

FORM B**PUBLIC ANNOUNCEMENT**

(Regulation 12 of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016)

**FOR THE ATTENTION OF THE STAKEHOLDERS OF
NEPTUNE VENTURES AND DEVELOPERS PRIVATE LIMITED**

Sl. No.	PARTICULARS	DETAILS
1.	Name of corporate debtor	Neptune Ventures And Developers Private Limited
2.	Date of incorporation of corporate debtor	15/01/2009
3.	Authority under which corporate debtor is incorporated / registered	ROC-Mumbai
4.	Corporate Identity No. / Limited Liability Identification No. of corporate debtor	U45202MH2009PTC189590
5.	Address of the registered office and principal office (if any) of corporate debtor	4th Floor, Eastern Business District, Near Mangatram Petrol Pump, L B S Road, Bhandup(W), Mumbai City, Mumbai, Maharashtra, India, 400078
6.	Date of closure of Insolvency Resolution Process	17/10/2024
7.	Liquidation commencement date of corporate debtor	08/10/2025
8.	Name and registration number of the insolvency professional acting as liquidator	Stress Credit Resolution Private Limited IBBI/IPE-0094/IPA-3/2023-24/50059
9.	Address and e-mail of the liquidator, as registered with the Board	B 1305-6, Dosti Elite, Road No. 29, Sion, Mumbai – 400022 admin@stresscredit.com
10.	Address and e-mail to be used for correspondence with the liquidator	B-807, East Point, Pant Nagar, 90 feet Road, Ghatkopar (East), Mumbai - 75 Email ID: nvdpl.liq@gmail.com
11.	Last date for submission of claims	07/11/2025

Notice is hereby given that the National Company Law Tribunal Mumbai Bench has ordered the commencement of liquidation of the **Neptune Ventures And Developers Private Limited** on 08/10/2025.

The stakeholders of Neptune Ventures And Developers Private Limited are hereby called upon to submit their claims with proof on or before 07/11/2025 to the liquidator at the address mentioned against item No.10.

The financial creditors shall submit their claims with proof by electronic means only. All other creditors may submit the claims with the proof in person, by post or by electronic means.

Submission of false or misleading proof of claims shall attract penalties.

In case a stakeholder does not submit its claims during the liquidation process, the claims submitted by such a stakeholder during the corporate insolvency resolution process under the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016, shall be deemed to be submitted under section 38.

Sd/-

For Stress Credit Resolution Private Limited

Liquidator in the matter of
Neptune Ventures and Developers Pvt. Ltd.
Reg No. IBBI/IPE-0094/IPA-3/2023-24/50059

Date: 13/10/2025

Place: Mumbai

SYMBOLIC POSSESSION NOTICE

ICICI Home Finance Registered Office: ICICI Bank Towers, Bandra-Kurla Complex, Bandra (East), Mumbai- 400051
 Corporate Office: ICICI HFC Tower, JB Nagar, Andheri Kurla Road, Andheri East, Mumbai- 400059
 Branch Office: 1st Floor, Office no. P02/147, Harmony Plaza Opp. SBI Boisar Dist- Palghar- 401501
 Branch Office: 301-A, Nikunj Signature, 3rd Floor, Amul Road, Vashi Nager, Vasai West, Maharashtra- 401202
 Whereas
 The undersigned being the Authorized Officer of ICICI Home Finance Company Limited under the Securitisation, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers contained under section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued demand notices upon the borrowers mentioned below, to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.
 As the borrower failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property mentioned below in exercise of powers conferred on him/her under section 13 (12) of the Act read with Rule 3 of the said rules on the above-mentioned date. The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of ICICI Home Finance Company Limited.
 The 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 secured assets.

