

The Brihanmumbai Municipal Corporation collected a record amount of Rs 6,198 crore in property tax in the financial year 2024-25 Rs 178 crore also collected in the form of additional fines

Mumbai, Suresh Dhare:

The Taxation and Collection Department of the Brihanmumbai Municipal Corporation has achieved a record performance in terms of property tax collection this year. Breaking all the previous records of property tax collection, the Municipal Corporation has collected property tax worth Rs 6,198 crore 05 lakh against the target of Rs 6,200 crore set for the financial year 2024-25. Also, an additional Rs 178 crore 39 lakh has been collected this year in the form of additional fines. The citizens of Mumbai are provided with various civic services by the Brihanmumbai Municipal Corporation. Various financial sources are important for providing the best civic services. Property tax is also considered to be a very important source of these financial sources. Against this backdrop, as per the directions of Municipal Commissioner and Administrator Shri. Bhushan Gagrani, under the guidance of Additional Municipal Commissioner (City) Dr. (Mrs.) Ashwini Joshi and under the supervision of Joint Commissioner (Tax Assessment and Collection) Shri. Vishwas Shankarwar and Tax Assessor and Collector Shri. Gajanan Bellale, continuous efforts were made by the Tax Assessment and Collection Department for property tax collection. These included creating awareness among the citizens to pay property tax on time; setting up civic convenience centers on weekly and public holidays so that citizens can pay property tax within the stipulated period; providing online facilities for tax payment; focusing on big defaulters and following up for recovery of past dues, etc. The Brihanmumbai Municipal Corporation had set a property tax collection target of Rs 6,200 crore for the financial year 2024-25. Due to the efforts of the officers and employees of the Tax Assessment and Collection Department and the cooperation of the citizens of Mumbai, the Brihanmumbai Municipal Corporation collected property tax worth Rs 6,198 crore 05 lakh for the financial year 2024-25 during the scheduled period from May 26, 2024 to March 31, 2025. This is 99.97 percent of the total target. Along with this, Rs 178 crore 50 thousand has also been collected in the form of additional fines. Considering the performance by administrative division, in the financial year from May 26, 2024 to March 31, 2025, G South (Rs. 624.5 crore), K East (Rs. 568.56 crore), H East (Rs. 526.64 crore), K West (Rs. 505 crore) divisions have recorded the highest property tax collection. Collected assets by administrative division in the financial year 2024-25:

- *City Department - *
 - 1) A Section - Rs. 219 crore 12 lakh
 - 2) B Section - Rs 36 crore 33 lakh
 - 3) C Section - Rs 87 crore 83 lakh
 - 4) D Division - Rs 273 crore 46 lakh
- 5) E Department - Rs 154 crore 16 lakh
- 6) F South Division - Rs. 135 crore 25 lakh
- 7) F North Division - Rs 163 crore 22 lakh
- 8) G South Division - Rs 624 crore 50 lakh
- 9) G North Division - Rs 239 crore 40 lakh
- *Total tax collected - Rs. 1,933 crore 26 lakh*
- *Western Suburbs-*
 - 1) H East Division - Rs 526 crore 64 lakh
 - 2) H West Division - Rs 382 crore 74 lakh
 - 3) East Division - Rs 568 crore 56 lakh
 - 4) K West Division - Rs 505 crore
 - 5) P South Division - Rs 363 crore 87 lakh
 - 6) P North Division - Rs 214 crore 56 lakh
 - 7) R South Division - Rs 179 crore 36 lakh
 - 8) R Central Division - Rs 222 crore 10 lakh
 - 9) R North Division - Rs 75 crore 65 lakh
- *Total tax collected - Rs. 3,038 crore 49 lakh*
- *Eastern Suburbs-*
 - 1) L Department - Rs 260 crore 62 lakh
 - 2) M East Division - Rs 88 crore 49 lakh
 - 3) M West Division - Rs. 145 crore 40 lakh
 - 4) N Division - Rs 219 crore 37 lakh
 - 5) S Department - Rs 330 crore 80 lakh
 - 6) Tea Department - Rs 174 crore 12 lakh
 - Total tax collected - Rs. 1,218 crore 79 lakh.



