

**TASTY BITE EATABLES LTD.**
Regd Off: 201-202, Mayfair Towers, Wakdevadi, Shivajinagar, Pune 411 005
Tel: 020 3021 6000; Fax: 020 3021 6048; CIN: L15419PN1985PLC037347,
Website: www.tastybite.co.in, E-mail ID : info@tastybite.com

Notice is hereby given that the registered holder of the following Share Certificate for equity shares of the Company, reported as lost/ misplaced/ not traceable, have applied to the Company for issue of Duplicate Share Certificate:

Sr. No.	Folio No.	Name of Shareholders	Distinctive Nos.	Certificate Nos.	No. of Shares
1	N001085	NEERAJ KUMAR GARG (Deceased)	283071 to 283170	2840	100
2	TBL005260	MANSUKHLAL PAREKH (Deceased)	1718043 to 1718142	9821	100
3	N000031	NAJMUNISSA HABIB SHAIKH	752021 to 752120	5357	100

The public are hereby cautioned against purchasing or dealing in any way with the above listed share certificate. Any person having any claim in respect of this certificate should write to the Company Secretary at the address given above within 15 days from the date of publication of this Notice. In case where no objection is received within the said 15 days, the Company will proceed to issue duplicate certificate.

Place : Pune
Date: 03 July 2024

For Tasty Bite Eatables Limited
Company Secretary

**Bank of Maharashtra**
पंजाब नेशनल बैंक
पुणे, महाराष्ट्र


Pune East Zone : Janamangal Building, 1st Floor, S. No. 7/A/2, Opp. Kirloskar Pneumatics Co.Ltd., Hadapsar Industrial Estate, Hadapsar, Pune 411 013. Ph: 020-26816676, Ext : 4088 Email : gad_per@mahabank.co.in

Premises Required on Lease / Rent
Bank of Maharashtra invites offers from owners/POA holders of premises on Ground Floor for its Branch strictly having permission for commercial activities from competent Local / Govt. Authority.

Approx. Carpet Area of Premises	Place	Location	Floor
1000-1200 sq.ft	Kalas	Main Market / Prominent Place (on Main Road)	Ground Floor Only

The proposed premises should be **exclusively on ground floor and good frontage** on lease rent basis for opening/shifting of Branch. The interested parties/ persons should submit their offers on the Bank's prescribed formats of "Technical Bid" and "Commercial Bid" respectively in two separate sealed envelopes super-scribing "**Technical Bid**" and "**Commercial Bid**" respectively upto **03.00 PM on 14.07.2024** in the office of **Zonal Manager, Bank of Maharashtra, Pune East Zonal Office, 2nd Floor, Janamangal Building, Hadapsar I.E., Pune - 411013**. These formats can be obtained in person from above office during office hours and also can be downloaded from Bank's website www.bankofmaharashtra.in under "Tender" section along with this tender advertisement. The Bank reserves the right to cancel/ reject any offer without assigning the reason thereof. No brokerage will be paid. Incomplete and delayed proposals will not be considered. For further details contact us at gad_per@mahabank.co.in and phone number-7566723372.
Date : 04/07/2024
Place : Pune

(Amit Chandan)
Dy. Zonal Manager

**पंजाब नैशनल बैंक**
पुणज नैशनल बैंक

punjab national bank
(A Govt. of India Undertaking)


Circle Sastra Centre Pune : Ground Floor, Aurora Towers, 9, Moledina Road, Pune - 411001.
Phone: 020-26133926, E-mail: cs8762@pnb.co.in

POSSESSION NOTICE
Whereas, Authorized Officer of **Punjab National Bank** under the Securitisation, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13 read with Rule 3 of the Security Interest (Enforcement) rules 2002, issued a demand notice on the date mentioned against accounts/borrowers and stated herein below calling upon the Borrowers to repay the amount and further interest and other charges thereon within 60 days from the date of receipt of the said notices.
The Borrower 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 properties described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with Rule 8 of the said rules on the dates mentioned against each account. **The Borrower's/Guarantor's/ Mortgagee'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.**
The borrower in particular and the public in general is hereby cautioned not to deal with the below mentioned properties and any dealings with the properties will be subject to the charge of the **Punjab National Bank** for the amounts as mentioned herein below plus further interest and other charges thereon.

