

District Deputy Registrar, Co-operative Societies, Mumbai (1) City

Malhotra House, 6th Floor, Opp. G.P.O., Fort, Mumbai - 400 001
FOR DEEMED CONVEYANCE OF

No.DDR1/MUM/Notice/665/2026

Date : 22/07/2026

Application No. 38/2026

To,

Chairman/Secretary,

Banham Sarswati Bhuvan Premises Co-op. Soc. Ltd.

CS No. 1356, Banham Hall Cross Lane, Prathana Samaj,

Mumbai-400004

... Applicant

Versus

1. Shri. Mohan Vishnu Satardekar

2. Shri. Dilip Narayan Virkar

Chief Promoter Saraswati Bhuvan Co-op Housing Soc. Ltd.
(Proposed)

At 292, Shanty Niwas, VP Road, Girgaum, Mumbai-400021

3. Shri. Raghunath Shivshankar Warlikar

4. Shri. Jaiwant Shivshankar Warlikar

5. Shri. Navishankar Narayan Mhatre

6. Smt. Sarojbai Ramrao Warlikar

7. Shri Harishankar Narayan Mhatre

2 To 7 Last Address

CS No. 1356 Girgaum Division 6, Banham Hall Cross Lane,

Girgaum, Mumbai-400004

8. Bai Saraswati Bai Wife Of Chintaman Bhaslikar Kothakar

9. Harishchandra Narayan Mhatre

C.S. No. 1356 Of Girgaon Division Sheet No. 175,

Street No. 268 Banham Hall Lane, Laughtons

Survey No. 23/7910, Cs No. 1356 Banham Hall Cross Lane,

Prathana Samaj, Mumbai-400004

.... Opponents

All the concerned persons take notice **Banham Sarswati Bhuvan Premises Co-op. Soc. Ltd., CS No. 1356, Banham Hall Cross Lane, Prathana Samaj, Mumbai-400004** has applied to this office on **Dated 03.06.2026** for declaration of Unilateral Deemed Conveyance (The Maharashtra Ownership Flats Regulations of the Promotion of Construction, Sale, Management and Transfer Act, 1963) of the properties mentioned below.

Hearing of the said application were kept on **14.07.2026, 21.07.2026** On Principles of natural Justice hearing of above mentioned case is fixed on **dt. 28.07.2026 at 03.00 pm.** to hear opponent parties as a last chance. Failure to remain present by non applicant will result in ex-parte hearing of the application.

DESCRIPTION OF THE PROPERTY

Place of land situated at

C.S. No. 1356, Girgaon Division, Sheet No. 175, Street No. 26b, laughton survey no. 23/7910, Banham Sarswati Bhuvan Premises Co-op. Soc. Ltd., Banham Hall Cross Lane, Prathana Samaj, Mumbai-400004. admeasuring **297.66 Sq. Meters** or thereabouts together with the building standing/conveyance requested of conveyance by the Applicant Society.

Those who have interest in said property may submit their say in writing with evidence within 15 days from the date of publication of this notice or upto next date of hearing and may remain present for hearing at the office mentioned above. Failure to submit any say shall be presumed that nobody has any objection and further action will be taken.

