SDI- AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED

**FORM URC-2** Advertisement giving notice about registration under Part I of Chapter XXI [Pursuant to section 374(b) of the Companies Act, 2013 and rule 4(1) of the Companies (Authorised to Register) Rules, 2014]

1.NOTICE IS HEREBY GIVEN that in pursuance of sub-section (2) of section 366 of the Companies Act, 2013, an application has been made to the Registrar at 01.01.2025 that 'SHREE SADGURU KRUPA' a Partnership Firm /LLP/Co-operative Society/Society/a business may be registered under Part I of Chapter XXI of the Companies Act 2013, as a Company limited by shares or as a Company limited by guarantee or as an unlimited Company named 'SHREE SADGURU KRUPA GLOBAL PRIVATE LIMITED'.

2. The principal objects of the Company are as follows: "To carry on the business of machinery cutter, manufacture and supply of industrial material and machinery including its parts."

3. A copy of the draft Memorandum of Association and Articles of Association of the proposed company may be inspected at the office at 467, Gaothan Urse, Gaon Urse, Taluka Mayal, Dist Pune, Maharashtra, India – 410506.

4. Notice is hereby given that any person objecting to this application may communicate their objection in writing to the Registrar at Pune, within Twenty-One days from the date of publication of this notice, with a copy to the Partnership Firm at its registered office.

Dated this th day of

Name(s) of Applicants 1. Mrs. Kirti Rahul Dhamankar 2. Mr. Ranjit Dilip Dhamankar



TATA CAPITAL HOUSING FINANCE LIMITED Regd. Off.: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg,

Lower Parel, Mumbai - 400013. Maharashtra. • CIN No.: U67190MH2008PLC187552 **DEMAND NOTICE** 

Under Section 13 (2) on the Securification and Reconstruction on Financial issets and En direment or Security Interest Let 2002 (#Let") read with Rule 3 or fine Security Interest (En direment) Paules, 2002 ("Paules").

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

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

Loan Account No. (LAN) / Name of Obligor(s) / Legal Heir(s) /	Total Outstanding Dues (Rs.) as on	Date of Demand Notice and Date
Legal Representative(s)	below date*	of NPA
LAN: 10654214	As on 09-01-2025 an	Date of Demand
Mrs. Sandhya Yadneshwar Thakare	amount of <b>Rs. 36,18,471/-</b>	Notice
(Co-Borrower) Legal Heirs & W/O	(Rupees Thirty Six Lakh	10-01-2025
Borrower - Late Mr. Yadneshwar	Eighteen Thousand Four	
Damodhar Thakare & Mr. Harshal	Hundred and Seventy	
Yadneshwar Thakare (Co-Borrower)	One Only)	NPA Date
Legal Heirs & S/O Borrower - Late Mr.		03-01-2025
Yadneshwar Damodhar Thakare		

Description of the Secured Assets / Immovable Properties / Mortgage Properties: Schedule-A: All that piece and parcel of City Survey No. 7501 having Survey No. 319/2A+2B/1, out of that Plot No. 07, admeasuring area 630 sq. Mtrs. of village Pathardi, thereon Flat No. 01, admeasuring carpet area 77.48 Sq. Mtrs. on First Floor, under construction a building project known as "Aditya Enclave" within the limits of Nashik Municipal Corporation.

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

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

Place: Pune **Date:** 22.01.2025

**Authorised Officer,** For, Tata Capital Housing Finance Limited



Kotak Mahindra Bank Limited Registered Office at : 27BKC; C 27, G Block, Bandra Kurla Complex, Bandra (E). nbai - 400 051 Branch office at: 4th Floor, Adamas Plaza, 166/16, CST Road, Kolivery Village Kunchi Kurve Nagar, Kalina Santacruz(E) Mumbai-400098

Security Interest (Enforcement) Rules, 2002)

POSSESSION NOTICE (For immovable property) (As per Appendix IV read with Rule 8 (1) of the