Sr. No.	Name & Address of the Borrowers / Co-borrowers / Mortgagees / Guarantors	Outstanding Amount (Rs.)	Date of Demand Notice	Description of Immovable property
			Date of Possession	
1.	Mrs. Kirti Vikas Sanap (Borrower), Mr. Vikas Bhimrao Sanap (Co-Borrower) Registered address at A604 LA Gloria, Near Nyati Meadows, Wadgaonsheri, Pune 411014 and Prasad Bhausaheb Sanap (Co-Borrower) Registered address at Taluka Khatav/Satara, Padal, At Post Padal Road, Satara 415507	Rs.48,62,757.11/- (Rupees Forty Eight Lakhs Sixty Two Thousand Seven Hundred Fifty Seven and Eleven Paise Only) as on 07.02.2024 and further interest and other charges	07.02.2024 / 01.07. 2024	Flat No. A-604,6TH Floor, A Wing, Building known as LA Gloria, Sr. No. 9/3 & 10/2, Vadgaon Sheri, Pune 411014. Land Bounded as- East - By Property Sr. No. 10/3 & 10/10 (part), West- By Property Plot No. 1 (part) in the same layout, North- By Property Sr.No.10/1 (part), South- By Property Plot No. 3 in same layout

Date : 01.07.2024
Place : Pune

Authorised Officer
Punjab National Bank

**KOTAK MAHINDRA BANK LIMITED**
Registered Office: - 27 BK, C 27, G Block, BKC, Bandra Kurla Complex, Bandra (E), Mumbai - 400 051.
Corporate Identity No. L65110MH1985PLC038137.
Regional Office: Kotak Mahindra Bank Ltd. 4th Floor, Nyati unireze, Nagar Road, Yerawade, Pune 411006.

PUBLIC NOTICE FOR 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.clindia.com by the undersigned for sale of the immovable property of which particulars are given below:-
Loan Account Nos. RHB557573
Name of the Borrower(s) / Guarantor(s) / Mortgagee(s): (1) Jayashree Manoj Gavhane, (2) Sudarshan Manoj Gavhane.
Demand Notice Date [13(2) Notice date]: 29.03.2022, **Demand Notice Amount [13(2) Notice Amount]:** Rs.24,67,240.23/- (Rupees Twenty Four Lacs Sixty Seven Thousand Two Hundred Forty and Paise Twenty Three Only) due as on 29th March 2022

Description of the immovable property	Reserve Price	Earnest Money Deposit	Date of Inspection of Immovable properties	Date/ time of Auction
All that piece and parcel of the property bearing Flat No 304, admeasuring 666.30 sq. Fts. i.e. 61.92 Sq. mtrs. Carpet along with attached terrace admeasuring 51.43 sq. Fts. i.e. 4.77 sq. mtrs., on the third floor along with one Car Parking Space in Wing "A2", on the Third Floor, in the building known as Kingstong, constructed on the land bearing GAT No: 915/916, situated at Village Wagholi, Taluka Haveli, District Pune, Maharashtra.	Rs.37,09,395/- (Rupees Thirty Seven Lakh Nine Thousand Three Hundred Ninety Five Only)	Rs. 3,70,940/- (Rupees Three Lakh Seventy Thousand Nine Hundred And Forty Only)	09th July 2024 from 11 a.m. to 12 p.m.	24th July 2024 from 2 p.m. to 3 p.m.

Last Date for Submission of Offers / EMD:- 23rd July 2024 till 5.00 pm

Bid Incremental Amount : Rs.1,00,000/- (Rupees One Lakh 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.bankauctions.com> for bid documents, the details of the secured assets 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.bankauctions.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 Ltd Department of our e-Auction Service Partner M/s. Vinod Chauhan**, through csd@disposalhub.com Tel. No.: +91 72991124,25,26, Mobile No.: 9813887931 & E-mail ID: delhi@c1india.com & support@bankauctions.com;
(4) To the best of knowledge and information of the Authorised officer, there is no encumbrance in the properties/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/rights/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.bankauctions.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) / Mortgagee(s) / Guarantor(s) are hereby given STATUTORY 15 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 fifteen 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/mortgagees 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, Email 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 para-essential requirements shall have to be ensured by bidders themselves. Please note that failure of Internet connectivity or any other reason whatsoever (other than the bid) shall not 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 wherever required so that they are able to circumvent such situation and still be able to participate in the 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 - 04th July 2024, Place: Pune

Sd/- (Authorized Officer), For Kotak Mahindra Bank Ltd.

