

EXPRESS special

144 yrs on, Kipling Bungalow set to be transformed as city's new art hub

Pallavi Smart
Mumbai, August 31

FOR OVER a century, the Kipling bungalow at Mumbai's Sir J.J. School of Art Architecture and Design was home to the institute's principals, deans and directors, before the building deteriorated considerably, prompting a conservation project undertaken by the state government, over a decade ago.

Today the 144-year-old heritage structure is being reimaged as a cultural destination with four art galleries, an amphitheatre, landscape spaces and areas for performances and public events. The idea, according to officials, is to create a place for Mumbai's art and cultural community akin to Delhi's Bikaner House, a former royal residence, converted into a premier cultural and art center.

The wood and brick structure that reflects the architectural character of colonial Bombay, was originally called the Dean's Bungalow, for serving as residence of the heads of the institutions. It became popularly known as Kipling Bungalow, following its connection with the Jungle Book author Rudyard Kipling, an intrinsic part of the institute's history.

In 1865, the author was born in the campus of the School of Art, where his father—artist and educator John Lockwood Kipling served as the first dean of the institution. The present bungalow however was built in 1882, nearly two decades after Kipling's birth at the same place. The bronze bust of Rudyard Kipling sits on the plinth of the porch of the bungalow, which the authorities now will reimagine as a performing art space.

It would be magical when there will be a singing performance happening here on the porch, while an art exhibition is being displayed inside the gallery to be built in the main bungalow structure. Tasteful sculptures spread across the campus, which are creations of our students, and will be displayed in the yards spread around bungalow with strategic lights placed on top of it," said Prof. Himkumar Chatterjee, VC of the Sir J.J. School of Art Architecture and Design, Deemed to be University under De-Novo category, as he stood on the porch explaining the vision behind the new version of the Kipling bungalow.

In fact, it was Prof. Chatterjee's question about where he would live that has set the plan in motion for the new life of the Kipling bungalow. Coming from Himachal Pradesh, Prof. Chatterjee became the first person in many years to head this historic premier art institution in the city; as a complete outsider to Mumbai or Maharashtra. As he began to look for accommodation after taking charge, the process unexpectedly brought the forgotten bungalow back into focus.

Prof. Chatterjee spoke about how after taking over as full-

time VC last year, his question about living arrangements would repeatedly be answered with the existence of a Dean bungalow on campus. "But when I actually went there to see, it was not in a condition to live in absence of facilities such as water supply," said Chatterjee, who eventually found an alternative accommodation, but notes that this made him look at the bungalow differently. Prof. Chatterjee shared how this came up during his discussions with Maharashtra's Chief Secretary Rajesh Aggarwal. "Like me, he too has spent a significant amount of years in Delhi and knows the place of Bikaner House in Delhi's art and cultural space. And we thought why can't Mumbai have something similar," said Prof. Chatterjee.

The idea has since turned into a larger plan to turn the bungalow and its surroundings of nearly 1.5 acres into a cultural space for Mumbai. The Maharashtra government has also extended financial support of Rs 10 crore for the project.

The first of the proposed four art galleries has already taken shape in what Prof. Chatterjee said were formerly the servants' quarters in the original premise surrounding the bungalow. "This was an area of 10-odd small rooms, like a stable. We had to break partitions between them to create one large area. As this is a narrow space, it was developed into one of the four art galleries envisioned on the



The heritage structure is being reimaged as a cultural destination with four art galleries, an amphitheatre, landscape spaces and areas for performances; (right) Minister Chandrakant Patil visited the Swaraj exhibition at the newly opened art gallery in August. EXPRESS



premises," said Prof. Chatterjee. The gallery was also opened in August, around the country's independence—which gave the exhibition its name—Swaraj. "For this we brought out art works from the university's archival collection, showcasing works dating from the 1940s to the 1960s. The exhibition included works by renowned artists such as V.S. Gaitonde, Jatin Das, M.S. Talwalkar—from when they were students at the institute," said Prof. Chatterjee.