Sr. No.	Name of the Borrower/ Co-Borrower/ Local Address Number	Description of property/ Date of Possession	Date of Demand Notice/ Date of Notice (Rs.)	Name of Branch
1.	Gohil Jinesh Jivrajbhai (Borrower), Khushdev Shantilal Tank (Co-Borrower), LHW/SI00001525997	Flat No.103 Shree Darshan Apartment, Near Shani Mandir, Gaskopar, Virar East 161 Palghar Maharashtra- 401304 Bounded By- East Chwrl, West- Open Space, North: Open Space, South: Residential Bldg. & Open./ Date of Possession- 08-10-2025	19-07-2025 Rs. 16,44,233/-	Vasai
2.	Gohil Jinesh Jivrajbhai (Borrower), Khushdev Shantilal Tank (Co-Borrower), LHW/SI00001526027	Flat No.103 Shree Darshan Apartment, Near Shani Mandir, Gaskopar, Virar East 161 Palghar Maharashtra- 401304 Bounded By- East Chwrl, West- Open Space, North: Open Space, South: Residential Bldg. & Open./ Date of Possession- 08-10-2025	19-07-2025 Rs. 57,694/-	Vasai
3.	Akash Sukhdev Chavan (Borrower), Usha Sukhdev Chavan (Co-Borrower), Sukhdev Uddhav Chavan (Guarantor), LHB/HOO0001326762	Flat No C 04 Ground Floor Shree Darshan Apartment Noringi Virar East Virar Na Palghar Maharashtra- 401305 Bounded By- East Open, West- Residential Building, North: Open, South: Residential Building./ Date of Possession- 08-10-2025	19-07-2025 Rs. 6,45,92/-	Boisar
4.	Akash Sukhdev Chavan (Borrower), Usha Sukhdev Chavan (Co-Borrower), LHW/SI00001451837	Flat No C 04 Ground Floor Shree Darshan Apartment Noringi Virar East Virar Na Palghar Maharashtra- 401305 Bounded By- East Open, West- Residential Building, North: Open, South: Residential Building./ Date of Possession- 08-10-2025	19-07-2025 Rs. 5,04,252/-	Vasai

The above-mentioned borrower(s)/ guarantor(s) are hereby given a 30 day notice to repay the amount, else the mortgaged properties will be sold on the expiry of 30 days from the date of publication of this Notice, as per the provisions under the Rules 8 and 9 of Security Interest (Enforcement) Rules 2002.

Date : October 13, 2025
 Place: Palghar
 Authorised Office
 ICICI Home Finance Company Limited



Relationship beyond banking

Specialised Asset Recovery Management Branch

Mezzanine Floor, 70/80 M.G.Road, Fort, Mumbai 400 001, Tel: 022-22673549 Contact Number: 9819403549 / 022-22673549
 E-mail: SAR.MumbaiSouth@bankofindia.co.in

E-AUCTION FOR SALE OF MOVEABLE / IMMOVABLE PROPERTIES

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) 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/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Bank of India, SARM Branch, will be sold on "As is Where is", "As is what is" and "Whatever there is" basis on 30.10.2025, for recovery of respective dues plus Interest and charges up to date due to the Bank of India from respective borrower. The reserve price and earnest money deposit amount shall be as mentioned below in the table. The sale will be done by the undersigned through e-auction platform provided at the web portal.