DEMAND NOTICE
EDELWEISS ASSET RECONSTRUCTION COMPANY LTD.
CIN: U67100MH2007PLC174759
Retail Central & Regd. Office: Edelweiss House, Off CST Road, Kalina, Mumbai 400098
Under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, ("the Act") read with rule 3 (1) of the Security Interest (Enforcement) Rules 2002.
The undersigned being the Authorized Officer of the Edelweiss Asset Reconstruction Company Limited ("EARC") under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. In exercise of powers conferred under the Section 13 (12) of the Act read with rule 3 of the Security Interest (Enforcement) Rules, 2002, the Authorized Officer has issued Demand Notice under section 13 (2) of The Act, calling upon the following borrower(s), to repay the amounts mentioned in the respective Demand Notice issued to them the details of which are given below. As security for due repayment of the loan, the following assets have been mortgaged to EARC by the said borrower(s) respectively.
In terms of section 5 of the SARFAESI Act, Original Lender has unconditionally and irrevocably assigned below loan accounts along with underlying security to Edelweiss Asset Reconstruction Company Limited, also acting in its capacity as Trustee of various trusts mentioned herein below vide Assignment Agreements. Pursuant to this assignment, all the rights of the Original Lender have been transferred to EARC. EARC is now the Secured Creditor in respect of the said Loan Accounts. EARC is vested with all the powers, authorities, right and title to further pursue proceedings under the provisions of the SARFAESI Act in order to realize the dues standing in the said Loan Accounts.
In connection with above, Notice is hereby given once again, to the Borrower(s) to pay EARC, within 60 days from the publication of this notice, the amounts indicated herein below, together with further interest as detailed in the said Demand Notice, from the date(s) mentioned below till the date of payment and/or realization, payable.

Sl No	Name Of The Borrower(s)/ Co-Borrower (s)/Loan Account Number	Demand Notice Date & Amount	Details of the Trust & Assignor
1.	1.Mr. Mahadev Mohan Bagal (Borrower) & 2. Mrs. Annapurna Mahadev Bagal (Co-Borrower) LAN: NHDND00000811747	₹36,09,764.99 (Rupees Thirty-Six Lakhs Nine Thousand Seven Hundred Sixty-Four and Ninety-Nine Paise Only) as on 23-05-2024 & 23-05-2024	ICICI Home Finance Company Limited & EARC TRUST SC 448

Description Of Property:- All that piece and parcel of the property bearing residential Flat No. 104, admeasuring about 766 sq. fts. i.e. 71.18 sq. mtr., on the First Floor, in Building namely as "Yashraj Prestige" inclusive of proportional share of staircase, landing and passages and having common facilities and specifications, which is constructed on the property bearing Plot NO.1, 2 & 3, CTS. No. 2597/131 S. No.75, Hissa No.1/31, having new Survey No.131/A, 1A, 1/31, situated at revenue village Daund, Taluka Daund, District Pune and **Bounded as: On or Towards East:** Flat No. 103, **On or Towards South:** 6 Mr. Wide Road, **On or Towards West:** D P Road, **On or Towards North:** Flat No. 105


2. **1.Mr. Nawabkhan Jamsherkhan Pathan (Borrower) & 2. Mrs. Shahenawaz Nawabkhan Pathan (Co-Borrower)**
LAN: HL0115/GPLG00000696


₹ 12,36,807.32 (Rupees Twelve Lakhs Thirty-Six Thousand Eight Hundred Seven and Thirty-Two Paise Only) as on 23-05-2024 & 23-05-2024

M/s. AU Small Finance Bank Limited, (Formerly known as GE Money Housing Finance) & EARC TRUST SC 443

