



AN ISO 9001, ISO 14001 and OHSAS 18001 Accredited Company

Foseco India Limited

Regd. Office : Gat Nos. 922 & 923, Sanaswadi, Taluka Shirur, District Pune - 412 208. Tel - 02137-668200 Mobile - 9823245859
Email - prashant.ganjave@vesuvius.com

LOSS OF IMPORT SHIPMENT DOCUMENTS

Notice is hereby given that the below mentioned Original Import shipment documents have been reported being lost / misplaced / stolen since 11th October 2024.
Import Invoice No. - 20127290 dt 09/09/2024
Original Bill of lading no. -380410206606 dt. 13/09/2024
Korea CEPA Certificate - K001-24-0643155 dt 25/09/2024
The Public are hereby cautioned against using in any way the above documents and appealed herewith to contact Foseco India Limited in case someone finds the documents.
The Lost report No. 148106-2024 has been registered with Pune Police.

वैक ऑफ बँदीदा
Bank of Baroda
Hill Road Bandra Branch 81 Hill Road
Bandra West, Mumbai-400050, Maharashtra
Email:- vijand@bankofbaroda.com,
Tel: 9167862394/95/96

POSSESSION NOTICE (For Immovable Property)

Whereas, the undersigned being the Authorized Officer of the Bank of Baroda under the Securitization 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 26.07.2024 and paper publication made on 06.08.2024 of said demand notice, calling upon the Borrower, Under Section 13 (2) of the said Act calling upon the Borrower Mr. Devendra Singh Chawla & Mrs. Narpinder Kaur Chawla to repay the amount mentioned in the notice being Rs. 23,10,205.86/- (Rupees Twenty Three Lakhs Ten Thousand Two Hundred Five And Eighty Six Paise Only) as on 25.07.2024 together with further interest thereon at the contractual rate plus costs charges and expenses till the date of payment, within 60 days from the date of receipt of the said notice.

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 possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of the Act read with Rule 8 of the Security Interest Enforcement Rules, 2002 on this the 16th day of October of the year 2024.

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

The Borrower/Guarantors/Mortgagors in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the properties/ies will be subject to the charge of Bank of Baroda Hill Road Bandra Branch for an amount of Rs. 23,10,205.86/- (Rupees Twenty Three Lakhs Ten Thousand Two Hundred Five and Eighty Six Paise Only) as on 25.07.2024 together with further interest thereon at contractual rate plus costs, charges and expenses till the date of payment

DESCRIPTION OF THE IMMOVABLE PROPERTY:
Residential Flat No. 1101, 11th Floor, Type A Building, Candy Floors CHSL, Hinjewadi, Marunji Road, Vill-Marunji Tal-Mulshi, Dist. Pune - 411057 (MH)
Date:- 16.10.2024
Place:- Pune
Sd/-, Authorized Officer
Bank Of Baroda

वैक ऑफ बँदीदा
Bank of Baroda
Hill Road Bandra Branch 81 Hill Road
Bandra West, Mumbai-400050, Maharashtra
Email:- vijand@bankofbaroda.com,
Tel: 9167862394/95/96

POSSESSION NOTICE (For Immovable Property)

Whereas, the undersigned being the Authorized Officer of the Bank of Baroda under the Securitization 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 26.07.2024 and paper publication made on 06.08.2024 of said demand notice, calling upon the Borrower, Under Section 13 (2) of the said Act calling upon the Borrower Mrs. Narpinder Kaur Chawla & Mr. Devendra Singh Chawla to repay the amount mentioned in the notice being Rs. 63,40,802.71/- (Rupees Eighty Three Lakhs Forty Thousand Eight Hundred Two And Seventy One Paise Only) as on 25.07.2024 together with further interest thereon at the contractual rate plus costs, charges, expenses till the date of payment within 60 days from the date of receipt of the said notice.

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 possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of the Act read with Rule 8 of the Security Interest Enforcement Rules, 2002 on this the 16th day of October of the year 2024.

