**Kotak Mahindra Bank Limited**

Online E - Auction
186537 Assets

Registered Office: 27 BKC, C-27, G-Block, Bandra Kurla Complex, Bandra (E) Mumbai, Maharashtra, Pin Code-400 051
BRANCH OFFICE: Kotak Mahindra Bank Ltd., Zone-2 Nyati Unitree, 4th Floor, Yerwada, Pune Nagar Highway, Pune -411006

Sale Notice For Sale Of Immovable Properties

E-auction sale notice for sale of immovable assets under the securitisation and reconstruction of financial assets and enforcement of security interest act, 2002 under rules 8(5) and 8(6) of the security interest (enforcement) rule, 2002. Subsequent to the assignment of debt in favour of Kotak Mahindra Bank Limited by "SMFG India Home Finance Company Limited" (hereinafter referred to as "SMFHC") the authorised officer of SMFG India Home Finance Company Limited (hereinafter referred to as "SMFHC") has taken the physical possession of below described immovable property (hereinafter called the secured asset) mortgaged/charged to the secured creditor on 27.11.2024. Notice is hereby given to the borrower (s) and Co-Borrower (s) in particular and public in general that the bank has decided to sale the secured asset through E-auction under the provisions of the Sarfaesi Act, 2002, on "as is where is", "as is with it", and "whatever there is" basis for recovery of Rs.43,22,649/- (Rupees Forty Three Lakh Twenty Nine Thousand Six Hundred Forty Nine Only) outstanding as on 19.03.2025 along with future applicable interest till realization, under the loan account no. 601939211426205; loan availed by **Mr. Akshay Kundlik Tanpure & Mr. Shrivani Sunil Kshirsagar** as per below details.

Particular	Detail
Date Of Auction	29.04.2025
Time Of Auction	Between 12:05 Pm To 1:00 Pm With Unlimited Extension Of 5 Minutes
Reserve Price	Rs.32,50,000/- (Rupees Thirty Two Lakh Fifty Thousand Only)
Earnest Money Deposit (EMD)/- Rs.32,50,000/- (Rupees Thirty Two Lakh Fifty Thousand Only)	
Use Data For Submission Of EMD With KYC - 28.04.2025 10:00 PM (IST)	
Description Of The Secured Asset:- All that piece and parcel of Flat No. B-102 on the first floor with built up area 825 Sq. ft i.e., 76.87 sq. Mtrs. (Carpet 649.50 Sq. ft.) Terrace 50 Sq. ft. i.e., 4.65 Sq. Mtrs in built up known as Rohan Park constructed on survey no. 25/5A/1/1C admeasuring 18 Acres situated as Village Nanded Tal. Haveli District Pune. Bounded As: East: Road, West: Property of Mr. Avinash Joshi, North: Property of Mr. Savant of survey No. 25/5A/1/1C, South: 15 Feet common Road.	
Known Encumbrances	NIL

The borrowers' attention is invited to the provisions of sub-section 8 of section 13, of the act, in respect of the time available, to redeem the secured asset. Borrowers in particular and public in general may please take notice that if in case auction scheduled herein fails for any reason whatsoever then secured creditor may enforce security interest by way of sale through private treaty. In case of any clarification/requirement regarding assets under sale, bidder may contact the bank's R/R No. (+91-8152210751) for clarifications. Bidder may also contact Mr. Sanjay Chavan (Mob. No. +91985312859) for clarifications. For detailed terms and conditions of the sale, please refer to the link <https://www.kotak.com/bank-auctions.html>, provided in the bank's website i.e. www.kotak.com and/or on <http://bankauctions.in>

Place : Pune , Date : 22.03.2025

Authorized officer
Kotak Mahindra Bank Limited

**ART HOUSING FINANCE (INDIA) LIMITED**

(Formerly known as ART Affordable Housing Finance (India) Limited)
Regd. Office: 107, First Floor, Best Sky Tower, Netaji Subhash Place, Pimpri, Pune-411004
Branch Office: 49, Uday Vihar Phase 4, Gurgaon, Haryana 122015

APPENDIX-IV (See rule 8(1))
POSSESSION NOTICE
(For Immovable Property)

Whereas, The undersigned being the Authorized Officer of **ART HOUSING FINANCE (INDIA) LIMITED [CIN No. U65999DL2013PLC255432]** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice dated 09.10.2024 for Loan Accounts No. LXPNN05517-170001170 calling upon the borrower(s) **SANDEEP SUKHARAJ VAIDYA & SUSHMA SANDEEP VAIDYA** to repay the amount mentioned in the notice being **Rs. 7,75,063/- (Rupees Seven Lakh Seventy-Five Thousand Sixty-Three Only)** as on **07.10.2024** and interest thereon 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(s) 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 20.03.2025

The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the ART Housing Finance (India) Limited for an amount of **Rs. 7,75,063/- (Rupees Seven Lakh Seventy-Five Thousand Sixty-Three Only)** as on **07.10.2024** and interest thereon.

