CFM Asset Reconstruction Private Limited Registered Office: Block No. A/1003, West Gate, Near YMCA Club, S. No. 835/1+3, S. G. Highway, Makarba,

Ahmedabad, Gujarat - 380051

Corporate Office:1st floor, Wakefield House, Sprott

Road, Ballard Estate, Mumbai -400 038.

EMAIL: tejas.joshi@cfmarc.in,

CONTACT:022-40055280/8976862751



APPENDIX- IV-A [See proviso to rule 8 (6)] SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

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 proviso to rule 8(6) of the Security Interest Enforcement Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable properties mortgaged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of CFM Asset Reconstruction Pvt Ltd (acting in its capacity as a Trustee of CFMARC Trust -4 IndusInd Bank), the Secured Creditor, will be sold through public auction on "As and where is basis", "As is what is basis", Whatever is there is basis" and "No Recourse Basis" on 19th July ,2024 for recovery of ₹. 56,08,656.18 (Rupees Fifty-Six lakhs Eight Thousand Six Hundred Fifty-Six and paise Eighteen Only) as on 31-05-2024 together with further future interest, cost & expenses due to the Secured Creditor from M/s. Advait Logistics Through its Proprietor Mr. Sukrut Sunil Dhotre, 2) Mr. Sukrut Sunil Dhotre, 3) Mr. Sunil Udhav Dhotre, 4) Ms. Shambhavi Sukrut Dhotre and 5) Mr. Shree Sunil Dhotre (Mortgagor and Guarantor)

The reserve price of the properties and the earnest money deposit is given below: -

DESCRIPTION OF	"All that piece and parcel of Flat No.22 admeasuring about 1280 sq.			
SECURED PROPERTY:	ft on the 4th Floor of building No. A- 1 known as Vijay Rashmi			
	Residency Co-operative Housing Society Ltd. Warje Pune situated at			
	Village Warje, Taluka Haveli, District Pune being Sr No. 43, H. No.			
	05, Plot No. 1-7, within the limits of Pune Municipal Corporation and			
	within the jurisdiction of sub registrar Haveli and bounded as under:			
	On or towards			
	East: S No. 41			
	West: Hissa No. 4 of S No. 43			
	North: By Hissa No. 3, S No. 43 and S No. 42			
	South: Road."			
SECURED DEBT:	₹. 56,08,656.18 (Rupees Fifty-Six lakhs Eight Thousand Six Hundred Fifty-Six and paise Eighteen Only) as on 31-05-2024 together with			
RESERVE PRICE	further future interest, cost & expenses ₹.53,00,000/- (Rupees Fifty-Seven Lakhs only))			
(RP):	The bid amount can be improved by Rs.100,000/- (Rupees One			
,	Lakh only)			
INSPECTION DATE:	48 hours prior intimation required			

INSPECTION TIME:	12-07-2024 between 11:00 am. to 1:00 p.m.		
TIME:	E-Auction/Bidding through website (https://www.bankeauctions.com) on		
DATE:	19 th July, 2024 f rom 11.00 am to 12:00 pm.		
PLACE:	, , , , , , , , , , , , , , , , , , , ,		
For E-AUCTION			
LAST DATE AND	On or before 5:00 pm on 18th July ,2024		
TIME FOR BID			
SUBMISSION:			
EMD:	Rs.5,30,000/- (Rupees Five Lakhs Thirty Thousand Only)		
CONTACT:	Mr. Tejas Joshi (8976862751)		

Encumbrances if any: Not known to the secured creditor

For detailed terms & conditions of the sale, please refer to the link provided in Secured Creditors website i.e., https://www.cfmarc.in for detailed terms & conditions of e-auction/sale of respective property and other details before submitting their bids for taking part in the e-auction. Bidders may also visit the website https://www.bankeauctions.com or contact service provider M/s. C1 India Private Limited. Bidder Support Nos.: 0124-4302020 / 21 / 22, +91 7291981124 / 1125 / 1126; email: support@bankeauctions.com; maharashtra@c1india.com, Gujarat@c1india.com, Mr. Bhavik Pandya, Contact No. +91 8866682937

This notice is being given to all of you in compliance of Rule 8, Sub Rule 6 of SARFAESI Rules Under the SARFAESI Act 2002, informing the Borrower and all the Guarantors/Mortgagors about holding of auction/sale of the aforementioned Secured Properties at the aforementioned date and time, with the advice to redeem the assets. If so desired by them, by paying the outstanding dues as mentioned herein above along with further interest and other costs thereon due and payable prior to the scheduled auction. In case of default in payment, any or all of the Secured Properties shall at the discretion of the Authorized Officer/Secured Creditor be sold through any of the modes as prescribed under Rule 8(5) of Security Interest (Enforcement) Rule, 2002.

Sd/-

Authorised Officer CFM Asset Reconstruction Pvt. Ltd. Acting as trustee of CFMARC Trust -4 IndusInd Bank

Date: **27/06/2024**

Place: PUNE.

TENDER DOCUMENT CUM TERMS AND CONDITIONS OF SALE

- 1) The Online Bids shall be submitted at website https://www.bankeauctions.com as per schedule given therein.
- 2) Bids in the prescribed formats given in the Tender Document shall be submitted "online" through the portal of https://www.bankeauctions.com. Bids submitted otherwise shall not be eligible for consideration. Bid should be along with scanned copies of Photo ID, preferably PAN Card and address proof documents, mentioning UTR number/ DD i.e., supportive evidence for submitting Aggregate EMD amount.
- 3) Physical DD can be submitted to Mumbai office along-with KYC once bid form is submitted online.
- 4) Intending bidders may avail training for online bidding from M/s. C1 India Private Limited, Address: Pot No.1502, 15th Floor, Ambadeep Building, 14, K.G. Marg, New Delhi 110 001, Mr. Bhavik Pandya, Contact No. +91 8866682937, Email address: support@bankeauctions.com and Help line No. 0124-4302020 / 21 / 22, +91 7291981124 / 1125 / 1126.

The details regarding E Auction Provider are mentioned below:

Name of Auction Agency	M/s. C1 India Private Limited
Address	No.1502, 15th Floor, Ambadeep Building, 14 K.G. Marg, New Delhi - 110001
Contact Persons	Mr. Bhavik Pandya, Contact No. +91 8866682937
Help Line Nos.	0124-4302020 / 21 / 22, +91 7291981124 / 1125 / 1126
Email address	support@bankeauctions.com
Website Address	https://www.bankeauctions.com

- 5) The intending bidder should bid for entire immovable property. Bid for part of property or without the Aggregate EMD shall be rejected.
- 6) The person deputed for inspection by the prospective offeror should carry with him appropriate authorization on the letterhead of the organization he/she represents, failing which inspection may be refused.
- 7) Offers not accompanied with Aggregate EMD shall be treated as invalid. The Aggregate EMD of unsuccessful bidders shall be refunded within fifteen days from the date of e-auction. The offeror will not be entitled to claim any interest, if the refund of Aggregate EMD is delayed beyond the said period for any reason whatsoever.
- 8) The Said Property(ies) shall be sold at a price not less than the Aggregate Reserve Price mentioned hereinabove.
- 9) The entire procedure of conducting e-auction shall be at the exclusive discretion of the Authorized Officer and intending purchaser shall have no right to object to the same.
- 10) The bid amount can be improved by **Rs.100,000/- (Rupees One Lakh only)** per bid with unlimited automated extensions of 5 minutes each in terms of the Tender Document.
- 11) The Said Properties shall be sold to the highest offeror. The highest offeror shall have to tender the KYC documents to the Authorised Officer for verification immediately. Post such verification, on confirmation of sale of the Said Properties, which shall be conveyed to the highest offeror, after following the process enumerated hereinabove, The successful offeror(s) will have to immediately, but not later than next working day, pay 25% of the

sale price (after adjusting the Aggregate Earnest Money deposited) by way of Demand draft/ Pay order / Online payment (RTGS / NEFT) favouring CFM-ARC payable at Mumbai and the balance of 75% of the consideration shall be payable by the successful on or before the **fifteenth day** of the confirmation of the sale of the Said Properties, or such other time as may be agreed to between CFM-ARC and the successful offeror, subject to the sole discretion of CFM-ARC. In the event of any default in payment of any of these amounts, or if the sale is not completed by reason of any default on the part of the successful offeror, CFM-ARC in its absolute discretion, shall be entitled to forfeit all the moneys till then paid by the successful offeror and put up the assets in question for resale/disposal. Further, all costs, charges and expenses incurred by CFM-ARC on account of such resale shall be borne by such defaulting successful offeror who shall also be bound to make good any deficiency arising on such resale and he/she/they shall not be entitled to make any claim in the event of the assets realizing higher price on resale.

- 12) The offeror shall deduct and deposit with the concerned department/statutory body Tax Deducted at Source ("TDS"), as applicable under section 194-IA of the Income Tax Act, 1961. Such TDS shall be considered as part of the Offer made by the offeror.
- 13) The stamp duty, registration charges, cess, sales tax, Goods and Services Tax ("GST") (if applicable), transfer charges, if any, and all other incidental costs, charges and expenses in connection with the sale of the aforesaid assets shall be borne by the purchaser/successful offeror.
- 14) Transfer of the Said Properties to the successful offeror shall be done by the Authorized Officer only upon payment of the entire bid consideration and other charges as per the terms contained herein.
- 15) As from the date of issuance of Sale Certificate, the purchaser shall hold the assets at his/her/their sole risk and cost as regards any loss or damage to the assets by fire or earthquake or any other natural calamities or due to theft, burglary or robbery or from any other cause whatsoever and neither CFM-ARC nor the Authorized Officer shall be liable for any such loss or damages.
- 16) Presently there are no encumbrances known to CFM-ARC.
- 17) The Said Properties are offered for sale on "AS IS WHERE IS AND AS IS WHAT IS BASIS", WHATEVER THERE IS AND "NO RECOURSE BASIS". Neither CFM-ARC nor the Authorised Officer undertakes any responsibility to procure any permission/license etc. in respect of the Said Properties offered for sale hereinabove. The successful offeror will have to bear all outstanding dues including but not limited to water/electricity/service charges, transfer fees, electricity dues, society dues, dues of the Municipal Corporation/local authority dues, taxes including sales tax, VAT, GST or any other cess, duties, levies by whatever name it is called, if any, in respect of the Said Properties.
- 18) The offerors are advised in their own interest to verify the Said Properties as also the above and any other dues from the respective authorities to their satisfaction before submitting the offers.
- 19) The successful offeror shall be deemed to have purchased the Said Properties after complete satisfaction of title thereto and inspection thereof shall not be entitled to make any requisition or raise any objection as to the title or condition of the Said Properties or any part thereof.
- 20) The successful offeror shall, notwithstanding any discrepancy or variation in the names, quantities, survey numbers measurement, boundaries and abuttal as mentioned herein above or any public notice, accept the Said Properties purchased by it/him.
- 21) The offeror shall purchase the Said Properties in the same condition that the Said Properties exist on the date of sale. The date of sale shall mean, the date when the

Authorized Officer accepts the offer of the successful offeror. From and after the date of issuance of Sale Certificate by the Authorized Officer, the same shall be at the sole and entire risk and costs and account of the successful offeror as regards any risk, injury, loss or damage thereto or any part thereof from any cause whatsoever. The successful offeror shall not make any requisition for repairs or otherwise and the obligations of carrying out such repairs shall be solely that of the successful offeror.

- 22) Conditional offers will be treated as invalid. Likewise, correspondence about any change in the offers will not be entertained. Any offeror who wishes to give a fresh offer for the Said Properties on or before the last date prescribed for submission of the offers contemplated herein, may file a fresh offer with appropriate Aggregate Earnest Money Deposit.
- 23) The successful offeror will be bound by the regulations of the local authority and / or any other statutory authority, as applicable in regard to the use of the Said Properties along with its super structure, plant and machinery thereon, if being part of the Said Properties contemplated herein.
- 24) The successful offeror shall, notwithstanding any discrepancy or variation in the names, quantities, survey numbers measurement, boundaries and abuttals as mentioned hereinabove, accept the Said Properties purchased by him/it/them.
- 25) If the dues of the existing charge-holders together with all costs, charges and expenses incurred by CFM-ARC are offered by or on behalf of the Borrower or guarantors at any time before the date of confirmation of sale, the said Properties or part thereof, shall not be auctioned.
- 26) The offeror shall not be entitled to withdraw or cancel offer once submitted unless permitted by Authorized Officer. **If the offeror withdraws or cancels the offer, the Aggregate EMD shall be liable to be forfeited** and will also be liable to pay the Authorized Officer, the loss or damage suffered consequent upon withdrawing or canceling the offer. The assets in question will then be resold at the risk and consequences of the offeror.
- 27) On confirmation of sale by CFM-ARC and if the terms of payment have been complied with, the Authorised Officer exercising the power of sale shall issue Sale Certificate for immovable asset in favour of the purchaser/successful offeror in the form given in Appendix V of the provisions of the SARFAESI Act, 2002.
- 28) The sale certificate will be issued in the name of the purchaser(s) / Applicant(s) only and will not be issued in any other name(s).
- The Authorized Officer is selling the Said Property(ies) pursuant to the powers derived from the SARFAESI Act. The Said Properties comprised in and forming part of the sale is sold, subject to all defects, faults, imperfections and errors of description latent or otherwise. The Authorized Officer is not answerable for the correct description genuineness, veracity, authenticity of or any defects in the Said Properties and does not warrant any condition whatsoever pertaining to the same. The offerors should make their own enquiry about the same and satisfy themselves if there are any other encumbrances, reservations, acquisitions, charges, liens or defects affecting the title of the Said Properties. The offerors shall not be entitled to issue or raise any requisitions or objections to or upon the title. The offerors should make enquiries about the utility of the Said Properties put up for sale hereunder and no warranty or assurances of any kind is given by the Authorized Officer and/or CFM-ARC. The offerors shall be deemed to have undertaken a due diligence of the Said Properties and that the offerors are presumed to have taken independent legal or commercial advice before participating in the auction contemplated herein.