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

The Borrower/Guarantors/Mortgagors in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the properties/ies will be subject to the charge of Bank of Baroda Hill Road Bandra Branch for an amount of Rs. 63,40,802.71/- (Rupees Eighty Three Lakhs Forty Thousand Eight Hundred Two And Seventy One Paise Only) as on 25.07.2024 together with further interest thereon at the contractual rate plus costs charges and expenses till the date of payment

DESCRIPTION OF THE IMMOVABLE PROPERTY:
Residential Flat No. 1102, 11th Floor, Type A Building, Candy Floors CHSL, Hinjewadi, Marunji Road, Vill-Marunji Tal-Mulshi, Dist. Pune -411057 (MH)
Date:- 16.10.2024
Place:- Pune
Sd/-, Authorized Officer
Bank Of Baroda

FEDBANK **FEDBANK FINANCIAL SERVICES LTD.**
Registered Office: Unit No. 1101, 11th Floor, Cignus, Plot No. 71 A, Powai, Pascoli, Mumbai - 400087

POSSESSION NOTICE

Whereas, the undersigned being the Authorized Officer of Fedbank Financial Services Ltd. 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 section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 26.07.2024, calling upon the Borrower, Mortgage, Co-Borrower(s) and Guarantor-(1) Priyanka Nitiin Takale (Borrower) (2) Nitiin Ramakant Takale (Co - Borrower), to repay the amount mentioned in the said notice being Rs. 20,98,211/- (Rupees Twenty Lakh Ninety Eight Thousand Two Hundred Eleven Only) as on 19-07-2024 in Loan Account No. FEDSOLSTL0510810 together with further interest thereon at the contractual rate plus all costs charges and incidental expenses etc. within 60 days from the date of receipt of the said demand notice.

The Borrower, Mortgage, Co-Borrower(s) and Guarantor mentioned hereinabove having failed to repay the above said amount within the specific period, notice is hereby given to the Borrower, Mortgage, Co-Borrower(s), Guarantor and the public in general that the undersigned Authorized Officer has taken Possession of the property described herein below in exercise of powers conferred on him under Section 13(4) of the SARFAESI Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002 on this the October 18th of the year 2024

The Borrower, Mortgage, Co-Borrower(s) and Guarantor mentioned hereinabove in particular and the public in general is/are hereby cautioned not to deal with the following property and any dealings with the following property will be subject to the charge of Fedbank Financial Services Ltd. for an amount Rs. 20,98,211/- (Rupees Twenty Lakh Ninety Eight Thousand Two Hundred Eleven Only) as on 19-07-2024 in Loan Account No. FEDSOLSTL0510810 together with further interest thereon at the contractual rate plus all the costs charges and incidental expenses etc. The borrower's attention is invited to sub-section (8) of Section 13 of the Act, in respect of time available to redeem the secured assets.

SCHEDULE I - DESCRIPTION OF THE MORTGAGED PROPERTY - All that piece & parcel of Property being Grampanchayat House No.1795/2 having an area measuring 108.00 sq mtrs situated at Karlkam Tal Pandharpur Dist Solapur. Boundaries as Under: East - Road, West - Lane, North- Property of Nagendra Purwast, South - Property of Shashikant Takale
Place:- Solapur
Date:- 18/10/2024
Sd/- (Authorized Officer)
Fedbank Financial Services Ltd

FEDBANK **FEDBANK FINANCIAL SERVICES LTD.**
Registered Office: Unit No. 1101, 11th Floor, Cignus, Plot No. 71 A, Powai, Pascoli, Mumbai - 400087

POSSESSION NOTICE

Whereas, the undersigned being the Authorized Officer of Fedbank Financial Services Ltd. 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 section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 20th, 2024 calling upon the Borrower, Mortgage, Co-Borrower(s) and Guarantor- (1) M/S Harichandra Dudh Coldrinks (Borrower) Through its Proprietor (2) Aruna Sunil Bidkar (Borrower) (3) Sunil Ramchandra Bidkar (Co - Borrower) (4) Santosh H Bidkar (Co - Borrower) to repay the amount mentioned in the said notice being Rs. 45,61,870/- (Rupees Forty Five Lakh Sixty One Thousand Eight Hundred Seventy Only) as on 10-08-2024 in Loan Account No. FEDUNLAP0511311 together with further interest thereon at the contractual rate plus all costs charges and incidental expenses etc. within 60 days from the date of receipt of the said demand notice.