The undersigned being the Authorised Officer of the Kotak Mahindra Bank Ltd. : banking company within the meaning of the Banking Regulation Act, 1949 having it's Registered Office at 27BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E) Mumbai – 400 051 and branch office at 4th Floor, Adamas Plaza, 166/16, CST Road, Kolivery Village Kunchi Kurve Nagar, Kalina Santacruz(E) Mumbai-400098 under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") and in exercise of the powers conferred under sections 13(2) and 13 (12) read with Rule 8(1) of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated 30th October, 2024 to 1. Merupam Tradelink Private Limited Through its director Mrs. Naseem Razzaque Sayed (Borrower/Mortgagor) having address at: Office No.1 Iris Building, Lane No.6, Kalyani Nagar, Pune, Maharashtra - 411006; also having address: 12/A Dhwarkesh Industrial Estate, Nutan Nagrik Bank Street, Below Changodar Bridge Changodar Ahmedabad, Gujarat - 382210; also having address: Gut No. 179, Building Name: Marvel Azure, House No: B 701, Floor No: Seven, Plot No: 179,Street Name: Hissa No 1,Street No: E3,Land Mark: Amanora Hall, Village Hadapsar, Pune, Maharashtra - 411028; also having address: Gala No. E-04, Pate Agro Park, Hissa No.B, Maje - Mangathane, Taluka- Wada, Sub Division- Jawhar Sub Registration district of Wada, Dist. Palghar, Palghar, Maharashtra- 421312; also having address: Gala No. E-05, Patel Agro Park, Hissa No.B, Maje - Mangathane faluka- Wada, Sub Division- Jawhar, Sub Registration district of Wada, Dist. Palghar Palghar, Maharashtra- 421312; also having address: Gala No. E-06, Patel Agro Park Hissa No.B, Maje - Mangathane, Taluka- Wada, Sub Division- Jawhar, Sub Registration district of Wada, Dist. Palghar, Palghar, Maharashtra- 421312, 2.Mrs. Naseem Razzaque Sayed (Co- Borrower/Mortgagor) Having address at:12/A Dhwarkesh Industrial Estate, Nutan Nagrik Bank Street, Below Changodar Bridge Changodar Ahmedabad, Gujarat - 382210; also having address: Gala No. E-04 Patel Agro Park, Hissa No.B. Maje — Mangathane, Taluka- Wada, Sub Division-Jawhar, Sub Registration district of Wada, Dist. Palghar, Palghar, Maharashtra-421312; also having address: D-53, Arenja Complex, Sector 8, CBD Belapur, Nav Mumbai, Konkan Bhavan, Thane, Maharashtra - 400614; also having address: Gut No: 179,Building Name: Marvel Azure, House No: B 701,Floor No: Seven,Plot No 179, Street Name: Hissa No 1, Street No: E3, Land Mark: Amanora Hall, Village Hadapsar, Pune, Maharashtra - 411028; also having address: Gala No. E-04, Pate Agro Park, Hissa No.B, Maje – Mangathane, Taluka- Wada, Sub Division- Jawhar Sub Registration district of Wada, Dist. Palghar, Palghar, Maharashtra- 421312; also Having Address: Gala No. E-05, Patel Agro Park, Hissa No.B, Maje – Mangathane Taluka- Wada, Sub Division- Jawhar, Sub Registration district of Wada, Dist. Palgha Palghar, Maharashtra- 421312; also having address: Gala No. E-06, Patel Agro Park Maje - Mangathane, Taluka- Wada, Sub Division- Jawhar, Sub Registration district of Wada, Dist. Palghar, Palghar, Maharashtra- 421312; 3. Mrs. Bhavna Nitin Rashinkar (Co-Borrower) having address at; Office No.1 Iris Building Lane No.6, Kalyani Nagar, Pune - 411006; also having address: 12/A, Dhwarkesh Industrial Estate, Nutan Nagrik Bank Street, Below Changodar Bridge, Changodar Ahmedabad, Gujarat - 382210; also having address: Gut No: 179, Building Name: Marvel Azure, House No: B 701, Floor No: Seven, Plot No: 179, Street Name: Hissa No Street No: E3, Land Mark: Amanora Hall, Village: Hadapsar, Pune, Maharashtra 411028; also having address: H No. 6/ 847, Renuka Niwas, Gharkul Society, Behind Stella Maris School, Wadgaon Sheri, Pune, Maharashtra - 411014; also having address: Gala No. E-04, Patel Agro Park, Hissa No.B, Maje – Mangathane, Taluka Wada, Sub Division- Jawhar, Sub Registration district of Wada, Dist. Palghar, Palghar, Maharashtra- 421312; also having address: Gala No. E-04, Patel Agro Park, Hissa No.B, Maje - Mangathane, Taluka- Wada, Sub Division- Jawhar, Sub Registration district of Wada, Dist. Palghar, Palghar- 421312; also having address: Gala No. E-05, Patel Agro Park, Hissa No.B, Maje – Mangathane, Taluka- Wada, Sub Division-Jawhar, Sub Registration district of Wada, Dist. Palghar, Palghar- 421312; also having address: Gala No. E-06, Patel Agro Park, Hissa No.B, Maje - Mangathane, Taluka-Wada, Sub Division- Jawhar, Sub Registration district of Wada, Dist. Palghar, Palghar 421312, to repay total outstanding amount aggregating to Rs.1,31,72,018.76/(Rupees One Crore Thirty Two Lakhs Seventy One Thousand Eighteen and Paisa Seventy Six Only)) as on 30/10/2024 for loan account number LAP18946079, LAP18942017 & LAP18958256 CRN No. 763769050 together with further interes and other charges thereon at the contractual rates upon the footing of compound interest from 31/10/2024 till it's actual realization ("outstanding amount") within 60 days from the date of publication of the said Demand Notice. The aforementioned Borrower/Co 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 Symbolic Possession of the property described herein below in exercise of powers conferred on him / her under Section 13(4) of the SARFAESI Act read with Rule 8 of the above said Rules on this 20th Day of January of the year 2025. The Borrower/ Co Borrower mentioned hereinabove 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 KOTAK MAHINDRA BANK LIMITED, having branch address at 4th Floor, Adamas Plaza, 166/16, CST Road, Kolivery Village Kurve Nagar, Kalina Santacruz(E) Mumbai-400098 for an amoun Rs.1,31,72,018.76/- (Rupees One Crore Thirty One Lakhs Seventy Two Thousand Eighteen and Paisa Seventy Six Only)) as on 30/10/2024 for loan account number LAP18946079, LAP18942017 & LAP18958256, CRN No. 763769050 together with urther interest and other charges thereon at the contractual rates upon the footing of compound interest and substitute interest, incidental, costs and charges etc. due from 31/10/2024 till the date of full repayment and / or realization. The Borrowers Attention is invited to the Provisions of Sub Section (8) of Sec 13 of the Act, in respect of time available, to redeem the secured asset;