Sr. No.	Name of the Borrowers/ Guarantor and Amount Outstanding	Description of The Mortgaged Properties under Physical/Symbolic Possession	Reserve Price (Rs. In Lakhs)	Inspection Date/Time and Area
		EMD of the Property (Rs. In Lakhs)		
1.	M/s. Kismat Enterprises Mr. Yusuf Nasir Khan Amount O/s - Rs.202.71 Lakhs + Interest + Expenses/Charges	Bungalow No.12, Kismat House, Anmol Park, Shanti Vidyा Nagar, Hatkesh, Mira Bhayandar Road, Mira Road (East), Thane 401107. Symbolic Possession	163	16.10.2025 Timing 03:00PM to 05:00PM Built Up Area- 1057 Sq. Ft. Open Space Area- 1394 Sq. Ft.
2.	M/s. Water Stones Mr. Ganesh R Iyer Mr. Ramachandran Ganesh Iyer Amount O/s - Rs. 198.87 Lakhs + Interest + Expenses/Charges	House No. 214, Ramnathwadi Holi Kirawali, Ramnath Marg, Near Vaijananti Mata Centre, Naigaon West, Taluka Vasai, Dist. Palghar - 401207. Physical Possession	49	17.10.2025 Timing 03:00PM to 05:00PM Built Up Area- 1860.43 Sq. Ft. Terrace Area- 454.88 Sq. Ft.
3.	Mr. Rahul Suresh Belwalkar Mrs. Shibani Rahul Belwalkar Amount O/s - Rs. 689.66 Lakhs + Interest + Expenses/Charges	Flat No. 12, Build No. 4A, Juhu Sangeeta Apartments CHSL, Juhu Kolivada, Behind PVR Lido Cinema, Off. Juhu Tara Road, Santacruz(W), Mumbai - 400049. Physical Possession	269	18.10.2025 11:00AM to 01:00PM Carpet Area: - 750.25 Sq. Ft.
4.	M/s. Big Film Equipment Mr. Rohit Harish Munguli Mr. Sanjay Jawaharlal Sadh Amount O/s - Rs. 124.91 Lakhs + Interest + Expenses/Charges	Flat No. 1403 (along with car parking No. 27 at first podium level), 14th floor, "Galaxy Royal Co. op. Hsg. Soc. Ltd.", Near Prem Nagar, Fish Market, Teen Dongari, Virar, Unnati Nagar, Goregaon (West), Mumbai - 400104. Symbolic Possession	107	18.10.2025 03:00PM to 05:00PM Carpet Area: - 455 Sq. Ft. Built Up Area: - 546 Sq. Ft.
5.	M/s. Dimple Traders Mr. Malay Harshit Shah Mr. Harshit Kantilal Shah Amount O/s - Rs. 1634.80 Lakhs + Interest + Expenses/Charges	Wing A, Villa No.7Y, Dimple Villa, Khandelwal Co-operative Housing Society Ltd, CTS No. 307/A-1/C, Plot No. 7Y, Shankar Lane, Oppo- Shant Park, Kandivali(W), Mumbai, Maharashtra- 400067. Symbolic Possession	2050.2	20.10.2025 Timing 03:00PM to 05:00PM Built Up Area- 7346.58 Sq. Ft.
6.	M/s. Vemb Retail India Private Limited Mr. Punit Agarwal Ms. Neetu Agarwal Amount O/s - Rs 811.14 Lakhs + Interest + Expenses/Charges	Commercial Premise Unit No.401, 4th Floor, Sunteck Grandeur, S.V.Road Andheri (West) Pin-400058 Physical Possession	1083.6	24.10.2025 Timing 03:00PM to 05:00PM Built Up Area- 6630 Sq. Ft.
7.	M/s. Shubham Developers Mr. Faizay Shaikh Mr. Lakaulla Shaikh Amount O/s - Rs. 708.79 Lakhs + Interest + Expenses/Charges	12 nos. of Flats each admeasuring 2480 sq. ft on Land and building situated at CTS No 1499 to 1510 of village Kole-Kalyan, Masjid Road, Vakola, Santacruz East, Mumbai-55, adm 1061 sq. yards i.e. 887.2 sq. m. in the name of Shubham Developers (Flat no.101, 201, 301, 401, 501, 701, 801, 901, 1001, 1101, 1201) Under construction Building. Physical Possession	3679.2	24.10.2025 Timing 11:00AM to 01:00PM Built Up Area- 29760 Sq. Ft.
8.	M/s. Rashmi International Mr. Ravi Babulal Bohra Amount O/s - Rs. 716.07 Lakhs + Interest + Expenses/Charges	Hotel Hill Point Situated at Devrukh House No. 523,555.61,577.578 & 606, Bearing Guf No. 16-18, Village Vashi, Tarfe, Devrukh, Tal Samgheshwar, District- Ratnagiri. Physical Possession	248.40	17.10.2025 Timing 03:00PM to 05:00PM Plot Area- 75347 Sq. Ft.
9.	M/s. Renal Dialysis Mr. Mohammed Hasnain Abdul Kalam Ansari Mr. Rashid Akhtar Ansari Amount O/s - Rs. 230.24 Lakhs + Interest + Expenses/Charges	Commercial Shop No. 02, Ground Floor, Kungle Apartment, Municipal House No. 1482, New Kaneri, Mouje Kaneri, Taluka Bhiwandi, Dist - Thane - 421302. Physical Possession	9.11	27.10.2025 03:00PM to 05:00PM Built up Area: - 294 Sq. Ft.
		Commercial Shop No. 04, Ground Floor, Kungle Apartment, Municipal House No. 1482, New Kaneri, Mouje Kaneri, Taluka Bhiwandi, Dist - Thane - 421302. Physical Possession	10	27.10.2025 03:00PM to 05:00PM Built up Area: - 312.50 Sq. Ft.
			0.80	