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 Asset.

DESCRIPTION OF THE IMMOVABLE PROPERTY

PROPERTY BEING FLAT/UNIT No. 404, 4th FLOOR, BUILDING No. D2, COMPLEX KNOWN AS "XRBIA ABODE" SITUATED AT GAT No. 240, VILLAGE JAMBHUR, TALUKA MAVAL, DISTRICT-PUNE, MAHARASHTRA WHICH IS BOUNDED AS UNDER

EAST : AS PER LAYOUT PLAN WEST : AS PER LAYOUT PLAN
NORTH : AS PER LAYOUT PLAN SOUTH : AS PER LAYOUT PLAN

DATE : 20.03.2025 AUTHORIZED OFFICER
PLACE : PUNE (MAHARASHTRA) ART HOUSING FINANCE (INDIA) LIMITED

**COSMOS CO-OP. BANK LTD.**

(Maharashtra Co-operative Bank)
Pune Region

Registered Office : 'Cosmos Tower', Plot No. 6, ICS Colony, University Road, Ganeshkhind, Shivajinagar, Pune - 07. Phone : 020-67085305

POSSESSION NOTICE (Under Rule- 8(1)) (For Immovable Properties)

Whereas, the undersigned being appointed as the Authorised officer of **The Cosmos Co-Operative Bank Ltd.**, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act 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 09/11/2020 u/s 13(2) of the said Act**, calling upon the Borrower **M/s. Attitude Plastics Pvt. Ltd., Reg. Address: S.No. 35/2, D-2 Block, MIDC, Telco Road, Chinchwad, Pune - 411019**, to repay the amount mentioned in the said demand notice being **₹ 72,80,89,539.44 (₹ Seventy Two Crores Eighty Lakhs Eighty Nine Thousand Five Hundred Thirty Nine and Paise Forty Four Only) + Further Interest, charges thereon** within 60 days from the date of said notice.

The Borrower having failed to repay the amount, notice is hereby given to the Borrower, Directors, Guarantors, Mortgagor & the public in general that the undersigned has **taken Constructive possession** of the properties described hereinbelow 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 **18th day of March of the year 2025**.

The Borrower, Directors, Guarantors, Mortgagor & the public in general is hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of The Cosmos Co-Operative Bank Ltd., for an amount **₹ 72,80,89,539.44 (₹ Seventy Two Crores Eighty Lakhs Eighty Nine Thousand Five Hundred Thirty Nine and Paise Forty Four Only) + Further Interest, charges thereon**.

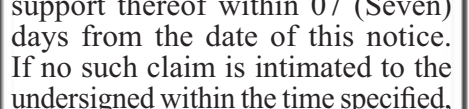
The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Description of the Immovable Properties

1. All that piece and parcel of Plot No.B-14 admeasuring 296.82 sq. mtrs. out of Final Plot No.64/C (part), S. No. 4/7, Wakdevadi, Shivajinagar, Pune i.e. Vrindavan Bungalow having two storied structure admeasuring 196.30 sq. mtrs. along with all other legal and easementary rights attached thereto, as particularly mentioned in Deed of Assignment dt. 12.11.2013 registered in the office of sub-registrar, haveli 2, at sr. no. 8997, Lease Deed dt. 12.11.2013 registered in the office of sub-registrar, haveli 2, at sr. no. 8998 having the following **boundaries:- East: B-15, West: Nala, South : Plot No.B-12, North: Colony Road/Open space.**
(**Owned by Mr. Nitin Mahendra Gupta**)

2. All that piece and parcel of the Plot No.162, admeasuring 416.9 sq. mtrs. Sector No.24, PCNTDA, Akurdi, Nigdi, Pune – 411004 i.e. Nirmal Bungalow structure admeasuring 4657 sq. fts. i.e. 432.85 sq. mtrs. approx. and to be constructed thereon along with all other legal and easmentary rights attached thereto, as per completion certificate no.10375 dt. 22/12/2013 as per PCNTDA NOC for mortgage of leasehold rights as particularly mentioned in Indenture of Transfer dt. 20/09/1990 registered on 27/09/90 in the office of Sub-registrar Haveli 2 at sr. no. 1510 and having the following **boundaries:- East: Plot No.201 & 202, South : Plot No.163, West : Road, North: Plot No.161**
(**Owned by Mr. Nitin Mahendra Gupta**)

DATE : 18.03.2025 AUTHORIZED OFFICER & ASST. GENERAL MANAGER,
PLACE : PUNE The Cosmos Co-Operative Bank Ltd.