## Description of the Immovable Property

Mortgage over following property: All the peace and parcel of; 1. Gala No. E-04, Patel Agro Park, situated at Gut No. 273, Hissa No. B, lying and being at Maje - Mangathane, Taluka- Wada, Sub Division- Jawhar, Sub Registration district of Wada, Dist. Palghar, Palghar- 421312 Area admeasuring: Area of 120 Sq. ft. (L) X 24 sq. ft. (W) X 14 Sq. ft. (H) is 2880

square feet with 20% built up area is 3456.00 Sq. ft. (321.07 square meter).

2. Gala No. E-05, Patel Agro Park, situated at Gut No. 273, Hissa No. B, lying and being at Maie - Mangathane, Taluka- Wada, Sub Division- Jawhar, Sub Registration district of Wada, Dist. Palghar, Palghar- 421312 Area admeasuring: Area of 120 Sq. ft. (L) X 24 sq. ft. (W) X 14 Sq. ft. (H) is 2880 square feet with 20% built up area is 3456.00 Sq. ft. (321.07 square meter).

3. Gala No. E-06, Patel Agro Park, situated at Gut No. 273, Hissa No. B, Patel Agro Park, lying and being at Maje - Mangathane, Taluka- Wada, Sub Division- Jawhar, Sub Registration district of Wada, Dist. Palghar, Palghar- 421312

Area admeasuring : Area of 120 Sq. ft. (L) X 24 sq. ft. (W) X 14 Sq. ft. (H) is 2880 square feet with 20% built up area is 3456.00 Sq. ft. (321.07 square meter).

(Authorised Officer) Date- 20/ 01/2025 (Mrs. Shweta Kamath - Associate Vice President -Legal) Place: Mumbai Kotak Mahindra Bank Ltd.

(a) pmb Housing Regd. Off.: 9th Floor, Antriksh Bhawan, 22, K.G. Marg, New Delhi-110001, Ph.: 011-23357171, 23357172, 23705414, Web.: www.pnbhousing.com Branch Off.: Office No. 103, First Floor, Smart Trade, Bhoj Marg, Freegun), Ujjain - 456001, Madhya Pradesh
NOTICE UNDER SECTION 13(2) OF CHAPTER III OF SECURITISATION & RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF
SECURITY INTEREST ACT 2002, READ WITH RULE 3(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 AMENDED AS ON DATE

We, the PNB Housing Finance Ltd. (hereinafter referred to as "PNBHFL") had issued Demand notice U/s 13(2) of Chapter III of the Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as the "Act") by our UJJAIN Office Situated At Office No. 103, First Floor, Smart Trade, Bhoj Marg, Freegunj, Ujjain - 456001, Madhya Pradesh. The sa Demand Notice was issued through our Authorized Officer, to you all below mentioned Borrowers/Co-Borrower/Guarantors since your account has been classified as Non-Performing Assets as per the Reserve Bank of India/National Housing Bank guidelines due to nonpayment of installments interest. The contents of the same are the defaults committed by you in the payment of installments of principals, interest, etc. The outstanding amount is mentioned below. Further, with reasons, we believe that you are evading the service of Demand Notice and hence this Publication of Demand Notice which is also required U/s 13(2) of the said Act. You are hereby called upon to pay PNBHFL within a period of 60 Days of the date of publication of this demand notice the aforesaid amount along with up-to-date interest and charges, failing which PNBHFL will take necessary action under all or any of the provisions of Section 13(4) of the said Act, against all or any one or more of the secured assets including taking possession of the secured assets of the borrowers and guarantors.