Terms and Conditions of the E-auction are as under:

- The sale will be done on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis and will be conducted "On Line".
- The bidder will have to visit www.baanknet.com for registration and participation in E auction. EMD cut-off date and time will be 30.10.2025 till 04:00 PM. Bidders are requested to complete all registration and EMD related formalities within the given time limit only.
- To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property/ies. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of the properties put on auction and the claim/s rights/ dues/ affecting 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. No claim of whatsoever nature will be entertained after submission of the online bid regarding properties put for sale.
- The date of line E-auction for properties listed will be between 11.00 AM to 5.00 PM on 30.10.2025.
- To better facilitate the inspection, interested buyers are requested to intimate the branch through e-mail to sarm.mumbaisouth@bankofindia.co.in and/or through contact numbers mentioned above and/or through Bank of India, SARM BRANCH contact no. 022-22673549, to better facilitate the inspection.
- Bid shall be submitted through online procedure only.
- The Bid price to be submitted shall be at least one increment over and above the Reserve price and bidders are to improve their offer in multiples of Rs. 25,000/- (Rupees Twenty Five Thousand only) for properties listed above.
- Bidders are advised to go through the website for detailed terms & conditions of auction sale before submitting their bids and taking part in E-auction sale proceedings.
- Bidders shall be deemed to have read & understood the terms & conditions of sale & be bound by them.
- It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.
- 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 including EMD already paid, within next day of acceptance of bid price by the Authorised Officer and the balance of the sale price on or before 15th day of sale. The auction sale is subject to confirmation by the Bank. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/ right in respect of property/ amount.
- Neither the Authorised Officer / Bank nor e-auction service provider will be held responsible for any Internet network problem/Power failure/ any other technical lapses/ failure etc. In order to ward off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-auction event.
- The purchase shall bear the applicable stamp duties/ Registration fee/ other charges, etc. and also all the statutory/ non-statutory dues, taxes, assessment charges, etc. owing to anybody.
- The undersigned Owner/ Agent is not bound by the bid amount mentioned in the bid. The bid amount mentioned in the bid is for the purpose of auction only and the same will not be binding on the undersigned.
- The Sale Certificate will be issued in the name of the purchaser(s) / applicant(s) only and will not be issued in any other name(s).
- The sale shall be subject to rules/ conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. Further details/enquiries if any on the terms and conditions of sale can be obtained from the respective branches on the contact numbers given below.

SALE NOTICE TO BORROWER/ GUARANTORS

The undersigned being the Authorized Officer of the Bank of India is having full powers to issue this notice of sale and exercise all powers of sale under securitisation and reconstruction of financial assets and Enforcement of Interest Act, 2002 and the rules framed there under. You have committed default in payment of outstanding dues and interest with the monthly rent, cost and charges etc. in respect of the advances granted by the bank mentioned above. Hence, the bank has issued demand notice to you under section 13(2) to pay the above mentioned amount within 60 days. You have failed to pay the amount even after the expiry of the 60 days. Therefore, the Authorised Officer in exercise of the powers conferred under section 13(4), took possession of the secured assets more particularly described in the schedule mentioned above. Notice is hereby given to you to pay the same as mentioned above before the date fixed for sale failing which the property will be sold and balance if any will be recovered with interest and cost from you. Please note that all expenses pertaining to demand notice, taking possession, valuation and sale of assets etc. shall be first deducted from the sale proceeds which may be realized by the undersigned and the balance of the sale proceeds will be appropriated towards your liability as aforesaid. You are at liberty to participate in the auction to be held on the terms and conditions thereof including deposit of earnest money.

