



JOINDRE

JOINDRE CAPITAL SERVICES LTD.



November 14, 2023

To,
Corporate Relationship Department,
BSE Limited,
P. J. Towers,
Dalal Street, Mumbai – 400 001.

Scrip Code: 531861

Sub: Newspaper publication of Financial Results for the quarter/half year ended September 30, 2023

Dear Sir/ Ma'am,

Pursuant to the provisions of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('SEBI LODR'), the Board of Directors of Company at its meeting held on Monday, 13th November, 2023 considered and approved the unaudited Financial Results (both standalone and consolidated) of the Company for the quarter/half year ended September 30, 2023.

Further, pursuant to provisions of Regulation 47 of SEBI LODR, the said unaudited financial results of the Company for quarter/half year ended September 30, 2023 have been published by the Company in Business Standard and Navshakti on 14th November, 2023. Copies of the same are attached for your information and record.

You are requested to take the same on your records.

Thanking you,

**Yours faithfully,
For Joindre Capital Services Ltd**

**Sweta Jain
Company Secretary**



Encl: as above

CIN: L67120MH1995PLC086659 E-mail: info@joindre.com WebSite: www.joindre.com

**Corporate Office : 9/15, Bansilal Building, Office No. 29-32, 3rd Floor, Homi Modi Street, Fort, Mumbai - 400 023.
Phone : (91-22) 4033 4567 (300 Lines) • Fax : (91-22) 4033 4721**

**SEBI Regn. Nos. : Member - BSE (Cash), NSE (Cash, Derivatives & Currency Derivatives) INZ000174034
DP : IN-DP-98-2015 • PMS – INP000006138**

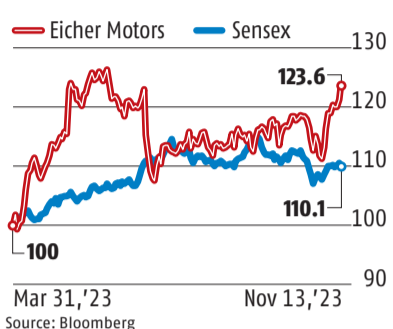
Eicher valuations ride on launches, export gains

Company revs up margin expansion amid a dip in sales mix

RAM PRASAD SAHU
Mumbai, 13 November



CRUISE CONTROL



The operational performance of Eicher Motors in the July-September quarter (second quarter, or Q2) surpassed Street expectations, leading to a 2 per cent gain in the stock's trade on Monday. As the market leader in the premium two-wheeler category, the company exhibited margin expansion despite a decline in the sales mix.

Most brokerages have revised their margin and earnings estimates for the company, increasing them by up to 6 per cent for 2023-24 (FY24)/2024-25 (FY25) to account for the Q2 performance and higher other income.

Benefiting from a 10 per cent increase in volumes and a 5 per cent rise in realisations, standalone revenues grew by 16 per cent, while consolidated revenues were up 17 per cent over the year-ago quarter.

In VE Commercial Vehicles, a Volvo Group and Eicher Motors joint venture (JV), volumes rose by 11 per cent and realisations increased by 10 per cent, resulting in a 22 per cent sales increase for the JV.

While revenues exceeded expectations, the standout was margin performance. Gross margins expanded by 190 basis points (bps) sequentially and 360 bps year-on-year to 46 per cent, driven by lower raw

material costs contributing 100 bps to the increase, with the rest attributed to improved mix and inventory gains.

Despite higher employee costs and other expenses, operating profit margins expanded by 310 bps to 26.4 per cent.

On the demand front, the company indicated a growth of 13-14 per cent during the festival period, spread equally across

regions. Both the recently launched Classic 350 and the Hunter 350 (launched a year ago) saw strong growth, with the former growing at a faster pace.

The company expects to maintain growth momentum, supporting its market share in the 125cc-plus segment, which stood at 32 per cent in the first half of FY24.

New product launches, such as the Himalayan 450 expected soon, could further boost volumes.

Prabhudas Lilladher believes that the recent increase in the competitive landscape has dampened Eicher's near- to medium-term growth prospects and could chip away at Royal Enfield's growth volumes.

However, the brokerage, with an 'accumulate' rating, believes that volume growth from new product launches, focus on increasing export revenue mix, and a higher mix of spares and merchandise revenue should aid both revenue growth and margin expansion.