Your kind attention is invited to provisions of sub-Section (8) of Section 13 of the of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 where under you can tender/pay the entire amount of outstanding dues together with all costs, charges and expenses incurred by the PNB HFL only till the date of publication of the notice for sale of the secured assets by public auction, by inviting quotations, tender from public or by private treaty. Please also note that if the entire amount of outstanding dues together with the costs, charges an expenses incurred by the PNB HFL is not tendered before publication of notice for sale of the secured assets by public auction, by inviting quotations tender from public or by private treaty, you may not be entitled to redeem the secured asset(s) thereafter. FURTHER you are prohibited U/s 13(13)

of the said Ac	t from transferring either by way of sale, lease or in any other way t	he afore	said secured assets	3.0	
Loan Account Number(s)	Name & Address of Borrower & Co-borrower	Name & Address of Gu- rantor	Property(ies) Mortgaged	Date of Demand Notice	Amount O/s as on date Demand Notice
623/1125318	Mr./Mrs. Naman Kshetri (Applicant), Mr./Mrs. Gayatri Kshetri (Co- Applicant) & Mr./Mrs. Jung Bahadur Rajput Residental Address: 84/2, Anukul Nagar, Dewas, Madhya Pradesh-455001, Dewas, India. Permanent Address: 405. Alkapuri, Dewas, Vtc. Dewas, Madhya Pradesh-455001, Dewas, India. Office Address: Tech Mahindra Limited, Tmbstower3, Commerzone It Park, Internal Rd Yerawada, Pune, Maharashtra-411006	NA	Plot No 76, Phn No 17 Saral No, 421, Purvaksharaj City, Colony, Tehsi Dewas, Madhya Pradesh- 455001	1	Rs. 26,23,336.41/- (Twenty Six Lakhs Twenty Three Thousand Three Hundred Thirty Six And Forty One Paisa Only)

**SMFG India Home Finance Co. Ltd.** SMFG (Formerly Fullerton India Home Finance Co. Ltd.) Grihashakti Corporate Off.: 503 & 504, 5th Floor, G-Block, Insipre BKC, BKC Main Road, Bandra Kurla Complex, Bandra (E), Mumbai - 400051

Regd. Off.: Commerzone IT Park, Tower B, 1st Floor, No. 111, Mount Poonamallee Road, Porur, Chennai – 600116, TN

POSSESSION NOTICE FOR IMMOVABLE PROPERTY [(Appendix IV) Rule 8(1)] WHEREAS the undersigned being the Authorized Officer of SMFG India Home Finance Co. Ltd. (Formerly Fullerton India Home Finance Co. Ltd.) a Housing Finance Company [duly registered with National Housing Bank (Fully Owned by RBI)] (hereinafter referred to as "SMHFC") under Secuitisation and Reconstruction of Financial Assests 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 Demand Notice dated mentioned below under Section 13(2) of the said Act calling upon you being the borrowers (names mentioned below) to repay the amount mentioned in the said notice and interest thereon within 60 days from the date of receipt of the said notice. The borrowers mentioned herein below having failed to repay the amount, notice is hereby given to the borrowers mentioned herein below and to the public in general that the undersigned has Taken Possession of the property described herein below in exercise of powers conferred on me under sub-section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002. The borrowers mentioned here in above in particular and the public in general are hereby cautioned not to deal with said property and any dealings with the property will be subject to the charge of "SMHFC" for an amount as mentioned herein under and interest thereon.

SI. No.	Name of the Borrower(s) / Guarantor(s) LAN	Description of Secured Assets (Immovable Property)	Demand Notice Date & Amount	Date of Possession
1.	LAN :- 601938010990159 1. Eknath Devaji Thongire 2. Kavita Eknath Thongire	All That Peace and Parcel Flat No. 6 First Floor Rajanigandha Co-Operative Housing Society, Plot No. 16, S No. 65+66 /1 + 4A/3 , Behind Bharati Sahakari Bank Off. Sihagad Road, Vadagoan Bk, Haveli, Pune - 411041 Property Bounded as Follow <b>East-</b> 25 Ft. Road, <b>South-</b> Flat No. 15, <b>West-</b> 10 Ft. Road, <b>North-</b> Flat No. 17.	<b>Rs. 21,50,478/-</b> (Rs. Twenty One Lakh Fifty Thousand Four	20.01.2025
1			101	Sd/-

Place : Pune, Maharashtra Date : 20.01.2025

PLACE:- UJJAIN, :- 21-01-2025

Authorized Officer, SMFG INDIA HOME FINANCE CO. LTD. (Formerly Fullerton India Home Finance Co. Ltd.)