Description Of Property:- All that piece and parcel of the property bearing Flat No. 57-A, admeasuring about 458 sq. fts. i.e. 42.55 sq. mtr. Carpet area, along with terrace admeasuring 73.00 sq. ft i.e. 6.75 sq. mtr. Situated on Fourth Floor, in Building B, in the Project /scheme Known as "Ronak Residency Apartment Condominium" which is constructed on the property bearing S. No. 244-A, Hissa No.6, corresponding to CTS No.4530, 4531, 4531/1 to 4531/29, situated at revenue village Chinchwad, Taluka Haveli, District Pune within registration of Haveli Within limits of Pimpri Chinchwad Corporation and also within the jurisdiction of Joint Sub- Registrar, Haveli No. V, Pune.
If the said Borrowers shall fail to make payment to EARC as aforesaid, EARC shall proceed against the above secured assets under the section 13 (4) of the Act and applicable rules, entirely at the risks of the said Borrower(s) as to costs and consequences. The borrowers are prohibited under The Act from transferring the aforesaid assets, whether by way of sale, lease or otherwise without the prior written consent of EARC. 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.
Date: 04-07-2024
Place: Pune

Sd/- Authorized Officer
For Edelweiss Asset Reconstruction Company Limited



**FEDBANK**
FINANCIAL SERVICES LIMITED


FEDBANK FINANCIAL SERVICES LTD
Having corporate office at Kanakia Wall Street,
A-Wing, 5th Floor, Unit No.501, 502, 511, 512 Andheri - Kuria Road, Chakala, Andheri, East, Mumbai, Maharashtra - 400093

DEMAND NOTICE
UNDER THE PROVISIONS OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("the Act") & THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("the Rules")
The undersigned being the Authorized Officer of Fedbank Financial Services Limited (Fedfina) under the Act and in exercise of the powers conferred under Section 13(12) of the Act read with Rule 3 issued Demand Notice(s) under Section 13(2) of the Act, calling upon the following borrower(s) to repay the amount mentioned in the respective notice(s) within 60 days from the date of receipt of the said notice. The undersigned reasonably believes that borrower(s) is/are avoiding the service of the Demand Notice(s), therefore the service of notice is being effected by affixation and publication as per Rules. The contents of Demand Notice(s) are extracted herein below:-

