FINANCIAL EXPRESS

15/6, Plot No.3 Situated

at Village Khadakwasla,

Pune, Maharashtra-

the provision of Sec Taluka Haveli. District

Officer on

22.06.2023 under

13 (4) of the

SARFAESI ACT 2002 411023

RELIGARE HOME



"Zonal Office, 8/3, Karve Road, Pune 04. Recovery Department, 433/B/2, 2nd floor, Madhav Apartment Near Old Zilla Parishad Building, Pune 01. Phone No: (020) 26062667, 26061955, 26061184, 26061185

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

Whereas, The undersigned being the authorized officer of SARASWAT CO-OPERTIVE 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 8 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice. The borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken the Symbolic Possession of the property described herein below in exercise of powers conferred under section 13(4) of the said Act read with rule 8 of the said Rules on this dates mentioned in schedule. The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to the charge of SARASWAT CO-OPERATIVE BANK LTD.

DESCRIPTION OF THE IMMOVABLE PROPERTY

Sr. No.	Name of the Borrower	Description of the Immovable Property	Demand Notice & Symbolic Possession Date	Total Dues as on
1.	1. Mrs. Meenakshi Prataprao Jagtap (Principal Borrower/ Mortgagor) 2. Mr. Priyal Prataprao Jagtap (Guarantor)	All that piece and parcel of Flat No. 604, admeasuring about 71.07 Sq. mtrs. (Built up area) i.e. 56.86 (Carpet Area) along with adjoining terrace admeasuring about 14.96 sq. mtrs. on Sixth Floor in project "Sixth Sense" Building "D" along with 0.76% undivided share in comman areas and facility and 3.95% undivided share in the limited comman areas and facility in the building standing on land bearing Sr. No. 84/2A/2 and Sr. No. 84/1B situated at village Katraj Taluka Havali District Pune and within the limits of Pune Municipal Corporation.	02.12.2023 & 02.05.2024	Rs. 16,22,957/- as on 21.11.2023 plus interest from 01.11.2023

kotak

Lakh Nine Thousand Only)

Place: Pune

KOTAK MAHINDRA BANK LIMITED

Registered Office: - 27 BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai -400 051. Corporate identity No. L65110MH1985PLC038137). Regional Office: Kotak Mahindra Bank Ltd. 4th Floor, Nyati unitree, Nagar Road, Yerawada, Pune 411006.

11 a.m. to 12.p.m

from 2 p.m. to 3 p.m.

Saraswat Co-op Bank Ltd.

PUBLIC NOTICE FOR E-AUCTION CUM SALE

Please treat this as a fresh notice which is hereby given to the public in general and in particular to the Borrower/Co-Borrower/Guarantor that the below described immovable property mortgaged to the Authorised Officer of Kotak Mahindra Bank Ltd, the Physical Possession of which has been taken by the Authorised Officer of Kotak Mahindra Bank Ltd., will be sold on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis, offers are invited to submit online through the Web Portal of our e-Auction Service Partner, M/s.C1 India Pvt Ltd i.e. www.c1india.com by the undersigned for sale of the immovable property of which particulars are given below:-

Name of the Borrower(s) / Guarantor(s) / Mortgagor(s)	Demand Notice Date and Amount	Description of the Immovable properties			
(Loan Account No. ILAP41560, ILAP41478 1. Mrs. Swati Ravindran Chavan, 2. Mr. Ravindran Sudhkar Chavan	Demand Notice Dated: 03.11.2020 Rs. 83,08,840.95/- (Rupees Eighty Three Lakh Eight Thousand Eight Hundred Forty And Ninety Five Paisa Only) due as on 03.11.2020	All that piece and parcel of the Flat No. 401, 4th Floor, Nirmal Sanku Phase – 1, (Adm.590.Sq. Fts And Above Terrace Adm. 54.81, Sq. Mt Emuliation 590.Sq. Fts) Aundh Jakat Naka, Pune, Maharashtra – 411007			
Reserve Price	Earnest Mon	ey Deposit (EMD)	Date of Inspection of Immovable Properties	Date/ time of Auction	
Rs. 55.09.000 /- (Rupees Fifty Fr	re Rs 5.50 900/- (Rr	Rs. 5.50.900/- (Rupees Five Lakh, Fifty		10th June 2024	

Last Date for Submission of Offers / EMD: - 08th June 2024 till 5.00 pm Bid Incremental Amount: Rs.1.00.000/- (Rupees One Lakh Only)

Thousand Nine Hundred Only)

Important Terms & Conditions of Sale: (1) The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may go through the website of our E-Auction Service Provider, M/s. C1 India Pvt. Ltd., i.e. https://www.bankeauctions.com for bid documents, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online; (2) All the intending purchasers/bidders are required to register their name in the Web Portal mentioned above as https://www.bankeauctions.com and generate their User ID and Password in free of cost of their own to participate in the e-Auction on the date and time aforesaid; (3) For any enquiry, information, support, procedure and online training on e-Auction, the prospective bidders may contact the M/s C1 India Pvt Itd Department of our e-Auction Service Partner M/s. Vinod Chauhan, through Tel. No.: +91 7291971124,25,26, Mobile No.: 9813887931 & E-mail ID: delhi@c1india.com & support@bankeauctions.com; (4) To the best of knowledge and information of the Authorised officer, there is no encumbrance in the property/ies. However, the intending bidders may inspect the property and its documents as mentioned above or any other date & time with prior appointment and they should make their own independent inquiries regarding the encumbrance, title of property/ies put on e-Auction and claims/right/dues/affecting the property prior to submitting their bid. The e-Auction advertisement does not constitute any commitment or any representation of KMBL. The property is being sold with all the existing and future encumbrances whether known or unknown to KMBL. The Authorised officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues; (5) For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.bankeauctions.com) the details of payment of interest-free refundable Earnest Money Deposit (EMD) of the secured asset as mentioned above by way of Demand Draft in favour of 'Kotak Mahindra Bank Limited' payable at Pune along with self-attested copies of the PAN Card, Aadhaar Card, Residence Address Proof, Board Resolutions in case of company and Address Proof as specified above.