Sd/-

Competent Authority and

District Deputy Registrar,

Co-operative Societies, Mumbai (1) City

Place: Mumbai

Date : 22/07/2026

450521030 000223/ 4505-VIRAR	1. Ajay Ravindra Yadav, 2. Ravindra Yadav, 3. Ramavati Ravindra Devi All Add.: J 13, Nehru Nagar Uttan, Bhayander Road, Behind Police Station, Bhayander West, Thane, Maharashtra - 401101. Sr. No. 1 Also at: C/O Priyanka S Gupta, G 17 Lal Bahadur Shastri Nagar, Station road, behind police station, gali No. 3, Bhiyander West, Thane, Maharashtra - 401101. And Zi Sitech Private Limited, 7 Pali village, Bandra 16 Road, Bandra (West), Mumbai, Maharashtra - 400050. Sr. No. 2 Also at: Room No. 15, Lal Bahadur Shastri Nagar, Gali No. 3, Bhaiandar West, Thane, Maharashtra - 401101.And Impact Shirir B Shah Nisha Optical Industries, Mahavir Nagar, Station Road, Bhayander West, Maharashtra - 401101. Sr. No. 3 Also at: Lal Bahadur Shastri Nagar, Room No. 17, Uttan road, behind Police Station Gali No. 3, Thane, Maharashtra - 401101.	25.10.2023 / Rs. 1277201.89 as on 19.10.2023	28.03.2026	Rs.1108000/- Rs.1108000/-
Description of the Immovable Property: All that piece and parcel of Flat No. 101, 1st floor, A Wing admeasuring about 350 sq. ft. (Built up) / Carpet) in the building known as "Shanti Park" constructed on the free hold land bearing House No. 7367 Survey No. 10 Gaotthan village, total land area 0-43-3 H.R.P., 0-03-3 Po. Kh. H.R.P. lying being and situated at village Gokhivare Taluka Vasai East District Palghar, Maharashtra - 401208. Owned by Ajay Ravindra Yadav.				
4462210130 000177/ 4462- KAMOTHE	1. Devendra Chandrakant Garude, 2. Bebi Chandrakant Garude Both Add.: House No. 19, Near Grampanchayat Office Adai Panvel, Raigad, Maharashtra-410206. Sr. No. 1 Also at: Deva Enterprises, House No. 19, Near Grampanchayat Office Adai Panvel, Raigad, Maharashtra-410206	08.10.2024/ Rs.1501029.72 as on 03.10.2024	20.03.2026	Rs.1092000/- Rs.1092000/-
Description of the Immovable Property: All that piece and parcel of property bearing Flat No. 109, on 1st floor, admeasuring 342 sq. fts., in the building known as "Shoornik Apartment", constructed on Non-Agriculture landed property admeasuring 0-18-8 H-R-P. or 1880 sq. mtrs., at North- West side out of N.A land bearing Gut No. 2/20, admeasuring about 0-53-0 (H-R-P.) or 5390 sq. mtrs., and presently assessed at Rs. 512-00 Ps. situated at Revenue Village-Bonshet, Tal. - Panvel Dist. - Raigad within the limits of Grampanchayat Chipale, Tal. - Panvel, Dist. - Raigad and Panvel Panchayat Samiti and outside limit of Panvel Municipal Council/Corporation and within the Registration District - Raigad and Sub-Registration-Panvel, Tal. - Ranvel, Dist.-Raigad, land are bounded as under East: Rest area of Gut No. 32, West: Road and Hissa No. 3, North: Gut No. 31, South: Rest area of Gut No. 32 and Gaotthan. owned by Devendra Chandrakant Garude and Bebi Chandrakant Garude				
4419210130000 236/ 4419- AMBARNATH	1. Sanojkumar Shyamal Gupta, 2. Shalini Sanojkumar Gupta Both Add.: Plot no. 72 Mhada Colony Near Alankar Talkies, Karjat, Raigharh, Maharashtra-410201. Sr. No. 1 Also at: Pawan Panipuri Plot no. 72, Mhada Colony, Alankar Road, Karjat Rajnaya Theater, Karjat Raigad, Maharashtra-410201	18.12.2023/ Rs.637622.06 as on 13.12.2023	26.03.2026	Rs.528000/- Rs.528000/-
Description of the Immovable Property: One Self contained Flat bearing no. 105, on First Floor, area admeasuring 290 Sq.Fts (Built-Up) in the building named "Maui Apartment" Situated on non agricultural land Bearing Survey no. 10/26/V/27, area 0.03.70 (H.R.P.) Assessment 7.40 of village -Diksal, Tal. Karjat, Dist. Raigad, within the limits of Group Gram Panchayat Umroli and registration office Karjat, District Registrar-Raigad-Alibaug. (Towards East-Flat no. 302, Toward West-Dock and Flat no. 306, towards North-Open Space, Towards South-Staircase) which is owned by Sanojkumar Shyamal Gupta and Shalini Sanoj Gupta				
