name of Work: Signalling work in connection with yard re-modelling after shifting of Control tower to new location to remove existing operational constraints with extension of Platform at Andheri yard Mumbai Division Western Railway.
Approx. Cost of Work: ₹1,93,13,447.27.
EMD: ₹2,46,600/-.
Date & Time for closure for Submission of E-Tender Documents: Till 26.09.2025, 15:00 hrs.
Date & Time for opening of E-Tender: On 26.09.2025 at 15:30 hrs. The tender can be viewed at website www.ireps.gov.in (580)
Like us on: facebook.com/WesternRly

WESTERN RAILWAY
OVERHAULING OF BIO-DIGESTER TANKS
Deputy Chief Mechanical Engineer (L/A) EMU Workshop Mahalaxmi, invites **Tender Notice No: EL90-MX-2024-25-09-MRT2** Date: 05.09.2025. **Name of Work with its Location:** Overhauling of Bio-Digester Tanks in MEMU coaches during POH at Mahalaxmi Workshop as per scope of work. **Approx. Estimated Cost:** ₹8,78,900.72. **EMD:** ₹17,600/-.
Last date & Time for online submission of e-bids: Till 26.09.2025, 14:00 hours. & **Opening of e-Tenders:** On 26.09.2025 at 14:00 hours. The bids forms and other details like corrigendum can be obtained from the website www.ireps.gov.in (581)
Like us on: facebook.com/WesternRly

CENTRAL RAILWAY
SOLAPUR DIVISION
Tender Notice No.: SUR/TD/T/2025/24S
The Senior Divisional Electrical Engineer (TRD), Central Railway, Solapur, for and on behalf of the President of India invites online e-tenders on Railways e-procurement website www.ireps.gov.in from reputed, experienced & licensed Electrical contractors for the following works. **Tender No:** SUR/TD/T/2025/24S
Name of Work: Manning of Traction Substations (TSS) and Emergency manning of Sectioning Post (SP) & Sub-sectioning & Paralleling Post (SSP) of Latur, Osmanabad, Barshi Town, Pandharpur, Sangola & Sulgare depot of Solapur division for a period of 02 years.
Estimated cost: Rs. 1,24,65,412.34/-
Bid Security: Rs. 2,12,300/-
Completion Period: 24 months. **Validity of offer:** 60 Days. **Date & time of tender closing on website:** 30.09.2025 at 15:00 hours. (57)

PUBLIC NOTICE
Notice is hereby given that CEREJO CO-OPERATIVE HOUSING SOCIETY LIMITED, a society registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 under Registration No. BOM/HSG/6117 dated 30.6.1980 and having its registered office at Plot No. 255, R.F. Britto Chowk, Gurunath Wadga Marg, Kuria (W), Mumbai - 400 070 (hereinafter referred to as "the Society"), is negotiating to grant to my client the development rights in respect of the property more particularly described in the Schedule hereunder written (and hereinafter referred to as "the Property").
The Society has informed my client that the Society's building (forming part of the Property) comprises of 15 residential flats & 3 Shops which are held by its members & has represented to my client that its title to the Property is clear and marketable and free from all encumbrances, liens and doubts whatsoever, and that the Society is in exclusive possession and enjoyment of the Property and every part thereof.
All persons having any claim in respect of the Property (or any part thereof) including the said Flats & Shops (or any of them), whether by way of sale, transfer, assignment, mortgage, charge, gift, trust, inheritance, possession, lease, sub-lease, lien, licence, tenancy, maintenance, easement, exchange, allotment, development rights or otherwise however, are hereby required to make the same known in writing, together with copies of supporting documents, to the undersigned within 14 (fourteen) days from the date of publication hereof, failing which, such claims or objections, if any, will be considered to have been waived and/or abandoned, and the transaction will be completed without any reference thereto.
THE SCHEDULE REFERRED TO ABOVE
(Description of the Property)
ALL That piece or parcel of land bearing Survey No.82, Hissa No.3 & 5 (parts), C.T.S. Nos. 255, 255/1 & 255/2 of Kuria Division & containing by admeasurement 685.48 square metres together with the building standing thereon comprising of ground & three upper floors containing 15 flats & 3 shops situated at Premier Road, Kuria West, Mumbai 400 070.
Dated this 7th day of September, 2025.

