

Rumblers to curb Coastal Rd speeding

Shefali Parab-Pandit
MUMBAI

Rising incidents of overspeeding and recent accidents within the tunnel have heightened safety concerns on the Mumbai Coastal Road. The civic authorities, in collaboration with the Mumbai Traffic Police, are exploring effective measures to control vehicle speeds and enhance overall road safety to prevent further mishaps.

Stretching 10.58 km from the Princess Street flyover at Marine Drive to the Worli end of the Bandra-Worli Sea Link, the Mumbai Coastal Road was opened for round-the-clock traffic on August 15, along with its promenade and underpasses. The speed limits are set at 80 km/h on the main road, 40 km/h on the interchanges, and 60 km/h inside the tunnels. Despite these regulations, frequent accidents, vehicle fires, and breakdowns have



raised serious safety concerns. In the past month alone, over 16,000 challans were issued for speeding and lane violations within the twin tunnels of this eight-lane coastal stretch.

“On average, at least two vehicle breakdowns are reported daily on the Coastal Road. We recently held discussions with the Mumbai Traffic Police, who will assess the situation and recommend measures—such as installing rumblers—to curb overspeeding,” said a senior civic official. The BMC’s 236 CCTV cameras aid in monitoring and quick emergency response.

HC orders fresh poll in Khar West society

Urvi Mahajani
MUMBAI

The Bombay High Court has held that a housing society’s managing committee ceases to exist in law once it loses quorum, and the Registrar is justified in dissolving such a body to ensure smooth administration.

Justice Amit Bokar dismissed a petition filed by members of the Pursottam Bhagwan Co-operative Housing Society Ltd., Jeevan Jyot, in Khar West and directed that fresh elections be conducted within two weeks to restore “democratic functioning.”

The court upheld the orders passed by the district deputy registrar, divisional joint registrar, and the minister for co-operation under Section 77A of the Maharashtra Co-operative Societies Act, 1960. The society’s eight-member com-

Petitioners claimed no notice issued, sought 2024 GR retroactive application

mittee, elected in January 2022, lost four members following resignations tendered between April and June 2023.

The registrar, noting that the strength had fallen below the required quorum of five, dissolved the committee in November 2024 and appointed an administrator. Senior advocate Girish Godbole, appearing for the petitioners, contended that the registrar acted without issuing a mandatory notice and that a government resolution issued on January 3, 2024 reducing quorum to three for small societies should apply retroactively.

Anil Sakhare, counsel for

the respondents, argued that the 2024 GR was prospective and the committee could not legally function or co-opt new members.

The court accepted this reasoning, observing that quorum “is not a technicality but a legal minimum ensuring collective decision-making.” It ruled that the 2024 GR could not operate retrospectively. “Accepting the petitioners’ plea would amount to rewriting history and validating what was invalid under the law then in force,” the court said. While finding no fault in the registrar’s decision, Justice Borkar said preference should ordinarily be given to appointing members from within the society. The court directed the authorised officer to initiate the election process within two weeks to ensure early restoration of elected governance in a 47-page order.

Customs seize ₹5.8 cr weeds

Somendra Sharma
MUMBAI

Mumbai Airport Customs officials seized hydroponic weed worth Rs5.82 crore in three separate cases, agency officials reported on Monday. Acting on specific intelligence, officers at Chhatrapati Shivaji Maharaj International Airport (CSMIA) intercepted passengers arriving from Bangkok. In the first case, 1.96 kg of suspected marijuana, valued at Rs1.96 crore, was recovered.

In the second and third cases, 1.93 kg each, worth Rs1.93 crore each, was seized. The narcotics were concealed in checked-in trolley bags, and the passengers were arrested under the NDPS Act. In a separate case, Customs intercepted a passenger from Colombo, recovering 10 drones valued at Rs32.19 lakh, hidden in a trolley bag, demonstrating heightened vigilance at CSMIA.