The Borrower (s) / Mortgager(s) / Guarantor(s) are hereby given STATUTORY 30 DAYS NOTICE UNDER RULE 6(2), 8(6) & 9(1) OF THE SARFAESI ACT to discharge the liability in full and pay the dues as mentioned above along with upto date interest and expenses within Thirty days from the date of this notice failing which the Secured Asset will be sold as per the terms and conditions mentioned above. In case there is any discrepancy between the publications of sale notice in English and Vernacular newspaper, then in such case the English newspaper will supersede the vernacular newspaper and it shall be considered as the final copy, thus removing the ambiguity. If the borrower/guarantors/mortgagers pay the amount due to Bank, in full before the date of sale, auction is liable to be stopped

For detailed terms and conditions of the sale, kindly visit our official website https://www.kotak.com/en/bank-auctions.html or contact the Authorised Officer Mrs. Shweta Kamath, Érnail ID: Shweta.Kamath@kotak.com or Representative Ismail Deshmukh @ 8767438253, Email ID: ismail.deshmukh@kotak.com , Mr. Ashok Motwani @ 9873737351 Email ID: ashok.motwani@kotak.com

at above mentioned Regional office of Bank. Special Instruction: e-Auction shall be conducted by our Service Provider, M/s. C1 India Pvt Ltd on behalf of Kotak Mahindra Bank Limited (KMBL), on pre-specified date, while the bidders shall be quoting from their own home/ offices/ place of their Bid as per their choice above the Reserve Price. Internet connectivity and other paraphernalia requirements shall have to be ensured by bidders themselves. Please note that failure of Internet connectivity (due to any reason whatsoever it may be) shall be sole responsibility of bidders and neither KMBL nor C1 India Pvt ltd shall be responsible for these unforeseen circumstances. In order to ward-off such contingent situation, bidders are requested to make all the necessary arrangements/ alternatives whatever required so that they are able to circumvent such situation and still be able to participate in the e-Auction successfully. However, it is requested to the Bidder(s) not to wait till the last moment to quote/improve his/her Bid to avoid any such complex situations.

Date: 08th May 2024 Place:- Pune

Kotak Mahindra Bank Limited

Authorized Officer



CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED Corporate Office: Chola Crest, Super B, C54 & C55, 4, Thiru Vi Ka Industrial Estate,

Enter a better life Guindy, Chennai - 600 032.

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

SALE NOTICE OF IMMOVABLE SECURED ASSETS Issued under Rule 8(6) and 9(1) 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) indicated in **COLUMN (A)** that the below described immovable property(ies) described in COLUMN (C) Mortgaged / Charged to the secured creditor the POSSESSION OR CONSTRUCTIVE POSSESSION of which has been taken as described in COLUMN (D) by the Authorized Officer of Housing CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED Secured Creditor, will be sold on "As is Where is", "As is what is" and "Whatever there is" as per details mentioned below - Notice is hereby given to Borrower / Mortgagor(s) / legal heir, legal representatives (Whether Known or unknown), executor(s), administrator(s), successor(s) and assign(s) of the respective Borrower(s) / Mortgagor(s) (Since deceased). as the case may be indicated in COLUMN (A) under Rule 8(6) of the Security Interest (Enforcement) Rules 2002. For detailed terms & conditions of the sale, please refer to the link provided in **CHOLAMANDALAM** INVESTMENT AND FINANCE COMPANY LIMITED secured Creditior's website i.e. https://www.cholamandalam.com & www.auctionfocus.in