PUBLIC NOTICE
Notice is hereby given that Fr. Ralph Anthony Fernandes alias Ralph Anthony Fernandes alias Fr. Ralph Fernandes, a member of the Silver Belza Cooperative Housing Society Ltd., is intending to sell to my clients his flat along with the shares pertaining thereto more particularly described in the Schedule hereunder written, free from all encumbrances, claims and demands whatsoever. The said flat was originally purchased by (i) Ramon Anthony Fernandes (brother of the said Member) and (ii) the said Member vide a registered Agreement dated 13th September 2007 from the Developers, M/s. Astron Projects. The said Ramon Anthony Fernandes died intestate in Mumbai on 07th July 2013. Vide a registered Release Deed dated 25th October 2024, all the heirs and legal representatives of the said Ramon Anthony Fernandes released, relinquished and surrendered their respective share, claim, right, title and interest in the said flat in favour of the said Member. Pursuant to an application made by the said Member, the said Society duly transmitted the said flat to the sole name of the said Member, as evidenced by the endorsement dated 18th January 2025 on the Share Certificate.
All persons / entities having any claim, right, benefit or interest against or to the said flat and the shares pertaining thereto or any part thereof by way of sale, exchange, assignment, mortgage, lien, gift, charge, possession, inheritance, bequest, lease, tenancy, licence, maintenance, easement, trust, Decree or Order of any Court of law, or otherwise of whatsoever nature are required to make the same known in writing along with documentary evidence to the undersigned within 14 days from the date of publication hereof failing which the sale shall be effected without any reference to such claim, if any, and the same shall be considered as waived and/or abandoned.
THE SCHEDULE ABOVE REFERRED TO
Flat No. 202, admeasuring 690 sq.ft. carpet area equivalent to 64.12 sq.mts., on the 2nd Floor of the building "Silver Belza" in the Silver Belza Cooperative Housing Society Ltd. at 48, St. Francis Avenue, Santacruz (West), Mumbai 400 054 on Plot No.48 bearing C.T.S. No. H/480 in the Village Bandra, Taluka Andheri in the Registration District of Mumbai Suburban along with ten shares of Rs.50/- each bearing Serial Nos. 041 to 050 represented by Share Certificate No.005.
Mumbai, dated this 9th day of September, 2025.

NOTICE
Shrimati Mahalaxmi Laxmikant Hartalka Member of the Vishwakarma Industrial Premises Co-operative Society Ltd, having address at Mulund Link Road, Goregaon (East), Mumbai 400 063 and holding flat/tenement No 507 in the building of the society, died on 05/07/2018 without making any nomination.
The Society hereby invites claims or objections from the heir or heirs or other claimants/ objector or objectors to the transfer of the shares and interest of the deceased Member in the capital/ property of the Society 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/their claims/ objections for transfer of shares and interest of the deceased Member in the capital/ property of the Society. If no claim/ objections are received within the period prescribed above, the Society shall be free to deal with the shares and interest of the deceased Member in the capital/ property of the Society in such manner as is provided under the Bye-law of the Society. The claims/ objections, if any, received by the Society for transfer of shares and interest of the deceased Member in the capital/ property of the Society shall be dealt with in the manner provided under the Bye-law of the Society. A Copy of the registered Bye-laws of the Society is available for inspection by the claimants/ objections, in the office of the Society/ with the secretary of the Society between 11:00 A.M. to 6:00 P.M. from the date of publication of the notice till the date of expiry of its period.
For and on behalf of
Vishwakarma Industrial Premises Co-op. Society Ltd.
Sd/-
Hon. Secretary
Place: Mumbai
Date: 09/09/2025