The Borrower, Mortgage, Co-Borrower(s) and Guarantor mentioned hereinabove having failed to repay the above said amount within the specific period, notice is hereby given to the Borrower, Mortgage, Co-Borrower(s), Guarantor and the public in general that the undersigned Authorized Officer has taken Possession of the property described herein below in exercise of powers conferred on him under Section 13(4) of the SARFAESI Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002 on this the 10th of the year 2024.

The Borrower, Mortgage, Co-Borrower(s) and Guarantor mentioned hereinabove in particular and the public in general is/are hereby cautioned not to deal with the following property and any dealings with the following property will be subject to the charge of Fedbank Financial Services Ltd. for an amount Rs. 45,61,870/- (Rupees Forty Five Lakh Sixty One Thousand Eight Hundred Seventy Only) as on 10-08-2024 in Loan Account No. FEDUNLAP0511311 together with further interest thereon at the contractual rate plus all the costs charges and incidental expenses etc.

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

SCHEDULE I - DESCRIPTION OF THE MORTGAGED PROPERTY - All that piece & parcel of Flat No 62 (As per completion certificate/Fat No 23) admg 660 sq ft. 1-61 all piece & parcel of Flat No, Saguna Co -Operative Housing Society CTS 1310 of Village Sadashiv Peth Near Bharat Natya Mandir, Linjewadi Road Off Kamdikh Road Sadashiv Peth Haveli Dist Pune 411030
Place:- Pune
Date:- 17/10/2024
Sd/- (Authorized Officer)
Fedbank Financial Services Ltd

ADITYA BIRLA HOUSING FINANCE LIMITED
Registered Office:- Indian Rayon Compound, Veraval, Gujarat- 362266 Branch Office- 1st Floor Lohia Jain Arcade, S. No. 106, Near Chaturshring Temple Senapati Bapat Road, Pune-411016

APPENDIX IV (See Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002)

Possession Notice (for Immovable Property)
Whereas the undersigned being the authorized officer of Aditya Birla Housing Finance Limited under the Securitization 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 08-08-2024 calling upon the borrowers SUSHANT SATISH KARDE, ASHWINI SUSHANT KARDE & BLOSSOMS BEAUTY SALON AND SPA mentioned in the notice being of Rs. 30,72,776/- (Rupees Thirty Lakh Seventy Two Thousand Seven Hundred Seventy Six Only) within 60 days from the date of receipt of the said notice.

The borrowers having failed to repay the amount, notice is hereby given to the borrowers and to the public in general that the undersigned has taken Possession of the property described herein below in exercise of the 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 this 15th day of October of the year, 2024.

The borrowers in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Aditya Birla Housing Finance Limited for an amount Rs. 30,72,776/- (Rupees Thirty Lakh Seventy Two Thousand Seven Hundred Seventy Six Only) of and interest thereon. Borrowers attention is invited to the provisions of Sub-section 8 of Section 13 of the Act, in respect of time available, to redeem the secured assets.

DESCRIPTION OF THE IMMOVABLE PROPERTY
All That Piece And Parcel Of Flat No. 302 On 3rd Floor Area Admeasuring 614 Sq. Ft. I.E. 57.06 Sq. Mtrs. + Terrace Area Admeasuring 80 Sq. Ft. I.E. 7.43 Sq. Mtrs., + Dry Balcony Area Admeasuring 50 Sq. Ft. I.E. 04.64 Sq. Mtrs., In Project Known As Yashraj Villa Constructed On Property Bearing Survey No. 1 Hissa No. 12 Admeasuring 15 Acres Situated At Village Dhayari, Tal-Haveli, Dist-Pune, Maharashtra-411041, And Bounded By:- East: Flat, West: Road, North: Building Space, South: Lobby.
Date: 15/10/2024
Place: PUNE
Authorized Officer
Aditya Birla Housing Finance Limited

E-AUCTION SALE NOTICE
EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED
CIN: U67100MH2007PLC174759
Retail Central & Regd. Office: Edelweiss House, Off CST Road, Kalina, Mumbai 400098

E-Auction Sale Notice for Sale of Immovable Secured Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "SARFAESI ACT") read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002 ("Rules").