Sd/-
 Date: 10.10.2025

Place: Mumbai

Authorised Officer
 Bank of India

Form No INC-26

(Pursuant to rule 30 of the Companies (Incorporation) Rules, 2014)
 BEFORE THE CENTRAL GOVERNMENT THROUGH REGIONAL DIRECTOR,
 WESTERN REGION, MAHARASHTRA, MUMBAI
 In the matter of sub-section (4) of Section 13 of Companies Act, 2013 and clause (a) of sub-rule (5) of rule 30 of the Companies (Incorporation) Rules, 2014
 AND

In the matter of KJSI TRADING PRIVATE LIMITED
 (CIN: U17100MH1978PTC367640), having its registered office at 4th Floor, Mafatl House, Backbay Reclamation, Mumbai - 400 020, Maharashtra.

.....Applicant Company

Notice is hereby given to the General Public that the Applicant Company proposes to make application to the Central Government through the Regional Director, Western Region under Section 13 of the Companies Act, 2013 seeking confirmation of the alteration of the Memorandum of Association of the Applicant Company in terms of the Special Resolution passed at an Extra Ordinary General Meeting held on 19.09.2025 to entitle the Company to change its registered office from the "State of Maharashtra" to the "State of Goa".

Any person whose interest is likely to be affected by the proposed change of the registered office of the Applicant Company may deliver either to the MCA-21 portal (www.mca.gov.in) by filing investor complaint or cause to be delivered or send by registered post his/her objections supported by an affidavit stating the nature of his/her interest and grounds of opposition to the Regional Director, at 100, Everest Building, 5th Floor, Marine Drive, Mumbai - 400 002, Maharashtra or at the address of Registrar Of Companies, 100, Everest Building, Marine Drive, Mumbai - 400 002, Maharashtra.

By Order of the Board

FOR KJSI TRADING PRIVATE LIMITED
 Sd/-
 DIRECTOR
 VIPUL B. POPAT
 DIN 05102659

Sd/-
 DIRECTOR
 MAYANK G. DHULDHOYA
 DIN: 00067165

Place : Mumbai
 Date : 13.10.2025

PUBLIC NOTICE

TAKE NOTICE THAT my client MR. AUGUSTINE ASHLEY PEREIRA is regulating to purchase all right, title, interest, claim, benefit of immoveable property described in the Schedule hereto below from its owner, free from all encumbrances.

Any person having any claim or right in respect of the said property by way of inheritance, share, sale, mortgage, lease, lien, licence, gift, possession or encumbrance however or otherwise is hereby required to intimate to the undersigned within 14 days from the date of publication of this notice of his such claim, if any, with all supporting documents failing which the transaction shall be completed without reference to such claim and the claims, if any, of such person shall be treated as waived and not binding on my client and no such claim shall be entertained thereafter on any ground of whatsoever nature.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece or parcel of land or ground bearing CIN No. T16200MH1978PTC367640, having its registered office at 4th Floor, Mafatl House, Backbay Reclamation, Mumbai - 400 020, Maharashtra or at the address of Registrar Of Companies, 100, Everest Building, Marine Drive, Mumbai - 400 002, Maharashtra.

WHEREAS the Applicant, above named has presented aforesaid Civil Revision Application No. 396 of 2024 through his Advocate Mr. Chetan C. Agrawal and placed it before the Court for orders and Court has passed an order on 02nd August, 2024 to issue Notice to Respondents Nos. 3 & 4 which are return unserved with bailiff remarks "Respondent not found and said premises found locked."