I		[A]	[A] [B] [C]		[D]	[E & F]	[G]
	SR NO	LOAN ACCOUNT NO. NAMES OF BORROWER(S) / MORTGAGER(S) / GAURANTOR(S)	O/s. DUES TO BE RECOVERED (SECURED DEBTS)	DESCRIPTION OF THE IMMOVABLE PROPERTY / SECURED ASSET	RESERVE PRICE (I EARNEST MONE DEPOSIT (IN)		DATE OF AUCTION & TIME
	1.	Loan Account No X0HLUNP00002644222 1. SHARAD NANABHAU NARAWADE 2. SHAMAL SHARAD NARAWADE Both Residing At: Matoshri Niwas, 1st Floor, Nr.Shivam Vihar Ambethan Chakan Pune Khed Maharashtra-410501. Also At - Flat no 909 9th floor panchavati shree Balaji building.gat no.1904 chakan zitrai mala khed 410501	RS.21,08,952/- (Rupees Twenty One Lakh Eight Thousand Nine Hundred Fifty Two Only) due as on 06-05-2024	All that piece and parcel of the property bearing Flat No. 909 admeasuring about 607 Sq.Ft. i.e. 56.41 Sq.Mtrs. Built-up along with common stairecase, Terrace, parking on the Nineth floor, 'A' -Wing, in the project known as "PANCHVATI", constructed on land bearing Gat No.1904 admeasuring about 00H-27.5R western side of the said land out of total admeasuring area 00H-96 R and Gat No.1912 admeasuring about 00H-06.5R western side of the said land out of admeasuring area 00H-74 R + Potkharaba 00H-04R, total area admeasuribng about 00H-78 R, Situated at Chakan, Tal-Khed, Dist - Pune, which is withinlocal limits of Chakan Municipal Council and within the limits of Sub-Registrar taluka Khed, District- Pune.he same is bounded as below: East: Flat No.908, West: Flat No.910, North: Flat No.912, South: Open Space.	onstructive POSSESSION)	Rs.15,29,640/- (Rupees Fifteen Lakh Twenty-Nine Thousand Six Hundred Forty Only) 1,52,964/- (Rupees One Lakh Fifty-Two Thousand Nine Hundred and Sixty-Four Only)	27-05-2024 from 02.00 P.M. to 04.00 P.M. (with automated extensions of 5 minutes each in terms of the Tender Document)
	2.	Loan Account No XOHLNUPO0001686848 1. SUDHAKAR HANUMANT SAVANT 2. SUNITA SUDHAKAR SAVANT Both Residing At: Milkat No.966, Medankar Wade Chakan Pune Khed Maharashtra-410501. Also at - Flat No.104, Swapnapurti Apartment,Gat No.484 (Old Gat No.1848), Medankarwadi, Chakan, Khed, Pune Maharashtra-410501.	RS.19,05,115/- (Rupees Nineteen Lakh Five Thousand One Hundred Fifteen Only) due as on 06-05-2024	All the piece and parcel of the Flat no.104 admeasuring about 605 Sq.Ft. i.e.56.22 Sq.Mtrs. On the First Floor, Phase No.II, Wing-B in the building known as "SWAPNAPURTI APARTMENT", Constructed on land bearing Gat No.484, Old Gat No.1848, situated at Medankarwadi, Balaji Nagar, Chakan, Tal. Khed, Dist. Pune, Maharashtra. Four corners of the flat as per the Sale Deed.	SSESSION)	Rs.11,43,450/- (Rupees Eleven Lakh Forty-Three Thousand Four Hundred Fifty Only) Rs.1,14,345/- (Rupees One Lakh Fourteen Thousand Three Hundred Forty- Five Only)	27-05-2024 from 02.00 P.M. to 04.00 P.M. (with automated extensions of 5 minutes each in terms of the Tender Document)

1. INSPECTION DATE: 24.05.2024 2. MINIMUM BID INCREMENT AMOUNT: Rs.10.000/-.

3.Last date of submission of Bid/EMD/ Request letter for participation is 25.05.2024. Till 5p.m

Together with further interest as applicable in terms of loan agreement with, incidental expenses, costs, charges etc.

Incurred up to the date of payment and / or realisation thereof. For detailed terms and conditions of the sale, please refer to the link provided on the website of the Secured Creditor i.e. https://www.cholamandalam.com and www.auctionfocus.in.

The intending bidders can also contact Mr. Sachin Shingare on his Mobile No.9588435398, E-mail ID: sachinhs@chola.murugappa.com, Mr. Akshay S. Kambale on his Mobile No. 8530955454, E-mail ID: akshaysk@chola.murugappa.com/Mr. Mohd Abdul Qawi on his

Mobile No.7305990872...

Date - 07-05-2024. Sd/- AUTHORISED OFFICER. M/s. Cholamandalam Investment And Finance Company Limited Place - Pune

NOTICE is hereby given that (1) MR. ABHAY ZAVERCHAND MEHTA and (2) MS. KARISHMA ABHAY MEHTA are the holders of the residential Apartments, (i) bearing No. 201-A admeasuring 106.42 sq.mtrs, carpet area situate on the Second Floor in Building/Wing F together with Stilt Car Parking No. 4 in the Project known as "WATERFRONT CONDOMINIUM" together with 0.31% undivided share in the said Apartment and (ii) Apartment bearing No. 201-B admeasuring 54.33 sq.mtrs, carpet area situate on the Second Floor in Building/Wing F together with 0.16% undivided share in the said Apartment, both situate in Kalyaninagar Waterfront Condominium standing on land bearing Survey No. 212, Hissa No. 2, Final Plot No. 60 and Survey No. 212/1, Final Plot No. 59A, in TPS

PUBLIC NOTICE

Yerwada, at Kalyaninagar, Yerwada Pune. The said Holders are also members of the Kalyaninagar Waterfront Condominium and holdings of Two shares of Rs. 100/- each bearing

Share Certificate Nos. 113A and 113 B. The said holders of the aforesaid Apartments have agreed to assign, transfer, assure and convey in favour of our Client the said Apartments together with all and whatsoever their beneficial right, title or interest in the said Apartments and they have assured our Client that their beneficial title to the same is free, clear and marketable and that there are no outstanding encumbrances on or respect thereof (save and except loan of Union Bank of India). In the circumstances, all persons having any claim, right, title or

interest in or to the said Apartment Nos. 201-A and 201B together with all appurtenants by way of sale, gift, lease, tenancy, licence, exchange, partition, mortgage, charge, lien, inheritance, trust, maintenance, possession, easement, agreement or otherwise howsoever are hereby required to make the same known in writing to the undersigned at the address given below within fourteen (14) days from the date of publication hereof, failing which it shall be presumed that there is no such claim and the same, if any, shall be considered to be waived and our Client shall proceed to complete the transaction.

Dated this 7th day of May, 2024.