The financial facilities of Assignor mentioned herein (hereinafter referred to as "Assignor/Original Lender") have been assigned to Edelweiss Asset Reconstruction Company Limited acting in its capacity as trustee of EARC-TRUST-SC-422 (hereinafter referred to as "EARC") pursuant to the Assignment Agreement dated 27-09-2021 under Sec 5 of SARFAESI Act, 2002. Pursuant to the said assignment, EARC stepped into the shoes of the Assignor and exercises its rights as the secured creditor. That EARC, in its capacity as secured creditor, had taken possession of the below mentioned immovable secured assets under 13(4) of SARFAESI Act and Rules there under.

Notice of 30 days is hereby given to the public in general and in particular to the Borrower and Guarantor (s) that the below described immovable secured assets mortgaged in favor of the Secured Creditor, the physical possession of which has been taken by the Authorized Officer (AO) of Secured Creditor, will be sold on "AS IS WHERE IS", "AS IS WHAT IS", and "Whatever there is" basis, for recovery of the amounts mentioned herein below due to EARC together with further interest and other expenses/costs thereon deducted for any money received by EARC from Borrower and Guarantor. The Reserve Price and the Earnest Money Deposit are mentioned below for each property.

DETAILS OF SECURED ASSET PUT FOR AUCTION:

Sl. No	Loan Account No/Selling Institution	Name Of Borrower / Co-Borrower / Guarantor	Trust Name	Name Of Bank & Branch Code	Total Outstanding Dues in INR as on 15-10-2024	Reserve Price (IN Rs)	Earnest Money Deposit (IN Rs)	Date & Time Of Auction	Type of Possession
1.	402HS9219847 & 402TSH0100115443	SWEITY AMIT PATIL (BORROWER)	EARC-TRUST SC 422	ICICI Bank Ltd., Nariman Point, Mumbai-400004	47,86,524.77	₹ 37,00,000/- (Rupees Thirty Seven Lakhs Seven Thousand Only)	₹ 3,70,000/- (Rupees Three Lakhs Seven Thousand Only)	21-11-2024 @ 01.00 PM	Physical Possession

PROPERTY DESCRIPTION: All That Piece And Parcel Of The Property Bearing Flat No. 1905, Admeasuring 38.49 Sq. Mtrs., And Exclusive Right To Use One Car Parking Space, Open Balcony/Sit-Out Admeasuring 4.39 Sq. Mtrs., And Cupboard Area Admeasuring 0.74 Sq. Mtrs., On 19th Floor, Of Building "G", In The Project Known As Sector No.R16 (16th Avenue), Life Republic, Situated At Survey No. 74, Marunji, Hinjewadi Phase II Marunji, Kasarasi Road, Mouje Jambhe, Taluka Mulshi, District Pune-411057.

Important Information regarding Auction Process:

- All Demand Drafts (DD) shall be drawn in favor of Trust name as mentioned above and payable at Mumbai.
- Last Date of Submission of EMD Received 1 day prior to the date of auction
- Place for Submission of Bids 1st Floor, Edelweiss House, off CST Road, Kalina, Mumbai-400098
- Place of Auction (Web Site for Auction) E-Auction (https://auction.edelweissarc.in)
- Contact Persons with Phone Nos. Toll free no - 18002666540 Website - https://auction.edelweissarc.in/
- Date & Time of Inspection of the Property As per prior appointment

For detailed terms and conditions of the sale, please refer to the link provided in EARC's website i.e. https://auction.edelweissarc.in
Place: PUNE
Date: 15/10/2024
For Edelweiss Asset Reconstruction Company Limited
Sd/- Authorized Officer

