

Public notice
The Flat No.503, Building No. 5, Rajendrakripa Co-op. Housing Society Ltd, Manish Darshan J. Bhagat, under Share Certificate No. 400025, and distinctive Nos. 3421 to 3430 is to be transferred from in favour of Mr. Shashikant Upadhyay & Rinki S. Upadhyay from Mr. Shashikant K. Sheth & Mrs. Harsha Shashikant Sheth
The said notice invites claims or objections from any Member, Person, Bank, Financial Institution or Corporate Body etc. having interest in the said Capital/Property of the society within 15 days from publication of this Public Notice with copies of such documents and proofs, if any, in respect of his/her claims/objections to transfer the said Flat. If no claim or objection is received within the stipulated period, the transfer will be effected per the existing rules without giving any further notice.
Place : Mumbai
Date : 17-01-2024
Sd/-
For Rajendrakripa Co-op.
Hsg Society Ltd.
Hon. Secretary

**AXIS FINANCE LIMITED**

(CIN U65921MH1995PLC212675)

Axis House, C-2, Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai - 400 025

E-AUCTION SALE NOTICE

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 provision to Rule 8 (6) and Rule 9 (1) of Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower/s, Guarantor/s and Mortgagor/s, that the below described immovable properties mortgaged / charged to Secured Creditors, the physical possession of which has been taken by the Authorised Officer of Axis Finance Limited, will be sold on "AS IS WHERE IS", "AS IS WHAT IS", and "WHATEVER THERE IS", and "WITHOUT RECOUSE BASIS", on 31st January, 2024 for recovery of Rs. 78,89,11,311.49 (Rupees Seventy-Eight Crore Eighty-Nine Lakh Thirty One Thousand Four Hundred and Ninety Rupees Only) due on 20th November, 2023 with interest w.e.f. 21st November, 2023 at the contractual rates due and payable to AXIS FINANCE LIMITED respectively along with default/penal interest and other charges etc., till final payment/realization from the Borrower / Mortgagor/s / Guarantor/s i.e. Ms. Soham Estates (Borrower & Mortgagor), Mr. Chaitanya Nandan Parekh (Partner & Guarantor), Mr. Ranjeet Vedprakash Malik (Partner & Guarantor), Mr. Sanjiv Vedprakash Malik (Partner & Guarantor) and Ms. Soham Real Estate Development Company Private Limited (Corporate Guarantor). The Description of Assets, Reserve Price (RP), Earnest Money Deposit (EMD) and Details of Sale are as below:

SCHEDULE-I

All that undivided share in all that piece and part thereof bearing Survey no. 240/2(p), 240/6, 240/7, 240/9, 240/10(p), 240/11(p), 240/12(p), 240/13 Opp. Saraswati School, Off. Ghodbunder Road, lying, being and situated within the Village limits of Kavesar, Taluka Thane & District Thane in Registration and Sub - Registration District of Thane having an aggregate area of 8940 sq. mtrs bounded as follows:

On the East by: Tower 4 Jacaranda

On the West by: Sukur Residency and TMC Reservation

On the North by: Podium

On the South by: 40 mtrs wide Road

Together with all such constructions, buildings and appurtenances built thereupon or to be built thereupon in the structure known as Tower - V – Di vita in the Project Soham Tropical Lagoon.

DETAILS OF SALE

| Name of Borrower/ Mortgagor | Description of Property | Date & Time of e-Auction | Auction Sale Details: | Date & Time for Bid Submission |
|-----------------------------|-------------------------|---|---|--|
| M/s Soham Estates | As per SCHEDULE - I | Date: 31.01.2024 Time: From: 11:00 am to: 12:00 noon with unlimited extensions of 5 minutes each | Reserve Price: RP (Rs. in Figures) RP (Rs. in Words) 59 Crs Rupees Fifty-Three Crores Only * Price below which the Flat /property/ will not be sold | On: 30.01.2024 Before: 4:00 pm Date of Inspection of the Property: With prior appointment only Between: 1:00 pm to 3:30 pm. Earnest Money Deposit (EMD): EMD (10% of RP) (Rs. in Figures) EMD (10% of RP) (Rs. in Words) 5.3 Crs Rupees Five Crores Thirty-Lacs Only. Bid Increment Amount: Rs. 10,00,000/- (Rupees Ten Lacs Only). |

For detailed terms and conditions of sale, please refer to the link provided in the following websites i.e. <https://saafesl.auctio寧er.net/EPROC/> and www.axisfinance.in and <https://www.waxbank.com/auction-notices>.

STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8 (1) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002.
This may also be treated as notice under Rule 8(6) and Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower/s, guarantor/s and mortgagor/s of the said loan about the holding of E-Auction Sale on the above mentioned date.

Date: 15th January, 2024
Place: Mumbai
Authorized Officer
Axis Finance Limited

PUBLIC NOTICE
We the under mentioned applicants have applied to Link Intimo India Pvt. Ltd, Ahmedabad, Share transfer agent(RTA) of The Anup Engineering Ltd. of Ahmedabad, Gujarat - 382415 for obtaining duplicate certificate of title to 275 equal shares of the company register in the name of The Anup Engineering Limited under reference folio no. R00184.
Any Person who has claim in respect of the said shares should lodge the same with the company at its register office address within 15 days from the date of publication of this notice else company will proceed to issue duplicate certificates to the aforesaid applicants without any further information.
Name of The 1st Share Holder/ Applicant: Mr. Rajnikant Sarabhai Jhaveri
Name of Holder/ Applicant: Mr. Aniket Suketu Jhaveri
Name of Holder/ Applicant: Mr. Aniket Suketu Jhaveri
Folio No. Date of Birth Distinctive No. of Securities held
R00184/ 1661/ 17/12/21/17894/ 273
Sd/-
Rajnikant Sarabhai Jhaveri
Aniket Suketu Jhaveri
Dated: 17-01-2024
Place : Mumbai



In focus

How is Tata Group reinventing itself?



Today's Special

Can India touch \$100 billion in farm exports by 2030?



Market Insight

Will Tata Motors' rally hit a speed breaker?

BEST BUSINESS PROGRAMME (GOLD)
at afgas! 'The Future of News' Awards

THE
Business Standard
MORNING
SHOW

Mon - Fri | 8am

Get the answers in today's episode

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or scan this code to watch.

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business-standard.com

**Balancing Opportunities****Rolling 3YR CAGR**

| % Occurrences with returns at | <0 pct | 0-8 pct | >8pct |
|-------------------------------|--------|---------|-------|
| Nifty 50 | 2.8 | 24.4 | 72.8 |
| Multi-Asset Portfolio | 0.0 | 32.7 | 67.3 |

Back testing of the proposed portfolio says that the addition of Gold and Debt to Equity demonstrates that the occurrence of a loss is eliminated when you hold your investment for at least 3 years, and also the portfolio has a high frequency of delivering inflation beating returns. Average inflation during this period has been 6.43% per annum.

Source: Bloomberg; Computation: In-house. Data from Jan 2010 to Sep 2023. Rolling Returns calculated on a daily basis. Multi-asset portfolio considers theoretical allocation of 25% to Gold, 10% to 10Y G-secs and the rest towards Nifty 50.

Performance may or may not be sustained in the future. From 50% to 65% based on asset allocation framework using market valuations. Past performance may or may not be sustained in the future.

The index is based on CPI combined (2012).

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