For BENCHMARK LEGAL SERVICES LLP NIEELAM VERMA, Advocate Office #538, "D"-Wing, Clover Centre, 7-Moledina Road,

बैंक ऑफ महाराष्ट्र Bank of Maharashtr

SSI Branch: Poonam Plaza, Market Yard, Pune - 411037 Tel.: 020-24275562, 020-24264474 Email ID: bom1140@mahabank.co.in

Pune 411001. Phone No. 020-26055836

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 (54 of 2002) and in exercise of the powers conferred under Sub-Section (12) of Section 13 read with Rule 3 of the Security Interest (Enforcement) Rule, 2002, issued a Demand Notice dated 27/02/2024 calling upon the Borrowers 1) M/s. Joshi Electronics and Electricals Pvt Ltd and Guarantors 2) Mr. Markand Hari Joshi 3) Mrs. Manisha Makrand Joshi 4) Mr. Pradyumman Joshi to repay the amount mentioned in the Notice being Rs. 2,65,63,655.00 (Rupees Two Crore sixty five lakh sixty three thousand six hundred fifty five only) plus un applied interest @ 12.30% p.a. with monthly rest w.e.f. 27/02/2024, apart from penal interest, cost and expenses till date of payment of the entire dues, minus recovery if any, within 60 days from the date of receipt of the said Notice. The notice was also sent by Registered AD Post.

The borrowers 1) M/s. Joshi Electronics and Electricals Pvt. Ltd. and Guarantors 2) Mr. Markand Hari Joshi, 3) Mrs. Manisha Makrand Joshi Mr. Pradyumman Joshi having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken Symbolic 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 6" Day of May 2024.

The borrower 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 Bank of Maharashtra, SSI Branch for an amount hereinabove mentioned.

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

be final if any question of interpretation arises. The details of the mortgage immovable property to the Bank and taken possession by the Bank are as follows:

This notice is also being published in vernacular. The English version shall

 Immovable Property at Flat No. 16, Stilt 4" floor, Plot No. J, Sr. No. 137/1 and Sr No.138, Hissa No. 1A/2/2/1A, Kanchanjunga Co-op Hsg Society, Aundh, Pune -411007.

2) Immovable Property at Flat No. 606, 6" Floor, Building No. D, Raagdari Apartments, Sr. No. 156/1B/1, CTS No. 1182 to 1184, at

village Aundh, Pune - 411007. Chief Manager & Authorised Officer

Date: 06/05/2024 Place: Pune

Legal Heirs and Guarantors

Bank of Maharashtra



Head Office - "KALYANAM_ASTU" Om Vijaykrishna Apartment, Adharwadi Road, Kalyan (W), Dist. Thane 421301. Pune Regional Office: Maharshi Karve Stree Shikshan Sanstha, Karve Nagar, Warje, Pune 411052. www.kalyanjanata.in

SALE NOTICE OF SECURED ASSETS

Sale of Immovable Assets on 'AS IS WHERE IS' basis, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act.

Notice is hereby given to the public in general and to the Borrower(s), Legal Heir(s), Mortgagor(s) and Guarantor(s) in particular that, the below described immovable properties (Flats) (secured assets) mortgaged / charged to the Bank (secured creditor). the physical possession of which has been taken by the Authorised Officer will be sold on 'As Is Where Is' basis, as per the brief particulars given hereunder.

Through his Legal Heirs

1. M/s. Metal Deals - Borrower

Prop. Late Mr. Bharatkumar Kundanmal Jain

1. Mr. Bhavik Bharatkumar Jain - Legal Heir 2. Smt. Sangeeta Bharatkumar Jain - Legal Heir 3. Mrs. Meenal Rishabh Baltoda - Legal Heir 4. Mrs. Rutika Bhavin Jain - Legal Heir 2. Smt. Sangeeta Bharatkumar Jain - Guarantor 3. Mr. Nilesh Pravin Jain - Guarantor Mr. Hasmukhlal Kundanmai Jain – Guarantor Outstanding Loan Balance Rs. 4,38,74,132.75 (Rupees Four Crore Thirty-Eight (Rs.) Lakh Seventy Four Thousand One Hundred Thirty Two Paise Seventy-Five Only), Plus Interest from 01.05.2024 and expenses. Details of Secured Assets Secured Asset / Property No. 1 -and Reserve Price Flat No. BR / 7 admeasuring 870 sq. ft. (carpet), 6th Floor, Building 'B', Sathe Towers Co-op. Housing Society Ltd., CTS No. 678, Near Rameshwar Chowk, Shukrawar Peth, Pune, Taluka Haveli, Dist. Pune - 411 002, owned by Late Bharatkumar Kundanmal Jain.