Motilal Oswal is forecasting volume growth of 11 per cent annually for Royal Enfield over 2022-23 through FY25. This projection is based on an improving supply side, new product launches, and the ramp-up in exports expected to drive the next phase of growth.

The brokerage believes that valuations at 23.8 times its FY24 earnings and 21 times FY25 earnings largely reflect the expected volume recovery but not the potential risk from the recent launches of Bajaj-Triumph and Hero-Harley-Davidson in mid-size motorcycles in India and global markets. It has thus reiterated its 'neutral' rating.

HOME LOANS

Capitalise on festival offers, but pay heed to other conditions

Loan amount, tenure, and prepayment conditions must also suit you

SANJAY KUMAR SINGH

This festival season most offers on home loans fall under one of two categories: Reduction in interest rate and waiver (partial or complete) of processing fee. While offers are important, borrowers must heed the other terms and conditions the loan comes with.

Stiff criteria for best offers

The best festival offers are not open to everyone. You can avail of them if you fulfil a number of terms and conditions.

Banks and housing finance companies (HFCs) often set cut-off credit scores. "SBI's special campaign rates for the festival season can only be availed by applicants having credit scores of 700 and above and by new-to-credit applicants. Similarly, HDFC Bank has set a minimum cut-off credit score of 800 for availing its home loan festival offer. Applicants not having these qualifying credit scores would be charged regular home loan rates," says Ratan Chaudhary, business head, home loans, Paisabazaar.com.

Several other criteria may apply. "Many of the lowest interest offers may be for women borrowers, for those borrowing for a shorter tenure (say, 15 years), or availing a smaller amount (say, ₹30 lakh or less)," says Adhil Shetty, chief executive officer (CEO), BankBazaar.com.

Borrowers who have found a house they like at a price they can afford should try to make the most of these offers. "When buying a house, people end up spending their entire savings. Any money they can save through these offers will come as a relief," says Rishi Mehra, CEO, Wishfin.

He suggests checking that what is given to you as an offer is not taken away under some other head.

ON OFFER LOWER INTEREST RATES, PROCESSING FEE WAIVER

Bank	Interest rate	Processing fee	Other conditions
BANK OF BARODA	Interest rate starts at 8.4% ; Nil processing fee; special rate concession for women borrowers, salary account, business account and family account holder; concessional upfront fee	onwards; 50% off on processing fee	CANARA BANK Interest rate starts at 8.4% ; zero processing fee
HDFC BANK	Interest rate 8.35%		STATE BANK OF INDIA Interest rate starts at 8.4% ; processing fee waived
			PNB HOUSING Interest rate starts at 8.5% onward

Data taken from banks and HFCs' websites. Last date to avail of the festival offer may vary from one bank to another. Compiled by BankBazaar.com

Points to check

Borrowers must consider a number of other factors while choosing a lender. **Total loan cost:** "Look not just at the interest rate but also the processing fee," says Shetty.

Use an EMI calculator to compare the overall cost of borrowing. "First, calculate the cost for the players with whom you maintain your deposit accounts, credit card accounts, or existing loan accounts. Then visit

online financial marketplaces to compare the home loan rates and fees offered by other lenders," says Chaudhary.

Check the spread: Borrowers have reduced the spread (the interest rate charged over and above the repo rate) from 300-350 basis points before the pandemic to as low as 190 basis points now. "Check

whether you are getting the best spread you are eligible for. Also, understand the clauses around it — whether the lender can change the spread at will or only under specific conditions, such as a deterioration in the borrower's credit score," says Shetty.

Loan amount eligibility: Mehra emphasises going with the lender that is willing to give you the amount you

require. Suppose that you require ₹1 crore. One bank is willing to offer you ₹75 lakh at 8.5 per cent and another is willing to offer you ₹85 lakh at 8.7 per cent. You have only ₹15 lakh to give as down payment. You will have no alternative but to go with the lender offering the higher amount (despite the higher rate) if you don't want to miss out on the house you are keen to buy.

Prepayment conditions: Most borrowers pay off their home loans in 8-10 years, hence the terms and conditions around prepayment are crucial.

Some lenders may allow you to pay a small extra amount, say, ₹2,000 each month over and above your EMI. This makes prepayment easy. Some, however, may insist that the prepayment should be a large lump sum amount equal to, say, three EMIs. Others may allow only a fixed number of prepayments in a year.

"If the frequency allowed is low, or the minimum amount you can prepay is high, prepayment becomes more difficult," says Shetty.