Corporation had set a property tax collection target of Rs 6,200 crore for the financial year 2024-25. Due to the efforts of the officers and employees of the Tax Assessment and Collection Department and the cooperation of the citizens of Mumbai, the Brihanmumbai Municipal Corporation collected property tax worth Rs 6,198 crore 05 lakh for the financial year 2024-25 during the scheduled period from May 26, 2024 to March 31, 2025. This is 99.97 percent of the total target. Along with this, Rs 178 crore 50 thousand has also been collected in the form of additional fines. Considering the performance by administrative division, in the financial year from May 26, 2024 to March 31, 2025, G South (Rs. 624.5 crore), K East (Rs. 568.56 crore), H East (Rs. 526.64 crore), K West (Rs. 505 crore) divisions have recorded the highest property tax collection. Collected assets by administrative division in the financial year 2024-25:

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Panpoi started in Thane Municipality area

Thane Municipality's initiative in collaboration with various voluntary organizations



Thane, Praveen Saini:

Thane Municipality has organized 25 offices in cooperation with various volunteers of the Municipality. The Charitable Trust, JVM Charitable Foundation and Samarth Bharat Vyaspeeth are actively participating in the project. The inauguration of Satis' Khali Asleya Panpoi at Thane station will begin on Tuesday. With the construction of a heat wave under urbanization, the city is under the control of Sankatavari. Government of Maharashtra, Thane Municipality and Council of Environment and Water Corporation are ready to unite. According to the report, Thane Metropolitan Municipality is vigilant against the serious situation. As per the directive of Commissioner Saurabh Rao Yanni Dileya, the municipality has started Yandahi Panpoi since last year. According to the call of Thane Municipality, CSR's secondary Panpoi facility is available in Keli Geli, or 25 thi kani panyachemothe math, glass thevanat brought. Meanwhile, Darroj Pinya's clean water supply system Karnar Aslyachi Mahiti Chief Environmental Officer Manisha Pradhan said that Dili. If the benefits of citizens or facilities are not affected by the premises of the citizens or the citizens, if the citizens or the citizens are able to manage them, the cleanliness maintenance caste will not be able to achieve their goals, and the appeal will be made to the Municipality. Thane Station, Kopri Pool, Ice Factory, Asher IT Park, Kisanagar Shala, MIDC-Ambika Nagar no. 3, Padwal Nagar, Hajuri Village, Passport Office Bus Thamba, Teen Hat Checkpoint, Kolshet Road Checkpoint, Balkum Checkpoint, Majiwada Checkpoint, Kalwa Station Road, 90 Foot Rasta-



Kharegaon Checkpoint, Talav, Wafa Park, Amrit Nagar Police Station-Mumbra, Lokmanya Depot, Intermediate Prison Mage-Rabodi, Court Naka, Vartkanagar Naka, Shastri Nagar Naka, Balkum Asha 25 Thikani Aran.

For Any Advertisement Queries, Please Feel Free To Call : **Shashi Tripathi** 9004707337 **Pravin Saini** 7014724511

WENNENN
ENN ENN Capital Private Limited
Registered Office:
Abhishek House, Kadampalli Society, Opp. Jeevan Bharti School Nanpara, Surat - 395 001.
CORRIGENDUM
With reference to advertisement Published in this Newspaper on dated 01.04.2025 Regarding "NOTICE FOR SALE OF IMMOVABLE" of Borrower M/s. J.B. Diamonds Limited, Please read all amounts in crore under "Schedule A". All other details shall remain the same.
Sd/- Authorised Officer

Home First Finance Company India Limited
CIN: L65990MH2010PLC240703, Website: homefirstindia.com Phone No.: 180030008425 Email ID: loanfirst@homefirstindia.com

APPENDIX - IV-A [See proviso to rule 8 (6)] SALE NOTICE FOR SALE OF 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 Co-Borrower (s) as per column (ii) that the below described immovable properties as per column (iii) mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Home First Finance Company India Limited for realization of its dues plus interest as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(2) of the said Act proposes to realize dues by sale of the said property/ies and it will be sold on "As is where is", "As is what is", and "Whatever there is" as described hereunder. The auction will be conducted "On Line", for the recovery of amount due from Borrower (s) and Co-Borrower (s) as per column (i), due to Home First Finance Company India Limited.