**COSMOS CO-OP. BANK LTD.**

(Maharashtra Co-operative Bank)
Pune Region

Registered Office : 'Cosmos Tower', Plot No. 6, ICS Colony, University Road, Ganeshkhind, Shivajinagar, Pune - 07. Phone : 020-67085305

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The Borrower having failed to repay the amount, notice is hereby given to the Borrower, Directors, Guarantors, Mortgagor & the public in general that the undersigned has **taken Constructive possession** of the properties described hereinbelow 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 **18th day of March of the year 2025**.

The Borrower, Directors, Guarantors, Mortgagor & the public in general is hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of The Cosmos Co-Operative Bank Ltd., for an amount **₹ 72,80,89,539.44 (₹ Seventy Two Crores Eighty Lakhs Eighty Nine Thousand Five Hundred Thirty Nine and Paise Forty Four Only) + Further Interest, charges thereon**.

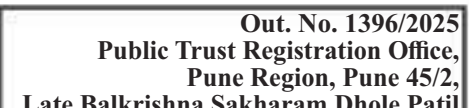
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PLACE : PUNE The Cosmos Co-Operative Bank Ltd.

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The Borrower having failed to repay the amount, notice is hereby given to the Borrower, Directors, Guarantors, Mortgagor & the public in general that the undersigned has **taken Constructive possession** of the properties described hereinbelow 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 **18th day of March of the year 2025**.

The Borrower, Directors, Guarantors, Mortgagor & the public in general is hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of The Cosmos Co-Operative Bank Ltd., for an amount **₹ 72,80,89,539.44 (₹ Seventy Two Crores Eighty Lakhs Eighty Nine Thousand Five Hundred Thirty Nine and Paise Forty Four Only) + Further Interest, charges thereon**.


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

Description of the Immovable Properties

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(**Owned by Mr. Nitin Mahendra Gupta**)

DATE : 18.03.2025 AUTHORIZED OFFICER & ASST. GENERAL MANAGER,
PLACE : PUNE The Cosmos Co-Operative Bank Ltd.

**बैंक ऑफ महाराष्ट्र Bank of Maharashtra**

पूना क्षेत्र का बैंक एक परिवार एक बैंक

PUNE WEST ZONAL OFFICE : "Janamangal", 1st Floor, Old Mumbai-Pune Highway, Above Bank of Maharashtra Pimpri Branch, Pimpri, Pune - 411018. Ph : 020-2733 5351

Possession Notice
[Appendix IV under the Act-Rule-8(1)] (For Immovable Property)

Whereas the undersigned being the Authorized Officer of the **Bank of Maharashtra** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under Section 13(12) read with rule 3 of Security Interest (Enforcement) Rules, 2002 issued **Demand Notices** dated as mentioned below calling upon the following Borrowers & Guarantors to repay the amounts mentioned in the notices within 60 days from the date of receipt of the said notice. The Notice was sent through registered Post.

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 possession** of the properties described here in below in exercise of powers conferred on him/her under sub-Section 4 of section 13 of the said Act read with rule 8 of the Security Interest Enforcement Rule, 2002 on the dates mentioned below.

The Borrower/s as well as Guarantor/s in particular and the Public in general is hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of the **Bank of Maharashtra**, for the amounts mentioned herein below. The Borrower/s and Guarantors attention is invited to provisions of sub-section (8) of section 13 of the act, in respect of time available, to redeem the secured assets. This notice is also being published in Vernacular Language. The English version shall be final if any question of interpretation arises.