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MAHINDRA RURAL HOUSING FINANCE LTD.
Regl. Office:- Mahindra Towers, P.K. Kurne Chowk, Varali Mumbai
Regional Office :- Chh. Sambhajinagar

POSSESSION NOTICE (for Immovable property) Rule 8(4)

Whereas, the undersigned being the Authorized Officer of Mahindra Rural Housing Finance Limited under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(2) read with Rule 8.9 of the Security Interest (Enforcement) Rules, 2002, Demand Notice(s) were issued by the Authorized Officer of the company to the borrowers to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The mentioned borrowers having failed to repay the amount, notice is hereby given to the below mentioned borrowers in particular that the undersigned has taken Actual possession of the property described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with Rule 8.9 of the said rules. The borrowers in particular and the public in general are hereby cautioned not to deal with the property (Secured Asset) mentioned herein and any dealings with the such property will be subject to the charge of Mahindra Rural Housing Finance Limited for an amount as mentioned herein under with interest thereon.

Finanse No.	Name of The Borrower(s) / Guarantor (s) (Name of The Branch)	Description of Secured Asset (Immovable Property)	Amount & Date of Notice	Date of Possession
482559	Mr.Dilip Baijal Yenge Mr. Baijal Vithal Yenge, Mrs. Lalita Baijal Yenge, Mr. Keshav Kishanrao Yenge, R/O Bramhawali Ye Tq Chakur Dist. Latur.	Goh No. 80, Total Area 2160 Sq Ft. At Bramhawali. Ye Tq Chakur Dist. Latur, East - GP Office, West-Kasale, South-Road, North-Pandharinath Bhurkapele	286326 & 08/12/2022	27-08-2026
921994	Mr.Anil Trimbak Pawar, Mr. Trimbak Bhiman Pawar, Mr. Babasing Sapa Rathod R/O Gph No 179 At Bajunrad Tq Jalna Dist Jalna-431204.	Gph No.179 - Total Area 18/05sq. Ft. Village At Bajunrad Tq Jalna Dist Jalna 431204. East-Ankush Mithe Rathod, West : Ramesh Raising Pawar, North-Sanjay Ambades Chavhan, South : Pandit Mithe Rathod	287981 & 15-11-2022	27-08-2026

Place :- Chh. Sambhajinagar
Date :- 01.09.2026

Sd/- Authorised Officer
Mahindra Rural Housing Finance Ltd.

Muthoot Homefin
Muthoot Homefin (India) Ltd.

CIN - U65922KL2011PLC029231
Corporate Office :- Muthoot Homefin (INDIA) Ltd. 19/E, The Ruby, Senapati Bapat Marg, Tulsi Pipe Road, Near Ruparel College, Boster West, Mumbai - 400028.
Branch Office: Muthoot Homefin (I) Ltd 2nd Floor Anand Annex, Anand Talkies, opposite Thane Railway Station, 400603, Thane, Maharashtra, India

APPENDIX-IV-A [See proviso to Rule 8(6)]
PUBLIC NOTICE FOR AUCTION CUM SALE

Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of Muthoot Homefin (India) Ltd. under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 for the recovery of amount due from borrower/s, offers are invited by the undersigned in sealed covers for purchase of immovable property, as described hereunder, which is in the possession, on 'As Is Where Is Basis', 'As Is What Is Basis' and 'Whatever Is There Is Basis', Particulars of which are given below:-

Sr. No.	Borrower(s)/ Co-Borrower(s)/ Guarantor(s) / Loan Account No. / Branch	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price	Earnest Money Deposit (EMD) (10% of RP)
1.	Sanjay Sonaji Jagdhane/ Asha Sanjay Jagdhane/ AUR-HL-001956 & AUR-NHL-001940/ Sambhajinagar	20-Jan-2025 Rs. 11,04,550/- Rupees Eleven Lakh Four Thousand Five Hundred Fifty Only & Rs. 17,09,550/- Rupees Seventeen Lakh Three Thousand Five Hundred Fifty Only	All That Piece And Parcel Of The Property Of Plot No. 41-A Admeasuring Area 92.93 Sq. Mtr. And Admeasuring Built Up Area 65.05 Sq. Mt. Out Of Gut No. 192, Corresponding Municipal Property No.3152 Situated At Badnapur (Anand Nagar) Tq. Badnapur Dist. Jalna. Four Boundaries:- East: Plot No. 40, South: Plot No. 42, West: Plot No. 41 Part, North: 20 Ft. Internal Road	Rs. 31,24,450/- Rupees Thirty One Lakh Twenty Four Thousand Four Hundred Fifty Only.	Rs. 3,12,445/- Rupees Three Lakh Twelve Thousand Four Hundred Forty Five Only.