Rs. 26,03,304/-

(Rupees Twenty Six Lakh

Three Thousand Three

Hundred Four Only) by

way of outstanding princi-

pal, arrears (including

accrued late charges) and

interest till 13.01.2025

INR 15,56,440/-

(Rupees Fifteen Lakh Fifty

Six Thousand Four

ADITYA BIRLA HOUSING FINANCE LIMITED Registered Office- Indian Rayon Compound, Veraval, Gujarat – 362266

Branch Office- G-Corp Tech Park, 8th floor, Kasar Wadavali, Ghodbunder Road, Thane, MH-400601

**DEMAND NOTICE** (under Rule 3 (1) of Security Interest (Enforcement) Rules, 2002) Substituted Service Of Notice U/S.13 (2) Of Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002.

Notice is hereby given to the borrowers as mentioned below that since they have defaulted in repayment of the Credit facility availed by them from Aditya Birla Housing Finance Limited (ABHFL), their loan accounts have been classified as Non-Performing Assets in the books of the Company as per RBI guidelines thereto. Thereafter, ABHFL has issued demand notices under section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) on the last known addresses of the said borrowers thereby calling upon and demanding from them to repay the entire outstanding amount together with further interest at thecontractual rate on the aforesaid amount and incidental expenses, cost, charges etc. as stated in the said demand notices. However, the demand notice is also being served by way of publication, as per Rule 3 of the Security Interest (Enforcement) Rules, 2002 (SARFAESI Rules):

SI. No	Name and Address Dollowell Co-Dollowel and Suarantol /	NPA Date	Date of Demand Notice	Demand Notice /as on Date
1	1. RADHABALLAV SANTARA Flat No. 303, 3rd Floor, Wing C, Bloom Residency, Gat No. 519/1, Charoli Kh., Pune Charoli Bk. B.O, Pune, Maharashtra-412105. 2. SUJATA DAS Flat No. 303, 3rd Floor, Wing C, Bloom Residency, Gat No. 519/1, Charoli Kh., Pune Charoli Bk. B.O, Pune, Maharashtra-412105. 3. RADHABALLAV SANTARA Flat No. 606, 6th Floor, A Wing, Suvarnalay Society, Tanish Unnati, Charoli Budruk, Pune, Maharashtra-412105. 4. SUJATA DAS Flat No. 606, 6th Floor, A Wing, Suvarnalay Society, Tanish Unnati, Charoli Budruk, Pune, Maharashtra-412105. 5. RADHABALLAV SANTARA Sr. No. 213/5, Sant Tukaram Nagar, Near Siddheshwar School, Bhosari, Pune City, Pune, Maharashtra-411039. 6. RADHABALLAV SANTARA C/O Vision Tools & Technology Plot No. 420/A, J Block Midc Bhosari, Bhosari Midc, Pune, Maharashtra-411026. Loan account no. LNPNPOHL-09220144152 & LNPNPOHL-09220144165	01.01.2025	13.01.2025	Rs. 23,19,593/- (Rupees Twenty Three Lakh Nineteen Thousand Five Hundred Ninety Three Only) by way of outstanding principal, arrears (including accrued late charges) and interest till 09.01.2025
	SCRIPTION OF IMMOVABLE PROPERTY)PROPERTIES MORTGAGED: All That Piece As Sq. Ft. Super Built-Up Area, Situated At 3rd Floor, Wing-C, Bloom Residency, Gat No. 5			

Kh., Charoli Bk. B. O Pune, Pune, Maharashtra-412105, And, Bounded As Follows: East: Road West: Property Of Mr. Thorvae & Karle From S.No. 503/1 To & 503/4 North: Property From S.No. 520/1 South: Property From S.No. 504 & 506 1. MAHADU D DHANAWADE Gala No. 107/1007, Nr. Mafco Company, Gokhale Nagar, 08.01.2025 14.01.2025