Loan tenure: Mehra suggests paying heed to the tenure as it determines the EMI. A longer tenure reduces the EMI and makes the monthly burden easier to bear. A longer tenure, however, results in a higher interest cost, so a balance needs to be struck.

Calcutta Stock Exchange may resume ops in 2024

PRESS TRUST OF INDIA
Kolkata, 13 November

Buoyed by positive indications from the market regulator, the Calcutta Stock Exchange (CSE) hopes on making a comeback as the third equity exchange of the country by March-April 2024, a senior official said on Sunday.

The Securities and Exchange Board of India (SEBI) barred the CSE from trading on its platform in April 2013 due to regulatory and compliance issues.

"We will come back as the third equity bourse of the country soon. There is positive feedback. We have to adhere to some measures, which will be done by January," CSE chief general manager Dhiraj Chakraborty told PTI. "We hope to resume as an independent exchange again by March-April with new technology, which will be the best in the industry," he said.

Currently, the CSE is surviving by providing its members with facilities to trade on the NSE platform.

"With the approval of SEBI and subject

to the decision of the Calcutta High Court, CSE expects to resume its trading and settlement functions on its own platform in the near future with state-of-the-art technology and to also expand its portfolio to include currency and commodity trading," CSE Chairman Deepankar Bose informed shareholders.

With 1,842 listed companies and around 400 registered trading members, the CSE has always had an important role to play and maintains a net worth in tune with the regulatory requirements.

PUBLIC NOTICE

NOTICE is hereby given that (1) Mrs. Usha Kirit Thakkar nee Usha Devraj Thakkar and (2) Mr. Hemang Kirit Thakkar ("Owners") are members of Arhant Apartment Co-operative Housing Society Limited ("Society") and holding undermentioned Shares of Society and sole and absolute owner and seized and possessed of and well and sufficiently entitled to undermentioned Flat and have agreed to sell, convey and transfer undermentioned Shares and Flat and all rights, title, interests, benefits etc. in respect thereof unto and in favour of my clients, free from all encumbrances.

Any and all entities/persons including banks and/or financial institutions having any rights, title, benefit, interest, claims, objections and/or demands etc. in respect of undermentioned Shares and/or Flat including any claims and objections as and by way of sale, exchange, lease, sub-lease, assignment, mortgage, charge, lien, inheritance, transfer, devise, bequest, share, succession, gift, maintenance, easement, trust, tenancy, sub-tenancy, license, occupation, possession, attachment, family arrangement/settlement, decree and/or order of any Court of Law, contracts/agreements, partnership, any arrangement, liens and/or otherwise whatsoever is/are hereby required to make the same known in writing, along with certified true copy of supporting documentary evidence of such claims, rights, objections, interest, etc., to the undersigned at under-mentioned address within Twenty One (21) days from publication hereof, failing which such rights, title, benefits, interests, objections, claims and/or demands etc., if any, shall be deemed to have been waived and/or abandoned and it shall be deemed and accepted that there does not exist any such claim, right, interest, objection etc. in respect of undermentioned Shares and Flat and transaction of sale and transfer between Owner and my client's shall be completed irrespective of any claims, rights, interest, objection etc., if any.

SCHEDULE OF DESCRIPTION OF SHARES AND FLAT

All that 5 (Five) fully paid up shares of Rs. 50/- (Fifty) each bearing Distinctive Nos. 86 to 90 (both inclusive) comprised in Share Certificate No. 18 dated 1st June 2009 issued by "Arhant Apartment Co-operative Housing Society Limited", a Co-operative Housing Society registered under the provisions of The Maharashtra Co-operative Societies Act, 1960 under Registration No. BOM/W-D/HSG/TC/5858/92-93 and having its registered office at Plot No. 8, C. S. No. 2/248, Tardeo Division, 31, Dr. Bhadkamkar Marg, Mumbai - 400 008 and presently standing in name of Owner and a Flat bearing No. 502 admeasuring approximately 440 square feet built up on 5th Floor of A Wing (Building No. B) of building known as Arhant Apartment standing on plot of land bearing C.S. No. 2/248 of Tardeo Division situated, lying and being at junction of Dr. D. B. Marg, Mumbai - 400008 and being in Registration District of Mumbai City and assessed by the D Ward of the Municipal Corporation of Greater Mumbai.

Dated This 14th Day of Nov' 2023.