Edelweiss
Asset Reconstruction

KOTAK MAHINDRA BANK LIMITED
Registered Office: 27, BKC, C-27, G Block, Bandra Kurla Complex, Bandra (East), Mumbai - 400051
Branch Office: Kotak Infiniti, 5th Floor, Zone IV, Building No 21, Infinity IT Park, Off Western Express Highway, General A K Vaidya Marg, Malad (East), Mumbai 400097. Corporate Identity Number - L65110MH1985PLC08137, www.kotak.com

E - AUCTION CUM SALE NOTICE OF IMMOVABLE PROPERTIES

Notice is hereby given to the public in general and in particular to the Borrower/Co-Borrower/Guarantor/Mortgagor that the below described immovable property mortgaged to Kotak Mahindra Bank Ltd. and the Physical Possession of which has been taken over by the Authorized Officer of Kotak Mahindra Bank Ltd, against which expression of interest/offers has been received from an intended purchaser at the amount mentioned as Reserve Price and therefore further offers are invited by the undersigned in sealed covers for purchase of immovable property described herein under, which will be sold on "AS IS WHERE IS" AND "AS IS WHAT IS" basis. Offers are invited to take part in an auction through the Web Portal of our E-Auction Service Partner, M/s C India Pvt Ltd (www.cindia.com) i.e. https://www.bankauctions.com by the undersigned for sale of the immovable property of which particulars are given below:-

Name of the Borrower(s) / Guarantor(s) / Mortgage(s)	Demand Notice Date and Amount	Description of the Immovable Properties	Reserve Price	Earnest Money Deposit (EMD)	Date/Time of Auction
1.M/s. Kamlesh Paints And Hardware (Borrower) 2.Mr.Kamlesh Prakash Oswal (Co-Borrower) 3.Mr.Prakash Oswal, (Co-Borrower) (Loan Account No. 3011954799	04-02-2021 & Rs. 2,18,18,553.44/- (Rupees Two Crore Eighteen Lakh Eighteen Thousand Five Hundred Fifty Three And Paise Forty Four Only) on 03.02.2021	All that part and parcel of the Properties bearing Property - All that piece and parcel of the Shop No.5, Ground Floor Mahaveer Palace CST No.520 Rasta Peth Pune - 411011	Rs.33,04,800/- Rupees Thirty Three Lakhs Four Thousand Eight Hundred Only	10% of Bid Amount i.e. Rs.3,30,480/- (Three Lakhs Thirty Four Thousand Eighty Only)	Date of Inspection of Immovable property 25th October 2024 Last Date :- 16.00 hrs. 15.00 hrs. for Submission of Offers / EMD 11.11.2024 till 5.00 pm. Date/Time of Auction 12.11.2024 11:00 hrs - 12:00 hrs.