PUBLIC NOTICE
NOTICE is hereby given to investigate the right, title, and interest of Makarand Suresh Narvekar ("Owner") to land bearing (i) Gat No. 195 admeasuring 1 hectare 5 ares equivalent to 10,500 square meters, (ii) an area admeasuring 10.5 ares equivalent to 1050 square meters forming part of land bearing Gat No. 199/1 admeasuring 1 hectare 11.45 ares equivalent to 11,145 square meters, situated, lying, and being at Village Sogaon, Taluka Alibaug, District Raigad hereinafter referred to as **"the Property"** and being more particularly described in the Schedule hereunder written.
All persons/ entity/ persons including any bank or financial institution has/ have any claim, share, right, title, interest or demand of any nature whatsoever into, upon or in respect of the Property or any part thereof or the construction thereon, including by way of development rights, FSI / TDR by operation of law or otherwise of any nature whatsoever, including by way of inheritance, exchange, share, acquisition, partition, transfer, agreement, sale, assignment, bequest, charge, mortgage, hypothecation, let, sub-let, lease, sub-lease, lien, easement, lis pendens, license, pledge, guarantee, easement, gift, trust, maintenance, possession, injunction, loans, advances, attachment or encumbrance, covenant or beneficial interest under any trust, right of prescription or preemption or under any contract/ agreement for sale or other dispositions or otherwise in any manner whatsoever or pending litigation, partnership, joint venture, family arrangement / settlement or under any decree, order or award passed by any court or tribunal or otherwise howsoever including by operation of law, are hereby requested to intimate his/her/their share or claim, if any to the undersigned in writing with certified true copies of documentary proof within 14 (fourteen) days from the date of publication of this notice at the address mentioned below.
If no such notice/ claim along with supporting documents is received by us within 14 days from the date of publication, then it would be presumed that the Owner has an absolute right to the Property, that there is no adverse right, title, interest, or demand of any nature whatsoever in respect of the Property, and the same is free from encumbrances, and our client shall be at liberty to complete the transaction in respect of the said Property with the Owner, without reference to such claim or demand, and the claim, if any, of such person shall be treated as waived or abandoned and shall not be binding on our client.
SCHEDULE
(Description of the Property)
All those pieces and parcels of land bearing (i) Gat No. 195 admeasuring 1 hectare 5 ares equivalent to 10,500 square meters, (ii) an area admeasuring 10.5 ares equivalent to 1050 square meters forming part of land bearing Gat No. 199/1 admeasuring 1 hectare 11.45 ares equivalent to 11,145 square meters, situated, lying, and being at Village Sogaon, Taluka Alibaug, District Raigad. Dated this 09th day of September, 2025.
Mahernosh J. Humranwala
Partner
TATVALEGAL
Advocates & Solicitors
1st Floor, Janmahabhoi Bhavan
Janmahabhoi Marg, Fort, Mumbai - 400001

PUBLIC NOTICE
Our client intends to enter into the Development Agreement with Mr. Harshadrai Trambaklal Mehta and Mr. Jignesh Bipinchandra Mehta for the development of the property being all that piece and parcel of Municipal lease land admeasuring **430.60 square meters** or thereabout bearing **Plot No. 41, C.S. No. 1751** in Shivaji Park Estate Scheme of Mahim division, situated at Dr. M.B. Raut Road, Dadar (W), Mumbai-400 028, together with the building standing thereon and known as **"Mehta Cottage"** lying, being and situate in Mahim Division in the registration district of Mumbai City (hereinafter said property).
If any person/entity has any claim, demand, right, title, interest or share by virtue of sale, lease, sub-lease, under-lease, tenancy, license, possession, assignment, transfer, mortgage, lien, charge, easement, Will, gift, inheritance or in any other manner howsoever against, over or in respect of the said property or any part thereof he/she shall intimate the same in writing to the undersigned with supporting documentary evidence within 14 days from the date of publication of this notice. Any objection or claim received after 14 days or a claim received without supporting documents will not be entertained.
Date: 09/09/2025
Place: Mumbai
Sd/-
HUDDA & ASSOCIATES
Add: c/o D.P. Vora Securities, R-416, 4th flr, Bombay Stock Exchange, Fort, Mumbai - 400001
Contact: +91 9987811628
Email: huddaassociates@gmail.com or shrey.huddaassociates@gmail.com