> Secured Asset / Property No. 2 -Flat No. 7, admeasuring 1000 sq. ft. (carpet) (92.93 sq. mtrs.), 2nd Floor, Panchratna Palace Co-op. Housing Society Ltd. Final Plot No. 309. Survey No. 516 / A / 1 / 2, T. P. Scheme No. 3, Ekbote Colony, Ghorpade Peth, Pune, Tal - Haveli, Dist. Pune 411 042, owned by Mr. Hasmukhlal Kundanmal Jain. Reserve Price - Rs. 1,20,13,000/- (Rupees

Reserve Price - Rs. 81,69,000/- (Rupees Eighty-

One Lakh Sixty-Nine Thousand Only)

One Crore Twenty Lakh Thirteen Thousand Only)

-: IMPORTANT TERMS AND CONDITIONS: -1) Sale is strictly subject to the terms and conditions prescribed in this advertisement and the offer document / form. Further details of the properties and the offer document /

above addresses, on payment of Rs. 1,000/- (Non - Refundable) per offer form. 2) The Secured Asset / Property No. 1 will be available for inspection on 18.05,2024 between 11:00 a.m. and 1:00 p.m. and the Secured Asset / Property No. 2 will be

forms can be obtained from the Head Office or Pune Regional Office of the Bank at the

available for inspection on 18.05.2024 between 3:00 p.m. and 5:00 p.m. 3) Sealed offers, in the prescribed form only, for secured asset / property no. 1 and

secured asset / property no. 2 separately, should be submitted along with the DD / PO for EMD of Rs. 1,00,000/- (Rupees One Lakh Only) each, drawn in favor of The Kalyan Janata Sahakari Bank Ltd., at Pune Regional Office of the Bank before 5:00 p.m. on 12.06.2024 or Head Office of the Bank at Kalyan before 1:00 p.m. on 15.06.2024.

4) Sealed offers will be opened at 3:00 p.m. on 15.06.2024, at the Head Office of the Bank, at Kalyan.

5) The properties offered for sale are strictly on 'As Is Where Is' basis. The Bank, therefore does not undertake any responsibility to procure any permission / license etc in respect of the properties offered for sale or for any dues like outstanding water charges, transfer fees, electricity dues, dues of Municipal Corporation / Local authority / Housing Society or any other dues, taxes, penalty, if any, in respect of the said property

6) This notice should also be treated as the statutory notice to the borrower, legal heirs, guarantors and mortgagors under rule 8(6) and 9(1) of the SARFAESI Act,

Date: 06.05.2024 Place: Pune

Authorised Officer The Kalyan Janata Sahakari Bank Ltd.

RELIGARE HOUSING DEVELOPMENT FINANCE CORPORATION LTD. Registered Office at : 1407 , 14th floor, Chiranjiv Tower, 43 , Nehru Place, New Delhi – 110019
Corporate Office : 8th Floor, Max House, Block A, Dr. Jha Marg, Okhla Phase III, Okhla Industrial Estate, New Delhi – 110020 CIN No: U74899DL1993PLC054259 & website: www.religarehomeloans.com

E- AUCTION/SALE NOTICE Notice is hereby given for conducting E-Auction sale under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (SARFAESI ACT) and Rules 8(6) & 9 of the Security Interest (Enforcement) Rules 2002 of the immovable properties, mortgaged to the M/s Religare Housing Development Finance Corporation Limited (hereinafter referred to as the "RHDFCL". Whereas the below mentioned borrower failed to repay the loan amounts to the bank, within 60 days from the date of the notice mentioned in table issued by its

authorized officer under section 13(2) of the SARFAESI ACT 2002. WHEREAS the Bank has pursuant to the powers vested in it through its authorized officer taken the POSSESSION of the mortgaged property as mentioned in table under the provisions of Rule 8(1) of the Security Interest (Enforcement) Rules 2002 and under the provisions of section 13 (4) of the SARFAESI ACT 2002 and in exercise of the powers conferred there under

WHEREAS even thereafter the borrower has failed to repay the aforesaid loan amount to the Bank, the authorized officer of the Bank has decided to sell the scheduled property/ies "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis through the process of INVITING BIDS CUM AUCTION for the below mentioned property/les from the intending buyers on the following terms and conditions:

Notice date and

Borrower(s) Name & Address	Possession date	Description	of the property	EMD
1. Deepak Haribhau Bagade R/o S No 130, Dandekar Pool, Opp Ramkrishna Ashram, Navjawan Mitra Mandl, Singhgad Road, Pune Maharashtra-4110309090718181 Also At Whor Parkingsystems Pvt Ltd Gat No 1098 Urawade Road, Pirangut, Pune Whor Parking Systems Pvt Ltd Gat No 1098 Urawade Road, Pirangut, Pune Maharashtra 411042 And Rupali Deepak Bagade R/o S No 130, Dandekar Pool, Opp Ramkrishna Ashram, Navjawan Mitra Mandl, Singhgad Rd, Pune Maharashtra 411039421142493 SECURED DEBT (AMOUNT IN RS.):- Rs. 8,88,923.02/- (Rupees Eight Lakh Eighty Eight Thousand Nine Hundred Twenty Three And Palse Two Only) as on 23.12.2021 plus future interest & costs.	Notice Issued U/s 13(2) of SARFAESI ACT 2002 on 23.12.2021 and POSSESSION taken through Authorized Officer on 09.08.2023 under the provision of Sec 13 (4) of the SARFAESI ACT 2002	5, Plot No 5, Admeasuring 511 Sq Ft. I.e. 47 49 Sq. Mtr., Situated On Second Floor, In Building Viz., Shree Gajanan Apartment Constructed On Land Lying Being And Situated At S No 40, Hissa No. 1/D, Village Ambegon Budruk, Taluka Haveli, District		Rs. 13,03,817/- Rs. 1,30,381/-
2. Yallappa Phakirappa Girje S/o Phakirappa Girje, Both R/o Flat No. 1. Ground Floor, Vanjale Patil Heights Khadakwasla, Taluka Haveli, District Pune, Maharashtra 3/4, M No. 858, Flat No. 508, Lamanwadi, Khadawas (Singhgad Rd) Pune, Maharashtra-411024 Also At S N Near Ganesh Mangal Karyale, Nanded Phata, Pune, And Suman Yallapa Giraji Flat No. 1, Ground Floor, Va Plot No. 3, Village Khadakwasla, Taluka Haveli, District	s-2, Plot No.3, Village -411023 Also At S No sala, Kollewadi, Pune to 166, Singhad Road, Maharashtra-411024 unjale Patil Heights-2,	13(2) of SARFAESI ACT 2002 on 07.06.2022 and the Constructive / physical POSSESSION taken	All that piece and parcel of Flat No.1, Admeasuring Area 560 Sq.ft. I.e., 52.04 Sq.Mt., Built-up, Situated On Ground Floor in the building known as Vanjale Patil Heights-2', Constructed On S.No.	Rs. 12,10,176/- Rs 1,21,017/-