Ritesh K. Jain
Advocate - High Court, Bombay
Abbas Building, 1st Floor,
Room No. 22, Jalbhai Street,
Grant Road (East), Mumbai - 400 004

E-Tender Notice

MAHAGENCO
Maharashtra State Power Generation Co. Ltd.

Chandrapur Super Thermal Power Station MAHAGENCO, invites Proposals from reputed and experienced Companies to Participate in the Competitive bidding Process to following Tenders.

S. No.	Tender NO (Rfx No) / Description / Estimated Cost in Rs.
1	3000043286 / Procurement of Gear Box for application between TDBFP Drive Turbine & Booster Pump for Unit-5 & 6, CSTPS, Chandrapur under Capital Nature Purchase / Rs. 5800000/-
2	3000043170 / Work for the repair of damaged refractory & internals of bottom ash hopper during mini overhaul of U#7 at CSTPS, Chandrapur / Rs. 1531047.40
3	3000043293 / Work contract for complete Track hopper choke up removal in CHP-B / Rs. 5375462.40
4	3000043300 / Work contract for bunkering of size coal at Unit-5, 6 & 7 at CHP-B / Rs. 4177080/-
5	3000043109 / Annual maintenance Contract for daily Operation & Mechanical Maintenance of Sewage Treatment Plant at CSTPS, Chandrapur for 2 years / Rs. 12918014.40

Above floated tender published in MAHAGENCO online Portal. For the detailed Tender document, interested bidders should visit SRM Website <https://eprocurement.mahagenco.in> for (Sr.No.01 to 05) For any query Contact No. 8554991818.

Sd/-
CHIEF ENGINEER (O&M)
CSTPS, CHANDRAPUR

JOINDRE CAPITAL SERVICES LIMITED

REGD. OFFICE: 915 BANSAJLI BUILDING, OFFICE NO. 29-32, 3RD FLOOR
HOMI MODI STREET, FORT, MUMBAI-400023
CIN: L67120MH1989PLC086659; E-mail: info@joindre.com; Website: www.joindre.com

EXTRACT OF CONSOLIDATED UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED 30TH SEPTEMBER, 2023

Sr. No.	PARTICULARS	(Rupees in Lakhs, unless otherwise stated)				
		Quarter Ended	Half Year Ended	Year Ended	Year Ended	
		30-09-2023	30-06-2023	30-09-2023	30-09-2022	
1.	Total Income from Operations	1,026.28	699.74	764.21	1,497.01	2,897.59
2.	Net Profit (loss) for the period (before Tax, exceptional and/or extraordinary items)	247.32	124.07	113.74	371.41	236.06
3.	Net Profit (loss) for the period (before Tax, after exceptional and/or extraordinary items)	247.34	124.07	113.74	371.41	236.06
4.	Net Profit (loss) for the period (after Tax, after exceptional and/or extraordinary items)	182.07	89.79	81.98	271.96	175.18
5.	Total Comprehensive Income for the period (Comprising Profit/Loss) for the period (after tax) and Other Comprehensive Income (after tax)	205.85	102.42	104.79	398.27	230.21
6.	Paid-up Equity Share Capital (Face value Rs. 10 per share)	1,383.65	1,383.65	1,383.65	1,383.65	1,383.65
7.	Earnings Per Share (Face value of Rs. 10/- per share) for continuing operations	1.32	0.65	0.59	1.96	1.27
	a) Basic (Rs.)	1.32	0.65	0.59	1.96	1.27
	b) Diluted (Rs.)	1.32	0.65	0.59	1.96	1.27

The additional information on Standalone Financial Results are as given below

Sr. No.	PARTICULARS	(Rupees in Lakhs, unless otherwise stated)				
		Quarter Ended	Half Year Ended	Year Ended	Year Ended	
		30-09-2023	30-06-2023	30-09-2023	30-09-2022	
1.	Total Income from Operations	1,026.28	699.74	764.21	1,496.65	2,897.31
2.	Net Profit (loss) for the period before Tax	247.32	124.07	113.74	371.50	236.70
3.	Net Profit (loss) for the period after Tax	182.04	89.93	81.99	271.97	175.66
4.	Total Comprehensive Income for the period	205.82	102.56	104.80	398.38	230.69

Notice: (1) The above is an extract of the detailed format of the Financial Results for the Quarter and Half Year Ended on 30th September, 2023 filed with the Stock Exchange under Regulations 33 of the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015. The Full format of the Financial Results for the Quarter and Half Year Ended on 30th September, 2023 are available on the Stock Exchange website (www.bseindia.com) and Company's website (www.joindre.com). The above Financial Results have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on 13th November, 2023

For JOINDRE CAPITAL SERVICES LIMITED
Sd/-
(Anil Mutha)
Chairman

MANSAROVAR CO-OPERATIVE HOUSING SOCIETY LTD.