APPENDIX IV-A
Sale Notice for sale of Immovable Property
E-Auction Sale Notice for sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.
Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described Immovable Property mortgaged to **Sammaan Capital Limited** (formerly known as **Indiabulls Housing Finance Ltd.**) [CIN : L65922DL2005PLC136029] ("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 on **26.09.2025 from 05.00 P.M. to 06.00 P.M.** for recovery of **Rs. 37,74,985/- (Rupees Thirty Seven Lakh Seventy Four Thousand Nine Hundred Eighty Five only)** pending towards **Loan Account No. HHLKAL00256083**, by way of outstanding principal, arrears (including accrued late charges) and interest till **26.08.2025** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **27.08.2025** along with legal expenses and other charges due to the Secured Creditor from **SAGAR SADASHIV BANDWALKAR** and **SADASHIV GUNDU BANDWALKAR**.
The Reserve Price of the Immovable Property will be **Rs. 15,60,000/- (Rupees Fifteen Lakh Sixty Thousand only)** and the Earnest Money Deposit ("EMD") will be **Rs. 1,56,000/- (Rupees One Lakh Fifty Six Thousand only)** i.e. equivalent to 10% of the Reserve Price.

EASTERN RAILWAY
Tender Notice No. ELD-125-WC-OT-17-25, Dated 03.09.2025. E-tender Notice is invited by the Sr. Divisional Electrical Engineer (TRD), Eastern Railway, Howrah/71101 against Tender No. ELD-125-WC-OT-17-25 for the following work. **Name of Work with its location:** 25 KV OHE work in connection with construction of EMU Car shed section building and car shed store under Howrah Division of Eastern Railway. **Approx. cost of the work:** Rs. 26,38,073.62. **Earnest money/Bid Security to be deposited:** Rs. 52,800/- **Cost of Tender Form:** Nil. **Completion period of the work:** 12 (Twelve) months from the date of issue of LOA. **Tender Closing Date & Time:** 26.09.2025 at 15:00 hrs. **Opening of tender:** Tender will be opened at any time after closing of tender. Tenderers may visit website www.ireps.gov.in for full details/ description/ specification of the tenders and submit their bid online. Manual offers are not allowed against this tender and any manual offer if received shall not be accepted and will be summarily rejected.
HWH-282/2025-26
Tender notices are also available at Website www.e.r.indianrailways.gov.in or www.ireps.gov.in
Follow us at: [@EasternRailway](https://twitter.com/EasternRailway)
[@easternrailwayheadquarter](https://facebook.com/EasternRailway)

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Notice is hereby given that CEREJO CO-OPERATIVE HOUSING SOCIETY LIMITED, a society registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 under Registration No. BOM/HSG/6117 dated 30.6.1980 and having its registered office at Plot No. 255, R.F. Britto Chowk, Gurunath Wadga Marg, Kuria (W), Mumbai - 400 070 (hereinafter referred to as "the Society"), is negotiating to grant to my client the development rights in respect of the property more particularly described in the Schedule hereunder written (and hereinafter referred to as "the Property").
The Society has informed my client that the Society's building (forming part of the Property) comprises of 15 residential flats & 3 Shops which are held by its members & has represented to my client that its title to the Property is clear and marketable and free from all encumbrances, liens and doubts whatsoever, and that the Society is in exclusive possession and enjoyment of the Property and every part thereof.
All persons having any claim in respect of the Property (or any part thereof) including the said Flats & Shops (or any of them), whether by way of sale, transfer, assignment, mortgage, charge, gift, trust, inheritance, possession, lease, sub-lease, lien, licence, tenancy, maintenance, easement, exchange, allotment, development rights or otherwise however, are hereby required to make the same known in writing, together with copies of supporting documents, to the undersigned within 14 (fourteen) days from the date of publication hereof, failing which, such claims or objections, if any, will be considered to have been waived and/or abandoned, and the transaction will be completed without any reference thereto.
THE SCHEDULE REFERRED TO ABOVE
(Description of the Property)
ALL That piece or parcel of land bearing Survey No.82, Hissa No.3 & 5 (parts), C.T.S. Nos. 255, 255/1 & 255/2 of Kuria Division & containing by admeasurement 685.48 square metres together with the building standing thereon comprising of ground & three upper floors containing 15 flats & 3 shops situated at Premier Road, Kuria West, Mumbai 400 070.
Dated this 7th day of September, 2025.