Sr. No.	Name Borrower (s) and Co-Borrower (s)	PROPERTY ADDRESS	Date of Demand Notice	Demand Notice Amount	Date of Possession	Market Value	EMD Amount	Date and Time of Auction	Last Date & Time of Submission Of Emd & Documents	Number of Authorised officer
1.	Pravin Jijaba Dandawate, Prathibha Pravin Dandawate	Flat no-2, Building no-wing A, Om Sanskruti residency, Near Namdev sadan building, Behind 50-50 hotel, opp essar petrol pump hajimalang road, adavli kalyan east, mumbai, , Pincode-421306	03-10-2023	11,92,786	26-03-2025	18,00,000	1,80,000	03-05-2025 (11am to 2pm)	01-05-2025 (upto 5pm)	9770491073

E-Auction Service Provider	E-Auction Website/For Details, Other terms & conditions	A/c No: for depositing EMD/other amount	Branch IFSC Code	Name of Beneficiary
Company Name : e-Procurement Technologies Ltd. (Auction Tiger), Help Line No : 079-35022160 / 149 / 182 Contact Person : Ram Sharma -8000023297 e-Mail id : ramprasada@auctiontiger.net and support@auctiontiger.net	http://www.homefirstindia.com https://homefirst.auctiontiger.net	912020036268117- Home First Finance Company India Limited - Axis Bank Ltd., MIDC, Andheri East.	UTIB0000395	Authorized Officer, Home First Finance Company India Limited

Bid Increment Amount - Rs. 10,000/- The sale will be done by the undersigned through e-auction platform provided at the Web Portal (https://homefirst.auctiontiger.net). E-Auction Tender Document containing online e-auction bid form, declaration, General Terms & Conditions of online auction sale are available at Portal Site. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the properties. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/ 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 Home First. The property is being sold with all the existing and future encumbrances whether known or unknown to Home First. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues. The sale shall be subject to rules/conditions prescribed under the securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. In case of any discrepancy English Version of the Notice will be treated as authentic.

STATUTORY 30 days SALE NOTICE UNDER THE SARFAESI ACT, 2002

The borrower/ guarantors are hereby notified to pay the sum as mentioned in the demand notice along with upto date interest and ancillary expenses before the date of e-Auction, failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.
Date: 02-04-2025 Place: Mumbai

Signed by Authorized Officer, Home First Finance Company India Limited

PUBLIC NOTICE

TAKE NOTICE that the original allottee Shri. ARVIND TUKARAM SATNAIK had been allotted Room No.246, admeasuring 25 sq. mts. Built-up area, at Plot No.25, under Code No.35, at Mahavir Nagar, Kandivali (West), Mumbai - 400 067 vide Mhada Allotment letter No.E.M.-1/035/7002 dated 12.12.1986 and later on the members had formed a Co-operative Housing Society namely Mahavir Nagar Sarvoday Co-operative Housing Society Limited and allottee is bonafide member of the said society and also holding 5 fully paid-up share of Rs.50/- each and thereafter Shri. ARVIND TUKARAM SATNAIK died intestate on 02.05.2021 at Mumbai, Maharashtra and prior to that his wife Smt. ASMITA ARVIND SATNAIK, died intestate on 04.07.2018, at Mumbai, Maharashtra, leaving behind the only daughter i.e. Ms. AAKANKSHAARVIND SATNAIK and later on she had applied to Mumbai High Court for Letter of Administration and the same is issued by the Mumbai High Court on 15th day of May,2024 in her favour and accordingly now my client Ms. AAKANKSHA ARVIND SATNAIK is the sole legal heirs of the said Room and now she intends to get transfer of membership and shares held by her deceased father as aforesaid and also intend to get transfer/regularize the said Room from the MHADA in her sole name.
ANY PERSON or PERSONS having any claim or claims against or in respect of the aforesaid core house and or in respect of the aforesaid legal heir ship claim and any other related documents and/or premises or any part thereof by way of any right, title or interest, mortgage, encumbrance, lease, lien, charge or otherwise howsoever are hereby requested to make the same known in writing with documentary proof to Mr. ANUJ VINOD MORE, Advocate, Bombay High Court, having office in the name of MOR ASSOCIATES, at 85/D-4, Gorai (1) Vishram CHS Ltd., RSC-1, Gorai-1, Borivali (West), Mumbai-400091, within a period of 14 days from the date hereof otherwise such claim or claims, if any, will be considered as waived and abandoned unconditionally and irrevocably.
At Mumbai Dated this 2nd day of April, 2025. ANUJ VINOD MORE Advocate, Bombay High Court