4,000-pg chargesheet likely in ₹21 crore scam

Poonam Apraj
MUMBAI

The Economic Offences Wing (EOW) of the Mumbai Police is set to file a 4,000-page chargesheet in the Rs21-crore fraud case involving seven accused associated with Smartpaddle Technology Pvt. Ltd. The Seven accused have

SMARTPADDLE FRAUD


been identified as Nainish Shah, Shrenik Saboo, Tarun Soni, Rajendra Singh, Rohit Garg, and the company’s co-founders Sachin Agarwal and Aniket Deb.

The case has been registered at Sakinaka Police Station under Sections 420 (cheating), 408 (criminal breach of trust by clerk or servant), 465 (forgery), 467 (forgery of valuable security), 468 (forgery for the purpose of cheating), 471 (using forged documents as genuine), and 120-B (criminal conspiracy) of the IPC.

The alleged offences, which took place between November 2022 and November 2023, are currently being investigated by the EOW, Banking-II Unit. The complaint was filed by Eshwar Pandurang Vajratkar, Finance Controller of Smartpaddle Technology Pvt. Ltd., Mumbai. According to the FIR, the accused, in criminal conspiracy with each other, misused their official positions

and created fake invoices and service vendor agreements without the company’s authorisation. These forged documents were used to siphon off company funds by transferring approximately Rs21 crore into 132 vendor bank accounts for services that were never rendered.

The probe revealed that the accused diverted the company’s funds for personal gain, causing financial losses to the company and its investors.



सेंट्रल बैंक ऑफ इंडिया
सेंट्रल बैंक ऑफ़ इंडिया
Central Bank of India

Central Office: Chander Mukhi, Nariman Point, Mumbai - 400 021
Branch Office: Stressed Assets Management Recovery Branch, 346, Standard Building, 2nd Floor Dr Dadabhai Naoroji Road, Fort, Mumbai - 400023

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, read with provision 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 properties mortgaged/ charged to the Secured Creditor, physical possession of which has been taken by the Authorised Officer of Central Bank of India (Secured Creditor) will be sold on “AS IS WHERE IS ” and “ AS IS WHAT IS ” and “ WHATEVER THERE IS” on **29.10.2025** for recovery of **Rs. 453,05,74,848.00 plus** applicable interest & charges due to the Central Bank of India (secured creditor) from the Borrowers and Guarantors as mentioned below. To the best of knowledge and information of the Authorized officer, there are no encumbrances on the property except mentioned in this notice. However, the intending bidders should make their own independent enquiries regarding the encumbrances, title of properties put on auction and claims/rights/dues affecting the property, prior to submitting their bid. The Reserve Price and Earnest Money Deposit (EMD) is also mentioned below against each property.

Name of the Borrower/ Guarantors / Mortgagees & Contact no. of Branch	Demand Notice Date & Due Amount	Details of the property	Reserve price/ EMD/ Bid Increase (in cr)
Unity Infraprojects Limited Guarantors: Abhijit K. Avarsekar, Kishore K. Avarsekar, Unity Realty and Developers Ltd, Avarsekar & Sons Pvt. Ltd. Avarsekar & Kejriwal constructions Pvt. Ltd., Suburban Agriculture & Fisheries Pvt. Ltd. Mortgagor: Unity Realty and Developers Ltd B/o Stressed Assets Management Branch, Fort, Mumbai-400023, Kumar Udayan, Mumbai Mob: 9821781307.Rahul Gotmare, Mumbai Mob: 7387522293	23.10.2017 Rs.453,05,74,848.00 + applicable Interest + charges	Properties situated at various Sy. No. at Kodigehalli Village, Yelahanka Hobli, North Bangalore Taluk. Bangalore. Total 7.77 acres	104.00/ 11.00/ 1.00