- 30) The Authorized Officer reserves his right to reject any or all offer/s without assigning any reason and in case all the offers are rejected, either to hold negotiations with any of the offeror or sell the assets through private negotiations with any of the offerors or any other party/parties or invite fresh offers. CFM-ARC's decision in this behalf shall be final & binding.
- 31) The Authorized Officer will be at liberty to amend/modify/delete any of the above conditions as may be deemed necessary in light of the facts & circumstances of the case.
- 32) Disputes, if any, shall be within the jurisdiction of Courts and Tribunals in Mumbai only.
- 33) Words & expressions used hereinabove shall have the same meanings respectively assigned to them under SARFAESI Act and the rules framed thereunder.
- 34) The amount of EMD can be deposited directly to following bank account:

Account Holder	CFMARC Trust -4 IndusInd Bank
Account Number	201003430867
Bank	IndusInd Bank
Branch	Opera House Branch
IFSC	INDB0000001

35) Other terms and conditions pertaining to e-auction:

- a) Auction/ bidding will be only online bidding through the portal provided by the service provider.
- b) In case of sole bidder/offeror, the said property will be sold to the sole bidder/ offeror.
- c) Bidders/Offerors are cautioned to be careful while entering their bid amount and to check for alteration, if any, before confirming the same.
- d) No request/complaint of wrong bidding will be entertained for cancelling the sale and in such case, the Aggregate EMD in full will be forfeited.
- e) Only upon verification of the bid form and confirmation of remittance of Aggregate EMD, the user ID issued by the online service provider will be activated permitting the bidder to enter into the website of the service provider for bidding.
- f) Bidders/Offerors should not disclose their user ID as well as password and other material information relating to the bidding to any one and to safeguard its secrecy.
- g) Bidders/Offerors are advised to change the password immediately on receipt from the service provider.
- h) All bids placed are legally valid bids and are to be considered as bids from the bidder himself. Once the bid is placed, the bidder/offeror cannot reduce or withdraw the bid for whatever reason. If done so, the Aggregate EMD amount shall be forfeited.
- i) The highest and the latest bid on the auction shall supersede all the previous bids of the respective bidders/offerors. The bidder/offeror with the highest offer/ bid does not get any right to demand acceptance of his bid in case any stay order is received by CFM-ARC.
- j) The bidder/offeror shall be solely responsible for all consequences arising out of the bid submitted by him (including any wrongful bidding) and no complaint/ representation will be entertained in this regard by the CFM-ARC. Hence bidders/offerors are cautioned to be careful to check the bid amount and alter/rectify their bid if required before confirming the bid submitted.

ONLINE BID DOCUMENT

(To be filled online in website https://www.bankeauctions.com)

In the matter of sale of secured immovable and movable property(ies) of from M/s. Advait Logistics Through its Proprietor Mr. Sukrut Sunil Dhotre, 2) Mr. Sukrut Sunil Dhotre, 3) Mr. Sunil Udhav Dhotre, 4) Ms. Shambhavi Sukrut Dhotre and 5) Mr. Shree Sunil Dhotre (Mortgagor and Guarantor),

PARTICULARS OF THE OFFEROR/BIDDER:

1)	Name of the Offeror/Bidder:	
2)	Constitution of the Offeror/ Bidder:	
3)	Postal Address of the Offeror/Bidder:	
4)	Telephone Nos. (O) (E-Mail)	_ (R)
	(Mobile) (E-Mail) _	
5)	Document of proof of identity (tick whichever	
	a. <u>Driving License Number</u>	
	b. PAN Card Number	
	c. Voter Identity Card Number	
	d. <u>Passport Number</u>	
	e. <u>Certificate of Incorporation Numbe</u>	
	f. <u>Partnership Agreement details</u>	
6)	Aggregate EMD Remittance details	
	a. <u>Date of remittance</u>	
	b. Name of Bank	
	c. <u>Branch Name</u>	
	d. Bank Account No.	
	e. <u>IFSC Code No.</u>	
	f. <u>UTR No.</u>	
		<u>OR</u>
	a. <u>Date of Demand draft</u>	
	b. <u>Name of the Issuing Bank</u>	
7)	DETAILS OF THE OFFER/BID:	
7)		(Amount in figures)
	Price Offered: Rs.	
	Rs	(Amount in words)
		(Allibuilt III Words)

DECLARATION BY BIDDER / OFFEROR

- (a) I/We, the Offeror/s aforesaid do hereby state that, I/We have read the entire terms and conditions of the tender and public notice for sale in the matter of sale of secured immovable and movable properties of M/s. Advait Logistics Through its Proprietor Mr. Sukrut Sunil Dhotre, 2) Mr. Sukrut Sunil Dhotre, 3) Mr. Sunil Udhav Dhotre, 4) Ms. Shambhavi Sukrut Dhotre and 5) Mr. Shree Sunil Dhotre (Mortgagor and Guarantor), and understood them fully. I/We, hereby unconditionally agree to conform with and to be bound by the said terms and conditions.
- (b) I/We, the Offeror/s aforesaid do hereby confirm that I/We have taken inspection of the premises and I/We are satisfied with the condition of the same and I/We shall not claim any loss or reduction in the amount offered on account of any deviation in the details and description of the properties.
- (c) I/We declare as a prospective purchaser or any person acting jointly or in concert with the prospective purchaser and are not connected person with the borrower / mortgagor / guarantor. I/We further undertake that we meet the criteria and requirements as set out u/s. 29A of the Code of IBC,2016 and that we shall make full disclosure in respect of itself and all its connected persons as per the provisions of Code and the rules and regulations frame thereunder and also submit the undertaking/affidavit to that effect.
- (d) I/We further declare that I/We intend to purchase the above referred assets from the Authorized Officer of CFM-ARC for our own use/business and that the information revealed by me/us in the tender/offer in https://www.bankeauctions.com is true and correct. I/We understand and agree that if any of the statement/information revealed by me/us is found to be incorrect and/or untrue, the tender submitted by me/us in https://www.bankeauctions.com is liable to be cancelled and in such case the Aggregate Earnest Money Deposit paid by me/us is liable to be forfeited by CFM-ARC and CFM-ARC will be at liberty to annul the offer made to me/us at any point of time. I/We also agree that after my/our offer given in in my/our offer for purchase of the assets is accepted by CFM-ARC and I/we fail to accept or act upon the terms and conditions herein or am /are not able to complete the transaction within the time limit specified herein for any reason whatsoever and/or fail to fulfill any/all the terms & conditions herein, the Aggregate Earnest Money Deposit and any other monies paid by me/us along with the offer and thereafter, are liable to be forfeited by CFM-ARC and that CFM-ARC has also a right to proceed against me/us for specific performance of the contract, if so desired by CFM-ARC.

NAME AND SIGNATURE of BIDDER(S)

FINANCIAL EXPRESS

Email:- brmgr1159@mahabank.co.in, bom1159@mahabank.co.in POSSESSION NOTICE (Appendix IV under the Act-Rule-8(1))

Whereas the undersigned being the Authorized Officer of the Bank of Maharashtra, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under Section 13(12) read with Rule 3 of Security Interest (Enforcement) Rules, 2002 issued Demand Notices on the dates as mentioned below calling upon the following Borrower/s and Guarantor/s to repay the amounts mentioned in the notices within 60 days from the date of receipt of the

said Notice. The Borrower/s and Guarantor/s having failed to repay the amount, Notice is hereby given to the Borrowers and the Public in general that the undersigned has taken Symbolic Possession of the properties 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 Security Interest Enforcement Rules 2002 on the dates mentioned below. The Borrower/s and Guarantor/s in particular and the Public in general is hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of the Bank of Maharashtra, Vadgaon Budruk Branch for the amounts mentioned below.

The Borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

This notice is also being published in vernacular. The English version shall be final if any question of interpretation arises

Sr. No.		Outstanding Amount in Rs.	Date of Demand Notice Date of Possession		
1	Mr. Ajay Ravindra Raykar (Borrower)	Rs. 51,98,824.00 (Rs. Fifty One Lakh Ninety Eight Thousand Eight Hundred Twenty Four Rupees Only)	Managara and V		
	and Mrs. Pallavi Ajay Raykar Stood (As Guarantor)	Plus Unapplied Interest w. e. f. 06.01.2024 apart from further interest, cost, charges and expenses	21/06/2024		
	The details of the properties Mortgaged to the Bank and taken possession by Bank are as follows: Mortgage Charge of House Property Situated At Flat No.06, 3rd Floor, Nirmal Residency, Sr. No.29/1A/2, Vadgaon Budruk, Tal. Haveli, Dist. Pune 411041				
2	M/S K K Waterproofing	2,22,91,797.69 (Rs. Two Crore Twenty Two Lakh	06/04/2024		

(Prop. Kedar Shamrao Kale) Ninety One Thousand Seven Hundred Ninety Seven Rupees and Sixty Nine Paisa) plus unapplied interest (Borrowers) 21/06/2024 w.e.f. 06.01.2024 apart from further interest, cost, charges and expenses The details of the properties Mortgaged to the Bank and taken possession by Bank are as

Apartment, Vadgaon Budruk, Tal. Haveli, Dist. Pune - 411041 Chief Manager & Authorized Officer Date : 21/06/2024, Place : Pune Bank of Maharashtra, Vadgaon Bk. Branch Pune

follows: Equitable Mortgage of Shop No. 09 & 10 At Sr. No. 72/30 Vyomkesh, Sumeru Developers

Regd. Office:- 9th Floor, Antriksh Bhavan, 22, K G Marg, New Delhi-110001. Phones:- 011-23357171, 23357172, 23705414, Website: www.pnbhousing.com @ pnb Housing Pimpri Chinchwad Branch: Office No. 302, 3rd Floor, Gheewala complex, Station Road, Chinchwad, Pune, Maharashtra – 411019. **Kharadi Branch:-** Third Floor, Ganlaxmi Complex, Survey no.08, Hadapsar Kharadi Bypass Road, Kharadi, Pune, Maharashtra – 411014. **Warje Branch:-** PNB Housing Finance Limited, 12, Spandhan, Survey No. 117/1, Popular Nagar, Warje, Pune, Maharashtra - 411052 NOTICE UNDER SECTION 13(2) OF CHAPTER III OF SECURITISATION & RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002, READ WITH RULE 3(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 AMENDED AS ON DATE We, the PNB Housing Finance Limited (hereinafter referred to as 'PNBHFL') had issued Demand notice U/s 13(2) of Chapter III of the Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The said Demand Notice was issued through our Authorized Officer to all below mentioned Borrowers/Co-Borrower/Guarantors since your account has been classified as Non-Performing(NPA) Assets as per the Reserve Bank of India/ National Housing Bank guidelines due to non-payment of instalments/ interest. The contents of the same are the defaults committed by you in the payment of instalments of principals, interest, etc. Further, with reasons, we believe that you are evading the service of Demand Notice hence we are doing this Publication of Demand Notice which is also required U/s 13(2) of the said Act. You are hereby called upon to pay PNBHFL within a period of 60 Days of the date of publication of this demand notice the aforesaid amount along with up-to-date interest and charges, failing which PNBHFL will take necessary action/measures under all or any of the provisions of Section 13(4) of the said Act, against all or any one or more of the secured assets including taking possession of the secured assets of the borrowers and quaranters. Your kind attention is invited to one or more of the secured assets including taking possession of the secured assets of the borrowers and guarantors. Your kind attention is invited to provisions of sub-Section (8) of Section 13 of the of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 where under you can tender/pay the entire amount of outstanding dues together with all costs, charges and expenses incurred by the PNBHFL only till the date of publication of the notice for sale of the secured assets by public auction, by inviting quotations, tender from public or by private treaty.

FURTHER, you are prohibited U/s 13(13) of the said Act from transferring either by way of sale, lease or in any other way the aforesaid secured assets.