1. The Auction is being held on 'AS IS WHERE IS' AND 'AS IS WHAT IS' basis
2. The detailed terms and conditions of the auction sale are incorporated in the prescribed tender form, available at the above mentioned regional office
3. Last Date of Submission of Sealed Bid/offer in the prescribed tender forms along with EMD payable by way of Demand Draft in Favor of 'Muthoot Homefin (India) Ltd.' along with KYC is on 06-Oct-26 till 04:00 PM at Regional Office the address mentioned herein above. Tenders that are not filled up completely or tenders received beyond last date will be considered as invalid tender and shall accordingly be rejected. No interest shall be paid on the EMD.
4. Date of inspection of the Immovable Property is on 05-Oct-2026 between 01:00 P.M. to 03:00 P.M.
5. Date of Opening of the Bid/Offer Auction Date for Property is 07-Oct-26 at the above mentioned Branch Office address at 01:00 P.M. by the Authorized Officer.
6. The MHIL shall not be responsible for payment of any outstanding statutory notice & Encumbrances / taxes arrears etc. if any & their Responsible to pay the sum would be that of the Successful auction purchase. The Intending bidder should make their own independent inquiries regarding the Encumbrances Title of property & also inspect & satisfy themselves.
7. The Highest bidder shall be subject to approval of MHIL Ltd. Authorized Officer shall Reserve the right to accept all any of the offer / Bid so received without assign any reason whatsoever. His decision shall be final and binding.
8. The Borrower(s)/Guarantor(s) are hereby given 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002 to pay the sum mentioned as above before the date of Auction failing which the immovable property will be auctioned and balance, if any, will be recovered with interest and costs. If the Borrower pays the amount due to Muthoot Homefin (India) Ltd. in full, before the date of sale, auction is liable to be set aside.
For further details, contact the Authorised Officer, at the above mentioned Office address Contact Person- Nitin Nakhale - 8600001418
Date: September 01 2026
Place: Jalna

Sd/- Authorized Officer,
Muthoot Homefin (India) Limited

केनरा बैंक Canara Bank
A Subsidiary of India

ASSET RECOVERY MANAGEMENT (ARM) BRANCH
Plot No 32, First Floor, Corporation Colony, North Ambazari Road, Near to LAD Metro Station, Gandhi Nagar, Nagpur - 440010 (Maharashtra)
Email: cb6820@canarabank.com Phone - +91 927071694

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8 (6) and 9 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 Authorized Officer of Canara Bank will be sold on "As is where is" "As is what is" and "Whatever there is" condition on 18/09/2026 & 22/09/2026 & 07/10/2026 between 11.00 A.M. To 12.00 P.M. for recovery of below mentioned dues of the Canara Bank, from respective borrower/guarantor mentioned below (There are no encumbrances to the knowledge of the Bank).

E-AUCTION DATE 18/09/2026 BETWEEN 11.00 A.M. TO 12.00 P.M. & EMD DATE 17/09/2026

Sr. No.	Name and Address of the Borrowers/ Guarantors	Description of Immovable Properties	Possession Symbolic/ Physical	Reserve Price (Rs.) EMD (Rs.)	Amount O/s Liability (Rs.)	Bid Submission Date
1.	M/S Navkar Enterprises PROP. Mr. Shubham Dilipchand Shirsirimal Address 1:- Office no 13, 2nd Floor Shree Hari Saffiya Aurgangabad Chaurk Aurgangabad Pin 431001. Address 2:- Plot no 16, Gut No 69 Wadgaon Kolhati Dist. Chhatrapati Sambhajinagar Pin 431336 2. Mr. Shubham Dilipchand Shirsirimal Flat no. 11, B Wing Tridial Apartment B/H Anjali Big Cinema, Narali Bag, Dist. Chhatrapati Sambhajinagar Pin 431001.	All that piece and parcel of Unit Land & Building bearing Plot No.16, Gut no. 69 having Adm. Area 220.79 Sq. Mtrs. Situated at Wadgaon Kolhati, Th. 6 Dist. Chhatrapati Sambhajinagar which is bounded by:- East- Plot No. 17, West- Plot No. 15, North- Land Gut No.71, South- 15 meter wide Road.	Symbolic	Rs. 36,60,000/- Rs. 3,66,000/-	Rs. 1,06,07,430.90 as on 18/09/2026 +interest applicable & other charges	On or before 17/09/2026 Till 5.00 P.M.