"PUBLIC NOTICE"
By this public notice on behalf of my client Vivek Janglu Shedage, it is informed that the DECEASED SHRI JANGLU DADU SHEDGE had JOINTLY purchased Flat No. 1803 on the 18th Floor of Building number C-1, in Emerald Building, Yogidham Phase III admeasuring Carpet area of 460 Sq. Ft. (42.75 Sq. Meters), in YOGIDHAM C-1 EMERALD C.H.S. LTD (TNA/KLN/HSG/TC/27782/2015-16/YEAR 2015, Date : 22/07/2015) lying and being and situate on Survey No 22/1/1,22/1/8, 22/2,22/3,22/2 (Part), 24/2 (Part), 25/1, 25/2, 25/3, 25/4 (Part), 25/5, 25/6, 25/7, 26 of Revenue village Gauripada, Kalyan West and Registration District and Sub-District within the limits of Kalyan Dombivli Municipal Corporation, District : Thane, State : Maharashtra, India.
Thereafter the First Owner SHRI JANGLU DADU SHEDGE died on 29.01.2016, leaving behind the said legal heirs, (1) DAMYANTI JANGLU SHEDGE (WIFE) (2) SHEETAL SANJAY RANDIVE having maiden name as SHEETAL JANGALU SHEDGE, (DAUGHTER) (3) RESHMA NANDKUMAR TAWADE, having maiden name as RESHMA JANGALU SHEDGE (DAUGHTER), (4) SANGEETA DILIP KAMBLE, having maiden name as SANGEETA JANGLU SHEDGE, (DAUGHTER) . (5) AMRUTA SIDDHARTH MORE, having maiden name as AMRUTA JANGALU SHEDGE (DAUGHTER) , (6) SUJATA SUKHADEV GAIKWAD, having maiden name as SUJATA JANGALU SHEDGE (DAUGHTER) (7) JAYSHREE VIJAY PATOLE, having maiden name as JAYSHREE JANGALU SHEDGE (DAUGHTER) and (4) VIVEK JANGALU SHEDGE (SON) who are only Legal heirs of the said Deceased JANGLU DADU SHEDGE.
Now the legal heirs (1) DAMYANTI JANGLU SHEDGE (WIFE) (2) SHEETAL SANJAY RANDIVE having maiden name as SHEETAL DADU SHEDGE, (DAUGHTER) (3) RESHMA NANDKUMAR TAWADE, having maiden name as RESHMA JANGALU SHEDGE (DAUGHTER), (4) SANGEETA DILIP KAMBLE, having maiden name as SANGEETA JANGLU SHEDGE, (DAUGHTER) , (5) AMRUTA SIDDHARTH MORE, having maiden name as AMRUTA JANGALU SHEDGE (DAUGHTER) , (6) SUJATA SUKHADEV GAIKWAD, having maiden name as SUJATA JANGALU SHEDGE (DAUGHTER) (7) JAYSHREE VIJAY PATOLE, having maiden name as JAYSHREE JANGALU SHEDGE (DAUGHTER) have given express consent and no objection to VIVEK JANGALU SHEDGE (SON) to get the Sole ownership of the said premises in the ratio of 100 % Ownership.
If any person/persons, institution, bank or any financial institution for any purpose has objection for the said Legal heirs, they are hereby called upon WITH WRITTEN PROOF and meet the below mentioned Advocate within 14 days of publishing of this notice.
Place : KALYAN, Date : 02/04/2025
Sd/-
Adv. Bharat H. Parwani
Add : 3, Shankar Niwas, Syndicate, Murbad Road, Kalyan(W). - Pin Code-421301. Contact : 9029811870

RECOVERY DEPARTMENT REGION-II
Correspondence Address :- Horizon Building, 1st Floor, Ranade Road & Gokhale Road Junction, Gokhale Road (North), Dadar (West), Mumbai 400 028. Phone No. 022- 69476054/12 09 55/57/58

NOTICE UNDER RULE 3(1) & UNDER SECTION 13 (2) OF SARFAESI ACT, 2002 TO BE PUBLISHED IN NEWSPAPER WHEN THE SAME IS RETURNED, UNDELIVERED/REFUSED TO ACCEPT & ACKNOWLEDGE
Demand Notice is hereby given that the Borrower/Mortgagor:- Mr. Mohd Sajid Mohd Ishaq Shaikh, Co-Borrower/Mortgagor:- Mrs. Fatima Sajid Shaikh (Loan Account No. 02380123277) & Guarantors:- Mr. Akbar Md Raiful Ali and Mr. Ahmed Zakaria Javed Sayyed who have defaulted in there payment of principal and interest of the loan facility obtained by them from The Cosmos Co-Operative Bank Ltd. Kandivali (West) Branch and the loan has been classified as Non-Performing Assets (N.P.A.) on 10.01.2025. The said Demand Notice dated 21.03.2025 amounting of ₹19,34,609.15 (Rupees Nineteen Lakhs Thirty Four Thousand Six Hundred Nine And Fifteen Paise Only) plus further interest as per Bank norms from 13.03.2025 was issued to them under Section 13(2) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 on their last known addresses through R.P.A.D., but the same was returned and not delivered to Borrower, Co-Borrower, Mortgagors & Guarantors as such they are hereby informed by way of this public notice.