Sr. No.	Name of Branch & Name of Borrowers and Guarantor	Outstanding Amount in Rs.
1	Branch: New Sangvi Branch Borrower : Mr. Ganesh Pandurang Chaudhari and Mrs. Tejal Ganesh Chaudhari , Flat No. 705, Building No. A-26, Sector No. 17 and 19, PCNTDA Gharkul, Chikhali, Pune-412114	Rs. 3,24,276/- (Rupees Three Lakh Twenty-Four Thousand Two Hundred and Seventy Six Only) plus unapplied interest @ 08.95 % p.a. w.e.f. 14.01.2025 and other cost and expenses thereon
Date of Demand Notice : 14/01/2025 Date of Possession : 18/03/2025 (Symbolic Possession)		
The details of the properties mortgaged to the Bank and taken symbolic possession by the Bank are as follows: Mortgage of House Property bearing Flat No. 304, 3rd Floor, Building No. A-26, Sector No. 17 and 19, PCNTDA Gharkul, Chikhali, Pimpri, Pune-412014, area 36.77 sq. mtrs.		
2	Branch: Nigdi Branch Borrower : Mr. Rajesh Shivaji Pawar , R/o Behind Santosh Forging, Salbaba Nagar, Chinchwad Station, Chinchwad Pune - 411019	Rs. 3,11,221.89/- (Rupees Three Lakh Eleven Thousand Two Hundred Twenty one and Eighty Nine Paise Only) plus unapplied interest @ 10.45 % p.a. w.e.f. 15.01.2025 and other cost and expenses thereon
Date of Demand Notice : 15/01/2025 Date of Possession : 18/03/2025 (Symbolic Possession)		
The details of the properties mortgaged to the Bank and taken symbolic possession by the Bank are as follows: Registered Mortgage of Property bearing Flat No. 602, Building No. F. 1, 6th Floor, sector No. 17 & 19, Village Chikhali, Pune - 412114		
3	Branch: Thergaon Branch Borrower : Mr. Balu Bhimrao Ghuge and co-borrower Mrs. Uma Balu Ghuge , R/o Flat No. H 55/6/6, Belthikanagar, Near Mega Market, Pawarnagar, Thergaon, Pune-411033	Rs. 17,30,107.43 (Rupees Seventeen Lakhs Thirty Thousand One Hundred Seven and Forty Three Paise Only) plus unapplied interest thereon @ 9.55% p.a. w.e.f. 09.01.2025 and other cost and expenses thereon
Date of Demand Notice : 09/01/2025 Date of Possession : 19/03/2025 (Physical Possession)		
The details of the properties mortgaged to the Bank and taken symbolic possession by the Bank are as follows: Equitable Mortgage, Flat No. 1-D, 1, 111, Scheme Code No 106, EWs, Gat No. 44, 49, 129, 130/1/A, 130/1/B, 130/2, 130/3 & 130/4, Mahalunge, Pune (MHADA Scheme) owned by Mr. Balu Bhimrao Ghuge & Mrs. Uma Balu Ghuge.		
Date : 18/03/2025, 19/03/2025 Place : Pune		
Chief Manager & Authorized Officer, Bank of Maharashtra		

**बैंक ऑफ बड़ोदा Bank of Baroda**

Baramati Branch : Municipal Bldg., Baramati, Dist. Pune-413102 Ph. +910221800223344

SYMBOLIC POSSESSION NOTICE (For Immovable property only)

Whereas, the undersigned being the Authorised Officer of the Bank of Baroda under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (Second) Act, 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 22-11-2024 calling upon the Borrower **M/s. Deepman Health Care Prop. Mrs Madhuri Ajit Kamble** to repay the amount mentioned in the notice being **Rs. 54,64,938.54/- + interest thereon + other charges (Rupees Fifty Four Lakhs Sixty Four Thousand Nine Hundred Thirty Eight Rupees and Fifty Four Paise only) + interest thereon + other charges** 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 Symbolic Possession of the property described herein below in exercise of powers conferred on him/her under sub section (4) of Section 13 of the said Act read with Rule 8 of the Security Interest (Enforcement) Rules 2002 on this **18th day of March of the year 2025**.

The 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 **Bank of Baroda** for an amount of **Rs. 54,64,938.54/- + interest thereon + other charges (Rupees Fifty Four Lakhs Sixty Four Thousand Nine Hundred Thirty Eight Rupees and Fifty Four Paise only) + interest thereon + other charges**.


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

Description of the Immovable Property

Hypothecation of entire fixed assets (Movable & Immovable) Machinery, Furniture, fittings, spares etc. . Current assets of the company including book debts , stock in process, finished goods etc. and Vehicle Reg No: MH42 BE 3939 MG Hector.