Sr. No.		Name/ Address of Borrower and Co- Borrower(s)	Name & Address of Guarantor(s)	Property (ies) Mortgaged	Date of Demand Notice	Amount O/s as on date Demand Notice
1.		Borrower Mr. Rajendra Shashidhar Umadi & Co-Borrower Ms. Gauradevi Umadi- 212, Panade Quarters, Nippani Rural, Nipani Malbag, Chikodi, Belgaum, Karnataka, Belgaum, Karnataka, 591237, & Wing B, 3Rd Floor, 302, Kasturi Premium, Survey No.43, Hissa No.3,5/1, 6/1 (Part), Near Gat, Gatha Mandir / Tukaram Maharaj Mandir, Dehu, Tal., Haveli, Dist. Pune, Maharashtra-412109, Also at-Sr No 284, Plot No5R, Deepstambha Society, Chinchwadgoan, Kalewadi Road, Near Talera Hospital, Pune, Mh, 411033, Also at-A Raymond Fastners India Pvt Ltd, 259 276/8B, Chakan Midc, Village Nighoje, Chakan Pune, Maharashtra, India, 410501,	NA	Wing B, 3rd Floor, 302, Kasturi Premium, Survey No.43, Hissa No.3,5/1, 6/1 (Part), Near Gat, Gatha Mandir / Tukaram Maharaj Mandir, Dehu, Tal., Haveli, Dist. Pune, Maharashtra-412109	13-06-2024	Rs.931226.78/- (Rupees Nine Lakh Thirty One Thousand Two Hundred Twenty Six and Seventy Eight Only)
2.	118/61020 9, B.O. Pimpri Chinchwad	Borrower Mr./Ms. Suresh Subhash Patil & Co-Borrower Mr./Ms. Deepali Suresh Patil - Flat No 304, Vrundavan Homes, Prapti Space, Alandi Markalroad, Alandi, Pune, Maharashtra, India, 412105, & Building C, Third Floor, 304, Tanish Bhakti, Gat. No. 444 & 445, Village Charholi (Kh), Tal. Khed, Pune, Maharashtra-412105, Also at - Khadke Budruk, Jalgoan, Maharashtra, 425109, Also at - Rising Sun Die Casting Pvt Ltd, Alandi Markar Road, Dhanore, Pune, Maharashtra, India, 412105,		Building C, Third Floor, 304, Tanish Bhakti,Gat. No. 444 & 445, Village Charholi (Kh), Tal. Khed, Pune, Maharashtra- 412105, India	13-06-2024	Rs.1783394.98 (Rupees Seventeen Lakh Eighty Three Thousand Three Hundred Ninety Four & Ninety Eight only)
3.	HOU/KRDI/ 0519/6912 36, B.O. KHARADI	Borrower Mr./Ms. Amit Jagdish Gaikwad & Co-Borrower Mr./Ms. Meenal Gems Gallery & Co-Borrower Mr./Ms. Simran Amit Gaikwad - Minal Gems Gallery,Flat No F 604,Cosmos Building F,Magarpatta City,Hadapsar Pune,Maharashtra, India,411028, & Wing A, 6th Floor, 606, Pranam,1205/1/C Talegaon Kasari Road, District Pune 411021, Villagetalegaon Dhamdhere, Taluka Shirur, Pune, Maharashtra-411021, India & Fl No F 604 Cosmos, Magarpatta City Pune,Pune,Maharashtra,India,411028,		Wing A, 6th Floor, 606, Pranam,1205/1/C Talegaon Kasari Road, District Pune, Village talegaon Dhamdhere, Taluka Shirur, Pune, Mh-411021	13-06-2024	Rs.1463799.44 (Rupees Fourteen Lakh Sixty Three Thousand Seven Hundred Ninety Nine & Forty Four only)
4.	119/63554 0, B.O. Pimpri	Borrower Mr./Ms. Rahul Mahadev Dalvi & Co-Borrower Mr./Ms. Madhuri Rahul Dalvi - C/o Sushma Gadhve, Sr No 75/1/2, Chintamani Colony, Aher Nagar, Walhekarwadi, Chinchwad, Pune, Maharashtra,411033, & Dalvi Galli,Nr Laxmi Mandir, A/P Mahalewadi, Chindgad, Kolhapur, Maharashtra,416508, & Wing A, 1st Floor, 106, Kasturi Premium,Survey No.43, Hissa No.3,5/1, 6/1 (Part), Near Gat, Gatha Mandir / Tukaram Maharaj Mandir, Dehu, Tal., Haveli, Dist. Pune. 412109,Pune, Maharashtra-412109, India Also at - Cosma International India Pvt Ltd,Plot No A12,Talegaon Midc,Navlakh Umbare, Pune, Maharashtra,India,410507.	NA	Wing A, 1st Floor, 106, Kasturi Premium, Survey No.43, Hissa No.3,5/1, 6/1 (Part), Near Gat, Gatha Mandir / Tukaram Maharaj Mandir, Dehu, Tal., Haveli, Dist. Pune. Maharashtra-412109	13-06-2024	Rs.1220573.35 (Rupees Twelve Lakh Twenty Thousand Five Hundred Seventy Three & Thirty Five only)
5.	HOU/PM/1 117/45415 2, B.O. Pimpri Chinchwad	Borrower Mr. Ravindra Sitaram Shrotri & Co-Borrower Ms. Deepali Ravindra Shrotri - Plot No 58, Nana Bhalerao Colony, Near Ashirwad Narsing Hospital Talegaon Dabhade, Talegaon Chakan Road, Talegaon Dabhade, Pune, Maharashtra, 410507, & Flat No 4, Talegaon, Sadguru Nagar, Classic App Tal Maval, Talegaon Dabhade,	NA	Single Building, 3rd Floor, 302, Tripureshwari Park, Plot No.288, Manohar Nagar Colony, S. No. 9 (Old) or S. No. 8 (New), Village, Talegaon Dhabhade, Pune, Maharashtra-410507	13-06-2024	Rs.2244173.58 (Rupees Twenty Two Lakh Forty Four Thousand One Hundred Seventy Three And Fifty Eight only)
6.	NHL/WRJE /1118/609 798, B.O. WARJE	Borrower Mr./Ms. Madhusudan Mahadeorao Bendre & Co-Borrower Mr./Ms. Surekha Madhusudan Bendre - House No 323,Near Dulya Maruti Mandir, Ganesh Peth,Pune, Maharashtra, India, 411002, & Shopno 1 Upper Ground flr, C S No 1 1A 4 5 7 8, Sterling Enclave, Nana Peth, Pune, Maharashtra, 411002 & Shop No. 5 Ground Flor, Cts no 244 C S No 244, Shree Laxmi Prasad, Nana Peth, Pune, Maharashtra, 411002 Also at - Shop No. 5 Ground Flor, Ctsno 244 C S No 244, Shree Laxmi Prasad, Nana Peth, Pune, Maharashtra, 411002	NA	Shopno 1 Upper Ground Flr, C S No 1 1A 4 5 7 8, Sterling Enclave, Nana Peth, Pune, Mh, 411002 #Shop No. 5 Ground Flor, CTS No 244 C S No 244, Shree Laxmi Prasad, Nana Peth, Pune, Mh, 411002	13-00-2024	Rs.11929430.53 (Rupees One Crore Nineteen Lakh Twenty Nine Thousand Four Hundred Thirty And Fifty Three only)
7.	919/74839 1, B.O. Pimpri Chinchwad	Borrower Mr. Sajid Ismail Khan & Co-Borrower Mr. Ismail Mehboob Khan & Co-Borrower Ms. Shehnaz Ismail Khan & Co-Borrower Ms. Sofiya Sajid Khan - A 1 B Flat No 1101, Manikchand Malabar Hill Lulla Nagar, Opp Latur Urban Bank, Wanowarie, Pune, Maharashtra, India, 411040, & Flat No1101 And 1102, 11th Floor, A1, Wing B, Sr No.595/2 CTS No3293, Manikchand Malabar Hill, Bibwewadi, Pune, Maharashtra, 411037 Also at - Flat No1101 And 1102, 11th Floor, A1, Wing B, Sr No.595/2 CTS No3293, Manikchand Malabar Hill, Bibwewadi, Pune, Maharashtra, 411037	NA	Flat No1101 And 1102, 11th Floor, A1, Wing B, Sr No 595/2 CTS No.3293, Manikchand Malabar Hill, Bibwewadi, Pune, Maharashtra, 411037		Crore Thirty Nine Lakh Seventy Thousand Two Hundred Forty Nine And one only)

BEFORE THE JOINT MAMLATDAR V OF

BARDEZ TALUKA MAPUSA, BARDEZ, GOA Mutation Case No. 92840, 92837, 92802, 92833, 92819 92814, 92807, 92788, 92789, 98836, 92835, 92824, 92826, 92823, 92781, 92782 Village Nagoa

Michael Albuquerque alias Mr. Michael Teddy Albuquerque, R/o 828, Dastur Meher Road, 19, Nirmala Nivas, Pune 411001 .. Applicant

. Maria Regina Celeste Albuquerque 2. Teodosio Basilio Albuquerque 3. William Teddy Albuquerque 4. Martha Albuquerque 5. Juliana Albuquerque 6. Lawrence Albuquerque

PUBLIC NOTICE To all Opponents / Legal Heirs / any other interested parties.

Whereas, the applicant Michael Albuquerque alias Mr. Michael Teddy Albuquerque, R/o 828, Dastui Meher Road, 19, Nirmala Nivas, Pune 411001 has applied for mutation under Section 96 of L.R.C. 1968, to include his name in the occupants column under Survey No. 20/12, 11/2, 11/3, 11/5, 11/6, 20/1, 20/2, 20/3, 20/4, 20/5, 20/6, 20/7, 20/8, 20/9, 20/10 and 20/11 of Village Nagoa after deleting the existing name of Martha Albuquerque the occupant column, as per Inventory Proceedings No. 368/2020/E decided on 30/01/2023 in the Court of the Civil Judge Junior Division at Mapusa.

Whereas, the notices in Form No. X were sent to all the interested parties by registered Ad. However some notices could not be served and returned unserved with postal remark expired. incomplete address, house locked, not known. insufficient address and party out of station etc. And whereas, the aforesaid applicant has prayed for substitute service by publication of public notice in any one daily newspaper as required under Order V Rule 20(1A) of C. P. C as the applicant has submitted that they are not aware about the correct addresses of the respondents / their heirs if any for effecting personal service of the notice and prayed to serve notice by way of

Now therefore, all the interested persons are hereby given the notice of the said mutation entry and called upon to submit to me their objections it my to the mutation entry within 15 days from the date of publication of this notice failing which the sultable order under the provision of LRC shall be ssued by the certifying officer.

Sd/- Meghana Naik Joint Mamlatdar V of Bardez



the Security Interest Enforcement Rules, 2002.

Club, S. No. 835/1+3, S. G. Highway, Makarba, Ahmedabad, Gujarat - 380051 Corporate Office: 1st floor, Wakefield House, thoughtful regeneration Sprott Road, Ballard Estate, Mumbai -400 038. EMAIL: tejas.joshi@cfmarc.in , CONTACT:022-40055280/8976862751 CIN: U67100GJ2015PTC083994

APPENDIX- IV-A [See proviso to rule 8 (6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY 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 proviso to rule 8(6) of

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 to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of CFM Asset Reconstruction Pvt Ltd (acting in its capacity as a Trustee of CFMARC Trust -4 IndusInd Bank), the Secured Creditor, will be sold through public auction on "As and where is basis", "As is what is basis" Whatever is there is basis" and "No Recourse Basis" on 19th July ,2024 for recovery of ₹. 56,08,656.18 (Rupees Fifty-Six lakhs Eight Thousand Six Hundred Fifty-Six and paise Eighteen Only) as on 31-05-2024 together with further future interest, cost & expenses due to the Se cured Creditor from M/s. Advait Logistics Through its Proprietor Mr. Sukrut Sunil Dhotre, 2) Mr. Sukrut Sunil Dhotre, 3) Mr. Sunil Udhav Dhotre, 4) Ms. Shambhavi Sukrut Dhotre and 5) Mr. Shree Sunil Dhotre (Mortgagor and Guarantor)

The reserve price of the properties and the earnest money deposit is given below: -DESCRIPTION "All that piece and parcel of Flat No.22 admeasuring about 1280 sq. ft on the

OF SECURED 4th Floor of building No. A- 1 known as Vijay Rashmi Residency Co-operative IMMOVABLE Housing Society Ltd. Warje Pune situated at Village Warje, Taluka Haveli, Dis-PROPERTY: trict Pune being Sr No. 43, H. No. 05, Plot No. 1-7, within the limits of Pune Municipal Corporation and within the jurisdiction of sub registrar Haveli and bounded as under: On or towards East: S No. 41, West: Hissa No. 4 of S No. 43. North: By Hissa No. 3. S No. 43 and S No. 42. South: Road."

SECURED DEBT: Rs.56,08,656.18 (Rupees Fifty-Six lakhs Eight Thousand Six Hundred Fifty-Six and paise Eighteen Only) as on 31-05-2024 together with further future interest, cost & expenses RESERVE PRICE Rs.53,00,000/- (Rupees Fifty-Three Lakhs only))

The bid amount can be improved by Rs.100,000/- (Rupees One Lakh only) (RP): INSPECTION 48 hours prior intimation required DATE: 12-07-2024 between 11:00 am. to 1:00 p.m. **INSPECTION TIME:**

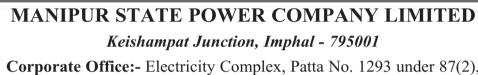
E-Auction/Bidding through website (https://www.bankeauctions.com) on TIME: DATE: 19th July, 2024 from 11.00 am to 12:00 pm. PLACE: For E-AUCTION LAST DATE AND On or before 5:00 pm on 18th July ,2024 TIME FOR BID

SUBMISSION: Rs.5,30,000/- (Rupees Five Lakhs Thirty Thousand Only) EMD: CONTACT: Mr. Tejas Joshi (8976862751) Encumbrances if any: Not known to the secured creditorFor detailed terms & conditions

> of the sale, please refer to the link provided in Secured Creditors website i.e., https://www.cfmarc.in for detailed terms & conditions of e-auction/sale of respective property and other details before submitting their bids for taking part in the e-auction. Bidders may also visit the website https://www.bankeauctions.com or contact service provider M/s. C1 India Private Limited. Bidder Support Nos.: 0124-4302020 / 21 / 22, +91 7291981124 / 1125 / 1126; email: support@bankeauctions.com; maharashtra@c1india.com, Mr. Bhavik Pandya, Contact

> This notice is being given to all of you in compliance of Rule 8, Sub Rule 6 of SARFAESI Rules Under the SARFAESI Act 2002, informing the Borrower and all the Guarantors/Mortgagors about holding of auction/sale of the aforementioned Secured Properties at the aforementioned date and time, with the advice to redeem the assets. If so desired by them, by paying the outstanding dues as mentioned herein above along with further interest and other costs thereon due and payable prior to the scheduled auction. In case of default in payment, any or all of the Secured Properties shall at the discretion of the Authorized Officer/Secured Creditor be sold through any of the modes as prescribed under Rule 8(5) of Security Interest (Enforcement)

> Sd/- Authorized Officer Date: 27/06/2024 CFM Asset Reconstruction Pvt. Ltd. Acting as trustee of CFMARC Trust -4 IndusInd Bank Place: PUNE



Corporate Office:- Electricity Complex, Patta No. 1293 under 87(2),

Fax: +91385 2450702 Khwai Bazar, Keishampat, Imphal -795001, Manipur, INDIA Tele: +91385 2450050 No. 4/3/NLDPR/2024/MSPCL (PURCH)/924-30 Imphal, the 26th June 2024

NOTICE INVITING TENDER

The Managing Director, Manipur State Power Company Ltd (MSPCL), a Government of Manipur Enterprises invites sealed tenders in triplicate from the eligible turnkey firms/contractors for execution of the following work.

Tender Specification No	Particulars	NIT value (inclusive of GST)			Due date of receipt of completed Tender	Due date of Opening of Tender
(1)	(2)	(3)	(4)	(5)	(6)	(7)
4/2/24	Installation of Numerical Line Differential Protection Relays in 132KV Transmission Lines under PSDF.	Rs. 23.66 Lakh	Rs. 10,000/-	10.07.2024 upto 4.30 p.m	19.07.2024 upto 4.30 p.m	23.07.2024 at 2.00 p.m.

2. Bidding Documents shall be available from the office of the Managing Director, Manipur State Power Company Limited, Keishampat, Imphal-795001, Manipur, India.

3. The application request for the NIT along with cost of the tender paper (Non-refundable) shown above, in the form of Demand Draft/D-at-Call/Banker Cheque from a Nationalized/Scheduled Bank preferably having its branch at Imphal (preferably State Bank of India), drawn in favour of the Managing Director, Manipur State Power Company Limited should be submitted to the Managing Director, Manipur State Power Company Limited, Keishampat, Imphal-795001, Manipur, India.

> (Ng. Subhachandra Singh) **Managing Director, MSPCL**



TATA CAPITAL HOUSING FINANCE LTD.
Regd. Office: 11th Floor, Tower A, Peninsula Business Park,
Ganpatrao Kadam Marg, Lower Parel, Mumbai 400 013
CIN No. U67190MH2008PLC187552
Contact No. (022) 61827414

DEMAND NOTICE

Under Section 13 (2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") read with Rule 3 of the Security Interest (Enforcement) Rules,

2002 ("Rules"). Whereas the undersigned being the Authorised Officer of Tata Capital Housing Finance Limited (TCHFL) under the Act and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Rules already issued detailed Demand Notices under Section 13(2) of the Act. calling upon the Borrower(s)/Co-Borrower(s)/Guarantor(s) (all singularly or together referred to "Obligors")/Legal Heir(s)/Legal Representative(s) listed hereunder, to pay the amounts mentioned in the respective Demand Notice/s, within 60 days from the date of the respective Notice/s, as per details given below. Copies of the said Notices are served by Registered Post A.D. and are available with the undersigned, and the said Obligor(s)/Legal Heir(s)/Legal Representative(s), may, if they so desire, collect the respective copy from the undersigned on any working day during

normal office hours. In connection with the above, Notice is hereby given, once again, to the said Obligor(s) /Legal Heir(s)/Legal Representative(s) to pay to TCHFL, within 60 days from the date of the respective Notice/s, the amounts indicated herein below against their respective names, together with further interest as detailed below from the respective dates mentioned below in below column till the date of payment and / or realisation, read with the loan agreement and other documents/writings, if any, executed by the said Obligor(s). As security for due repayment of the loan, the following Secured Asset(s) have been mortgaged to TCHFL by the said Obligor(s) respectively.