Important Terms and Conditions: (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 C India Pvt. Ltd. i.e. https://www.bankauctions.com, for bid documents, the details of the secured asset put up for e-auction and the Bid form which will be submitted to the authorized officer at the branch office/regional office as provided herein above; (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 C India Pvt Ltd department of our e-auction Service Partner M/s. Vinod Chauhan, through csid@disposalhub.com.Tel. No: +91 729197124,25,26, Mobile No: 9813887931 & E-mail ID: delhi@cindia.com & support@bankauctions.com; (4) To the best of knowledge and information of the Authorized officer, there is no encumbrance in the property/ies. However, the intending bidders may inspect the property and its documents as mentioned above on any other date and time with prior appointment and they should make their own independent inquiries regarding the encumbrance, title of property/ies put up for e-auction and claims/rights/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 Authorized 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, Aadhar Card, Residence Address Proof, Bank Resolutions in case of company and Address Proof as specified above along with the requisite bid/tender form in this regard. (6)The EMD of all other bidders who did not succeed in the e-auction will be refunded by KMBL within 72 working hours of the closure of the e-auction. The EMD will not carry any interest; (7)The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15th) day from the date of 'Confirmation of Sale' of the secured asset by the Authorized Officer/ Secured Creditor or such extended period as may be agreed upon in writing by the Authorized Officer at his/ her discretion. In case of default, all amounts deposited till then shall be liable to be forfeited; (8)For inspection of property or more information, the prospective bidders may contact the Authorized Representative, Mr. Ashok Motwani (Mobile No: +91 9873737351, E-mail ID: Ashok.motwani@kotak.com), Mr. Ismail Deshmukh (Mobile No: 9324906979 Email ID: Ismail.Deshmukh@kotak.com) and Mr. Sanket Sawant (Mobile No. 8446447714 Email ID: sanket.sawant@kotak.com) (9)At any stage of the e-auction, the Authorized Officer may accept/reject/modify/cancel the bid/offers or postpone the e-auction without assigning any reason therefor and without any prior notice. In case any bid is rejected, Authorized Officer can negotiate with any of the tendered or intending bidder or other parties for sale of property by Private Treaty. (10)Sale is subject to the confirmation by the Authorized Officer. The Successful Purchaser/ Bidder shall bear any statutory dues, taxes, fees payable, stamp, registration fees, etc. that is required to be paid in order to get the property conveyed/delivered in his/her/its favour as per the applicable law; (11)The sale shall be subject to rules/conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, as amended from time to time; it shall solely be the responsibility of the Successful Bidder/ Purchaser to get the sale registered. All expenses relating to stamp duty, registration charges, transfer charges and any other expenses and charges in respect of the registration of the sale for the above referred property shall be borne by the Successful Bidder/ Purchaser. The sale has to be registered at the earliest else the purchaser has to give the request letter to KMBL mentioning the reason of delaying the registration; (12) No person other than the intending bidder/ offerer themselves, or their duly authorized representative shall be allowed to participate in the e-auction/sale proceedings. Such Authorization letter is required to submit along with the Bid documents; (13)The bid price shall be above the Reserve Price set by the Authorized Officer. (14) The successful bidder is required to deposit 25% of the sale price (inclusive of EMD) immediately not later than next working day by Demand Draft drawn in favour of Kotak Mahindra Bank Ltd., payable at Pune and the balance amount of sale price 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%, whatever the case may be shall be forfeited by the Bank, if the successful bidder fails to adhere to the terms of sale or commits any default. (15)On Completion of terms of sale, Authorized Officer shall issue "Sale Certificate" in favour of highest bidder. All the expenses related to stamp duty, registration Charges, Conveyance, VAT, TDS etc. to be borne by the bidder/purchaser. (16)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. (17) The successful bidder shall bear all expenses including pending dues of any development Authority if any/taxes/utility bills etc. to Municipal Corporation or any other authority/agency and fees payable for stamp duty/registration fee etc. for registration of the "Sale Certificate". (18) The Successful Bidder is required to deposit equivalently 10% of the total auction amount in the name of the mortgagor(s), if the sale amount is Rs.50,00,000/- (Rupees Fifty Lakhs Only) or more. (19) The Authorized Officer reserves the absolute right and discretion 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. (20)To the best of his knowledge and information, the Bank is not aware of any encumbrances on the property to be sold except of Bank. Interested parties should make their own assessment of the property to their satisfaction. Bank does not in any way guarantee or makes any representation with regard to the fitness/title of the aforesaid property. For any other information, the Authorized Officer shall not be held responsible for any charge, lien, encumbrances, property tax or any other dues to the Government or anybody in respect to the aforesaid property. (21) Further interest will be charged, as applicable, as per the loan documents on the amount outstanding in the notice and incidental expenses, costs, etc. is due and payable till its realization. (22)The notice is hereby given to the borrower (s) / mortgagor(s) / guarantor(s), to remain present personally at the time of sale and they can bring the intending buyers/purchasers for purchasing the immovable property as described herein above, as per the particulars of Terms and Conditions of sale. (23)The immovable property will be sold to the highest bidder in sealed cover bidding process. (24)Bank is not responsible for any liabilities upon the property which is not in the knowledge of the Bank. The Borrower (s) / Mortgage(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 15 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/mortgagors pays 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, contact the Officer Mr. Ashok Motwani at 9873737351, Email ID: ashok.motwani@kotak.com or Mr. Ismail Deshmukh at 9324906979 Email ID: Ismail.Deshmukh@kotak.com or Mr. Sanket Sawant at 8446447714, Email ID: sanket.sawant@kotak.com as above mentioned Branch office of the Bank.