Inspection of Property : 03.06.2024 from 11.00 A.M. to 02.00 P.M : 04.06.2024 till 5.00 PM Last date for bid submission

411023 Also At S No 3/4, Mno 858, Flat No 508, Lamanwadi, Khadakwasala,

SECURED DEBT (AMOUNT IN RS.):- Rs. 12,91,024.04/- (Rupees Twelve

Lakh Ninety One Thousand Twenty Four Paise Four Only) as on 07.06.2022.

Kollewadi, Pune (Singhgad Rd) Pune, Maharashtra-411024

plus future interest & costs.

Date of E-auction : 05.06,2024 between 11.00 AM to 1 P.M with extension of 5 minutes each

TERMS AND CONDITIONS OF SALE: 1) Full description of the above property is available with Authorized officer. The properties/documents can be inspected after fixing date and time with the Authorized Officer. 2) E-auction will be conducted ONLINE through M/s. C1 INDIA PVT LTD at Plot No 68 Gurgaon Haryana pin Code 122003. 3) Before participating in E-auction, the intending bidders should hold a valid e-mail id and register their names at portal www.bankeauctions.com and get their User ID and password from M/s. C1 INDIA PVT LTD. 4) Prospective bidders may avail online training on E-Auction from M/s. C1 INDIA PVT LTD., (Contact Person : Mr. Dharani Krishna on Mobile +91 9948182222, Delhi@c1india.com or Support@bankeauctions.com (Helpline No 7291981124,25,26). 5) Earnest Money Deposit (EMD) shall be deposited through electronic mode/RTGS/NEFT fund transfer to Current Account No. 15280200004845 Name of the Bank; Federal Bank, Name of the Beneficiary: Religare Housing Development Finance Corporation Limited, IFSC Code: FDRL0001528. Please note that the Cheque/Demand Draft shall not be accepted towards EMD. 6) The Bids below reserve price and/or without EMD amount shall not be accepted. Bidders may improve their urther bid amount in multiple of Rs.5000 per lot. 7) The successful bidder is required to deposit 25% of the bid amount (inclusive of EMD), on the same day by electronic mode / DD / Cheque drawn in favour of "M/s Religare Housing Development Finance Corporation Limited " payable a Defhi and the balance amount shall be paid by the successful bidder within 15 days from the date of confirmation of sale by Bank. The EMD as well as Sale Price paid by the interested bidders shall carry no interest. The deposit of EMD or 25% of sale price, whatever the case may be shall be forfeited by the "RHDFCL", if the successful bidder fails to adhere to the terms of sale or commits any default, 8) The successful bidder shall bear all expenses including statutory dues/taxes/bills etc. to Municipal Corporation or any other authorities and fees payable for stamp duty, registration fee etc. for registration of the 'Sale Certificate'. 9) Bank does not take any responsibility to procure any permission/NOC from any Authority or under any other law in force in respect of property offered or any other dues i.e. outstanding water/electric dues, property tax or other charges if any. 10) Any arrears, dues, taxes, VAT, TDS, GST, charges on the property whether statutory or otherwise including stamp duty/registration fees on sale of property shall be borne by the purchaser only. 11) The bidders should make discreet enquiries as regards to charge/encumbrances/statutory dues on the property and should satisfy themselves about the title, extent, quality of the property before submitting their bid. No claim of whatsoever nature regarding charges, encumbrances over the property and any other matter etc., shall be entertained after submission of the online bid. 12) The Authorized Officer has absolute right to accept or reject any or all the offers/bids or adjourn/cancel the sale without assigning any reason or modify any terms of sale without any prior notice. 13) To the best of its knowledge and information, the "RHDFCL" is not aware of my encumbrances on the properties to be sold except of the "RHDFCL". Interested parties should make their own assessment of the properties to heir satisfaction. Bank does not in any way guarantee or makes any representation with regard to the fitness/title of the aforesaid properties. For any other information, contact at : 18001039711 / 18602664111 / 18003099711 email at : customerservice@religare.com may be