DESCRIPTION OF IMMOVABLE PROPERTY (SECURED ASSETS)
All that Piece and Parcel of property being Flat No. 202, in "C" Wing, admeasuring area about 42.98 Sq. Mtrs. (Carpet Area), on the second floor in the building No. 5, Type E a residential building called as "MUSKAN APARTMENT" in "MAHAVIR ESTATE", building No. 5, construct FSI admeasuring 3099.58 Sq. Mtrs. on the land bearing Gut No. 662,738,743 to 750, 752, 753, 846, 847, 849, 849/2, 848/3, 742, 751, lying being and situate at Village-Shirgaon, Taluka and District Palghar, within the area of the Sub- Registrar at Palghar. (Owned by Mr. Mohd Sajid Shaikh and Mrs. Fatima Sajid Shaikh)
The steps are being taken for substituted service of notice. The above said Borrower, Co-Borrower, Mortgagors & Guarantors are hereby called upon to make payment of outstanding amount within 60 days from the date of publication of this notice, failing which further steps will be taken after expiry of 60 days from the date of this notice under sub-section (4) of section 13 of SARFAESI Act, 2002 and rules thereto. Please Note that under sub-section (13) of the Section 13 of the SARFAESI Act, 2002, the above said Borrower, Co-Borrower, Mortgagors & Guarantors are barred from transferring and/or dealing with the Secured Asset(s) described above by way of sale, lease or otherwise, without obtaining our prior written consent of The Cosmos Co-op. Bank Ltd. and non-compliance of the said provisions of the SARFAESI Act, 2002 is an offence punishable under Section 29 of the SARFAESI Act, 2002.
Sd/-
Authorised Officer
Under SARFAESI Act, 2002
The Cosmos Co-operative Bank Ltd.
Date: 02.04.2025 Place : Mumbai

Home First Finance Company India Limited
CIN: L65990MH2010PLC240703
Website: homefirstindia.com
Phone No.: 180030008425 Email ID: loanfirst@homefirstindia.com

POSSESSION NOTICE
REF: POSSESSION NOTICE UNDER SUB-RULE (1) OF RULE 8 OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002
WHEREAS the undersigned being the Authorized Officer of HOME FIRST FINANCE COMPANY INDIA LIMITED, pursuant to demand notice issued on its respective dates as given below, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act No. 54 of 2002) and in exercise of powers conferred under section 13(2) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 calling upon you/Borrowers, the under named to pay outstanding dues as within 60 days from the date of receipt of respective notices. You/Borrowers all, however, have failed to pay the said outstanding dues within stipulated time, hence HOME FIRST FINANCE COMPANY INDIA LIMITED are in exercise and having right as conferred under the provision of sub section (4) of section 13 of SARFAESI ACT, 2002 read with rules thereunder, taken POSSESSION of the secured assets as mentioned herein below:

Sr. No	Name of Borrowers/ Co-Borrowers/ Guarantors	Description of Mortgaged Property	Date of Demand Notice	Total O/s as on date of Demand Notice (in INR)	Date of possession
1.	Dinesh Baban Shinde, Sangita Dinesh Shinde	Flat-702,D wing, Sanveg Residency, Chintamani chowk Opp Motiram pleasure Badlapur Gaon badlapur West, Thane, Maharashtra, 421503. Bounded By : East by - Shree Ganesh Symphony, West by - Phase-1, North by - Open Plot /C Wing, South by - Internal Road.	03-11-2024	13,94,092	29-03-2025

The borrower having failed to repay the amount, notice is hereby given to the borrower / Guarantor and the public in general that the undersigned has taken Possession of the property described herein below in exercise of powers conferred on him/her under section 13(4) of the said Act read with rule 8 of the said rule on the date mentioned above.
The BORROWERS/ GUARANTORS and the PUBLIC IN GENERAL are hereby cautioned not to deal with the above referred Properties/Secured Assets or any part thereof and any dealing with the said Properties/Secured Assets shall be subject to charge of HOME FIRST FINANCE COMPANY INDIA LIMITED for the amount mentioned hereinabove against Properties/Secured Assets which is payable with the further interest thereon until payment in full.
The borrower's attention is invited to the provisions of subsection (8) of Section 13 of the Act, in respect of time available to redeem the secured asset.
Place: Mumbai Date: 02-04-2025
Authorised Officer,
Home First Finance Company India Limited