Shivaji Nagar Road, Pune, Maharashtra-411016. 2. MR. DATTATRAY DHONDIBA DHANAWADE Gala No. 107/1007, Nr. Mafco Company, Gokhale Nagar, Shivaji Nagar Road, Pune, Maharashtra-411016. 3. MRS. PUSHPA D PARDHE Gala No. 107/1007, Nr. Mafco Company, Gokhale Nagar, Shivaji Nagar Road, Pune, Maharashtra-411016. 4. RAJU DHONDIBA DHANAVADE Gala No. 107/1007, Nr. Mafco Company, Gokhale Nagar, Shivaji Nagar Road, Pune, Maharashtra-411016. 5. MR. NIRAJ D DHANAWADE Gala No. 107/1007, Nr. Mafco Company, Gokhale Nagar, Shivaji Nagar Road, Pune, Maharashtra-411016. 6. MAHADU D DHANAWADE C/O Bank Of India Salunke, Wanawadi, Pune, Maharashtra-411040. 7. M/S SAI ELECTRICALS Gala No. 107/1007, Nr. Mafco Company, Gokhale Nagar, Shivaji Nagar Road, Pune, Hospital Javal, 124/3, Mangalwar Peth, Pune, Maharashtra-411002.

West: Forest North: Adj. Property South: Adj. Property.

Maharashtra-411016. 8. MRS. PUSHPA DNYANESHWAR PARDHE Kamala Neharu Loan account no. LNPUNLAP-04210090384 & LNPUNLAP-04210090385 DESCRIPTION OF IMMOVABLE PROPERTY)PROPERTIES MORTGAGED: All That Piece And Parcel Consisting Of Gala No. 1007, Admeasuring 25.79 Sq. Mtrs., In The Chawl No. 107, Situated At Shivajinagar, Gokhalenagar, Nr. Mafco Company, Gokhale Nagar, Shivaji Nagar Road, Within The Limit Of Pune Municipal Corporation Taluka Haveli, Pune, Maharashtra-411016, And, Bounded As: East: Road

17.01.2025 | 1. MR. VASANT SADASHIV WAGHMARE 304, Vakratund Heights, S. No. 278, Hissa 08.01.2025 | No. 1a/2b (Old S No. 278, Hissa No. 1+2/2/3/1), Near Ganesh Mandir, Dhanori Road, Pune, Lohgaon, Pune, Maharashtra - 411015. 2. MRS. SARIKA VASANT WAGHMARE 304, Vakratund Heights, S. No. 278, Hissa No. 1a/2b (Old S No. 278, Hissa No. 1+2/2/3/1), Near Ganesh Mandir, Dhanori Road, Pune, Lohgaon, Pune, Maharashtra - 411015. 3. MR. AKASH VASANT WAGHMARE 304, Vakratund Heights, S. No. 278, Hissa No. 1a/2b (Old S No. 278, Hissa No. 1+2/2/3/1), Near Ganesh Mandir, Dhanori Road, Pune, Lohgaon, Pune, Maharashtra - 411015. 4. MR. VASANT SADASHIV WAGHMARE Survey No. 24, Ganpati Mandir, Munjaba Wasti, Dhanori, Pune City, Pune, Maharashtra - 411015. 5. MRS. SARIKA VASANT WAGHMARE Survey No. 24, Ganpati Mandir, Munjaba Wasti, Dhanori, Pune City, Pune, Maharashtra 411015. 6. MR. AKASH VASANT WAGHMARE Survey No. 24, Ganpati Mandir, Munjaba Wasti, Dhanori, Pune City, Pune, Maharashtra - 411015. 7. MR. VASANT SADASHIV WAGHMARE C/O Royal Orchid Golden Suites Near Kumar City, Royal Orchid Garden Suites, Golden Nest, Opp. It Park, Pune, Maharashtra-411014 8. MRS. SARIKA VASANT WAGHMARE C/O Spiffys Hospility Solutions India Airport Road,

Hundred Forty Only) by way of outstanding princi pal, arrears (including accrued late charges) and interest till 14.01.2025 Sanjay Park International Symbiosis, Ishanya School, Viman Nagar, Pune, Maharashtra-411014. 9. MR. AKASH VASANT WAGHMARE C/O Patil Motors Pune Urban Bank, Near Sathe Wasti, Lohegaon, Pune, Maharashtra-411047. Loan account no LNPNPHL 12230193340 & LNPNPHL 12230193342 DESCRIPTION OF IMMOVABLE PROPERTY) PROPERTIES MORTGAGED: All That Consisting Of Flat No. 304, Admeasuring Area 430 Sq. Fts.