PUBLIC NOTICE
Notice is hereby given on behalf of my clients **Mr. Jayesh Damjibhai Faria and Smt. Pachiben Damji Faria residing at Flat No.C-901, (old flat No B/206)** in Shanti Kishan Co.Op.Hsg. Soc. Ltd., situated at C.T.S. No 1140 at Village Dahisar, W.S. Road, Dahisar (East), Mumbai 400068 that original agreement dated 03/08/1977 between **MR. NAVINCHANDRA POPATLAL SHAH and MR. KASTURY DEVENDRA SHENOY** in respect of old flat bearing no B/206 is missing/not traceable/s lost/misplaced and even after diligent search, same is not traceable. Therefore police complaint lodged on 07/09/2025. Any person or persons in custody of original copy of agreement dated 03/08/1977 for having any claim, right against the said flat are to be make same known in writing with documentary evidence to undersigned within 15 days from the date of publication of this notice, if no claim or objection received within the period prescribed over, then it presume that nobody have any claim any claim, right in respect of the said agreement dated 03/08/1977 in respect of the said flat and the title of the said Flat No.C-901, (old flat No B/206) is clear, marketable.
(Mr Bharat B. Pathak, Advocate
402 Ami Drasti Chs Ltd, S.V.Road, Dahisar (East) Mumbai 400068
Contact No 9820599067

NOTICE
Shrimati Mahalaxmi Laxmikant Hartalka Member of the Vishwakarma Industrial Premises Co-operative Society Ltd, having address at Mulund Link Road, Goregaon (East), Mumbai 400 063 and holding flat/tenement No 507 in the building of the society, died on 05/07/2018 without making any nomination.
The Society hereby invites claims or objections from the heir or heirs or other claimants/ objector or objectors to the transfer of the shares and interest of the deceased Member in the capital/ property of the Society 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/their claims/ objections for transfer of shares and interest of the deceased Member in the capital/ property of the Society. If no claim/ objections are received within the period prescribed above, the Society shall be free to deal with the shares and interest of the deceased Member in the capital/ property of the Society in such manner as is provided under the Bye-law of the Society. The claims/ objections, if any, received by the Society for transfer of shares and interest of the deceased Member in the capital/ property of the Society shall be dealt with in the manner provided under the Bye-law of the Society. A Copy of the registered Bye-laws of the Society is available for inspection by the claimants/ objections, in the office of the Society/ with the secretary of the Society between 11:00 A.M. to 6:00 P.M. from the date of publication of the notice till the date of expiry of its period.
For and on behalf of
Vishwakarma Industrial Premises Co-op. Society Ltd.
Sd/-
Hon. Secretary
Place: Mumbai
Date: 09/09/2025