Regn. No. BOM/WS/HSG/TC/9123/2004-2005/OF 2004, Dated- 13/9/2004
A.S. Marg, Opp. IIT Market Gute, Powai, Mumbai-400 076.

DEEMED CONVEYANCE PUBLIC NOTICE

(Application No. 87/2023)

Notice is hereby given that the above Society has applied to this office under Section 11 of Maharashtra Ownership Flats (Regulation of the promotion of construction sale, management & Transfer) Act, 1963 for declaration of Unilateral Deemed Conveyance of the following properties. The next hearing in this matter has been kept before me on 23/11/2023 at 2.30 pm at the office of this authority.

Respondent No. 1) Mr. Chitaranjan C. Sharma, C/104, Prashant Apartment, A. S. Marg, Opp. IIT Market Gute, Powai, Mumbai-400 076, 2) M/s. Bhanupriya Properties Pvt. Ltd., Mr. Narottam Chitaranjan Sharma, C/104, Prashant Apartment, A.S. Marg, Opp. IIT Market Gute, Powai, Mumbai-400 076, 3) M/s. Morarji & Company, through its Authorised Partners I) Mr. Harindrasingh Bachasing, II) Mrs. Shareedevi Surendra Singh, C/104, Prashant Apartment, A.S. Marg, Opp. IIT Market Gute, Powai, Mumbai-400 076 and those, whose interests have been vested in the said property may submit their say at the time of hearing at the venue mentioned below. Failure to submit any say shall be presumed that nobody has any objection in this regard and further action will be taken accordingly.

DESCRIPTION OF THE PROPERTY :-
Building of Mansarovar Co-operative Housing Society Ltd., along with land as mention below.

Survey No.	Hissa No.	Plot No.	C.T.S. No.	Claimed Area
---	---	---	6/A, Village Tirandaz, Tal.Kurla	2710.40 Sq.Mtrs

Ref.No.MUM/DDR(2)/Notice/2668/2023
Place : Konkan Bhavan,
Competent Authority & District Dy. Registrar,
Co-operative Societies (2), East Suburban, Mumbai.
Room No. 201, Konkan Bhavan, CBD-Belapur,
Navi Mumbai-400614.
Date: 10/11/2023 Tel.- 022-27574965
Email : ddr2coopmumbai@gmail.com

Sd/-
(Nitin Dahibhate)
For Competent Authority & District Dy. Registrar,
Co.op. Societies (2)
East Suburban, Mumbai.

Public Notice in Form XIII of MOFA (Rule 11(9) (e))

District Deputy Registrar, Co-operative Societies, Mumbai City (3) Competent Authority under section 5A of the Maharashtra Ownership Flats Act, 1963 MHADA Building, Ground Floor, Room No. 69, Bandra (E), Mumbai-400051.

No.DDR-3/Mum./deemed conveyance/Notice/3483/2023 Date: 10/11/2023
Application u/s 11 of Maharashtra Ownership Flats (Regulation of the Promotion of construction, Sale, Management and Transfer) Act, 1963

Public Notice

Application No. 138 of 2023

Serenity Co-op. Hsg. Soc. Ltd., Plot No. 5, 6 & 7 N, CTS No. 440/3/5, Village Ambivali, Ceasar Road, Andheri (W), Mumbai - 400 058 Applicant Versus 1) M/s. Build Well Constructions, Through its Sole Proprietor, Mr. Felix M. Sequeira, Vivke Enclave, A/602, Mount Poisar, Borivali (W), Mumbai - 400 103, 2) Mrs. Philomena L. D'Mello, 3) Mr. Darryl D. D'Mello, 4) Mr. Keith J. D'Mello, 5) Mr. Neil J. D'Mello, 6) Mrs. Gail M. Pereira E D'Mello, 7) Mrs. Cargol M. Krishna Mohan D'Mello, 8) Mr. Gilroy Leo Crasto, 9) Mr. Floyd Terence Crasto, All having their address at CTS No.440, Plot No.5, 6,7 - N, Ambivali, Ceasar Road, Andheri (West), Mumbai - 400 058, 10) Mrs. Maureen Crasto, "Annetite", Flat-1, Ground Floor, St. Paul's Road, Bandra, Mumbai - 400 050, 11) Mrs. Serena Antonette Franklin, 12) Mrs. Giralda Martiette Fernandes, 13) Captain Rosslyn Valentine Crasto, 14) Mrs. Verena Elizabeth Ann Pereira, All having address at- 7, Sea Spray, 3rd Floor, 17, Carter Road, Khar, Mumbai - 400 052, 15) Mrs. Philomena D'Mello, 14, Ceasar Road, Amboli, Andheri (W), Mumbai 400 058.... Opponents and those, whose interest have been vested in the said property may submit their say at the time of hearing at the venue mentioned above. Failure to submit any say shall be presumed that nobody has any objection to this regard and further action will be taken accordingly.