STATUTORY 15 DAYS NOTICE UNDER RULE 6(2), 8(6) & 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002 The Borrower/Co-Borrowers/guarantors/mortgagers are hereby notified to pay the sum as mentioned above along, with up to date interest and ancillary expenses before auction, failing which the auction of mortgaged property mentioned above shall take place and balance dues if any shal be recovered with interest/cost. In Case of no bid received in the auction sale on the date fixed for auction, the secured creditor shall be at liberty to sale this property by way of private treaty on or above the reserve price fixed above to any prospective buyer, Borrower/Co-Borrowers/Guarantors/Mortgagers are hereby called upon to SHIFT/REMOVE ALL HOUSEHOLD ARTICLES / PERSONAL BELONGINGS IF ANY LYING IN THE REPOSSESSED PROPERTY, as per Panchnama/Inventory report prepared at the time of taking possession of the mortgage property, within 7 (seven) days from the date of this notice. On failure to shift household articles/personal belongings within stipulated period of 7 (seven) days from the date of this notice, the company shall be constrained to remove/shift./ dispose off the same on "as is where is, as is what is and whatever there is basis" at Borrower/Co-Borrowers/ guarantors/ mortgagers risk, responsibilities & cost. Company shall not be responsible

for any claim raised by any party in this regard: M/s Religare Housing Development Finance Corporation Limited Place : PUNE, Date : 08-05-2024 Note: Amount paid if any after issuance of SARFAESI Demand Notice, would be reckoned for ascertaining the dues payable at the time of realization/settlement

contacted at the above address

OMKARA OMKARA ASSETS RECONSTRUCTION PVT. LTD. CIN: U67100TZ2014PTC020363 Regd. Office: 9, M.P. Nagar, 1st Street, Kongu Nagar Extn, Tirupur 641607.Ph No. 04212221144

Corporate Office: at Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai 400028, 022-69231111/7303021311

[Appendix - IV-A] [See proviso to rule 6(2) and Rule 8(6)]

SALE NOTICE FOR SALE OF IMMOVABLE AND MOVABLE PROPERTIES E-Auction Sale Notice for Sale of Immovable and Movable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the below mentioned Borrower and Guarantors that the below described immovable/movable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Omkara ARC Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" and without recourse basis or 11/06/2024 at 11.00 am (last date and time for submission of bids is 10/06/2024 by 5.00 pm), for recovery of below mentioned dues to the M/s Omkara Assets Reconstruction Pvt Ltd Secured Creditor from below mentioned borrowers and guarantors. The Omkara Assets Reconstruction Pvt ltd (acting in its capacity as Trustee of Omkara PS 17/2020-21 Trust) has acquired entire outstanding debts

lying against below mentioned borrower vide Assignment Agreement dated 28/01/2021 from TJSB Sahakari Bank Ltd (Assignor Bank) along with underlying security from assignor bank.

1000	2010011479412700011411120000044001-000112-1					
Sr. No.	Name of Borrower	Name of Director/Guarantors/Co-borrower/	Date of Notice U/s.13(2) of SARFAESI Act, 2002	Dues as per Notice U/s.13(2) as on 31.05.2014		
	Vipul S Plastocraft Pvt Ltd (in liquidation) (Borrower /Mortgagor)	Mr. Vijayan T. P. (Guarantor/Mortgagor), Mrs. Lathika Vijayan (Guarantor/Mortgagor) Mr. Jitendra Rajkumar Mehta (Guarantor), Mr. Neelam Jitendra Mehta (Guarantor), Mr. Kirtikumar Champaklal Maniyar (Guarantor) and Mr. Vin	27.06.2014	Rs. 14,23,89,522 /-		

The description of the Immovable Properties, reserve price and the Earnest Money Deposit (EMD) are as under: Reserve EME DESCRIPTION OF THE PROPERTY Price Rs. Rs. . All that piece and parcel of property of Survey No. 146/3 area admeasuring 15 "R" Situated at Tathawade, Taluka Mulshi, Dist. Pune, being lying within the jurisdiction of Grampanchayat Paud, Panchayat Samiti Mulshi and Ziha Parishad Pune and Registration 1180,00 118.00 Jurisdiction of Sub Registrar Mulshi (Paud) Pune and the said property is Bounded as under: - On or toward East- Property S. No. 146/4, Lakh | lakh On or towards South-Property of Rajaram Baburao Pawar, On or towards West-Property of Arjun Baburao Pawar, On or towards North

2. All that piece and parcel of property of Survey No. 146/4 area admeasuring 15 "R" Situated at Tathawade, Taluka Mulshi, Dist. Pune being lying within the jurisdiction of Grampanchayat Paud, Panchayat Samiti Mulshi and Zilha Parishad Pune and Registration Jurisdiction of Sub Registrar Mulshi (Paud) Pune and the said property is **Bounded as under:-** On or toward East-Property of Mr. Dnyanoba Balu Pawar, On or towards South-Property of Gajanan Dagdu Pawar, On or towards West-Property of Prabhakar Maruti

Pawar, On or towards North-Government Road All that piece and parcel of property of Survey No. 160 area admeasuring 58.12 Sq. mtrs Situated at Tathawade, Taluka Mulshi, Dist

Pune, being lying within the jurisdiction of Grampanchayat Paud, Panchayat Samiti Mulshi and Zilha Parishad Pune and Registration Jurisdiction of Sub Registrar Mulshi (Paud) Pune and the said property is **Bounded as under:-** On or toward East-Property of S. No. 159, On or towards South-Property of Arjun Pawar, On or towards West-Property of S. No. 161, On or towards North-Grampanchayat Road, All that piece and parcel of property of Survey No. 161 area admeasuring 58.12 Sq. mtrs Situated at Tathawade, Taluka Mulshi, Dist Pune, being lying within the jurisdiction of Grampanchayat Paud, Panchayat Samiti Mulshi and Zilha Parishad Pune and Registration Jurisdiction of Sub Registrar Mulshi (Paud) Pune and the said property is Bounded as under:- On or toward East-Property of S. No. 160 On or towards South-Property of Arjun Pawar, On or towards West-Property of S. No. 162, On or towards North-Grampanchayat Road. All that piece and parcel of property of Survey No. 162 area admeasuring 58.12 Sq. mtrs Situated at Tathawade, Taluka Mulshi, Dist Pune, being lying within the jurisdiction of Grampanchayat Paud, Panchayat Samiti Mulshi and Zilha Parishad Pune and Registration Jurisdiction of Sub Registrar Mulshi (Paud) Pune and the said property is Bounded as under: On or toward East-Property of S. No. 161, On or towards South-Property of Arjun Pawar, On or towards West-Property of S. No. 163, On or towards North-Grampanchayat Road, All that piece and parcel of property of Survey No. 163 area admeasuring 66.33 Sq. mtrs Situated at Tathawade, Taluka Mulshi, Dist. Pune, being lying within the jurisdiction of Grampanchayat Paud, Panchayat Samiti Mulshi and Zilha Panshad Pune and Registratio Jurisdiction of Sub Registrar Mulshi (Paud) Pune and the said property is **Bounded as under:-** On or toward East-Property of S. No. 162, On or towards South-Property of Arjun Pawar, On or towards West-Property of S. No. 164, On or towards North-Grampanchayat Road.