Sr. No	Name of the Borrower / Co-Borrowers Property Holders as the case may be	Description Of Secured Assets/Mortgage Property	Dt. of Demand Notice U/s. 13(2) & Total O/s.
1.	1.Koustubh Ravikiran Patil (Borrower) 2.Mrs Mugdha Koustubh Patil (Co-Borrower) R/o - C S No 906 1/B E Word Shahupuri 6 VI Galli Karvir Nr. Opp Samarath Glass Shop Kolhapur 41600 1. Koustubh Ravikiran Patil (Borrower) R/o - Radium Corner 1027 E Ward Front of, Pujia Mutoh Shop Gavati Mandai OPP, Karveer Niyasini Tower Kolhapur 416001. Loan Account No. FEDKGSTL0486918	All that piece & parcel of C S No 906 1/B E Word Shahupuri 6 VI Galli Karvir adm 81.00 sq mtrs Nr Opp Samarath Glass Shop Kolhapur 41600. Boundaries as Under. East:- CS No 906/A1/7, West:- CS No 906/A1/6, North:- CS No 906/A1/8, South :- Government Road	20-06-2024 Rs. 26,71,106/- (Rupees Twenty Six Lakh Seventy One Thousand One Hundred Six Only) as on 17-06-2024 NPA DATE - 04-06-2024
2.	1.Maksut Bashir Thorape (Borrower) 2.Mrs Taslim Maksud Thorape (Co – Borrower) Sr No 2012/9 Gawali Nagar Near Atul V Center Bhosani Pune 411039. Also at: S No 83 Near Ashata Empire Society Sant Dnyeshwar Nagar, Mahatram Chowk Dighi Pune 411015. Loan Account No. FEDMGH0HL0496091	All that piece & parcel of land bearing 00 H 41.82 sq mtrs (as per record of 7/12 extract area admeasuring 00 H 00.45 R) S No 83 Hissa No 5/1/16 along with RCC construction thereon ground floor area admg 386 sq ft + first floor area admg 423 sq ft + second floor area admg 423 sq ft total area admg 1232 sq ft area admeasuring abot 450 sq ft i.e 41.82 sq mtrs out of total admg area about 0 H 3 . 18 R akar 03 Rs 18 paise Near Ashata Empire Society Sant Dnyeshwar Nagar, Mahatram Chowk Dighi Pune 411015.	20-06-2024 Rs. 25,38,913/- (Rupees Twenty Five Lakh Thirty Eight Thousand Nine Hundred Thirteen Only) as on 21-06-2024 NPA DATE - 04-06-2024
3	1.Prashant Sharad Hegade (Borrower) 2.Mrs Prashant Hegade (Co – Borrower) R/o - 701/1/A/667 Dadarshi Road 1 Harshada Endive Samtanagar Navi Sangavi Pune 411027 Also at: Residential Structural on S No 70 Hissa No 1/14 Samata Nagar, Lane no 2 Opp Hdfc Bank Sangavi Pune 411027. Loan Account No. - FEDCDSTL0498392	All that piece & parcel of land bearing Survey No 70, Hissa no 1/14 out of which area admeasuring 00 H 0.5 area (Half are) i.e 500 sq ft i.e 46.46 sq mtrs & RCC construction thereon Gorund Floor 2 Room along with toilet & bathroom total area admeasuring 378.15 sq mtes having its pimpiari chinchwad milkat no 2916 situated at village Sangavi Tq Haveli Dist Pune 411027. Boundaries as Under. East:- 20 Ft Road, West:- Property of Dhore, North:- Property of Shivaji Vihbute, South:- Property of Sandeep Vaynat Ghodase.	20-06-2024 Rs. 21,52,819/- (Rupees Twenty One Lakh Fifty Two Thousand Eight Hundred Nineteen Only) as on 21-06-2024. NPA DATE - 04-06-2024
4	1.Arun Nanabhau Gaikwad (Borrower) 2.Mrs Ujjwala Arun Gaikwad (Co – Borrower) R/o - Sr No 572 Lonare Vasti, Ganesh Sweet Dharyai, Tq Haveli Dist Pune 411041. Also at: Flat no 103, building "E" wing "A" the project known as "MAJESTIQUE VENICE" construction on the land bearing Plot No 7 Near Chavhan School survey no 48/1-16 admg 19856.82 sq mtrs Dharyai Pune 411041. Boundaries as Under. East- Plot No 5 & 6 of S No 48/1 to 16, West:- By Property of Dhryeshwar Vidhyia Krida Prashikshan, North:- By proposed 18 mtrs road & prperty S No 5 & 6, South:- By Road & S No 47.	All that piece & parcel of Flat no 103 area admeasuring about 34.80 sq mtrs carpet & balcony area admeasuring about 5.20 sq mtrs dry balcony area 1.88 sq mtrs architectural projection area 0.45 on the first floor in the building "E" wing "A" the project known as "MAJESTIQUE VENICE" construction on the land bearing Plot No 7 Near Chavhan School survey no 48/1-16 admg 19856.82 sq mtrs Dharyai Pune 411041. Boundaries as Under. East- Plot No 5 & 6 of S No 48/1 to 16, West:- By Property of Dhryeshwar Vidhyia Krida Prashikshan, North:- By proposed 18 mtrs road & prperty S No 5 & 6, South:- By Road & S No 47.	20-06-2024 Rs. 24,54,461/- (Rupees Twenty Four Lakh Fifty Four Thousand Eight Hundred Sixty One Only) as on 21-06-2024 NPA DATE - 04-06-2024
5	1.Anuj Gulabchand Ghoyal (Borrower) 2.Anurada Anuj Ghoyal (Co – Borrower) Both R/o - Survey No 98/1/2/1 (Old Survey No. 204/1/2/1) Plot No 20 Milkat No 1007/1 Heritage Plaza, Second Floor Flat No 6 & 7 At Lingali Tq Daund Dist Pune 413801. Loan Account No. - FEDBAASTL0502474	All that piece & parcel of Survey No 98/1/2/1 (Old Survey No. 204/1/2/1) Plot No 20 Milkat No 1007/1 Heritage Plaza, Second Floor Flat No 6 area 63.2 sq mtrs i.e 678.09 sq ft second floor & Flat No 7 area 802 sq ft second floor At Lingali Tq Daund Dist Pune 413801. Boundaries as Under. Bounded as per sale deed dt 14/11/2005 at Sr No 3409/2005 of Flat No 6, East:- Margin Space, West:- Flat No 7 and staircase, North:- Margin Space, South:- Margin Space. Bounded as per sale deed dt 10/10/2007 at Sr No 3166/2007 of Flat No 7, East:- Flat No 6, West:- Margin Space, North :- Flat No 8 and Staircase South:- Margin Space.	20-06-2024 Rs. 20,99,822/- (Rupees Twenty Lakh Ninety Nine Thousand Eight Hundred Twenty Two Only) as on 17-06-2024 NPA DATE - 04-06-2024
6	1.Vishal Vilas Sagat (Borrower) 2.Pranali Vishal Sagat (Co – Borrower) 3.Vilas Ranga Sagat (Co – Borrower) Sr No 25/2/1/Flat No 18 Krishna Vihar Vishal Nagar, Pimpri Nilakh Pune 411027. Loan Account No. - FEDWJRJHL0506286	All that piece & parcel of Flat No 18, Third Floor admg 600 sq ft "Krushna Vihar" S No 25 Hissa No 2/1 admg area about 00 H 04 ar. Situated at Village Pimpale Nilakh Tq Haveli Dist Pune. Boundaries as Under. East- Flat No 14/15, West:- Property of Shree Balwadkar, North :- Colony Common Road, South :- Flat No 17.	20-06-2024 Rs. 23,63,445/- (Rupees Twenty Three Lakh Sixty Three Thousand Four Hundred Forty Five Only) as on 17-06-2024 NPA DATE - 04-06-2024