Description of the Property :-

Claimed Area
Unilateral conveyance of land admeasuring 1151.80 sq. mtrs. as specifically set out in (the property registration card & development agreement) along with building situated at Plot of land admeasuring 1151.80 sq. mtrs., bearing plot no.5, 6 & 7 N, CTS No. 440/3/5, Village Ambivali, Ceasar Road, Andheri (W), Mumbai - 400 058, together with building situated thereon, assessed by the Municipal Corporation of Greater Bombay under ward Nos. K-West ward, in the Registration District and Sub-District of Mumbai Suburban in favour of the Applicant Society.

The hearing is fixed on Dt. 04/12/2023 at 03:00 p.m.

Sd/-
(Rajendra Veer)
District Deputy Registrar,
Co-operative Societies, Mumbai City (3)
Competent Authority
U/s 5A of the MOFA, 1963.

Public Notice in Form XIII of MOFA (Rule 11(9) (e))

District Deputy Registrar, Co-operative Societies, Mumbai City (4) Bhandari Co-op. Bank building, 2nd floor, P. L. Kale Guruji Marg, Dadar (West), Mumbai-400028.

No.DDR-4/Mum./Deemed conveyance/Notice/3087/2023 Date: 08/11/2023
Application u/s 11 of Maharashtra Ownership Flats (Regulation of the Promotion of construction, Sale, Management and Transfer) Act, 1963

Public Notice

Application No. 264 of 2023

Highland Park 'E' Wing Co-Op. Housing Society Ltd., CTS No. 812, Hissa No. 37, Hissa No. 15, New Link Road, Kandivali (W), Mumbai, ...400067, Applicant, Versus, 1. M/s. Vora Homes Makers Pvt. Ltd., 2. M/s. Vora Land Developers, 13A, Dattani Tower, Kora Kendra, Off. S.V. Road, Borivali (W), Mumbai 400092, 3. Shri. Shailesh P. Vora, Survey No. 37, Hissa No. 15, CTS No. 812/A, 812/B, 812/C, Of Village Kandivali, Taluka Borivali, Kandivali (W), Mumbai 400067, 4. Mr. Michael Albert Anthony Menzies, 5. Mr. Arthur Loreso Marquis Menzies, Survey No. 37, Hissa No. 15, CTS No. 812/A, 812/B, 812/C, Of Village Kandivali, Taluka Borivali, Kandivali (W), Mumbai 400067, 6. Shree Highland Park Co-op. Hsg. Society Ltd. New Link Road, Dhanukar Wadi, Kandivali (W), Mumbai 400067, 7. Office of the Collector, Mumbai Suburban District, 10th Floor, New Administrative Bldg., Bandra (E), Mumbai 400051.... Opponents and those, whose interests have been vested in the said property may submit their say at the time of hearing at the venue mentioned above. Failure to submit any say shall be presumed that nobody has any objection in this regard and further action will be taken accordingly.

Description of the Property :-

Claimed Area
Unilateral conveyance of undivided share i.e. 1209.20 Sq. mtrs. out of 5055.40 sq. mtrs. (i.e. Proportionate Rights in Balance Plot Area) and Proportionate undivided rights in Common R.G. Area admeasuring 213.39 sq. mtrs. aggregate total 1422.59 Sq. mtrs. from land bearing CTS No. 812/A of Village Kandivali, Taluka Borivali in Mumbai Sub-urban District. Plus FSI advantage of proportionate undivided rights in DP Road and Road Set-back Area on Pro-rata basis area admeasuring 38.85 sq. mtrs. from land bearing CTS No. 812/B, 812/C of Village Kandivali, Taluka Borivali in Mumbai Sub-urban District together with undivided share in lay-out benefits including all and singular undivided proportionate lay-out right, benefits, privileges in common access road, set-back, reservation, PG etc., recreational benefit, and appurtenances whatsoever to the said lay-out together with the building/structures standing thereon known as "Highland Park 'E' Wing", in favour of the Applicant Society.