Loan Account Nos.	Name of Obligor(s)/ Legal Heir(s)/Legal Representative(s)	Total Outstanding Dues (Rs.) as on below date*	Date of Demand Notice & NPA Date		
TCHHL02 79000100 071072 & TCHHF02	MRS. KAVITA HEMANT MARATHE (Borrower) & MR. HEMANT VISHNU MARATHE	HEMANT MARATHE anamount of Rs.16,75,457/- HEMANT VISHNU (Rupees Sixteen	Date of Demand Notice 22-06-2024		
79000100 071041	(Co-Borrower)	Lakh Seventy Five Thousand Four Hundred and Fifty Seven Only)	NPA Date 09-12-2020		

Description of the Secured Assets/Immovable Properties/ Mortgaged **Properties:** Schedule – A All that piece and parcel of N.A. land bearing Plot No. 93 & 94, out of Survey No. 9 (Old) or 8 (New) situated at – Manohar Nagar, Talegaon Dabhade, Tal. Maval, Dist. Pune 410507. Within the limits of Talegao Dabhade Municipal Council, and the Registration Dist. Pune sub Registration Dist. And Taluka Maval, totally admeasuring about 480 Square Meter each): On or towards East: D. P. Road, On or towards South: Plot No. 92, On or towards West: Plot No. 98, 99 & 100, On or towards North: Plot No. 95.

Schedule – B Flat bearing No. 8 situated on the Second Floor, in the proposed building named to as 'Parth Residency' to be constructed on properties more particularly described in Schedule hereinabove, as specifically shown in the plan, Built-up area admeasuring about 575 Square

*with further interest, additional Interest at the rate as more particularly stated in respective Demand Notices, incidental expenses, costs, charges etc incurred till the date of payment and/or realization. If the said Obligor(s) shall fail to make payment to TCHFL as aforesaid, then TCHFL shall proceed against the above Secured Asset(s)/Immovable Property (ies) under Section 13(4) of the said Act and the applicable Rules entirely at the risk of the said Obligor(s)/Legal Heir(s)/Legal Representative(s) as to the costs and consequences.

The said Obligor(s)/Legal Heir(s)/Legal Representative(s) are prohibited under the said Act to transfer the aforesaid Secured Asset(s)/Immovable Property(ies), whether by way of sale, lease or otherwise without the prior written consent of TCHFL. Any person who contravenes or abets contravention of the provisions of the Act or Rules made thereunder shall be liable for imprisonment and/or penalty as provided under the Act.

Sd/- Authorised Officer Date: 27.06.2024 For Tata Capital Housing Finance Limited



Axis Bank Limited

CIN: L65110GJ1993PLC020769 Structured Assets Group & Corporate Office, at 7th Floor, "Axis House", C-2, Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai - 400025. Tel: +91 22 24252719, M. No 9920085385, www.axisbank.com

POSSESSION NOTICE (For Immovable Property)[Appendix-IV][Rule-8(1)]

Registered Office: "Trishul", 3rd Floor Opp. Samartheshwar Temple, Near Law Garden, Ellisbridge Ahmedabad – 380006

Whereas, The undersigned being the Authorized Officer of the Axis Bank Ltd. under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated 25/01/2024 calling upon the Borrower/ Guarantors/ Mortgagor viz.1. Dhanlaxmi Electricals Private Limited, 2. Mr. Mohammad Moinuddin Khan. 3. Mrs. Roman Moinuddin Khan 4. Mr. Salman Khan to repay the amount mentioned in the notice being Rs.3,26,94,382/- (Rupees Three Crore Twenty Six Lakh Ninety Four Thousand Three Hundred Eighty Two Only) as on 24.01.2024 together with further interest thereon at the contractual rate plus all costs, charges and expenses till date of payment within 60 days from the date of the said notice. The Borrowers/Guarantors/Mortgagor having failed to repay the amount, notice is hereby given to the Borrower/ Guarantors / Mortgagor and the public in general that the undersigned has taken Possession of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of Section 13 of Act read with rule 8 of the security interest Enforcement Rules 2002 on this 24th June 2024. The Borrowers/Guarantors/Mortgagor mentioned herein above in particular and the public in general are hereby cautioned not to deal with the property & any dealings with the property will be subject to the charge of the Axis Bank Ltd., for an amount Rs.3,26,94,382/- (Rupees Three Crore Twenty Six Lakh Ninety Four Thousand Three Hundred Eighty Two Only) as on 24.01.2024 & interest thereon

The borrower's attention is invited to the provisions of Sub Section (8) of Section 13 of the SARFAESI Act, 2002 in respect of time available, to redeem the secured assets.

DESCRIPTION OF THE IMMOVABLE PROPERTY All That Part and Parcel of the Immovable Property located at:- (A)All that piece and parcel of land along with construction situated at Bungalow No.2, of the ground floor and 2 upper floors, Survey No.59, Hissa No.1B/1 (Old Survey No.92) admeasuring 27 acres situated at Undri Village, Pune, Taluka Haveli. (B) All that piece and parcel of land along with construction situated at House No.38, in the complex known as Clover Hills Annexe, Survey No.27, Hissa No.2 (part)+3+4+7 Part admeasuring area 297 square metres, Village Kondhwa Khurd, Taluka Haveli, Dist. Pune.

Date: 24.06.2024 Place: Pune Authorised Officer, Axis Bank Ltd



Stressed Asset Management Branch: Agarkar Highschool, 2nd Floor, Somwar Peth, Pune - 411011, Mob : 7030914140 e-mail: bom1446@mahabank.co.in / brmgr1446@mahabank.co.in

POSSESSION NOTICE [Appendix IV under the Act-Rule-8(1)]

WHEREAS, the undersigned being the Authorised Officer of the Bank of Maharashtra under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice dated 01/09/2023 calling upon the Borrower 1) M/s. Vidali Enterprises through its proprietor Mr. Vinay Damodar Limaye and Guarantors 2) Mrs. Vasudha Damodar Limaye, 3) Mrs. Minakshi Vinay Limaye, 4) Mr. Damodar Shankar Limaye, 5) Mr. Sameer Joshi, 6) Mr. Yashwant Ponkshe to repay the amount mentioned in the notice eing Rs. 8,56,92,566/- (Rupees Eight Crore Fifty-Six Lakh Ninety-Two Thousand Five Hundred Sixty-Six Only) plus applicable interest with monthly rate w.e.f. 01.09.2023, apart from penal interest, cost and expenses, minus recovery if any, within 60 days from the date of receipt of the said Notice.

The Borrowers and Guarantors 1) M/s. Vidali Enterprises through its proprietor Mr. Vinay Damodar Limaye and Guarantors 2) Mrs. Vasudha Damodar Limaye 3) Mrs. Minakshi Vinay Limaye 4) Mr. Damodar Shankar Limaye 5) Mr. Sameer Joshi 6) Mr. Yashwant Ponkshe having failed to repay the amount, notice is hereby given to the owners of the property and the Public in general that the undersigned has taken physical possession of the property described herein below pursuant to the Order No. Secu/SR/240/2024 dated 02.04.2024 passed by Honorable District Magistrate, Pune in the exercise of the powers conferred on him under Section 13(4) of the said Act read with rule 8 of the said Rules on this 21" Day of June of the year, 2024.

The Borrowers and Guarantors in particular and the Public in general is hereby cautioned not to deal with the property and any dealings with the aforesaid property will be subject to the charge of the Bank of Maharashtra, Stressed Asset Management Branch for an amount of Rs. 8,56,92,566/- and subsequent interest, costs and other expenses as mentioned above, minus recovery if any, till date of payment of the entire dues.

The Borrower's attention is invited to provisions of sub-section (8) of section 13 of the act, in respect of time available, to redeem the secured assets. This notice is also being published in vernacular. The English version

shall be final if any question of interpretation arises. Description of Immovable Property

All that piece and parcel of Flat No. 402, 4th floor, admeasuring area about 94.57 Sq. Mtrs. i.e. 1018 Sq. Ft. Carpet area and attached Terrace 07.24 Sq. Mtrs. i.e. 78 Sq. Ft. Building B, Project known as "PEBBLES" Sr. No. 340/3, 348/1 (Part), and 348/2 (Part), Near DSK Ranwara, Bavdhan Budruk, Taluka Haveli, District, Pune 411021 Bounded by - On or towards the North by - Lift & adjacent flat, On or towards the South by - Open space, On or towards the East by - Open space & basketball court, On or towards the West by - Entrance

Date: 21/06/2024 Place: Pune

Authorised Officer and Branch Head Bank of Maharashtra, Sam Branch

Regd. Office: 11th Floor, Tower A. Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai-400013 / Branch Address: Office No. 1 & 2 1st Floor, FC Annex, Shirole Road, Bhamburda, Opp. FC College, Shivajinagar, Pune-41100: SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

(Under Rule 8(6) R/W Rule 9(1) of the Security Interest (Enforcement) Rules 2002) -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) r/w Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

LOAN ACCOUNT NO. 21336061: Mr. DHANRAJ SAMBHAJI PATIL

This is to inform that Tata Capital Ltd. (TCL) is a non-banking finance company and incorporated under he provisions of the Companies Act, 1956 and having its registered office at Peninsula Business Park Tower A, 11th Floor, Ganpatrao Kadam Marg. Lower Parel, Mumbai-400013 and a branch office amongs other places at Maharashtra ("Branch"). That vide Orders dated 24,11,2023, the National Company Law Tribunal (NCLT) Mumbai has duly sanctioned the Scheme of Arrangement between Tata Capital inancial Services Limited ("TCFSL") and Tata Cleantech Capital Limited ("TCCL") as transferors and ata Capital Limited ("TCL") as transferee under the provisions of Sections 230 to 232 read with Section 66 and other applicable provisions of the Companies Act, 2013 ("said Scheme"). In terms thereof, TCFSL and TCCL (Transferor Companies) along with its undertaking have merged with TCL, as a going concern ogether with all the properties, assets, rights, benefits, interest, duties, obligations, liabilities, contracts agreements, securities etc. w.e.f. 01.01.2024. In pursuance of the said Order and the Scheme, all the facility documents executed by TCFSL and all outstanding in respect thereof stood transferred to Applicant Company and thus the TCL is entitled to claim the same from the [Borrowers/Co-Borrowers] in

Notice is hereby given to the public in general and in particular to the below Borrower/Co-Borrower that the below described immovable property mortgaged to Tata Capital Limited (Secured Creditor/TCL) the Possession of which has been taken by the Authorised Officer of Tata Capital Limited (Secure) Creditor), will be sold on 22nd Day of July, 2024 "As is where is basis" & "As is what is and whatever there is & without recourse basis"

Whereas the sale of secured asset is to be made to recover the secured debt and whereas there was due t a sum of Rs. 91,57,522.75/- (Rupees Ninety One Lakh Fifty Seven Thousand Five Hundred Twenty Two and paisa Seventy Five Only) as on 15.02:2023 vide Loan Account bearing No. 21336061 demanded vide Notice U/s, 13(2) dated 17.02.2023 from Borrowers & Co-Borrowers/Guarantors, i.e., (1) Mr. Dhanraj Sambhaji Patil; (2) Mrs. Utkarsha Dhanraj Patil; (3) M/s. Dhanraj Constructions Through its Proprietor, Mr. Dhanraj Sambhaji Patil all having address at: Flat No. 303, Abuilding, Venkatesh Serenity, Nr. DSK Vishwa, Dhayari Pune, Maharashtra - 411041. Also add: Survey No. 54/7 K, A Building, Flat No. 3, Harshvardhan Pride, Nr. Garve Motors, Vadgaor Pune Maharashtra - 411041,

Notice is hereby given that, in the absence of any postponement/discontinuance of the sale, the said property shall be sold by E-Auction at 2.00 P.M. on the said 22nd Day of July, 2024 by TCL., having its branch office at Office No. 1 & 2 1st Floor, FC Annex, Shirole Road, Bhamburda, Opp. FC College, Shivajinagar, Pune-411005.

The sealed E-Auction for the purchase of the property along with EMD Demand Draft shall be received by the Authorized Officer of the TATA CAPITAL LIMITED til 5.00 P.M. on the said 20th Day of July, 2024.

Description of Secured Assets	Type of Possession	Reserve Price (Rs)	Earnest Money EMD (Rs)
	Constructive/ Physical	escock/tracti	
All that piece and parcel of the Flat No. 303 on the Third Floor, in Wing-A, Admeasuring Carpet Area 83.45 Sq. Mtrs. (898 Sq. Ft.) (Saleable area about 108.45 Sq. Mtrs. i.e., 1167 Sq. Ft. for stamp duty purpose) of the building styled as "Venkatesh Serenity" constructed upon plot bearing land and ground bearing survey no. 128/7, Mouje Dhayari, Pune admeasuring an area of 17400 Sq. Mtrs. Situated within the Registration, Sub-district, Taluka: Haveli, Dist: Pune and situated within Pune Municipal Corporation, along with terrace adjoining Flat No. 401 admeasuring Carpet area 28.81 Sq. Mtrs. and one covered Car Parking in Wing-A.	Physical	Rs. 78,97,000/- (Rupees Seventy Eight Lakh(s) Ninety Seven Thousand Only)	Rs. 7,89,700/- (Rupees Seven Lakh(s) Eighty Nine Thousand Seven Hundred Only)

The description of the property that will be put up for sale is in the Schedule. Movable articles/House hold inventory if any lying inside and within secured asset as described above shall not be available for sale along with secured asset until and unless specifically described in auction sale notice. The sale will also be stopped if, amount due as aforesaid, interest and costs (including the cost of the sale) are tendered to the 'Authorized Officer' or proof is given to his satisfaction that the amount of such secured debt, interest and costs has been paid. At the sale, the public generally is invited to submit their tender personally. No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the property sold. The sale shall be subject to the rules/conditions prescribed under the SARFAESI Act, 2002. The E-auction will take place through portal https://disposalhub.com on 22nd Day of July, 2024 between 2.00 PM to 3.00 PM with unlimited extension of 10 minutes each. All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the "TATA CAPITAL LIMITED peyable at Pune, inspection of the property may be done on 12th Day of July, 2024 between 11.00 AM to 5.00 PM.