Mr. Mitra Shiv Shanker Chief Manager & Authorised Officer (Bank of Baroda)

Date : 18/03/2025 Place : Pune

**बैंक ऑफ महाराष्ट्र Bank of Maharashtra**

पूना क्षेत्र का बैंक एक परिवार एक बैंक

PUBLIC NOTICE

This is to inform to the Public at large that, property mention in schedule was previously owned by **Mr. James Martis and Mrs Lisa James Martis**. Out of the said owners, one of the owner i.e. Mr. James Martis was expire on 01.07.2021 at Pune leaving behind his legal heirs **Smt. Lisa James Martis (wife), Ms. Krysselle Simaran Martis (Daughter 1) and Ms. Kryssane Teresa Martis (Daughter 2)**

Out of the said legal heirs, Ms. Krysselle Simaran Martis and Ms. Kryssane Teresa Martis had executed Release Deed dt. 03.12.2023 and release their right, title, interest to Smt. Lisa James Martis. The said Release Deed is duly registered in office of Sub Registrar Haveli no 23 at serial no. 28831/2023.

Now, the present Owner i.e. Smt. Lisa James Martis assured that, the said Flat is having clean and clear marketable title. The said Flat is not subject to any lien, charge, mortgage or interest of any person other than present owner. After scrutiny of the all the documents, the property mentioned in schedule will be mortgage with State Bank of India, RACPC1, Pune.

That any person is having right, interest, title in the said Flat, is hereby called upon to state in writing on the below mentioned address within **8 days** from today with their original documents and may object this notice and submit their objections. Hence this Public Notice.

SCHEDULE

All that piece and parcel of the **Flat No. 503, D Building, on 5TH Floor**, having built up area admeasuring **850 sq.fts.** in the **Building D** of Society known as **SHIVANAND GARDENS Co-Operative Housing Society Ltd** constructed upon **Land** bearing **Survey No. 40 Hissa no 15A, 15B, 15C, Survey no 41 Hissa no. 1, 3 and 5, Survey no. 40 Hissa no 17A, 18 and 19** Situated at **Village Wanawadi** within local limits of Haveli Panchayat Samiti and Pune Zilla Parishad and District Pune within the limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli Pune.

Pune, Date: 20.03.2025.

Adv Neerja Petkar For Advocate Pramod Pawar and Associates
Off. Office No. 1, CTS No. 286/287, Narayan Peth Pune 411 030. Contact No. 020-2448 8064, 7588 12 8064, 762 041 1252

**Equitas Small Finance Bank Ltd**

(FORMERLY KNOWN AS EQUITAS FINANCE LTD)

Corporate Office : No.769, Spencer Plaza, 4th Floor, Phase-II, Anna Salai, Chennai - 600002.

POSSESSION NOTICE

Loan/Facility Account No.'s 700008096916/ EMPFIMP0063582 & 700008073265/ ELPFIMP0063583

Whereas, The Authorized Officer of the Equitas Small Finance Bank Limited Ltd a Banking Company incorporated under the Companies Act, 1956 and carrying on the Banking business under the Banking Regulation Act, 1949 having its registered office at 4th Floor, Phase – II, Spencer Plaza, 769, Anna Salai, Chennai, Tamil Nadu – 600002, State Office At Equitas Small Finance Bank Limited, 501, Ashyog Apartment, Behind S.P. College, CTS 2104, Sadashiv Peth, Pune, Maharashtra – 411030 and One Of The Office at Equitas small Finance Bank Limited, 305-306, 3rd Floor, Abhisree Arcade, Near Sunrise Mall, Mansi Circle, Judges Bungalow Road, Bodakdev, Ahmedabad, Gujarat –380015, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice dated 23.05.2024 calling upon Applicant/ Borrower/ Co-Applcant/ Co-Borrower/ Guarantors/ Mortgagors (1) **Mr. Ashish Dilip Thorat S/o Mr. Dilip Thorat (Applicant/ Borrower & Mortgagor)** (2) **Mrs. Rekha Ashish Thorat W/o Mr. Ashish Thorat (Co- Applicant/ Co- Borrower & Mortgagor)** to repay the amount mentioned in the notice being **Rs. 22,47,713.00/- (Rupees Twenty Two Lakhs Forty-Seven Thousand Seven Hundred Thirteen Only)** due as on 10.05.2024 with subsequent interest, penal interest, charges, costs etc. as per the agreement(s) within 60 days from the date of receipt of the said notice.

The Applicant / Borrower/ Co-Applcant/Co-Borrower/Guarantors/ Mortgagors, having failed to repay the amount, notice is hereby given to the Applicant/Borrower/ Co-Applcant/ Co-Borrower/Guarantors/ Mortgagors in particular and the public in general that pursuant to the Order of The Additional Chief Judicial Magistrate, Pune passed on 14.02.2025 the undersigned authorized officer through Court Commissioner has taken 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 17th day of March year 2025.