The hearing is fixed on 28/11/2023 at 2.00 p.m.

Sd/-
For District Deputy Registrar,
Co-operative Societies,
Mumbai City (4)
Competent Authority,
U/s 5A of the MOFA, 1963.

Public Notice in Form XIII of MOFA (Rule 11(9) (e))

District Deputy Registrar, Co-operative Societies, Mumbai City (4) Bhandari Co-op. Bank Building, 2nd floor, P. L. Kale Guruji Marg, Dadar (West), Mumbai-400028.

No.DDR-4/Mum./deemed conveyance/Notice/3082/2023 Date: 08/11/2023
Application u/s 11 of Maharashtra Ownership Flats (Regulation of the Promotion of construction, Sale, Management and Transfer) Act, 1963

Public Notice

Application No. 263 of 2023

Vraj Darshan Co-Op. Housing Society Ltd., "Building No. B" CTS No. 2540, Survey No. 169, Shiv Vallabh Cross Road, Rawalpada, Dahisar (E), Mumbai - 400068, Applicant, Versus, 1. Mr. Mahendranath Moreshwar Patil, alias Mr. Mahendra Moreshwar Patil, Survey No. 169, Hissa No. 1, CTS No. 2540, Off Shiv Vallabh Road, Dahisar (E), Village Dahisar, Taluka Borivali, Mumbai - 400068, And Plot No. 9, Krishna Bhawan Lane No. 3, Hindu Colony, Dadar (E), Mumbai - 400014, 2. Mrs. Manglibai Babu Dongre, (Since deceased) Mr. Vishnu Babu Dongre, (Legal heir of Mrs. Manglibai Babu Dongre) (Since deceased) Legal heir of late Mr. Vishnu Babu Dongre, (i) Lakshmi Vishnu Dongre, Survey No. 169, Hissa No. 1, CTS No. 2540, Off Shiv Vallabh Road, Dahisar (E), Village Dahisar, Taluka Borivali, Mumbai - 400068, And Mumbai Talav, Dahisar (E), Mumbai - 400068, And Room No. 63, Barkiya Compound, Near Amar Apartment, 90th Road, Thakur Complex, Kandivali (E), Mumbai - 400101, (ii) Rajani Balkrishna Valvi, Sombhai Anasale Chawl, Behind Building No. 17, Tata Power House, Magathane, Borivali (E), Mumbai - 400066, 4. Kamla Babu Dongre alias Kamla Chandrakant Vayde, (Legal heir of late Mrs. Manglibai Babu Dongre), Survey No. 169, Hissa No. 1, CTS No. 2540, Off Shiv Vallabh Road, Dahisar (E), Village Dahisar, Taluka Borivali, Mumbai - 400068, And Ganu Wayade Chawl, Tata Power House, Borivali (E), Mumbai - 400066, And Murbali Talav, Dahisar (E), Mumbai - 400068, 5. Mr. Amarnath Rambaran Yadav, Survey No. 169, Hissa No. 1, CTS No. 2540, Off Shiv Vallabh Road, Dahisar (E), Village Dahisar, Taluka Borivali, Mumbai - 400068, And Ravalpada, Shiv Vallabh Road, Dahisar (E), Mumbai - 400068, 6. Mr. Mahesh Ahmural Chavan alias M. A. Chavan Sole Proprietor of M/s. Varsha Developers, Patel Stone, Mahatma Gandhi Road, Borivali (E), Mumbai - 400066, 7. M/s. Al-Manzir Enterprises Partnership firm, Through its partners - 7(a). Rias Ahmed Ismail 7(b). Masood Babulla 7(c). Kallal Champalal Jain 7(d). Aziz Karis Rahim Khoja, All having common address at C/o. 13, Paras Darshan, S.V. Road, Borivali (E), Mumbai - 400066, 8. Vrajlal Nanjibhai Patel Sole Proprietor of M/s. Nipa Construction, 13, Paras Darshan, S.V. Road, Borivali (E), Mumbai - 400066.... Opponents, and those, whose interests