I.E. 39.96 Sq. Mtrs. On The 3rd Floor, Society Known As "Vakratund Hights", Constructed On Survey No. 287 Hissa No. 1a/2b, (Old Survey No. 287, Hissa No. 1+2/1+2/2/3/1) Situated At Village Longaon Taluka Haveli District Pune 411015, And, Bounded As: East: By Staircase North: By Open Land West: By Property Of Sathe South: By Flat No. 303.

We hereby call upon the borrower stated herein to pay us within 60 days from the date of this notice, the outstanding amount (s)together with further interest thereon plus cost, charges, expenses, etc. thereto failing which we shall be at liberty to enforce the security interest including but not limited to taking possaession of and selling the secured asset entirely at your risk as to the cost and consequences.

Please note that as per section 13(13) of the SARFAESI Act, all of you are prohibited from transferring by way of sale, lease orotherwise, the aforesaid secured assets without prior written consent of the Company. Any contravention of the said section by you shall invoke the penal provisions as laid down under section 29 of the SARFAESI Act and / or any other legal provision in this regard. Please note that as per sub-section (8) of section 13 of the Act, if the dues of ABHFL together with all costs, charges and expenses incurred by

ABHFL are tendered to ABHFL at any time before the date fixed for sale or transfer, the secured asset shall not be sold or transferred by ABHFL, and no further step shall be taken by ABHFL or transfer or sale of that secured asset.

Date: 22.01.2025 Place: PUNE

Sd/- Authorised Officer (Aditya Birla Housing Finance Limited)

**AUTHUM AUTHUM INVESTMENT & INFRASTRUCTURE LIMITED** 

Regi. Off.: 707, Raheja Centre, Free Press Journal Road, Nariman Point, Mumbai-21

POSSESSION NOTICE

Ph.: 6747 2117 Fax-6747 2118 E-mail: into@authum.com

(As per Rule 8(1) of Security Interest (Enforcement) Rules, 2002

Whereas the undersigned being the Authorized officer of the Authum Investment & Infrastructure Limited ("AIIL") (Resulting Company pursuant the demerger of lending business from Reliance Commercial Finance Limited ("RCFL") to AllL vide NCLT order dated 10.05.2024), 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 3 of the Security Interest (Enforcement ) Rules 2002, issued a Demand Notices dated 27-02-2024 calling upon the borrower RAJENDRA JAGNNATH SHINDE Co-borrowers LATA RAJENDRA SHINDE & SANTOSH JAGNATH SHINDE to repay the amount mentioned in the notice being Rs 2.70,58,172/-(Rupees Two Crore Seventy Lakh Fifty Eight Thousand One Hundreds Seventy Two Only) under Loan Account No. RLALPUN000336134 with further interest and costs within 60 days from the date of receipt of the

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 18" of January of the year 2025.

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. 3,12,44,417 (Rupees Three Crore Twelve Lakh Forty Four Thousand Four Hundreds Seventeen Only) as on 20-01-2025 along with future interest and cost 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 All the Piece and Parcel of Land A Plot Measuring Vibhag No 4 Get No 613/2.

Hotel Jagdamb, And Jagdamb Dairy Nr Chauffula Behind, Morya Hotel At Nagargaon Tal Shirur Pune, Nhayara Pincode-412211. (Authorized Officer) Date: 18-01-2025

Place: Pune

**RBL BANK LTD.** 

RBL BANK LTD.

REGISTERED OFFICE: 1st Lane, Shahupuri, Kolhapur-416001

National Office: 9th Floor, Techniplex-I, Off Veer Savarkar Flyover, Goregaon (West) Mumbai - 400062.

Symbolic Possession Notice (For Immovable Property) Rule 8(1) Whereas, the undersigned being the Authorized Officer of RBL BANK LTD, under the Securitisation 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 8 & 9 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice in the Loan Account & called upon the borrower/s to repay the amount mentioned in the notice total outstanding amount in the aforesaid Loan Account Nos. within 60 days from the date of receipt of the said notice (the details are mentioned in the below mentioned table). 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 the 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 9 of the said rules on the below mentioned date. 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 RBL BANK LTD for an above-mentioned amount and interest thereon. Borrowers Name and Address, Loan Account No. Sanction Amount, Description of Mortgaged properties and 13(2) Notice with Demand Amount and Date of 13(4) Symbolic Possession Details of the Owner of Mortgaged properties Mr. Ishawar Narayan Choudhary (Applicant & Mortgagor) Mr. Giriraj Dasai Chaudhary (Co-Applicant & Mortgagor)

Khurd Pune - 411048. 2) Shop No. 6, Shivsakti Chowk, Ganga Nagar, Sr. No.213 2 Fhursungi, Pune-412308. 3) S N 56 Shivneri Nagar Lane No 23, Near Kirad Wakhar Kondhwa

khurd, Pune - 411048.