Special Instruction: e-auction shall be conducted by our Service Provider, M/s C 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 if any) will be sole responsibility of bidders and neither KMBL nor C India Pvt Ltd shall be responsible for the same unless confirmed circumstances. In order to ward-off such contingent situation, bidders are requested to make 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 Bidders(s) not to wait till the last moment to quote/improve his/ her Bid to avoid any such complex situations.

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

ATHUM AUTHUM INVESTMENT & INFRASTRUCTURE LIMITED
Regd.Off. : 707, Rajha Centre, Free Press Journal Road, Nariman Point, Mumbai-21, Ph:(022) 6747 2117 Fax: (022) 6747 2118 E-mail: info@athum.com
Branch Office at:- Office No. 209 & 210, 2nd Floor, Aside Zenith Complex, Anulje Atharv Society, Narveer Tanaji Wadi, Shivajinagar, Pune-411005

POSSESSION NOTICE

(As per Rule 8(1) of Security Interest (Enforcement) Rules, 2002
Whereas the undersigned being the Authorized officer of the Authum Investment and Infrastructure Limited under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of Powers conferred under section 13(2) read with rule 8 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice dated 31st Jan, 2023 calling upon the borrower -1) Vijaydas Mangiram Valishnav, 2) Rakha Vijaydas Valishnav, Both having address at -Sr. No. 12/4 Pawar Nagar, Dongre Flour Mill, Thergaon Pune Maharashtra-411033 Also At: FLAT No 304 3RD FLR RATNA HERITAGE S NO 10(P) DAGADU PATIL NAGAR THERGAON PUNE MAHARASHTRA- 411033 and to repay the amount mentioned in the notice being Rs.68,21,867/- (Rupees Sixty Eight Lacs Twenty One Thousand Eight Hundred Seventy Six Only) as on 19th Jan, 2023 with further interest and costs 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/Co-Borrower and the public in general that the undersigned has taken Physical POSSESSION of the property 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 said rules on this 15th day of October of the year 2024.

The Borrower/ Co-Borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Authum Investment & Infrastructure Limited for an amount of Rs.88,70,548/- (Rupees Eighty Eight Lacs Seventy Thousand Five Hundred Forty Eight Only) as on 11th Oct, 2024 and interest thereon. The Borrower/ Co-Borrower's attention is invited to provisions of Section 13(8) of the said Act, in respect of time available, to redeem the secured assets.

DESCRIPTION OF IMMOVABLE PROPERTY
Mortgage Over the Following property: All the consisting of Flat 304, admeasuring 648 sq. Ft. I.e. 60.03 sq. Mtr. (Carpet area) along with the terrace admeasuring 66 sq. Ft. 6.16sq. Mtr. total saleable area 926 sq. Ft. I.e. 86.05 sq. Mtr. On the Third/Floor, in the building known as RATNA HERITAGE SAHAKARI GRUHARACHANA SANSTHA MARYADIT constructed on the land bearing S. No. 10, Hissa No. 5/1/10, S. No. 10, Hissa No. 5/1/11, S.No.10, Hissa No. 5/1/12, S. No.10, Hissa No. 5/1/13, also having corresponding CTS No. 2026, situated at Thergaon, Tal. Haveli, Pune. (Hereinafter referred to as "The Schedule Property")
Date : 19.10.2024
Place : Pune
(Authorized Officer)
Authum Investment & Infrastructure Limited

ATHUM AUTHUM INVESTMENT & INFRASTRUCTURE LIMITED
Regd.Off. : 707, Rajha Centre, Free Press Journal Road, Nariman Point, Mumbai-21, Ph:(022) 6747 2117 Fax: (022) 6747 2118 E-mail: info@athum.com
Branch Office at:- Office No. 209 & 210, 2nd Floor, Aside Zenith Complex, Anulje Atharv Society, Narveer Tanaji Wadi, Shivajinagar, Pune-411005

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