Note: The intending bidders may contact the Authorized Officer Mr. Somnath Bamne; Email id-Somnath.Bamne@tatacapital.com and Mobile No.-+91-9860797877. For detailed terms and conditions of the Sale, please refer to the link provided in secured creditor's

website, i.e., https://bit.ly/3KWoOpH, or contact Authorized Officer or Service Provider- NexXen Solutions Private Limited.

Sd/- Authorized Officer, Tata Capital Limited

यूनियन बैंक 🕖 Union Bank

Place: Pune, Dated: 27.06.2024

Lot a) Name of the Borrower b) Name of the Branch

Asset Recovery Management Branch:

Authorized Officer (M/s PNB Housing Finance Ltd.)

21 Veena Chambers Mezzanine Floor, Dalal Street, Near Bombay Stock Exchange, Fort, Mumbai-400023. **Email:** ubin0553352@unionbankofindia.bank

Debt Due Contact Person and Mobile No.

E-AUCTION SALE NOTICE (UNDER SARFAESI ACT)

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 Provison To Rule 8 (6) Of The Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s), that the below described immovable property mortgaged / charged to the Secured Creditor, the Symbolic /Physical Possession of which has been taken by the Authorised Officer of Union Bank of India (Secured Creditor) will be sold on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" AND "WITHOUT RECOURSE

BASIS" on **Dated 12.07.2024 in between 12.00 Pm to 5.00 Pm** for recovery of respective amounts, due to the Union Bank of India (Secured Creditor) from the respective Borrower(s) and Guarantor(s) as mentioned below. The Reserve Price and Earnest Money Deposit will be as mentioned below. For details terms and conditions of the sale, please refer to the link provided in Union Bank of India (Secured Creditor) website i.e. www.unionbankofindia.co.in. Bidder may also visit the website https://www.ibapi.in. The under mentioned properties will be sold by Online E- Auction through website: www.mstcecommerce.com on Dated 12.07.2024 for recovery of respective amounts plus interest and other expenses in the respective borrowers accounts.

"Online E- Auction through website: www.mstcecommerce.com Date & Time of Auction: 12.07.2024 at 12.00 PM to 05.00 P.M.

a) Reserve Price in Rupees

١	No.	c) Description of Property d) Name of the Owner/s	b) Earnest Money Deposit (EMD) in Rupees	Inspection Date/Time	Possession: Symbolic/Physical
	1	a)M/s Star Care India Pvt Ltd b)Asset Recovery Management Branch c)Office No 301 3rd Floor admeasuring 124.21 sq mts i.e.1337 sqft builtup area alogwith three car parking spaces having toatal area admeasuring 27.87 sqmtri.e. 300 sqft in the stilt floor of the Building Konown as Rennaissance Business Centre, Survey Nos.14/A of Village Ghorpadi,At Wellesley Road,Opp. Lal Deval Camp Taluka –Haveli Dist Pune		Rs. 11,82,62,225.15(Rs. Eleven Crore Eighty Two Lakh Sixty Two Thousand Two Hundred Twenty Five and Paisa Fifteen Only) as on 30.06.2023 plus further interest there on w.e.f 01.07.2023 at applicable rate of interest, cost and charges till date. Mr.Uttam Bandgar Mob:8668196378 Mr Kishor Chandra Kumar - 9466747894	Physical Possession (Pune Municipal Corporation dues of approx Rs.23,69,988.00 is pending up to 31.07.2023)
	2	a) M/s Vipat Lubricants b) Asset Recovery Management Branch c) Land & Building situated on Plot no.95,103 & 104, Gut no. 452 (Part), Village Takwe (Budruk), Indrayani Industrial Estate, Tal Mawal, Dist- Pune- 412 106 admeasuring 1683 square mtrs. d) M/s Vipat Lubricants	a) Rs.75,00,000.00 b) Rs.7,50,000.00	Rs.11,30,54,634.69 [Eleven Crore Thirty Lakh Fifty four thousand Six hundred thirty four and Sixty nine paisa Only] as on 31.12.2023 plus further interest thereon w.e.f.01.01.2024 at applicable rate of interest, cost and charges till date Shri Kishor Chandra -9466747894 Shri Deepak Sinha - Mobile No. 9625172635 06.07.2024/3.00 PM to 5.00PM	GST dues of Borrower Company Physical Possession

Bidders are requested to visit the Bank's website www.unionbankofindia.co.in for detailed terms & conditions of E-Auction and other details before submittingtheir Bids for taking part in the E-Auction. Bidder may also visit the website www.ibapi.in. of Service Provider Indian Banks Auction Properties Information(IBAPI) Portal.

The intending bidders must have valid e-mail id to participate in on-line Auction. The terms and conditions of sale shall be strictly as per the provisions of TheSecurity Interest (Enforcement) Rules, 2002.

STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8(6) / RULE 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002

This may also be treated as notice under Rule 8(6) / Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the said loanabout the holding of E-Auction Sale on the above mentioned date.

For detailed terms and condition of the sale, please refer to the link provided i.e www.unionbankofindia.co.in or https://www.ibapi.in,

www.mstcecommerce.com Sd/-**Authorized Officer,** Place: Mumbai

Date: 27.06.2024





Union Bank of India



Place: - Pune (Maharashtra) Date: - 27-06-2024



टाटा कॅपिटल हाऊसिंग फायनान्स लि. नोंद. कार्यालय: 11 वा मजला, टॉवर ए, पेनिन्स्युला बिझनेस पार्क, गणपतराव कदम मार्ग, लोवर परेल, मुंबई-400013. संपर्क क्र. (022) 61827414. CIN No. U67190MH2008PLC187552

मागणी सूचना सिक्यरिटी इंटरेस्ट (एनफोर्समेन्ट) रुल्स. २००२ ('नियम') मधील नियम ३ सह वाचण्या

येणारया सिक्यरिटायझेशन अँड रिकन्स्टक्शन ऑफ फायनॅन्शिअल ॲसेटस अँड एनफोर्सर्ग

ऑफ सिक्युरिटी इंटरेस्ट ॲक्ट, 2002 ('अधिनियम')च्या अनुच्छेद 13(2) अंतर्गत ज्याअर्थी, निम्नस्वाक्षरीकार हे **टाटा कॅपिटल हाऊसिंग फायनान्स लिमिटेड (टीसीएचएफएल** चे प्राधिकृत अधिकारी असून त्यांनी अधिनियमांतर्गत आणि नियमांमधील नियम 3 सह वाचण्य येणारया अनुच्छेद 13(12) अंतर्गत बहाल करण्यात आलेल्या अधिकारांचा वापर करी अधिनियमाच्या अनुच्छेद 13(2) अंतर्गत खाली नमूद दिनांकास तपशीलवार मागणी सूचन निर्गमित केलेली आहे ज्यात खाली नमूद कर्जदार/ सह-कर्जदार/ जामीनदार (सर्वांचा एकेंत्रित किंवा स्वतंत्र उस्नेख "बाध्यताधारी" असा असा करण्यात येईल)/ कायदेशीर वारस/ कायदेशी प्रतिनिधींना सदर निविदा सूचनेत नमूद रकमांचा भरणा खाली दिलेल्या तपशीलानुसार संबंधित

सूचनेच्या दिनांकापासून 60 दिवसांचे आत करण्याचे आवाहन करण्यात आले होते. सँदर सूचनांच्य

प्रती नोंदणीकृत पोचदेय टपालाने पाठविण्यात आलेल्या असून त्या निम्नस्वाक्षरीकरांकडे उपलब

आहेत आणि सदर बाध्यताधारी/ कायदेशीर वारस/ कायदेशीर प्रतिनिधींची इच्छा असल्यास

कोणत्याही कामकाजाच्या दिवशी कार्यालयीन वेळेत निम्नस्वाक्षरीकारांकडून संबंधित प्रत प्राप्त कर

वरील संदर्भात सदर बाध्यताधारी/ कायदेशीर वारस/ कायदेशीर प्रतिनिधींना पुन्हा एकदा सूचिव करण्यात येते की त्यांनी खाली त्यांच्या नावापुढे दर्शविलेल्या रकमांचा सदर बाध्यताधारयांनी तय केलेल्या कर्ज करार व इतर दस्तावेजांसह वाचण्यात येणारया खाली नमूद संबंधित दिनांकांपासून भरणा आणि/ किंवा वसुलीच्या दिनांकापर्यंतच्या पुढील व्याजासह संबंधित सूचनेच्या दिनांकापासू 60 दिवसांचे आत **टीसीएचएफएल** कडे भरणा करावा. कर्जाच्या परतफेडीच्या हमीदाखल सार्ट अनामत म्हणून सदर बाध्यताधारयांनी खालील प्रतिभूत मत्ता टीसीएचएफएल कडे तारण म्हणू

जनस्या जाहराः -					
कर्ज	बाध्यताधारी/ कायदेशीर	खालील दिनांकाला	मागणी सूचना		
खाते क्र.	वारस/ कायदेशीर	एकूण थकबाकी देय	दिनांक आणि		
	प्रतिनिधी यांचे नाव	(रु.)*	एनपीए दिनांक		
TCHHL027900	सौ. कविता हेमंत मराठे	दि. 22-06-2024 रोजी	मागणी सूचना		
0100071072	(कर्जदार)	नुसार रक्कम	दिनांक:		
आणि	आणि	रु. 16,75,457/- (रुपये	22-06-2024		
TCHHF027900	श्री. हेमंत विष्णू मराठे	सोळा लाख पंच्याहत्तर हजार	एनपीए दिनांकः		
0100071041	(सह-कर्जदार)	चारशे सत्तावन्न फक्त)	09-12-2020		

सुरक्षित मालमत्ता/ अचल मालमत्ता/ तारण मालमत्तेचे वर्णनः अनुसूची-अ: पुढील मालमत्तेचे सर्व खंड आणि तुकडे, एन. ए. जमीन संबंधित प्लॉट क्र. 93 आणि 94, त्यापैकी सर्व्हे क्र. 9 (जुना) किंवा 8 (नवीन) मनोहर नगर, तळेगाव दाभाडे, ता मावळ, जिल्हा पुणे 410507 येथे स्थित. तळेगाव दाभाडे नगरपरिषदेच्या हद्दीत, आणि नोंदण जिल्हा पुणे उप नोंदणी जिल्हा आणि तालुका मावळ, एकूण मोजमाप सुमारे 480 चौरस मीट प्रत्येकी) पूर्व किंवा त्या दिशेलाः डी. पी. रस्ता, दक्षिण किंवा त्या दिशेलाः प्लॉट क्र. 92, पश्चिग किंवा त्या दिशेलाः प्लॉट क्र. 98, 99 आणि 100, उत्तर किंवा त्या दिशेलाः प्लॉट क्र. 95. अनुसूची-बः फ्लॅट बेअरिंग क्र. 8 दूसरया मजल्यावर स्थित, 'पार्थ रेसिडेन्सी' असे ना असर्लेल्या प्रस्तावित इमारतीत, विशेषतः प्लॅन मध्ये दर्शविल्याप्रमाणे, वरील अनुसूची मध्ये अधिक विशेषतः वर्णन केलेल्या मालमत्तेवर बांधण्यात येणार आहे, बिल्ट-अप मोजमाप क्षेत्रफळ सुम

* भरण्याच्या व/ किंवा वसुलीच्या दिनांकापर्यंतच्या वर नमूद दिनांकाच्या मागणी सूचनेत दिलेल दराने पुढील व्याज, अतिरिक्त व्याज, आनुषंगिक खर्च, शुल्क, अधिभार इ. सह. सदर बाध्यताध वर दिल्यानुसार **टीसीएचएफएल** कडे भरणा करण्यात असमर्थ ठरल्यास टीसीएचएफएल द्वारे सद अधिनियमांच्या अनुच्छेद 13 (4) अंतर्गत प्रतिभूत मत्ता/ अचल मालमत्तांविरुद्ध कारवाई सुर करण्यात येईल व त्यासाठी होणारया खर्च व परिणामांसाठी सर्वस्वी सदर बाध्यताधारी/ कायदेशी वारस/ कायदेशीर प्रतिनिधी जबाबदार असतील.

सदर अधिनियमांतर्गत सदर बाध्यताधारी/ कायदेशीर वारस/ कायदेशीर प्रतिनिधींन टीसीएचएफएलच्या लेखी पूर्व- परवानगीशिवाय विक्री, भाडेपट्टी किंवा अन्य कोणत्याही प्रकारे व नमूद प्रतिभूत मत्ता/ अचल मालमत्तेचे हस्तांतरण करण्यास प्रतिबंध करण्यात येत आहे. सद अधिनियमातील किंवा त्या अंतर्गत तयार करण्यात आलेल्या नियमांमधील तरतुर्दीचे उल्लंघन करणा किंवा उल्लंघन करण्यास चिथावणारया व्यक्तीस सदर अधिनियमांतर्गत तरतूद केल्याप्रमाणे तुरुंगवा व/ किंवा दंड होऊ शकतो

(स्वा/-) प्राधिकृत अधिकारी, टाटा कॅपिटल हाऊसिंग फायनान्स लिमिटेड करिता दिनांक : 27.06.2024

सीएफएम ॲसेट रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड 🧲 🏿 🎘 🏶 नोंदणीकृत कार्यालयः ब्लॉक क्र. ए/1003, वेस्ट गेट, वायएमसीए क्लब जवळ. सर्वे क्र. 835/1+3. एस.जी. हायवे. मकरबा. अहमदाबाद. गजरात- 🕬 🕬 🕬 380051 कॉर्पोरेट कार्यालयः पहिला मजला, वेकफील्ड हाऊस, स्प्रोट रोड, बॅलार्ड इस्टेट, मुंबई-400038 ई-मेलः telas.ioshi@cfmarc.in. संपर्कः 022-40055280/8976862751

परिशिष्ट-IV-A - [नियम 8 (6) ची तरतूद पाहावी] अचल मालमत्तेच्या विक्री करीता विक्री सूचना