The borrower(s) are hereby advised to comply with the Demand Notice(s) and to pay the demand amount mentioned therein and herein above within 60 days from the date of this publication together with applicable interest, additional interest, bounce charges, cost and expenses till the date of realization of payment. The borrower(s) may note that Fedfina is a secured creditor and the loan facility availed by the Borrower(s) is a secured debt against the immovable property/properties being the secured asset(s) mortgaged by the borrower(s). In the event borrower(s) are failed to discharge their liabilities in full within the stipulated time, Fedfina shall be entitled to exercise all the rights under section 13(4) of the Act to take possession of the secured asset(s) including but not limited to transfer the same by way of sale or by invoking any other remedy available under the Act and the Rules thereunder and realize payment. Fedfina is also empowered to ATTACH AND/OR SEAL the secured asset(s) before enforcing the right to sale or transfer. Subsequent to the Sale of the secured asset(s), Fedfina also has a right to initiate separate legal proceedings to recover the balance dues, in case the value of the mortgaged properties is insufficient to cover the dues payable to the Fedfina. This remedy is in addition and independent of all the other remedies available to Fedfina under any other law.
The attention of the borrower(s) is invited to Section 13(8) of the Act, in respect of time available, to redeem the secured assets and further to Section 13(13) of the Act, whereby the borrower(s) are restrained / prohibited from disposing of or dealing with the secured asset(s) or transferring by way of sale, lease or otherwise (other than in the ordinary course of business) any of the secured asset(s), without prior written consent of Fedfina and noncompliance with the above is an offence punishable under Section 29 of the said Act. The copy of the Demand Notice is available with the undersigned and the borrower(s) may, if they so desire, can collect the same on any working day during normal office hours.
Date - 04/07/2024, Place - Pune

Sd/- (Authorized Officer) Fedbank Financial Services Ltd

**Bank of India**
Relationship beyond banking

Pune Recovery Branch : 1162/6 Ganesh Khind-University Road, Near Observatory, Next to Hardikar Hospital, Shivajinagar Pune 411005 Ph. No. 020-25531312 Email: Recovery.Pune@bankofindia.co.in

E-Auction and 30 Days Sale Notice of Immovable Assets Charged to the Bank on 07/08/2024 between 11.00 AM To 5.00 PM (IST)

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 Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.
Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable properties mortgaged / charged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of Bank of India (secured creditor), will be sold on "As is where is", "As is what is" and "Whatever there is" basis on the below mentioned date for recovery of the sum due to the secured creditor from the Borrower(s) and Guarantor(s) as mentioned below.