Sr.No	Description of the Property	Boundaries
1	All that piece and parcel of the property bearing Survey Number 174 measuring 16 guntas situated at Kodigehalli Village, Yelahanka Hobli, North Bangalore Taluk Bangalore and bounded by:	North by: Remaining portion of Land bearing Sy. No. 174 South by: Land bearing Sy. No. 175 tank East by: Land bearing Sy. Nos.171 & 173 West by: Land bearing Sy. No. 175-tank
2	All that piece & parcel of the property bearing Survey Number 152/4 measuring 16 guntas, situated at Kodigehali village, Yelahanka Hobli North Bangalore Taluk. Bangalore and bounded by:	North by: By Rajakaluve & land belonging to Mr. Narasappa bearing Sy. No. 159 South by: Land belonging co Mr. Patel bearing Sy. No. 152/1 East by: By Rajakaluve & land belonging to Mr. Anjinappa'sbearing Sy. No. 151/1. West by: Land belonging to Patel Range Gowda bearing Sy.No. 152/3
3	All that piece and parcel of the property bearing Survey Number 153/1 measuring20.08 guntas, situated at Kodigehali village, Yelahanka Hobli North Bangalore Taluk. Bangalore and bounded by:	North by: Land belonging to Sri. Dyavappa South by: Remaining portion of Sy. No. 153/1belonging to Mr. Veerabhadrachari East by: Land belonging to Mr. Mariappa West by: Land belonging Mr. Krishnamurthy
4	All that piece and parcel of the property bearing Survey Number 154/3 measuring 11 guntas, situated at Kodigehali village, Yelahanka Hobli North Bangalore Taluk.Bangalore and bounded by:	North by: Land belonging to Narayanappa South by: Land belonging to Mr. Kembairappa East by: Land belonging to Mr. Kenchappa West by: Land belonging to Mr. K. C. Kempaiah
5	All that piece and parcel of the property bearing Survey Number 154/3 measuring 11 guntas, situated at Kodigehali village, Yelahanka Hobli North Bangalore Taluk.Bangalore and bounded by:	North by: Remaining portion of Sy. No. 154/3 South by: By Rajakaluve East by: Land belonging to Mr. Bidaralu Narayanappa West by: Land belonging to Mr. T. Narayanappa
6	All that piece and parcel of the property bearing Survey Number 168/13 measuring 14 guntas, situated at Kodigehali village, Yelahanka Hobli North Bangalore Taluk. Bangalore and bounded by:	North by: Land belonging to Mr. Pillapp South by: By Rajakaluve East by: Land belonging to Mr. Doddaih West by: Kodihalla
7	All that piece and parcel of the property bearing Survey Number 157/4 measuring 13 guntas, situated at Kodigehali village, Yelahanka Hobli North Bangalore Taluk.Bangalore and bounded by:	North by: By Rajakaluve South by: By Rajakaluve East by: Land belonging to Mr. Byanna West by: Land belonging to Mr. Doddaih
8	All that piece and parcel of the property bearing Survey Number 169/4 measuring 10 guntas, situated at Kodigehali village, Yelahanka Hobli North Bangalore Taluk. Bangalore and bounded by:	North by: Land belonging to ByataranarayanaNarayanappa South by: Portion of Land bearing Sy. No. 169/4 belonging to Mr. Krishnamurthy East by: Land belonging to Mr. Krishnappa West by: Land belonging to Mr. Seetharamaiah.
9	All that piece & parcel of the property bearing Survey Number 168/9 measuring 29 guntas & Reserve No.168/188(Old Survey Number 168/18) measuring 20 guntas, situated at Kodigehali village, Yelahanka Hobli North Bangalore Taluk. Bangalore and bounded by:	North by: By Rajakaluve South by: By Rajakaluve and remaining portion of Sy. No.168/9 East by: Land bearing Sy. No. 168/18A & land belonging toMr. Govinde Gowda West by: Land bearing Sy. No. 168/1 & land belonging toMr. Byre Gowda.