E-AUCTION DATE 22/09/2026 BETWEEN 11.00 A.M. TO 12.00 P.M. & EMD DATE 21/09/2026

Sr. No.	Borrower :- M/s Rudra LED Light, Address- Plot no 09, village Chanegaon, Near MIDC Industrial area, Waluj, Chh. Sambhajinagar Add- Plot no 04, bearing Gut no 10, village Wadgaon Kolhati, Tah-Dist- Chh. Sambhajinagar near MIDC Waluj Industrial area Chh. Sambhajinagar Partners:-	Description of Immovable Properties	Possession Symbolic/ Physical	Reserve Price (Rs.) EMD (Rs.)	Amount O/s Liability (Rs.)	Bid Submission Date
1.	Mr. Ramrao Pandurang Shahane, Address- 94/3, Shantikunj, Hamalwadi, Bansisal Nagar, Padampura, Chh. Sambhajinagar 431001	All the part and parcel of the property bearing Plot No 04 adm 139.40 sq mtr bearing Gut no 10, village Wadgaon Kolhati, Tah-Dist- Chh. Sambhajinagar near MIDC Waluj Industrial area Chh. Sambhajinagar Boundaries of the plot :- East-Land of Mr. Chordia, West- Wadgaon Sajapur Road, North- Plot no 03, Gut no 70, Wadgaon, South- Land of Gut no 70.	Physical	Rs. 27,41,000/- Rs. 2,74,100/-	Rs. 1,16,82,551.68 as on 21/09/2026 +interest applicable & other charges	On or before 21/09/2026 Till 5.00 P.M.
2.	Mr. Narayan Gangaram Hudekar, Address- House No A 43, Shahu Colony Bansisal Nagar, Chh. Sambhajinagar 431001	All the part and parcel of the property bearing Plot No 04 adm 139.40 sq mtr bearing Gut no 10, village Wadgaon Kolhati, Tah-Dist- Chh. Sambhajinagar near MIDC Waluj Industrial area Chh. Sambhajinagar Boundaries of the plot :- East-Land of Mr. Chordia, West- Wadgaon Sajapur Road, North- Plot no 03, Gut no 70, Wadgaon, South- Land of Gut no 70.	Physical	Rs. 27,41,000/- Rs. 2,74,100/-	Rs. 1,16,82,551.68 as on 21/09/2026 +interest applicable & other charges	On or before 21/09/2026 Till 5.00 P.M.

E-AUCTION DATE 07/10/2026 BETWEEN 11.00 A.M. TO 12.00 P.M. & EMD DATE 06/10/2026

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1.	Mr. Ramrao Pandurang Shahane, Address- 94/3, Shantikunj, Hamalwadi, Bansisal Nagar, Padampura, Aurgangabad 431001	All the part and parcel of the property bearing Plot No 9 & 10 adm 165.54 sq ft and 1937 sq ft respectively total adm 352.54 sq mtr (330.11 sq mtr). Grampanchayat milkat no 78 & 79, Gut no 70, At Village Wadgaon Kolhati, Tah-Dist- Chh. Sambhajinagar. Boundaries of the property: East- 13 Mtr Road, West- 250 mtr road, North- Plot no 11, South- Plot no 768.	Symbolic	Rs. 38,35,000/- Rs. 3,83,500/-	Rs. 3,68,40,966.44 as on 21/09/2026 +interest applicable & other charges	On or before 21/09/2026 Till 5.00 P.M.
2.	Proprietor:- Mr. Ramrao Pandurang Shahane, Address- 94/3, Shantikunj, Hamalwadi, Bansisal Nagar, Padampura, Aurgangabad 431001	All the part and parcel of the property bearing Plot No 9 & 10 adm 165.54 sq ft and 1937 sq ft respectively total adm 352.54 sq mtr (330.11 sq mtr). Grampanchayat milkat no 78 & 79, Gut no 70, At Village Wadgaon Kolhati, Tah-Dist- Chh. Sambhajinagar. Boundaries of the property: East- 13 Mtr Road, West- 250 mtr road, North- Plot no 11, South- Plot no 768.	Symbolic	Rs. 38,35,000/- Rs. 3,83,500/-	Rs. 3,68,40,966.44 as on 21/09/2026 +interest applicable & other charges	On or before 21/09/2026 Till 5.00 P.M.