PUBLIC NOTICE
Notice is hereby given to investigate the right, title, and interest of Makarand Suresh Narvekar ("Owner") to land bearing (i) Gat No. 195 admeasuring 1 hectare 5 ares equivalent to 10,500 square meters, (ii) an area admeasuring 10.5 ares equivalent to 1050 square meters forming part of land bearing Gat No. 199/1 admeasuring 1 hectare 11.45 ares equivalent to 11,145 square meters, situated, lying, and being at Village Sogaon, Taluka Alibaug, District Raigad hereinafter referred to as **"the Property"** and being more particularly described in the Schedule hereunder written.
All persons/ entity/ persons including any bank or financial institution has/ have any claim, share, right, title, interest or demand of any nature whatsoever into, upon or in respect of the Property or any part thereof or the construction thereon, including by way of development rights, FSI / TDR by operation of law or otherwise of any nature whatsoever, including by way of inheritance, exchange, share, acquisition, partition, transfer, agreement, sale, assignment, bequest, charge, mortgage, hypothecation, let, sub-let, lease, sub-lease, lien, easement, lis pendens, license, pledge, guarantee, easement, gift, trust, maintenance, possession, injunction, loans, advances, attachment or encumbrance, covenant or beneficial interest under any trust, right of prescription or preemption or under any contract/ agreement for sale or other dispositions or otherwise in any manner whatsoever or pending litigation, partnership, joint venture, family arrangement / settlement or under any decree, order or award passed by any court or tribunal or otherwise howsoever including by operation of law, are hereby requested to intimate his/her/their share or claim, if any to the undersigned in writing with certified true copies of documentary proof within 14 (fourteen) days from the date of publication of this notice at the address mentioned below.
If no such notice/ claim along with supporting documents is received by us within 14 days from the date of publication, then it would be presumed that the Owner has an absolute right to the Property, that there is no adverse right, title, interest, or demand of any nature whatsoever in respect of the Property, and the same is free from encumbrances, and our client shall be at liberty to complete the transaction in respect of the said Property with the Owner, without reference to such claim or demand, and the claim, if any, of such person shall be treated as waived or abandoned and shall not be binding on our client.
SCHEDULE
(Description of the Property)
All those pieces and parcels of land bearing (i) Gat No. 195 admeasuring 1 hectare 5 ares equivalent to 10,500 square meters, (ii) an area admeasuring 10.5 ares equivalent to 1050 square meters forming part of land bearing Gat No. 199/1 admeasuring 1 hectare 11.45 ares equivalent to 11,145 square meters, situated, lying, and being at Village Sogaon, Taluka Alibaug, District Raigad. Dated this 09th day of September, 2025.
Mahernosh J. Humranwala
Partner
TATVALEGAL
Advocates & Solicitors
1st Floor, Janmahabhoi Bhavan
Janmahabhoi Marg, Fort, Mumbai - 400001

PUBLIC NOTICE
Notice is hereby given that the Deed of Conveyance dated 30th August 2017 registered at the office of Sub-Registrar Lonavala, registered under Serial No. 3289/2017, from **Mr. Padmanabha Sundaram Sharma** (Vendor). All that piece and parcel of land or ground hereditaments and premises bearing Bungalow no. 05 admeasuring 3229 sq. feet built up area in the project known as "Sunrise Preciado" constructed on Survey no. 52 admeasuring about H 00 = 59.7 Ares or about assessed at Rs. 04 = 37 Paise having area admeasuring about 500 sq. mtrs. out of survey no. 53/1 situated at Village Tungarli, within the limits of Lonavala Municipal Corporation, Sub District of Maval, Taluka Maval, Dist. Pune standing in the names of **1. Shri. Ravi M. Kalra (HUF) 2. Mrs. Reshma Ravi Kalra (Purchasers)** have been reported lost, misplaced and not traceable yet by my client by Name Rajesh Ramchandra Kadam, R/Vat Room no. 701, A Wing, Siddhivinayak CHSL, Sant Rohidas Marg, Dhavri Mumbai. The report of the same has been lodged at the Mumbai Police Station. If found kindly inform to the above-mentioned address.
Adv. Prafull B. Lunkad
3, Aditya Complex, A Ward, Bhanagarwadi, Lonavala-410401

DESCRIPTION OF THE IMMOVABLE PROPERTY
FLAT No. 403, 4TH FLOOR, J - WING TYPE A1, TULSI AARAMBH, HAVING CARPET AREA ADMEASURING 39.11 SQ. METRES ON 4TH FLOOR, OF LAND BEARING SURVEY No. 48, HISSA No. 1/B, 5, 1/A, 2, 3, AND SURVEY No. 48, HISSA No. B/1, A, B/2, LOCATED AT VILLAGE KHARWAI, TALUKA AMBARNATH, DISTRICT - THANE - 421503, MAHARASHTRA, WITHIN THE LIMITS OF KULGAON BADLAPUR MUNICIPAL CORPORATION.
For detailed terms and conditions of sale, please refer to the link provided on the website of the Secured Creditor i.e. www.sammaancapital.com; Contact No: 0124-6910910, +91 7065451024; E-mail: auctionhelpline@sammaancapital.com. For bidding, log on to www.auctionfocus.in.
Sd/-
AUTHORIZED OFFICER SAMMAAN CAPITAL LIMITED (Formerly known as **INDIABULLS HOUSING FINANCE LTD.**)
Date : 01.09.2025
Place : THANE