44162101300005 61/ 4416-KALYAN	1. Vicky Baban Shirke, 2. Prakash Baban Shirke Both Add.: Room No. 301, B-Wing, Sejal Apartment, Diva Dativali, Diva, Thane-400612. Both Also at: At Post Sanbur, Udhavane Village, Taluka- Patar, Satara, Maharashtra-415112. Sr. No. 1 Also at: Kalpataru Manpower Supply, Shri Krupa Apartment, D J Complex, Sabe Gaon, Diva, Thane, Maharashtra-400612. Sr. No.2 Also at: 222/3, Ganesh Vikas Mitra Mandal, Tulinj Road, Forest Naka, Vasai, Thane, Maharashtra-401209.	05.03.2025/ Rs. 14,75,343.0 as on 01.03.2025	11.06.2025	Rs.735000/- Rs.735000/-
Description of the Immovable Property: All that piece and parcel of the property bearing Flat No. 308, on 3rd floor, area admeasuring 400 Sq. Fts., Built-up area in B-Wing, in the building known as "Sandeep Residency", constructed on land bearing Survey No. 134 Hissa No. 2, situated at Village- Dativali, Taluka & District-Thane. Property bounded as under: East: B Wing, West: Road, South: Road, North: Building, owned by Vicky Baban Shirke				
45052100500 00006/ 4505-VIRAR	1. Amol Bharat Mane, 2. Vidya Amol Mane Both Add.: Room no. 103 Ganga Apartment Gass, Kopari Near Shani Mandir Virar, Thane, Maharashtra-401305. Both Also at: Raywadi, Kirewadi, Kavathe Mahakal, Sangle, Maharashtra-164043. Sr. No. 1 also at: Kalavati Gas Distributors, Shop no. 24, Gokul Annex Building Agarwal Garden-II, Opp. Muljibhai Mehta School Gokul Township, Virar (W), Thane, Maharashtra-401303	07.06.2024 / Rs.12,76,609.72 as on 05.06.2024	18.11.2025	Rs.833000/- Rs.833000/-
Description of the Immovable Property: Flat bearing no. 401 of saleable admeasuring 555 Sq.ft. i.e. 51.57 Sq.mtrs (Super built-up area), (which is inclusive of the area of balconies), on 4th floor in 'B' Wing, as shown in the floor plan in the complex known as "Omkar Apartment", constructed of Gaotthan land bearing House no. 2376, admeasuring H.R. 2425 Sq.mtrs., lying being and situate at Village Agashi, Taluka Vasai, District Palghar with the area of Sub-Registrar of Assurance at Vasai 1 to 6, which is owned by Amol Bharat Mane				
44122301100 00001/ 4412-THANE	1. Disha Enterprises through its proprietor Rohidas Harishchandra Itadkar 2. Rohidas Harishchandra Itadkar, 3. Pratishka Rohidas Itadkar All Add.: D-103, 1st Floor, Building 'D', Umiya Compound, near Shipa Hotel, Kalher, Bhiwandi, Thane-421302. Sr. No. 1 Also At: H. No. 1299/B/10, Gala No. 110, 1st floor, Shri Rajlaxmi Complex, Building - C, Kalher, Thane-421302. Sr. No. 2 & 3 Add.: 10/26/N, 10, Krushna Kunj Building, situated at Purne, constructed on land bearing House No. 299 of Village-Bhiwandi, Purne, Thane-421302	08.10.2024 / Rs. 41,02,334.89 as on 30.09.2024	04.12.2025	Rs.3360000/- Rs.3360000/-
Description of the Immovable Property: All the premises of Shop No. 01, Ground Floor, area admeasuring 700 sq. fts (built-up), in the building known as "Swami Chaya Building", constructed on land bearing Survey No. 106, Hissa No. 5, of Grampanchayat House No. 240/F, situated at Village-Purna, Tal. - Bhiwandi and Dist. - Thane. land bounded as (as per technical report) : East: Road, West: Godown, South: Road, North: Ankit House. Owned by Rohidas Harishchandra Itadkar.				
44122100900 00001/ 4412-THANE	1. Shahabuddin Full Mohammad Ansari, 2. Mrs. Noorjahan Shahabuddin Ansari Both Add.: Room No. 382, Nadi Naka, Mahada Colony, Wada Road, Bhiwandi, Thane - 421302	04.07.2022 / Rs.2197846.24 as on 07.06.2022	20.01.2025	Rs.966000/- Rs.966000/-