S. N.	Name of Branch and Name Address of Borrowers / Guarantors & Outstanding Amount	Brief Description of Property	Reserve Price	Date of Demand Notice	E-mail Id / Contact No. of Authorised Officer
			EMD (Rs. in lakhs)	Date & type of Possession	
1	Branch : Pune Recovery Branch Name of the A/c : M/s Ashbee Industries India Pvt Ltd., At Village Shindewadi, Taluka Khandala, Dist. Satara, Maharashtra (Amount Outstanding : 481.40 Lakhs + UCI + Other Charges w.e.f. 14.04.2022)	Gat No. 277B,278/1B,283/1B,284/1B,285/1B,287/1B, 306,309, 310 & 311 AT village Shindewadi Taluka Khandala Dist Satara, Net Plot area 18314 Sq. mtr. i.e 197137 Sq. ft. on which company has constructed factory building owned by Mr Jivotam Bhangui leased to Ashbee Industries (India) Pvt Ltd. Admeasuring Area -197137Sq.ft.s. Boundaries : East - National Express Highway 4, West - Gat No. 303 & 305, North - Gat No. 312, South - Gat No. 276/280/282 CERSAI ID - 400006642588	1647.01 164.71	27/10/2023 29/01/2024 (Symbolic)	Recovery.pune@bankofindia.co.in 020-25531312 Ext. No. 111

Terms & Conditions: (1) E-Auction is being held on **AS IS WHERE IS, AS IS WHAT IT IS, WHATEVER IS THERE IS AND WITHOUT RECOURSE BASIS** with all the known and not known encumbrances and the Bank is not responsible for title, condition or any other fact affecting the asset. The details shown above are as per records available with the Bank. The auction bidder should satisfy himself about actual measuring and position of assets. The actual measures and position of asset may differ and authorized officer may not be held responsible for that. Auction sale / bidding would be only through "Online Electronic Bidding" process through the website <https://www.mstcecommerce.com/auctionhome/ibapi> (2) **EMD Amount be directly paid to MSTC vide generated challan.** EMD E wallet should reflect the EMD Amount before start of E-Auction process in order to participate in bidding. (3) Date and time of Auction on **07/08/2024 between 11.00 AM to 5.00 PM.(IST)**. Unlimited extension of 10 Minutes each. (4) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of **Rs. 10,000/-** (5) The intending bidders should hold a valid e-mail id, mobile no..., scan copy of pan card and address proof such as passport, election commission card, Adhar card, driving license etc. to register their names at portal <https://www.mstcecommerce.com> and get their User ID and password free of cost from MSTC whereupon they would be allowed to participate in online e-auction. (19) Prospective Bidders should visit <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp> for registration and bidding guidelines, in case of any query Bidders may contact Index No. 07969066600 and E-mail id ibapiop@mstcecommerce.com. (7) Earnest Money Deposit (EMD) 10% of reserve price shall be payable through RTGS/NEFT/Fund Transfer to credit the same to MSTC vide generated challan. (8) The BID should be submitted online along with acceptance of terms and conditions of this notice. (9) EMD amount shall be adjusted in case of the highest / successful bidder, otherwise refunded to E wallet on finalization of sale. The EMD shall not carry any interest. (10) Interested parties can inspect the assets at site tentatively on **05/08/2024 between 11.00 AM to 5.00 PM**. For inspection of assets please contact Respective Branch. (11) The highest / successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, immediately/latest by the next working day to **concerned branch mentioned against the property** and the balance 75% of the sale price to be deposited on or before 15th day of the sale or within such an extended period as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the bidder shall be liable be forfeited and assets shall be put to re-auction and the defaulting bidder shall have no claim right in respect of asset/amount. (12) The highest bidder shall be declared to be the successful bidder / purchaser of the assets mentioned herein provided otherwise he is legally qualified to bid. (13) If, only single bid if received, the said bidder will be declared successful only if he has quoted above the reserve price. (14) Nothing in this notice constitutes or will be deemed to constitute any commitment or representation on the part of the Bank to sell the above asset/s. Bank / Authorized Officer reserves the right to cancel the sale for any reason it may deem fit or even without assigning any reason and such cancellation shall not be called in question by the bidders. (15) The purchaser shall bear the applicable stamp duties/additional stamp duty / transfer charges, fee etc. and also all the statutory / non statutory dues, taxes, assessment charges, fees etc. owing to anybody. (16) The intending bidders should make their own independent inquiries regarding the encumbrances, title of the asset/s put on auction and claims / rights / dues / effecting the asset, before submitting bid. The asset is being sold with all the existing and future encumbrances whether known or unknown to bank. The authorized officer / Secured creditor shall not be responsible in any way for any third party claims / right / dues. (17) Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194-1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75% of the bid amount. (18) Any dispute/ differences arising out of sale of the asset offered for sale shall be subjects to the exclusive jurisdiction of the Courts/ Tribunals at Pune only. (19) In the event of inconsistency or discrepancy between English version and