10	All that piece and parcel of the property bearing Survey Number 169/1 measuring 8 guntas, situated at Kodigehali village, Yelahanka Hobli North Bangalore Taluk.Bangalore and bounded by:	North by: Land belonging to Venkataramaiah South by: Land belonging to Jayaramappa East by: Land belonging to Mr. Shivanna West by: Kodihalla.
11	All that piece and parcel of the property bearing Survey Number 176/1 measuring 1 guntas, situated at Kodigehali village, Yelahanka Hobli North Bangalore Taluk.Bangalore and bounded by:	North by: Land belonging to Mr. Jayaramappa South by: Land belonging to Mr. Srinivasa East by: Land belonging to Mr. Shivanna West by: Kodihalla.
12	All that piece and parcel of the property bearing Survey Number 156/2 measuring 15 guntas, situated at Kodigehali village, Yelahanka Hobli North Bangalore Taluk.Bangalore and bounded by:	North by: Land bearing Sy. No. 158/1 South by: Land bearing Sy. No. 116 East by: Land bearing Sy. No. 155/2 West by: Land bearing Sy. No. 156/1.
13	All that piece and parcel of the property bearing Survey Number 157/3 measuring14.57 guntas, situated at Kodigehali village, Yelahanka Hobli North Bangalore Taluk. Bangalore and bounded by:	North by: Land belonging to Mr. Rajukote RangeGowda South by: Land belonging to Mr. VenkataGiriappa East by: Land belonging to Thindul Rudraiah West by: Land belonging to Mr. Rudre Gowda and Mrs.Venkatamma
14	All that piece and parcel of the property bearing Survey Number 153/1 measuring 20.08 guntas, situated at Kodigehali village, Yelahanka Hobli North Bangalore Taluk.Bangalore and bounded by:	North by: Remaining portion of Sy. No. 153/1 South by: Land bearing Sy. No. 116/2 and 3 East by: Land bearing Sy. No.153/2 West by: Land bearing Sy. No. 154/7
15	All that piece and parcel of the property bearing Survey Number 168/18A measuring13 guntas situated at Kodigehali village, Yelahanka Hobli North Bangalore Taluk. Bangalore and bounded by:	North by: Land belonging to Mr. Govinde Gowda South by: Land belonging to Mr. T. G. Lokkeshha East by: Land belonging to Mr. Kallappa, Mr. Byre Gowda West by: Land belonging to Mr. K. Rame Gowda
16	All that piece & parcel of the property bearing Survey Number 168/18A measuring13 guntas situated at Kodigehali village, Yelahanka Hobli North Bangalore Taluk. Bangalore and bounded by:	North by: Land belongingto Mr. T. G. Lokkeshha South by: Land belonging to Mr. T. G. Keshawa East by: Land belonging to Mr. Kallappa - Mr. Byre Gowda West by: Land belonging to Mr. K. Rame Gowda
17	All that piece and parcel of the property bearing Survey Number 168/18A (Old Survey No. 168/18) measuring 13 guntas, situated at Kodigehali village, Yelahanka Hobli North Bangalore Taluk. Bangalore and bounded by:	North by: Remaining portion of the same Sy. No. belonging to Mr. T. G. Jagadish South by: By Rajakaluve East by: Land belonging to Mr. Kallappa, Mr. Byre Gowda West by: Land belonging to Mr. K. Rame Gowda
18	All that piece & parcel of the property bearing Survey Number 168/ 18A (Old Survey No. 168/18) measuring 13 guntas, situated at Kodigehali village, Yelahanka Hobli NorthBangalore Taluk. Bangalore and bounded by:	North by: Land belonging to Mr. Narayana Gowda South by: Land belonging to Mr. Jagadish East by: Land belonging to Mr. Kallappa, Mr. Byre Gowda West by: Land belonging to Mr. K. Rame Gowda