सिक्यरिटी इंटरेस्ट एनफोर्समेंट रुल्स, 2002 मधील नियम 8(6)च्या तरतदीसह वाचपयात येणारर सिक्यरीटायझेशन अँड रिकन्स्टक्शन ऑफ फायनॅन्शिअल ॲसेटस अँड एनफोर्समेन्ट ऑप सिक्यरिटी इंटरेस्ट ॲक्ट. 2002 अंतर्गत अचल मत्तांच्या विक्रीसाठी ई-लिलाव विक्री सचना याद्वारे कर्जदार व जामीनदार आणि सर्व लोकांना सुचित करण्यात येते की सुरक्षित धनकोकडे तारणे असलेल खालील वर्णनाच्या अचल मालमत्तांचा **सीएफएम असेट रिकन्स्टक्शन प्रा. लि.** (सीएफएमएआरसी टस्ट 4 इंडसइंड बँक चे विश्वस्त म्हणून त्यांच्या क्षमतेनुसार कार्य पाहणारे)च्या प्राधिकृत अधिकारयांनी **प्रत्यक्ष ताबा** घेतलेला असून त्यांची **मे. अद्वैत लॉजिस्टिक्स द्वारे त्याचे मालक श्री. सुकृत सुनील धोत्रे, 2) श्री. सुकृ**त सुनील धोत्रे, 3) श्री. सुनील उद्धव धोत्रे, 4) कु. शांभवी सुकृत धोत्रे आणि 5) श्री. श्री सुनील धोत्र (<mark>गहाणदार आणि जामीनदार)</mark> यांचे कडन सरक्षित धनकोस दि. 31-05-2024 रोजी नसार घेणे असलेल्य ह. 56,08,656.18 (रुपये छपन्न लाख आठ हजार सहाशे छपन्न आणि अठरा पैसे फक्त) सोबत पुढील विष्यातील व्याज, खर्च आणि किंमत एवढ्या रकमेच्या वसुलीसाठी दि. 19 जुलै, 2024 रोजी "जशी आहे जेथे आहे", "जशी आहे जे काही आहे", "तेथे जे काही आहे" आणि "उपाय नाही" तत्त्वावर विक्री करण्यात येईल. मालमत्तेची आरक्षित किंमत आणि बयाणा रक्कम ठेव खाली दिलेली आहे:

सुरक्षित अचल	पुढील मालमत्तेचे सर्व खंड आणि तुकडे, फ्लॅट क्र. 22 मोजमाप सुमारे 1280
मालमत्तेचे वर्णन :	चौ.फू. विजय रश्मी रेसिडेन्सी को-ऑपरेटिव्ह हाऊसिंग सोसायटी लि. म्हणून
	ओळखल्या जाणाखा इमारत क्र. ए-1 च्या चौथ्या मजल्यावर, वारजे पुणे, गांव
	वारजे, ता.हवेली,जि.पुणे येथे स्थित संबंधित एसआर क्र. 43, एच.क्र. 05, प्लॉट
	क्र. 1-7, पुणे महानगरपालिकेच्या हद्दीत आणि उप निबंधक हवेली यांच्या कार्यक्षेत्रात
	आणि चतुःसीमा पुढीलप्रमाणेः पूर्व किंवा त्या दिशेनेः स.क्र. 41 पश्चिमः स.क्र.
	43चा हिस्सा क्र. 4 उत्तरः हिस्सा क्र. 3, स.क्र. 43 आणि स.क्र. 42 दक्षिणः स्स्ता.
सुरक्षित कर्ज :	रु. 56,08,656.18 (रुपये छपन्न लाख आठ हजार सहाशे छपन्न आणि अठरा पैसे
	फक्त) दि. 31-05-2024 रोजीनुसार पुढील भविष्यातील व्याज, खर्च आणि शुल्क
आरक्षित किंमत	रु. 53,00,000/- (रुपये त्रेपन्न लाख फक्त)
(आ. कि.) :	बोली रक्कम रु. 100,000/- (रुपये एक लाख फक्त)ने सुधारली जाऊ शकते.
	48 तास अगोदर कळविणे आवश्यक आहे.
पाहणीची वेळ :	12-07-2024 रोजी सकाळी 11:00 ते दुपारी 1:00 दरम्यान
ई-लिलावाचा वेळ,	ई-लिलाव/बोली दि. 19 जुलै 2024 रोजी सकाळी 11 ते दुपारी 12 वा.
दिनांक, स्थान ः	(https://www.bankeauctions.com) या वेबसाईटच्या माध्यमातून
	घेण्यात येईल.
बोली सादरीकरणाचा	18 जुलै 2024 रोजी सायं. 5:00 वा. किंवा त्यापूर्वी
शेवटचा दिनांक व वेळ:	-
बयाणा रक्कम ठेव :	रु. 5,30,000/- (रुपये पाच लाख तीस हजार फक्त)

श्री तेजस जोशी (8976862751) संपर्क **ग्सल्यास, बोजेः सुरक्षित धनकोस ज्ञात नाहीत.** बोलीदारांनी ई-लिलावात सहभागी होण्यासाठी आपापल बोली सादर करण्याअगोदर संबंधी मालमत्तेच्या ई-लिलाव/ विक्रीच्या अटी व शर्तींच्या तपशीलासाठी कपय सुरक्षित धनकोच्या वेबसाईटवर म्हणजे https://www.cfmarc.in येथे दिलेली लिंक पाहावी. बोलीद् https://www.bankeauctions.com या वेबसाईटला भेट देऊ शकतात किंवा सेवा पुरवठादार मे सी। इंडिया प्रा.लि. बोलीदार सहायता क्र.: 0124-4302020/21/22, +91-7291981124 1125/1126; ई-मेलः support@bankeauctions.com; maharashtra@ c1india.com, श्री. भाविक पंड्या, संपर्क क्र. +91 8866682937 वर संपर्क साधू शकतात. हं सूचना आपणा सर्वांना सफेंसी अधिनियम, 2002 अंतर्गत सफेंसी नियमांमधील नियम 8, उप नियम 6 र ्रालन करीत देण्यात येत असून याद्वारे कर्जदार आणि सर्व जामीनदार∕ गहाणदार यांना वर नमूद दिनांक व वेळ वर नमद अनामत मालमूनेची विकी/ लिलाव करण्यात रोगार असल्याबाबत कलविपयात रोत आहे. त्यांची इच्छा असल्यास ते लिलावासाठी नियोजित वेळेच्या अगोदर वर नमूद थकबाकी व देय रकमेची पुढील व्याज व इतर शुल्कांसह परतफेड करून मत्ता सोडवून घेऊ शकतात. भरण्यात कसूर केल्यास, प्राधिकृत अधिकारी सरक्षित धनकोने तरविल्यास सर्व किंवा काही अनामत मालमत्तांची सिक्यरिटी इंटरेस्ट (एनफोर्समेंट) रुल्स 2002 मधील नियम 8(5) अंतर्गत विहित केलेल्या कोणत्याही पद्धतीने विक्री करण्यात येईल.

दिनांक : 27/06/2024 (स्वा/-) प्राधिकृत अधिकारी, सीएफएम ॲसेट रिकन्स्ट्रक्शन प्रा. लि (सीएफएमएआरसी ट्रस्ट -4 इंडसइंड बँक चे विश्वस्त म्हणून काम पाहणारे

NOTICE

Notice is hereby given the certificate for 1600 shares of Kotak Mahindra Bank Ltd. in name of Shubhada Pramod chhaied under folio no KMF15588 bearing the certificate no 602764 & 802329, Dist Nos. 339829973 - 339830772 & 916039460 - 916040259 have been lost and application has been made to company to issue duplicated in lieu thereof. Any person who has a claim in respect of the said share should lodge such claim with the company's Register & Transfer agents at KFin Technologies Ltd, Selenium Building, Tower-B, Plot No. 31 & 32, Financial Nanakramguda, Serilingampally, Hydrabad, Rangareddi, Telegana, India 500032.

ॲक्सिस बँक लिमिटेड

CIN: L65110GJ1993PLC020769 स्ट्रक्चर्ड ॲसेंट्स ग्रुप आणि कॉपोरेट कार्यालय, 7व्या मजल्यावर, 'ऑक्सिस हाऊस", सी-2, वाडिया इंटरगॅशनल सेंटर, पांडुरंग बुधकर मार्ग, वरळी, मुंबई 400025. दूरध्वनी : +91 22 24252719, मो. क्र. 9920085385, www.axisbank.com नोंदणीकृत कार्यालय : ''त्रिशृल'', 3रा मजला, समर्थेश्वर मंदिर समोर, लॉ गार्डन जवळ एलिसब्रिज अहमदाबाद - 380006

ताबा सूचना (अचल मालमत्तेकरिता) [परिशिष्ट-IV] [नियम-8(1)]

ज्याअर्थी, निम्नस्वाक्षरीकार हे ॲक्सिस बँक लिमिटेड चे प्राधिकृत अधिकारी असून त्यांनी सिक्युरीटायझेशन अँड रिकन्स्टक्शन ऑफ फायनॅन्शिअल ॲसेटस अँड एनफोर्समेन्ट ऑफ सिक्यरिटी इंटरेस्ट ॲक्ट, 2002 अंतर्गत आणि सिक्युरिटी इंटरेस्ट (एनफोर्समेन्ट) रुल्स, 2002 च्या नियम 3 सह वाचण्यात येणाऱ्या अनुच्छेद 13 (12) अंतर्गत बहाल करण्यात आलेल्या अधिकारांचा वापर करीत दि. 25/01/2024 रोजी एक मागणी सूचना पाठवली ज्यात कर्जदा जामीनदार / गहाणदार म्हणजे 1. धनलक्ष्मी इलेक्टिकल्स प्रायव्हेट लिमिटेड, 2. श्री. मोहम्मद मोईनद्दीन खान 3. **सौ. रोमन मोईनुद्दीन खान 4. श्री. सलमान खान** यांना सूचनेत नमूद केलेल्या दि. 24.01.2024 रोजी नुसार देव रक्कम रु. 3,26,94,382/- (रुपये तीन कोटी सव्वीस लाख चौऱ्याण्णव हजार तीनशे ब्याऐंशी फक्त) सोबर कगगच्या दराने त्यावरील पदील व्याज अधिक पेमेंट केल्याच्या तारखेपर्यंत सर्व खर्च, शुल्क आणि खर्चाचा सचना प्राप् होण्याच्या दिनांकापासून 60 दिवसांचे आत भरणा करण्याचे आवाहन करण्यात आले होते.

कर्जदार/ जामीनदार[/] गहाणदार सदर रकमेची परतफेड करण्यात असमर्थ ठरल्याने कर्जदार/ जामीनदार/ गहाणदार व सर्वसामान्य जनतेस सचित करण्यात येते की निम्नस्वाक्षरीकारांनी सिक्यरिटी इंटरेस्ट एनफोर्समेंट रुल्स, 2002 मधील नियम 8 सह वाचण्यात येणाऱ्या सदर अधिनियमाच्या अनुच्छेद 13 मधील उप-विभाग (4) अंतर्गत त्यांना बहाल करण्यात आलेल्या अधिकारांचा वापर करीत **दि. 24 जून 2024 रोजी खा**ली वर्णन केलेल्या मालमत्तेचा ताब वेतलेला आहे.

कर्जदार / जामीनदार / गहाणदार व सर्वसामान्य जनतेस याद्वारे सावधगिरीची सूचना देण्यात येते की त्यांनी सद ालमत्तेच्या संदर्भात कोणताही व्यवहार करू नये आणि असा कोणताही व्यवहार केल्यास तो ॲक्सिस बँक लिमिटेड यांच्या दि. 24.01.2024 रोजी नसार देय रक्कम रु. 3.26.94.382/- (रुपये तीन कोटी सळ्वीस लाख **चौऱ्याण्णव हजार तीनशे ब्याऐंशी फक्त)** त्यावरील व्याज अधिक इतर शुल्काच्या भाराधीन असेल. सदर अनामत मत्ता सोडवून घेण्यासाठी उपलब्ध असलेल्या वेळेच्या संदर्भात कर्जदारांचे लक्ष सरफेसी कायदा, 2002

च्या अनुच्छेद 13 मधील उप - विभाग (8) कडे वेधण्यात येते.

तालुका हवेली, जिल्हा पुणे

OSB

अचल मालमत्तेचे वर्णन : पुढील अचल मालमत्तेचे सर्व खंड आणि तुकडे, (अ) पुढील जमीन मालमत्तेचे सर्व खंड आणि तुकडे सोबत बंगल क २ येथे स्थित बांधकाम तळ मजला आणि २ वरचा मजला सर्व्हे क ५९ हिस्सा क 1बी/1 (जना सर्व्हे क 92) मोजमाप 27 एकर, उंड्री गाव, पुणे, तालुका हवेली येथे स्थित. (ब) पुढील जमीन मालमत्तेचे सर्व खंड आणि तुकडे सोबत घर क्र. 38 येथे स्थित बांधकाम, क्लोव्हर हिल्स ॲनेक्सी म्हणून ओळखल्या जाणाऱ्या कॉम्प्लेक्स मध्ये. सर्व्हे क्र. 27. हिस्सा क्र. 2 (भाग)+3+4+7 भाग मोजमाप क्षेत्रफळ 297 चौरस मीटर, गाव कोंढवा खर्द

दिनांक : 24.06.2024 पाधिकत अधिकारी. ॲक्सिस बँक लि स्थान : पणे





ई-निविदा

शासकीय अभियांत्रिकी महाविद्यालय, कराड (महाराष्ट्र शासनाची स्वायत संस्था)

विद्यानगर, कराड, जि. सातारा. पिन-४१५१२४.

शासकीय अभि. महाविद्यालय, कराडकरीता फर्निचर व संगणक करीता दोन लिफाफा पद्धतीने ई-निविदा मागविण्यात येत आहे.

Tender Id for Furniture - 1. 2024 DTEDM 1043795 1 Tender Id for Computer - 2. GEM/2024/B/5090159

सविस्तर ई-निविदा भरण्याची पद्धत शासनाच्या संकेतस्थळ (https://mahatenders.gov.in/) व संकेतस्थळ https://gem.gov.in/ वर

उपलब्ध आहे. शिक्का

शासकीय अभियांत्रिकी महाविद्यालय, कराड.

PUBLIC NOTICE

Notice is hereby given to all that, my client Mr. Sandeep Jagannath Pachupate and Mrs. Priyanka Sandeep Pachupate are intending to purchase Row House mentioned in the Schedule given below ("said Row House") which was owned by Mr. Rajan Gandotra and Mrs. Isha Gandotra and being owner thereof they assured that their title to the aid Row House is clean and free from all encumbrance, claims or charge of any third party.