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1.	Mr. Rabbani Malang Shah (Borrower) 2. Mrs. Shrin Rabbani Shah (Co-borrower) 16 & 2 are Both Address:- 1:- Flat No 5, Silt, Sheet No 51, Municipal House No. 48/73, Adm 156.065 Sq. Mtr. Situated at Nawabpura, Aurgangabad with in the Aurgangabad corporation jurisdiction. Boundaries of the property: East- Staircase and Passage, West- Open to Sky & Road, North-House of Deepak South-House of Hinurao Jagtap.	All the piece and parcel of Flat No 5-2, on silt First floor, adm 74.34 sq mtr in AMMARA ENCLAVE Property CTS No. 8886, Sheet No.51, Municipal House No. 48/73, Adm 156.065 sq mtr, situated at Nawabpura, Aurgangabad Boundaries of the property: East- House of Pawar, West- Staircase and Passage, North-House of Hinurao Jagtap, South-House of Vishwanathrao Jagtap.	Physical	Rs. 29,50,000/- Rs. 2,95,000/-	Rs. 71,69,218.30 as on 07/08/2026 +interest applicable & other charges	On or before 06/10/2026 Till 5.00 P.M.
2.	Mr. Rabbani Malang Shah (Borrower) 2. Mrs. Shrin Rabbani Shah (Co-borrower) 16 & 2 are Both Address:- 1:- Flat No 5, Silt, Sheet No 51, Municipal House No. 48/73, Adm 156.065 Sq. Mtr. Situated at Nawabpura, Aurgangabad with in the Aurgangabad corporation jurisdiction. Boundaries of the property: East- Staircase and Passage, West- Open to Sky & Road, North-House of Deepak South-House of Hinurao Jagtap.	All the piece and parcel of Flat No 5-2, on silt First floor, adm 74.34 sq mtr in AMMARA ENCLAVE Property CTS No. 8886, Sheet No.51, Municipal House No. 48/73, Adm 156.065 sq mtr, situated at Nawabpura, Aurgangabad Boundaries of the property: East- Staircase and Passage, West- Open to Sky & Road, North-House of Deepak South-House of Hinurao Jagtap.	Physical	Rs. 29,50,000/- Rs. 2,95,000/-	Rs. 71,69,218.30 as on 07/08/2026 +interest applicable & other charges	On or before 06/10/2026 Till 5.00 P.M.

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1.	Mr. Rabbani Malang Shah (Borrower) 2. Mrs. Shrin Rabbani Shah (Co-borrower) 16 & 2 are Both Address:- 1:- Flat No 5, Silt, Sheet No 51, Municipal House No. 48/73, Adm 156.065 Sq. Mtr. Situated at Nawabpura, Aurgangabad with in the Aurgangabad corporation jurisdiction. Boundaries of the property: East- Staircase and Passage, West- Open to Sky & Road, North-House of Deepak South-House of Hinurao Jagtap.	All the piece and parcel of Flat No 5-2, on silt First floor, adm 74.34 sq mtr in AMMARA ENCLAVE Property CTS No. 8886, Sheet No.51, Municipal House No. 48/73, Adm 156.065 sq mtr, situated at Nawabpura, Aurgangabad Boundaries of the property: East- Staircase and Passage, West- Open to Sky & Road, North-House of Deepak South-House of Hinurao Jagtap.	Physical	Rs. 29,50,000/- Rs. 2,95,000/-	Rs. 71,69,218.30 as on 07/08/2026 +interest applicable & other charges	On or before 06/10/2026 Till 5.00 P.M.
2.	Mr. Rabbani Malang Shah (Borrower) 2. Mrs. Shrin Rabbani Shah (Co-borrower) 16 & 2 are Both Address:- 1:- Flat No 5, Silt, Sheet No 51, Municipal House No. 48/73, Adm 156.065 Sq. Mtr. Situated at Nawabpura, Aurgangabad with in the Aurgangabad corporation jurisdiction. Boundaries of the property: East- Staircase and Passage, West- Open to Sky & Road, North-House of Deepak South-House of Hinurao Jagtap.	All the piece and parcel of Flat No 5-2, on silt First floor, adm 74.34 sq mtr in AMMARA ENCLAVE Property CTS No. 8886, Sheet No.51, Municipal House No. 48/73, Adm 156.065 sq mtr, situated at Nawabpura, Aurgangabad Boundaries of the property: East- Staircase and Passage, West- Open to Sky & Road, North-House of Deepak South-House of Hinurao Jagtap.	Physical	Rs. 29,50,000/- Rs. 2,95,000/-	Rs. 71,69,218.30 as on 07/08/2026 +interest applicable & other charges	On or before 06/10/2026 Till 5.00 P.M.

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