7. All that piece and parcel of property of Survey No. 164 area admeasuring 89:21 Sq. mtrs. Situated at Tathawade, Taluka Mulshi. Dist Pune, being lying within the jurisdiction of Grampanchayat Paud, Panchayat Samiti Mulshi and Zilha Parishad Pune and Registration Jurisdiction of Sub Registrar Mulshi (Paud) Pune and the said property is Bounded as under:- On or toward East-Property of S. No 163, On or towards South-Property S No. 183, On or towards West-Grampanchayat Road, On or towards North-Grampanchayat Road. 8. All that piece and parcel of property of Grampanchayat Property Card No.160, 161, 162, 163 and 164 united comprising total area admeasuring 431.39 Sq. Mtrs. built up (out of which 259.82 Sq. mtrs on ground Floor and 171.57 Sq. Mtrs on first floor) Situated at Tathawade, Taluka- Mulshi, Dist, Pune and lying within the jurisdiction of Grampanchayat Paud, Panchayat Samiti Mulshi and Zilha Parishad Pune and Registration Jurisdiction of Sub-Registrat Mulshi (Paud) Pune and the property is Bounded as under:- On or towards East- Property S No. 159, On or towards South -Grampanchayat Road, On or towards West-Grampanchayat Road, On or towards North-Grampanchayat Road,

All that piece and parcel of property of Survey No. 183 area admeasuring 75.83 Sq. mtrs. Situated at Tathawade, Taluka Mulshi, Dist. Pune, being lying within the jurisdiction of Grampanchayat Paud, Panchayat Samiti Mulshi and Zilha Parishad Pune and Registration Jurisdiction of Sub Registrar Mulshi (Paud) Pune and the said property is Bounded as under:- On or toward East-Property of S. No. 182, On or towards South-Grampanchayat Road, On or towards West-Grampanchayat Road, On or towards North-Property S No. 164, 10. All that piece and parcel of property of Survey No. 183 area admeasuring 75.83 Sq. mtrs. And one storeyed factory shed with AC Sheet roof area admeasuring 65.40 Sq. mtrs. Situated at Tathawade, Taluka Mulshi, Dist. Pune, being lying within the jurisdiction of Grampanchayat Paud, Panchayat Samiti Mulshi and Zilha Parishad Pune and Registration Jurisdiction of Sub Registrar Mulshi (Paud) Pune and the said property is Bounded as under:- On or toward East-Property of S. No. 163, On or towards South-Property of S. No. 163, On or towards West-Grampanchayat Road, On or towards North-Grampanchayat Road.

11. All that piece and parcel of property of Survey No. 718 area admeasuring 3604 Sq. ft. Situated at Tathawade, Taluka Mulshi, Dist. Pune, being lying within the jurisdiction of Grampanchayat Paud, Panchayat Samiti Mulshi and Zilha Parishad Pune and Registration Jurisdiction of Sub Registrar Mulshi (Paud) Pune and the said property is Bounded as under:- On or toward East Ghat Road, On or towards South Property of NR Shinde, On or towards West Govt. Road, On or towards North Pawna River.

12. Plant and machinery

Plant and machinery 80.00 8.00

Date of E- Auction	11/06/2024 at 11.00 am		
Minimum Bid Increment Amount	Lot I Rs. 50,00,000/- (Rupees Fifty Lakh only) Lot II Rs.1,00,000/- (Rupees One Lakh Only)		
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:	10/06/2024 by 5:00 pm		
Date of Inspection	24/05/2024 between 01.00 pm to 02.00 pm		
Known Liabilities	There are no know liabilities.		
This Publication is also a Thirty Days' notice to the borrowers/guarantor under Rule 6(2) and Rule 8(6)	of the Security Interest (Enforcement) Rules, 2002.		

For detailed terms and conditions of the sale please refer to the link provided in secured creditor website i.e. http://omkaraarc.com/auction.php. Bidder may also visit the website http://www.bankeauction.com or contact service provider M/s. C1 India Pvt. Ltd", Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: support@bankeauctions.com or Mr. Bhavik Pandya, Mobile ; 8866682937 E mail maharashtra@c1india.com. At the time of submission of the bid, bidder should submit affidavit in the spirit of Section 29(A) of Insolvency. Bankruptcy Code, 2016. Authorized Officer, Omkara Assets Reconstruction Pvt Ltd. Date: 08.05.2024 (Acting in its capacity as a Trustee of Omkara PS 17/2020-21 Trust) Place: Pune