PUBLIC NOTICE
Notice is hereby given on behalf of my clients **Mr. Jayesh Damjibhai Faria and Smt. Pachiben Damji Faria residing at Flat No.C-901, (old flat No B/206)** in Shanti Kishan Co.Op.Hsg. Soc. Ltd., situated at C.T.S. No 1140 at Village Dahisar, W.S. Road, Dahisar (East), Mumbai 400068 that original agreement dated 03/08/1977 between **MR. NAVINCHANDRA POPATLAL SHAH and MR. KASTURY DEVENDRA SHENOY** in respect of old flat bearing no B/206 is missing/not traceable/s lost/misplaced and even after diligent search, same is not traceable. Therefore police complaint lodged on 07/09/2025. Any person or persons in custody of original copy of agreement dated 03/08/1977 for having any claim, right against the said flat are to be make same known in writing with documentary evidence to undersigned within 15 days from the date of publication of this notice, if no claim or objection received within the period prescribed over, then it presume that nobody have any claim any claim, right in respect of the said agreement dated 03/08/1977 in respect of the said flat and the title of the said Flat No.C-901, (old flat No B/206) is clear, marketable.
(Mr Bharat B. Pathak, Advocate
402 Ami Drasti Chs Ltd, S.V.Road, Dahisar (East) Mumbai 400068
Contact No 9820599067

PUBLIC NOTICE
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SCHEDULE
(Description of the Property)
All those pieces and parcels of land bearing (i) Gat No. 195 admeasuring 1 hectare 5 ares equivalent to 10,500 square meters, (ii) an area admeasuring 10.5 ares equivalent to 1050 square meters forming part of land bearing Gat No. 199/1 admeasuring 1 hectare 11.45 ares equivalent to 11,145 square meters, situated, lying, and being at Village Sogaon, Taluka Alibaug, District Raigad. Dated this 09th day of September, 2025.
Mahernosh J. Humranwala
Partner
TATVALEGAL
Advocates & Solicitors
1st Floor, Janmahabhoi Bhavan
Janmahabhoi Marg, Fort, Mumbai - 400001