The Applicant / Borrower/ Co-Applcant/Co-Borrower/Guarantors/ Mortgagors attention is invited to provisions of sub- section (8) of Section 13 of the said Act, in respect of time available, to redeem the secured assets.

The Applicant / Borrower/ Co-Applcant/ Co-Borrower/ Guarantors/ Mortgagors 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 Equitas Small Finance Bank Limited for the amount of **Rs. 22,47,713/- (Rupees Twenty Two Lakhs Forty Seven Thousand Seven Hundred Thirteen Only)** due as on 10.05.2024 and interest thereon from 11.05.2024.

SCHEDULE OF THE SECURITY (S)
RESIDENTIAL PROPERTY OWNED BY ASHISH DILIP THORAT & REKHA ASHISH THORAT

All That Pieces And Parcels Of Immovable Property Bearing Flat No. 502, 5th Floor, Wing-C1, Carpet Area Admeasuring 40.49 sq. Mtrs. And Enclosed Balcony Area Admeasuring 3.52 Sq. Mtrs. In The Building Named "Union Nivasa Part II" Constructed On Land Bearing Gat No.734, Admeasuring Area 1 H 26 Aar Out Of Which Admeasuring Area 1 H 11 Aar Out Of Which Area Admeasuring About 0 H, 65.2453 Aar I.E. 6524.53 Sq. Mtrs. Situated At Village, Perne, Ta. Haveli, Dist. Pune Situate Within The Registration District - Pune, Registration Sub District : Haveli, Within The Limits Of Date - 17.03.2025

Authorized officer
Equitas Small Finance Bank Ltd

**PNB HOUSING FINANCE LTD.**

REGD. OFFICE: 9th Floor, Anirish Bhawan, 22, K.G. Marg, New Delhi-110001, PH: 011-23357171, 23357172, 23706414, Website : www.pnbhousing.com

BRANCH ADDRESS:- 401/402, Fourth Floor, Matoshri Plaza, Venus Corner, Shahupuri, Kolhapur - 416001

POSSESSION NOTICE (FOR IMMOVABLE PROPERTIES)


Whereas the undersigned being the Authorised Officer of the PNB Housing Finance Ltd. under the Securitisation and Reconstruction of Financial Assets & in compliance of Rule 6(1) of Enforcement of Security Interest Act, 2002, and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued demand notice(s) on the date mentioned against each account calling upon the respective borrower/s to repay the amount as mentioned against each account within 60 days from the date of notice(s) date of receipt of the said notice(s).

The borrower/s having failed to repay the amount, notice is hereby given to the borrower/s and the public in general that the undersigned has taken possession of the properties described herein below in exercise powers conferred on him/her 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 in particular and the public in general is hereby cautioned not to deal with the properties and any dealing with the properties will be subject to the charge of PNB Housing Finance Ltd., for the amount and interest thereon as per loan agreement. **The borrowers' 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.**

Loan Account No.	Name of the Borrower/Co-Borrower/Guarantor	Demand Notice Date	Amount Outstanding	Date of Possession Taken	Description Of The Property Mortgaged
NHL/KOP/0219/653316, HOU/KOP/0616/54564 B.O.: KOLHAPUR	Balu Tulashiram Jadhav/ Rani Balu Jadhav	30-09-2023	Rs. 73,30,409.69 (Rupees Seventy Three Lacs Thirty Thousand Four Hundred Nine and Sixty Nine Paise Only)	18-03-2025 (Physical)	Flat No. 301, 3 Floor, om Heritage Apartment, Plot 57, R.S. No. 10761 A Ward, Sane Guruji Vasahat, Kolhapur, Maharashtra - 416012

PLACE:- KOLHAPUR, DATE:- 21-03-2025 AUTHORIZED OFFICER, PNB HOUSING FINANCE LTD.

**Aavas FINANCIERS LIMITED**

(CIN:L65922RJ2011PLCO34297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020

POSSESSION NOTICE

Whereas, the undersigned being the Authorised Officer of **AAVAS FINANCIERS LIMITED** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred upon me under section 13(12) read with Rule 9 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice calling upon the borrowers mentioned herein below to repay the amount mentioned in the respective notice within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, undersigned has taken possession of the properties described herein below in exercise of powers conferred on me under Section 13(4) of the said Act read with Rule 9 of the said