Property Details	Encumbrance
Property mentioned at Serial number 1	On this survey no. there is litigation since 2008 bearing O.S no. 85/2008.
Property mentioned at Serial number 2	2 out of 7 owners didn't sell land to unity. Their share is 5 guntas. But there is no litigation
Property mentioned at Serial number 10	This plot is used as storm water drain by the authority
Property mentioned at Serial number 11	This plot is used as storm water drain by the authority
Property mentioned at Serial number 13	Court's decree on 1/7th undivided portion out of 17 guntas and same is accounted

Date of Inspection & time	Last Date of submission of EMD & time	E-Auction Date & time
23nd October 2025 12.00 PM to 4.00 PM	28th October 2025, 6.00PM	29th October 2025, 10.00AM to 6.00PM

The auction will be conducted through the Bank's approved service provider: Website of E-auction agency <https://baanknet.com/> E-auction agency contact details are:

• **PSB Alliance eBKray Helpdesk No. +918291220220 Email: support.baanknet@psballiance.com**

For Any queries related to bidder registration and EMD payment/refund related queries: **Email: support.baanknet@psballiance.com**

Please contact the helpdesk officials during office hours on the working days

It is advisable for Bidders to complete the following formalities well in advance.

Step 1: Bidder/Purchaser registration: Bidder to register on e-Auction Platform <https://baanknet.com/> using his mobile number and email-id

Step 2: KYC verification: As a part of e-KYC the documents will be verified by the system.

Please note that Steps 1 & 2 should be completed by bidder well in advance.

Step3: EMD amount: The interested Bidders/Purchasers has to transfer the EMD amount using online mode (i.e. NEFT/Transfer/UPI/Net Banking) in his Global EMD Wallet well in advance before/during the auction time. In case EMD amount is not available in Global EMD Wallet, system will not allow to bid. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before the auction time. Bidders may give offers either for one or for all the properties. Only after having sufficient EMD in his Wallet, the interested bidder will be able to bid on the date of e-auction. Bidder's Global Wallet should have sufficient balance (>=EMD amount) at the time of bidding. In case of offers for more than one property bidders will have to deposit EMD for each property. This may take some time as per banking process and hence bidders, in their own interest, are advised to submit the pre-bid EMD amount well in advance to avoid any last minute problem

Please follow the guidelines available at <https://baanknet.com/> for payment of EMD/bidding during auction process

Step 4: Bidding Process and Auction Results:

Interested Registered bidders can bid online on e-Auction Platform after completing Step 1, 2 and 3.

In case there is sole bidder for any property, the sole bidder will have to participate in the e-auction and will have to increase his/her/its offer at least by the amount equal to the amount of bid increase amount as mentioned in the table above against the property concerned failing which he will not be entitled to be declared successful bidder.

It shall be responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting their bid.

The authorized officer/Bank reserves the right to postpone/cancel or vary any of terms and conditions of the auction without assigning any reason thereof.

The authorized officer is not bound to accept the highest offer and the authorized officer has absolute right to accept or reject any or all offer (s) or adjourn/ postpone/cancel the e-auction without assigning any reason thereof.

Bidding in the last moment should be avoided in the bidders own interest as neither the CENTRAL BANK OF INDIA nor service provider will be responsible for any lapse/failure/Internet failure/power failure etc.). In order to ward-off such contingent situation 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 auction successfully.

To the best of knowledge and information of the Authorized Officer, there is no encumbrance on any property except mentioned in this notice. However, the intending bidders should make their own independent inquiries regarding the encumbrances; title of the properties, 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 the Bank. The property is being sold with all the existing and future encumbrances whether known or unknown to Bank. The Authorized Officer/Secure Creditor shall not be responsible in any way for any third party claims/rights/dues.

Please follow the guidelines available at <https://baanknet.in/> for payment of EMD/bidding during auction

*Please read the user manual available on the website carefully before commencing bidding process. Bank will not be responsible for any complications arise during bidding process, if any.

It is important to note that the auction purchaser shall bear the Stamp duties, including those of sale certificate, registration charges, all statutory dues payable to Government/any authority, Taxes, GST and other charges both existing and future relating to properties over and above bid amount.

For detailed terms and conditions of the sale, please refer to the link provided on our Banks Website www.centralbankofindia.co.in

Date: 07.10.2025
Place: Mumbai

Authorized Officer, Central Bank of India
E-MAIL: id.gmifb3873@centralbank.co.in