PUBLIC NOTICE
Notice is hereby given to investigate the right, title, and interest of Makarand Suresh Narvekar ("Owner") to land bearing (i) Gat No. 195 admeasuring 1 hectare 5 ares equivalent to 10,500 square meters, (ii) an area admeasuring 10.5 ares equivalent to 1050 square meters forming part of land bearing Gat No. 199/1 admeasuring 1 hectare 11.45 ares equivalent to 11,145 square meters, situated, lying, and being at Village Sogaon, Taluka Alibaug, District Raigad hereinafter referred to as **"the Property"** and being more particularly described in the Schedule hereunder written.
All persons/ entity/ persons including any bank or financial institution has/ have any claim, share, right, title, interest or demand of any nature whatsoever into, upon or in respect of the Property or any part thereof or the construction thereon, including by way of development rights, FSI / TDR by operation of law or otherwise of any nature whatsoever, including by way of inheritance, exchange, share, acquisition, partition, transfer, agreement, sale, assignment, bequest, charge, mortgage, hypothecation, let, sub-let, lease, sub-lease, lien, easement, lis pendens, license, pledge, guarantee, easement, gift, trust, maintenance, possession, injunction, loans, advances, attachment or encumbrance, covenant or beneficial interest under any trust, right of prescription or preemption or under any contract/ agreement for sale or other dispositions or otherwise in any manner whatsoever or pending litigation, partnership, joint venture, family arrangement / settlement or under any decree, order or award passed by any court or tribunal or otherwise howsoever including by operation of law, are hereby requested to intimate his/her/their share or claim, if any to the undersigned in writing with certified true copies of documentary proof within 14 (fourteen) days from the date of publication of this notice at the address mentioned below.
If no such notice/ claim along with supporting documents is received by us within 14 days from the date of publication, then it would be presumed that the Owner has an absolute right to the Property, that there is no adverse right, title, interest, or demand of any nature whatsoever in respect of the Property, and the same is free from encumbrances, and our client shall be at liberty to complete the transaction in respect of the said Property with the Owner, without reference to such claim or demand, and the claim, if any, of such person shall be treated as waived or abandoned and shall not be binding on our client.
SCHEDULE
(Description of the Property)
All those pieces and parcels of land bearing (i) Gat No. 195 admeasuring 1 hectare 5 ares equivalent to 10,500 square meters, (ii) an area admeasuring 10.5 ares equivalent to 1050 square meters forming part of land bearing Gat No. 199/1 admeasuring 1 hectare 11.45 ares equivalent to 11,145 square meters, situated, lying, and being at Village Sogaon, Taluka Alibaug, District Raigad. Dated this 09th day of September, 2025.
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PUBLIC NOTICE
Notice is hereby given that the Deed of Conveyance dated 30th August 2017 registered at the office of Sub-Registrar Lonavala, registered under Serial No. 3289/2017, from **Mr. Padmanabha Sundaram Sharma** (Vendor). All that piece and parcel of land or ground hereditaments and premises bearing Bungalow no. 05 admeasuring 3229 sq. feet built up area in the project known as "Sunrise Preciado" constructed on Survey no. 52 admeasuring about H 00 = 59.7 Ares or about assessed at Rs. 04 = 37 Paise having area admeasuring about 500 sq. mtrs. out of survey no. 53/1 situated at Village Tungarli, within the limits of Lonavala Municipal Corporation, Sub District of Maval, Taluka Maval, Dist. Pune standing in the names of **1. Shri. Ravi M. Kalra (HUF) 2. Mrs. Reshma Ravi Kalra (Purchasers)** have been reported lost, misplaced and not traceable yet by my client by Name Rajesh Ramchandra Kadam, R/Vat Room no. 701, A Wing, Siddhivinayak CHSL, Sant Rohidas Marg, Dhavri Mumbai. The report of the same has been lodged at the Mumbai Police Station. If found kindly inform to the above-mentioned address.
Adv. Prafull B. Lunkad
3, Aditya Complex, A Ward, Bhanagarwadi, Lonavala-410401

WESTERN RAILWAY-VADODARA DIVISION

VARIOUS ENGINEERING WORKS

E-TENDER NOTICE NO. DRM-BRC 113 TO 115 OF 2025-26

Sealed Tenders for and on behalf of the President of India are invited by Divisional Railway Manager (WA/C), Western Railway, Pratapnagar, Vadodara-390 004 for the following works.

Sr No.	Tender No.	Name of Work	Approximate cost of the work (in Rs.)	Bid Security to be deposited (in Rs.)
1	DRM BRC 113 of 2025-26	Vadodara Division:- Improvement of various staff amenities i.e. Kitchen, flooring, drainage line & roof treatment in 55 Nos of Quarters in Sr.DEN/N Jurisdiction.	2,30,97,832.49	2,65,500.00
2	DRM BRC 114 of 2025-26	Provision of stores and associates works for Electrical (Power) dept at Vadodara Yard, Pratapnagar (02 Nos), Anand, Karachiya, Kosamba and Bharuch.	4,25,46,570.30	3,62,700.00
3	DRM BRC 115 of 2025-26	Vadodara Division:- Construction of Drain and associate civil work in connection to improvement to Yards under Jurisdiction of Sr.DEN(East)BRC.	16,87,50,324.34	9,93,800.00

Date and time for submission of tenders and opening of tenders: Tender is to be submitted on 26.09.2025 before 15.00 Hrs and is to be opened on same date at 15.30 Hrs. Website particulars and notice for the location where complete details can be seen & Address of the office from where the tender form can be purchased: Divisional Railway Manager (WA/C) Western Railway, Pratapnagar, Vadodara -390 004. Web site: www.irops.gov.in

BRC 176

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