Hence by this notice, I call upon the public at large specifically all persons claiming any interest if any whatsoever in nature in the said Row House to come forward and raise their objections in written to the transaction, if any, together with all documents in support of their alleged claim within a period of **7 days** from the date of publication of this notice failing which such alleged claims shall be deemed to have been knowingly and ntentionally waived, and no subsequent objection shall be entertained or will be binding upon my client and my client will complete the transaction of purchase of said Row House by entering into Deed of Assignment. SCHEDULE

All that piece and parcel of the Row House No. **D-3** of carpet area adm. All that piece and parcel of the Row House No. D-3 of carpet area adm. 121.47 Sq. Mtr. along with exclusive right to use open area situated in the Sunshine Villas Co-operative Housing Society Ltd. constructed on the land bearing S. No. 10/1/12+2/3/1/1 to S. No. 10/1/12+2/3/1/4 and S. No. 10/1/1A+1/2, S. No. 11 situated at village Rahatani. Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli along with all interest the properties and Share Cartification 0.45. with all rights and interest therein and Share Certificate no. 015. Hence this notice Pune, Date : 26/06/2024

Amit Hanamantrao Chavan, Advocate

Flat No. 906, Wing no. J2, Tanish Srushti, Alandi Markal Road, Charholi Khurd–412105. EMAIL: adv.aamit@gmail.com, MOBILE: 7276073730

सेन्ट्रल बैंक ऑफ़ इंडिया Central Bank of India , ''केंद्रित'' "CENTRAL" TO YOU SINCE 1911

क्षेत्रीय कार्यालय: एम.जी. रोड, पुणे

प्राधिकत अधिकारी

सेंटल बँक ऑफ इंडिया

जसे की, खाली सही करणार हे **सेंट्रल बँक ऑफ इंडिया**, बँकिंग कंपनीज (ॲक्वीस ॲण्ड ट्रान्सफर ऑफ अंडरटेकिंग) ॲक्ट १९७० नुसार स्थापन बॉडी कार्पोरेट आणि ज्याचे **मुख्य कार्यालर चंद्रमुखी, नरिमन पॉईंट, मुंबई आणि क्षेत्रीय कार्यालय – एम.जी. रोड, पूणे** आहे यांचे अधिकृत अधिकारी असून त्यांना सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) कायदा २००२ च्या नियम ३ सोबत वाचल्य ने प्राचन के किया के किया अर्था के किया अधिकाराच्या वापर करून कर्जवार आ**र्थि जामिनदार** यांना मागणी नोटीस बजावली असून नोटीशीत नमूद केलेली रक्कम ही नोटीस मिळाल्यापासून ६० दिवसांच्या आत व्याजासह परतफेड करण्यास सांगितले होते. कर्जदार ही रक्कम परत करण्यास अपयशी ठरले असून आता कर्जदार आणि सर्वसाधारण जनता यांना नोटीस देण्यात येते की, खाली सही करणार यांनी त्याला / तिला सदर कायद्याचे कलम १३(४) आणि याच कायद्याच्या रुल ८ नुसार मिळालेल्या अधिकारांचा वापर करून खाली नमूद केलेल्या मालमत्ते ताबा घेतला आहे. विशेष करून कर्जदार आणि सर्वसाधारण जनता यांना सावध करण्यात येते की, या मालमत्तेबाबत कोणत्याही प्रकारचा व्यवहार करू नये. असा व्यवहार केल्यास तो **सेंटल बँक ऑफ इंडिया, क्षेत्रीय कार्यालय – एम.जी. रोड, पुणे,** व सदर यांच्या व्याज व रकमेच्या अधीन राहील

अ. क्र.	ऋणको / जामीनदार यांचे नाव	मालमत्तेचे मालक आणि मालमत्तेचे विवरण	मागणी सूचना दिनांक आणि अदत्त रक्कम	ताबा दिनांक		
	कै.नामदेव भोरू दाते व कायदेशीर वारस मनीषा नामदेव दाते, विनोद नामदेव दाते, कलेशा महादू केंगळे व पायल नामदेव दाते व ऑकार नामदेव दाते यांच्या वतीने	घराच्या मालमतेषे मालक — कै. नामदेव भोरू दाते मालमतेषा तपशील: वडकी, ता. हवेली, जिल्हा-पुणे या गावातील १६०० चौरस मीटर क्षेत्रफळ असलेल्या गट क्रमांक ४९९ या मालमतेषर बांधण्यात आलेला निवासी सदिनका. पर्लेटचा तपशील: ५४ चौरस मीटर क्षेत्रफळ. मीटर फ्लॅट क्र. ३०५, तिसरा मजला, बिल्डिंग- बी, अवहेन्यू पार्क, गट नंबर ४९९, गाव- वडकी, ता. हवेली, जिल्हा- पुणे. चतुःसीमा: पूर्व – गट क्रमांक ५००, पश्चिम – गट क्रमांक ४९७ आणि ४९८, उत्तर – गट क्रमांक ५०० आणि एसता, दक्षिण – ओढा आणि गट क्रमांक ४९२	%. 13,76,936.30 + व्याज आणि इतर खर्च	24.06.2024		
	या सुचनेच्या प्रकाशनापासून ३० दिवसांच्या आत कर्जदार यांनी सुचनेतील देय रक्कम अदा करावी. ज्यात कसूर झाल्यास गहाण ठेवलेल्या मालमत्तेच्या लिलाव आपल्याला कोणतीही पूर्व सुचना न देत					

रण्यात येईल, याची स्पष्ट नोंद घ्यावी. सेंट्रल बँक प्राधिकृत अधिकारी हक्क राखून ठेवण्यात येत आहे. सुरक्षित मालमत्ता परत मिळविणेकरीता कायद्याच्या कलम १३ मधील उपकलम (८) मधील तरतदींकडे कर्जदार / जामीनदार यांचे लक्ष वेधले गेले आहे.

दिनांक : २४.०६.२०२४ (मजकरात संदिग्धता असल्यास इंग्रजी मजकर ग्राह्म मानावा)

SVC CO-OPERATIVE वसुली विभाग : २ रा मजला, एसव्हीसी टॉवर, जवाहरलाल नेहरू मार्ग, वाकोला, सांताक्रूझ (पू), मुंबई ४०००५५.

BANK LTD. | (Multi-State Scheduled Bank) विभागीय कार्यालय : ३०३, चिंतामणी प्राइड, सिटी प्राइड थिएटरजवळ, कोथरूड, पुणे ३८. फो. ८२३७००६०७१/६०७३/६०७४/८२३७०४६०७२

विक्रीसाठी जाहीर सूचना

'जशी आहे जेथे आहे '' तत्त्वावर मालमत्तेची विक्री (सिक्युरिटायझेशन ॲन्ड रिकन्स्ट्रक्शन ऑफ फायनान्शिअल ॲसेंट्स ॲन्ड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट ॲक्ट, २००२ अंतर्गत ताब्यात घेण्यात आलेली मालमत्ता)

कर्जदार / गहाणखतदार/ जामिनदार यांची नावे आणि पत्ता (१) सौ. आतिया ए. हमीद शेख, १०३७७/१६, मुस्लिम पाच्छा पेठ, बीफ मार्केट जवळ, सोलापूर ४१३००५ आणि दुकान नं. ०५, तळ मजला, बैतुल अमन अपार्टमेंट, सी टी एस. नं. ५९८०/के-५ टी. पी. योजना नं. १, बेगम पेठ, सोलापुर ४१५११० (२) श्री. अब्दल हमीद लाल अहमद शेख, १०३७७ / १६. मस्लिम पाच्छा पेठ. बीफ मार्केट जवळ, सोलापर ४१३००५ (३) रामदास चंद्रकांत जाधव, सिएस नं. १६०/१, प्लॉट नं. १०२, राघवेंद्र नगर, माजरेवाडी, सोलापूर- ४१३२२४ आणि केअर ऑफ श्री स्वामी समर्थ मतिमंद शाळा, अक्कलकोट, जि. सोलापुर ४१३२१६

मालमत्तेचे ठिकाण व तपशील आणि ज्या थकबाकी रकमेच्या वसुलीसाठी मालमत्तेची विकी करण्यात येत आहे ती रक्कम

उपनिबंधक सोलापूर, सोलापूर म्युनिसिपल कॉर्पोरेशन यांच्या कार्यक्षेत्रातील आणि सोलापूर म्युनिसिपल कॉर्पोरेशन यांच्या हद्दीतील बेगम पेठ येथील सिटी सर्व्हें नं. ५९८०/सी-५, टीपी स्किम नं. १, घर नं. ३९९ आणि ४०० वरील ''बैतूल अमन'' नावाने ओळखल्या जाणाऱ्या बिल्डिंग मधील बेसमेंट वरील दकान नं. ५. एकुण सुपर बिल्ट क्षेत्र २२.५८ चौ. मी. आणि चतु:सिमा पढील प्रमाणे:- पूर्वेस : दकान नं. ०४, पश्चिमेस : दुकान नं. ०६, उत्तरेस : 'बैतूल अमन'' इमारतीची जमीन, दक्षिणेस : कॉमन पॅसेज.

दिनांक ३१.०५.२०२४ रोजी रु. २४,११,६२६.०० (रुपये चोवीस लाख अकरा हजार सहाशे सव्वीस फक्त) अधिक दिनांक ०१.०६.२०२४ पासून त्यावरील कंत्राटी दराने व्याज व अंतिम प्रदानापर्यंत येणारा खर्च तसेच तोपर्यंत उदभवलेले / उदभवणारे खर्च. इ. आदी रकमेच्या अधीन असेल.

राखीव किंमत : रु. १२,९०,०००/ - (रु. बारा लाख नव्वद हजार फक्त)

मालमत्तेच्या पाहणीसाठी इच्छक खरेदीदाराने बँकेच्या विभागीय कार्यालयात वर दिलेल्या पत्त्यावर प्राधिकृत अधिकारी यांचेशी संपर्क साधावा. टीप : मालमत्तेच्या पाहणीसाठी– इच्छूक खरेदीदारांनी त्यांची के. वाय सी कागदपत्रे घेऊन स्वतः उपस्थित रहावे किंवा अन्य कृणाला अधिकृत प्रतिनिधी म्हणून, त्याची के.वाय.सी कागदपत्रे घेवून पाठवावे.

अटी व शर्ती

- १. 🛮 ह्या जाहिरातीत नमूद केलेल्या अटी व शर्ती यानुसारच व विहीत नमुन्यातील निविदा अर्जानुसारच मालमत्तेची विक्री केली जाईल. मालमत्तेचा अधिक तपशील व निविदा नमुना अर्ज एस.व्ही.सी. को ऑप. बँक लि. च्या सोलापूर शाखा, तळ मजला, दुकान नं. ५ आणि ६, सन प्लाझा, मुरारजी पेठ, सोलापूर ४१३००२ येथे उपलब्ध होतील.
- वरील मिळकतीच्या इच्छुक खरेदीदाराने आपले निविदा प्रस्ताव विहीत नमुन्यातच सीलबंद लिफाफ्यातून सादर करावयाचे आहेत. निविदा लिफाफ्यासोबत रु.१०००/ (परत न मिळणारे) डिमांड ड्राफ्ट अथवा पे ऑर्डरने टेंडर फी म्हणून व बोली रकमेच्या १०% इतकी रक्कम बयाणा ठेव म्हणून पे ऑर्डर किंवा डिमांड ड्राफटने जमा करावयाची असून हे ड्राफ्ट/पे ऑर्डर एसव्हीसी को–ऑप.बँक लि. यांचे नावे काढलेले असावेत व सोलापूर येथे देय असावेत. सदर भरणा, बँकेच्या एसव्हीसी को–ऑप.बँक लि., सोलापूर शाखा, तळ मजला, दकान नं. ५ आणि ६, सन प्लाझा, मुरारजी पेठ, सोलापूर ४१३००२ येथे दिनांक १२.०७.२०२४ रोजी सायंकाळी ५.०० वाजेपर्यंत जमा करावयाचे आहेत.
- आलेल्या निविदा बँकेच्या वरील पत्त्यावरील सोलापूर शाखेत दिनांक १५.०७.२०२४ रोजी दुपारी १२.०० वाजता उघडण्यात येतील.
- वरील क्र.२ मधील तरत्तुरींचे पालन होत असल्यास कर्जदार, संबंधित टेंडरर्स, जामीनदार व विक्रीस काढलेल्या मिळकतीचे मालक, त्यांना इच्छा असल्यास त्यांनी किंवा त्यांचे वतीने कोणीही सर्वोत्तम बोली लाव शकतात
- निविदा उघडण्याचे वेळी कर्जदार, संबंधित बोलीदार, जामीनदार व तारण मिळकतीचे मालक अथवा त्यांचे प्रतिनिधी उपस्थित राह शकतील. सदर मालमत्तेला सर्वाधिक विक्री किंमत मिळून देण्यासाठी बोलीधारकांची बोली संबंधी अथवा वाटाघाटी संबंधी सर्वाधिकार बँकेच्या प्राधिकृत अधिकारी यांना देण्यात आले आहेत. त्यासाठी कर्जदार, संबंधित बोलीदार, जामीनदार व तारण मिळकतीचे मालक यांनी स्वत: अथवा आपल्या अधिकृत प्रतिनिधीमार्फत उपस्थित राहण्याचा सल्ला दिला जात आहे.
- कोणतीही बोली अथवा सर्व बोली नाकारण्याचा अधिकार बँकेकडे राखीव असून त्यासाठी कोणतेही कारण देणे बँकेवर बंधनकारक नाही. जर काही कारणाने सर्व बोली नाकारल्या गेल्या तर बँक) कोणत्याही बोलीधारकाशी चर्चा करुन किंवा बोलीदार अथवा अन्य कृणाशी खाजगी चर्चेद्वारे (प्रायव्हेट नेगोसिएशन) मिळकत विकू शकते.
- यशस्वी खरेदीदाराने सदर मिळकत नावे करण्यासाठी आवश्यक असणारे आकार, फी, स्टॅंप ड्युटी, नोंदणी फी आणि अनुषंगिक खर्च स्वतः करावयाचे असून नियमानुसार जर काही टीडीएस असेल तर तो ही भरावयाचा आहे. यशस्वी खरेदीदाराने सर्व सरकारी आणि वैधानिक खर्च स्वतः करावयाचा आहे. यशस्वी खरेदीदाराने विज बिल, पाणी पट्टी, सोसायटी देखभाल आकार, मालमत्ता कर, ट्रान्स्फर फी, आकार, इ. ची थकीत बाकी स्वतः भरावयाची आहे.
- यशस्वी बोलीधारक/निविदाधारक/खरेदीदार यांना बोलीरक्रमेच्या २५% रक्कम जी बयाणा रकमेसहित असेल, लिलावाच्याच दिवशी किंवा पृढील कार्यालयीन कामकाजाच्या दिवसापर्यंत भरावी लागेल आणि उर्वरीत रक्कम बँकेने पाठवलेल्या बोली मान्यता पत्र **मिळाल्या तारखेपासून १५ दिवसांच्या आत,** वरील बँकेच्या नावे, शेड्यूल्ड बँकेच्या **सोलापूर** येथे देय असलेल्या डिडी /पे ऑर्डर / एन ई एफ टी / आर टी जी एस ने भरावी लागेल

मिळकत '<mark>'जशी आहे जेथे आहे ''</mark> या तत्वावर विकली जात असल्याने सदर मिळकतीच्या मालकी हक्क आणि अन्य तपशिलाची खातरजमा इच्छुक खरेदीदाराने करावयाची आहे

- 9o. जर काही वाद उद्भवल्यास तो सोलापूर न्यायालयाच्या कार्यक्षेत्रातच असेल.
- ११. सदर मिळकत बँकेच्या **प्रत्यक्ष ताब्यात** आहे.
- १२. कर्जदार, जामीनदार, गहाणखतदार यांचे ध्यान सदर कायद्याच्या कलम १३, उपकलम (८) कडे आकर्षित करण्यात येत आहे. यामधे त्यांना कर्ज रक्कम भरुन तारणावरील बोजा उतरण्यासाठी उपलब्ध असलेल्या कालावधीची तरतूद आहे.
- १३. विक्री नोटीस <u>https://www.svcbank.com/notice-sale</u> या वेबसाईटवर पाहावयास मिळेल.