Description of the Immovable Property: Unit No. 207/2, admeasuring about 1680 Sq. Ft., Behind Garden, Near Dilli Darbar Dhaba, Off. Nashik Road, bearing Survey No. 24/2, Bhiwandi At Village Savandhe, Thane - 421302				
Date & Time of Inspection of the property(ies) :: 27-07-2026 & 07-08-2026 Between 11AM to 4PM Date for Submission of Bid & EMD :: 12-08-2026 till 11.00 AM of 29.06.2026 Date and Time of Auction :: 13-08-2026 From 2:00 PM to 5:00 PM Earnest Money Deposit (EMD) in INR (Should be paid through Demand Draft in favour of "Ujjivan Small Finance Bank Ltd.")				
Place of submission of bids & Auction : Ujjivan Small Finance Bank Ltd., Nanak Apartment Next to Hotel Zaika, Near Khadakpada Circle Kalyan Murbad Road, Kalyan Nagar, Kalyan Thane, Maharashtra -421301. (Contact : Amol Joshi - 7900127555, Chandramohan Choudhary - 8108838286)				
Terms & Conditions: The e-Auction is being held on "AS IS WHERE IS", "AS IS WHAT IS" and "whatever there is" BASIS". To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ ies put on auction and claims/rights/ dues/ effecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/rights/dues. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property/ies put on auction will be permitted to interested bidders at sites as mentioned against each property description. The Interested Bidders shall submit their Bid before the Authorised officer undersigned one day before the auction date as mentioned above. The E-Auction will be conducted through Ujjivan Small Finance Bank approved E-auction service provider - M/s C1 India Pvt. Ltd., Contact person - Prabakaran M - (Mob. No. 7418281709) . The intending bidders are advised to visit https://www.bankauctions.com or https://www.ujjivansfb.in/e-auctions for the details of the properties in the website and for taking part in the bid they should register their names at portal https://www.bankauctions.com and get their user-id and password free of cost. Prospective bidders may avail online training on E-Auction from the service provider M/s. C1 India Pvt. Ltd., Helpline Number-7291918824, 25, 26 support email id: support@bankauctions.com , Auction portal- https://www.bankauctions.com . Property shall be sold to the highest bidder / offered, subject to acceptance of the bid by the secured creditor, i.e., Ujjivan Small Finance Bank Ltd. However, the undersigned has the absolute discretion to allow inter-se bidding if deemed necessary. The Authorised officer has the discretion to accept or reject any offer/tender without assigning any reason. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, within 24 hours of the acceptance of bid price by the Authorised Officer and the balance 75% of the sale price on or before 15 th day of sale or within such extended period in any case not exceeding 3 months as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting Purchaser shall have no claim/right in respect of property/ amount. The publication is subject to the force major clause. Bidding in the last moment should be avoided in the bidders own interest as neither the Ujjivan Small Finance Bank nor Service provider will be responsible for any lapse/failure (Internet failure/power failure etc.), in order to ward-off such contingent situations bidders are requested to make all necessary arrangements/alternatives such as power supply back-up etc, so that they are able to circumvent such situation and are able to participate in the auction successfully. This is also a notice to the above named borrowers/Guarantor/s/Mortgagors about public auction scheduled for sale of mortgaged properties.				
Place: Maharashtra. Date : 23.07.2026		Sd/- Authorized Officer, Ujjivan Small Finance Bank		