तिकाण : सोलापुर दिनांक: २७.०६.२०२४ (मजकूरात संदिग्धता असल्यास इंग्रजी मजकूर ग्राह्य मानावा)

सही / – अधिकृत अधिकारी

भारतीय स्टेट बँक, रिजनल बिझनेस ऑफीस, रिजन ३, पुणे रुरल, ३८६/२, शारदा चेंबर्स, नववा मजला, शंकरशेठ रोड, पुणे- ४११०३७.

फोन : (०२०) २६४०४७६६, ई-मेल : cmcredit.rbopunerural@sbi.co.in

नोटीस देण्यात येते की, सिक्युरिटायझेशन अँड रिकन्स्टूक्शन ऑफ फायनान्शीयल ॲसेटस् अँड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट कायदा २००२ (२००२ चा ५४) च्या कलम १३(१२), व सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) नियम २००२ मधील नियम ९ अन्वये प्राप्त अधिकारात खाली नमूद केलेल्या कर्जदारांचे समोर दर्शविलेल्या तारखांना **मागणी नोटीस** पाठवून मागणी नोटीस मिळाल्या तारखेपासून ६० दिवसांचे आत बँकेस देणे असलेली संपूर्ण रक्कम भरण्याची मागणी केलेली होती.

तारण मिळकतीचा ताबा घेतल्याची नोटीस (सरफेसी कायदा २००२ च्या कलम १३(४)अन्वये)

कर्जदार मागणी केल्याप्रमाणे भरणा करण्यास असमर्थ ठरले आहेत. सर्वसाधारण जनता व विशेषकरुन कर्जदार यांना ही जाहीर नोटीस देण्यात येते की खाली सही करणार यांनी सदर कायद्याच्या कलम १३(४) व सदर नियम क्र. ९ अन्वये खाली नमूद केलेल्या तारखांना तारण मिळकतीचा **प्रतिकात्मक ताबा** घेतलेला आहे.

सर्वसाधारण जनता व विशेषकरुन कर्जदार यांना सावधान करण्यात येत आहे की त्यांनी सदर मिळकतीसंबंधात कोणत्याही स्वरुपाचा व्यवहार करु नये. असा व्यवहार केल्यास तो **भारतीय** स्टेट बँकेच्या व्याजासह येणे रकमेच्या बोजासह असेल.

कर्जदारांचे ध्यान सदर कायद्याच्या कलम १३, उपकलम ८ कडे आकर्षित करण्यात येत असून त्यात कर्जदारास आपल्या तारण मिळकतीवरील बोजा उतरवून घेण्यास उपलब्ध असलेल्या कालमर्यादेची तरतूद आहे.

अनु. क्र.	कर्जदाराचे नाव	अचल मिळकतीचा तपशील	मागणी नोटीस तारीख	प्रतिकात्मक ताबा तारीख	रोजी येणे रक्कम
۹)	मेसर्स न्यू मयूर कृषी सेवा केंद्र	जी. पी. नं. ੧੧५८, गट नं. ६२८, क्षेत्र ४४०० चौ. फूट.	08.03.२0२२	२१.०६.२०२४	दि. ०३.०३.२०२२ रोजी येणे असलेली
	(श्री. रमेश नाथा सावंत– प्रोप्रायटर	गाव पारगाव तर्फे खेड, ता. आंबेगाव, पुणे. चतुःसिमा			रक्कम रु. १०,५४,८७६.९७ (रुपये दहा
	(मालक)	पुढीलप्रमाणे :- पूर्वेस : गट नं. ६२६, दक्षिणेस : गट नं.			लाख चोपन्न हजार आठशे शहात्तर
		६२७, पश्चिमेस : गट नं. ६२५, उत्तरेस : गट नं. ६२९-			आणि पैसे सत्त्याण्णव फक्त) अधिक
		६३२, ६५१–६५४, ६७५.			पुढील व्याज, खर्च, शुल्क इत्यादी
۲)	मेसर्स काळूबाबा हुंडेकरी	दुकान नं. एल १, तळ मजला, रिद्धी सिद्धी कॉम्प्लेक्स,	08.03.२0२२	२१.०६.२०२४	दि. ०३.०३.२०२२ रोजी येणे असलेली
	(श्री. बाळासाहेब नाथा सावंत–	जीपी. नं. ९८१, मंचर, ता. आंबेगाव, पुणे ४१०५०३ .			रक्कम रु. १०,५४,९३१.९२ (रुपये दहा
	प्रोप्रायटर (मालक)	चतुःसिमा पुढीलप्रमाणे :- पूर्वेस : पार्किंग, दक्षिणेस :			लाख चोपन्न हजार नऊशे एकतीस आणि
		दुकान नं. एल २, पश्चिमेस : रस्ता, उत्तरेस : रस्ता.			पैसे ब्याण्णव फक्त) अधिक पुढील व्याज,
		फ्लॅट नं. ७, क्षेत्र ६७५, दुसरा मजला, सृष्टी रेसिडन्सी,			खर्च, शुल्क इत्यादी
		जीपी नं. ९५७/६, मु. पो. राक्षेवाडी, ता. खेड, पुणे.			
		चतुःसिमा पुढीलप्रमाणे:- पूर्वेस : जुना सर्व्हे नं. ७९७/१			
		+ २/१(पी), दक्षिणेस : जुना सर्व्हे नं. ७९७/३, पश्चिमेस:			
		जुना सर्व्हें नं. ७९७/१ + २/१(पी), उत्तरेस : रस्ता.			

दिनांक : २६/०६/२०२४ स्थळ : पुणे

(मजकूरात संदिग्धता असल्यास इंग्रजी मजकूर ग्राह्य मानावा)

अधिकृत अधिकारी, भारतीय स्टेट बँक, आरबीओ ३, पुणे रुरल, पुणे

सही / -

मत्ता वसली व्यवस्थापन शाखाः **Union Bank** 21, वीणा चेंबर्स. मेझानाइन मजला, दलाल स्ट्रीट, बॉम्बे स्टॉक एक्सचेंज जवळ, फोर्ट, मुंबई - 400023. ईमेल : ubin0553352@unionbankofindia.bank

ई-लिलाव विक्री सूचना (सर्फेसी अधिनियमांतर्गत)

सिक्युरिटी इंटरेस्ट (एनफोर्समेंट) रुल्स, 2002 मधील नियम 8 (6) मधील तरतदीसह वाचण्यात येणारया सिक्युरिटायझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनॅन्शिअल ?सेट्स अँड एनफोर्समेन्ट ऑफ सिक्युरिटी इंटरेस्ट ॲक्ट, 2002 अंतर्गत अचल मत्तांच्या विक्रीसाठी ई-लिलाव विक्री सूचना

याद्वारे कर्जदार व जामीनदार आणि सर्व लोकांना सूचित करण्यात येते की सुरीक्षत धनकोकडे तारण / भारग्रस्त असलेल्या खालील वर्णांच्या अचल मालमत्तेचा युनियन बँक ऑफ इंडिया (सरक्षित धनको) च्या प्राधिकत अधिकारयांनी सांकेतिक / प्रत्यक्ष ताबा घेतलेला असन त्यांची खाली नमद करण्यात आलेल्या संबंधित कर्जदार व जामीनदारांकडून यनियन बँक ऑफ इंडिया (सुरक्षित धनको) यांना घेणे असलेल्या संबंधित रकमांच्या वसुलीसाठी **दि. 12.07.2024 रोजी दु. 12.00 ते सायं. 5.00 वा. दरम्यान "जशी आहे जेथे आहे", "जशी** आहे जो काही आहे", "तेथे जे काही आहे" आणि " इतर उपाय नाही" तत्त्वावर विक्री करण्यात येईल. आरक्षित किंमत आणि बयाणा रक्कम खाली देण्यात आलेली आहे. विक्रीच्या अटी व शर्तीच्या तपशीलासाठी कपया यनियन बँक ऑफ इंडिया (सरक्षित धनको) च्या वेबसाईटवर म्हणजे www.unionbankofindia.co.in वर दिलेली लिंक पाहावी. बोलीदार वेबसाईटला https://www.ibapi.in येथेसुद्धा भेट देऊ शकतात. खाली नमुद मालमत्तांची संबंधित कर्जदारांच्या खात्यांमधील संबंधित रकमा अधिक व्याज आणि इतर खर्चांच्या वसुलीसाठी दि. 12.07.2024 रोजी www.mstcecommerce.com या वेबसाईटच्या माध्यमातून ऑनलाइन ई-लिलावाद्वारे विक्री करण्यात येईल.

www.mstcecommerce.com या वेबसाईटच्या माध्यमातून ऑनलाईन ई-लिलाव लिलावाचा दिनांक व वेळ: 12.07.2024 रोजी दु. 12.00 ते सायं. 5.00 वाजेपर्यंत								
ाललावाचा दिनाक व व लॉ अ) कर्जदाराचे नाव ट ब) शाखेचे नाव	क: 12.07.2024 राजा दु. 12.00 त साथ. 5.00 वाजपथत अ) आरक्षित किंमत कर्जाची थकबाकी संपर्क व्यक्ती ह. मध्ये व मोबाईल क्र.		बोजे ताबाः सांकेतिक/					
	ब) बयाणा रक्कम ठेव (ईएमडी) रु. मध्ये	पाहणीचा दिनांक/ वेळ	प्रत्यक्ष					
अ) मे. स्टार केअर इंडिया प्रा. लि. ब) मत्ता वसुली व्यवस्थापन शाखा क) कार्यालय क्र 301 3रा मजला मोजमाप 124.21 चौ. मी. म्हणजे 1337 चौ. फू. बिल्टअप क्षेत्रफळ सोबत तीन कार पार्कंगची जागा एकूण मोजमाप क्षेत्रफळ 27.87 चौ. मी. म्हणजे 300 चौ. फू. रेनेसान्स बिझनेस सेंटर म्हणून ओळखल्या जाणाखा इमारतीच्या स्टिल्ट मजल्या मध्ये, सर्व्हे क्र. 14/ए गाव घोरपडी, वेलस्ली रेड, लाल देवल कॅम्प समोर तालुका- हवेली जिल्हा पुणे.	1,40,94,000.00 ब) रु. 14,09,400.00	दि. 30.06.2023 रोजी नुसार रु. 11,82,62,225.15 (रु. अकरा कोटी ब्याऐंशी लाख बासष्ट हजार दोनशे पंचवीस आणि पंधरा पैसे फक्त) अधिक 01.07.2023 पासूनचे लागू दराने व्याज, अद्ययावत शुल्के व अधिभार. श्री. उत्तम बंडगर- मो. क्र. 8668196378 श्री. किशोर चंद्र कुमार- मो. क्र. 9466747894	31.07.2023					
2 अ) मे. विपत लुब्निकेंट्स ब) मत्ता वसुली व्यवस्थापन शाखा क) जमीन आणि इमारत, प्लॉट क्र. 95, 103 आणि 104 वर स्थित आहे, गट क्र. 452 (भाग), गाव टाकवे (बुद्रुक), इंद्रायणी इंडस्ट्रियल इस्टेट, ता. मावळ, जि. पुणे- 412 106, मोजमाप 1683 चौ. मी. ड) मे. विपत लुब्निकेंट्स	ब) रु. 7,50,000.0 0	11,30,54,634.69 (रु. अकरा कोटी तीस लाख चौपन्न हजार सहाशे चौतीस आणि एकोणसत्तर पैसे फक्त) अधिक 01.01.2024 पासूनचे लागू दराने व्याज, अद्ययावत शुल्के व अधिभार. श्री किशोर चंद्र- 9466747894 श्री दीपक सिन्हा- मोबाईल क्र. 9625172635 06.07.2024 / दु. 3.00 ते सायं. 5.00	प्रत्यक्ष ताबा					

www.unionbankofindia.co.in येथे भेट द्यावी. बोलीदार सेवा पुरवठादार इंडियन बँक्स ऑक्शन प्रॉपर्टीज इन्फोर्मेशन (आयबीएपीआय) पोर्टलच्या www.ibapi.in या वेबसाईटलासुद्धा भेट देऊ शकतात. इच्छुक बोलीदारांकडे ऑनलाईन लिलावात सहभागी होण्यासाठी वैध ई -मेल आयडी असणे आवश्यक आहे. विक्रीच्या अटी व शर्ती पूर्णपणे सिक्युरिटी इंटरेस्ट (एनफोर्समेंट) रुल्स, 2002 मधील तरतुर्दीनुसार असतील.

सिक्युरिटी इंटरेस्ट (एनफोर्समेंट) रुल्स, 2002 मधील नियम 8 (6) / नियम 9 (1) अंतर्गत 15 दिवसांची वैधानिक विक्री सूचना सदर सुचना सिक्युरिटी इंटरेस्ट (एनफोर्समेंट) रुल्स, 2002 मधील नियम 8 (6) / नियम 9 (1) अंतर्गत सदर कर्जाच्या कर्जदार व जामीनदरांसाठी वर नमूद दिनांकास ई-लिलाव

घेण्यात येणार असल्याबाबत विक्री सचना समजण्यात यावी. विक्रीच्या अटी व शर्तींच्या तपशीलासाठी कृपया www.unionbankofindia.co.in किंवा https://www.ibapi.in, www.mstcecommerce.com येथे

ठिकाण: मुंबई दिनांकः 27.06.2024

दिलेली लिंक पाहावी. स्वा/- प्राधिकत अधिकारी यनियन बँक ऑफ इंडिया