Loan Account No. Loan Amount: 809002737446 Rs.10,00,000/-NPA Date : 03-10-2024 13(2) Notice dated : 24-10-2024 13(2) Notice amount : Rs.7,00,693/-Symbolic Possession Date: 20-01-2025

Mrs. Rita Devi Chaudhary (Co-Applicant)

Address of Correspondence

Property Owned by: Mr. Ishawar Narayan Choudhary & Mr. Giriraj Chaudhary All piece and parcel of Land bearing Plot no. 02 out of private layout admeasuring 0 Hector 01 are out of 0 Hector 18.485

area owned by (Mr. Balasaheb Ghawte, Mrs. Rain S N 57 2 Shivneri Nagar Lane No 23 Kirad Vakhar Nibm Kondhwa. Balasaheb Ghawte and Mr. Yuvraj Balasaheb Ghawte) bearing and lying at Survey No. 130, Hissa No. 1D, Harika Developers, Near Kumar Bioplant & Mhasoba Mandir, at Village Budruk, Taluka Haveli District Pune within the jurisdiction of Grampanchayat Village Budruk and Zilla Parishad Pune (along with the construction standing thereon). Which land is bounded and surrounded by ... On or towards East: 25 Feet Internal Road, On or towards

South: Plot No. 01, sold by Mr. Balasaheb Ghawte and others, On or towards West : Chintaman Society, On or towards North: Remaining land out of Survey No. 130 Hissa No. 1D Bearing plot no. 03

Your attention is invited to provisions of section 13(8) of SARFAESI Act for redemption of secured assets i.e. property mentioned hereinbefore by tendering the aforementioned outstanding dues together with all costs, charges and expenses incurred by our bank. Place: Pune Authorized Officer- Mr. Pandurang Katkar Date: 20-01-2025



KOTAK MAHINDRA BANK LIMITED

Registered Office: - 27 BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai -400 051. Corporate identity No. L65110MH1985PLC038137). Branch Office at, Admas Plaza 4th Floor 166/16,CST Road Kolivery Village Kunchi Kurve Nagar, Near Hotel Hare Krishna Santacurz East Mumbai-400098.

PUBLIC NOTICE FOR AUCTION CUM SALE

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 Authorised Officer of Kotak Mahindra Bank Ltd, against which expression of interest/offer 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 e-auction through the Web Portal of our e-Auction Service Partner, M/s.C1 India Pvt Ltd (www.c1india.com) https://www.bankeauctions.com by the undersigned for sale of the immovable property of which particulars are given below:-

Name of the Borrower (s) / Guarantor(s) / Mortgagor(s)	Demand Notice Date and Amount		Reserve Price	Earnest Money Deposit (EMD)	Date/ time of Auction
	(Rupees Eighty One Lakhs Forty Six	All that part and parcel of the Properties bearing: Property: All that piece and parcel of Flat No.202, admeasuring 973 Sq.ft (Built up area), on second floor, along with car parking (Mechanized), in project known as "Sai Sumann Apartment Condominium", along with 6.65% of its undivided share, constructed on land bearing S.No. 6681/ C1, bearing No.2077A, Situated At Bopodi, Taluka Haveli, District- Pune.	1,01,30,000 /- Rupees One Crores One Lakhs Thirty Thousand Only)	1.60	Date of Inspection of Immovable property 05.02.2025 11:00 hrs 12:00 hrs. Last Date for Submission of Offers / EMD 27.02.2025 till 5.00 pm. Date/ time of Auction 28.02.2025 11:00 hrs12:00 hrs.

 The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein Bidders may go through the website of our E-Auction Service Provider, M/s.C1 India Pvt. Ltd i.e. https://www.bankeauctions.com for bid documents, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted 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.bankeauctions.com and generate their User ID and Password in free of cost of their own to participate in the e-Auction on the date and time aforesaid:

(3) For any enquiry, information, support, procedure and online training on e-Auction, the prospective bidders may contact the M/s C1 India Pvt ltd Department of our e-Auction Service Partner M/s. Vinod Chauhan, through Tel. No.: +91 7291971124,25,26\_, Mobile No.: 9813887931 & E-mail ID: delhi@c1india.com & support@bankeauctions.com;

(4) To the best of knowledge and information of the Authorised officer, there is no encumbrance in the property/les. 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/les put on e-Auction and claims/right/dues/affecting the property prior to submitting their bid. The e-Auction advertisement does not constitute any commitment or any representation of KMBL. The property is being sold with all the existing and future encumbrances whether known or unknown to KMBL. The Authorised officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues; (5) For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.bankeauctions.com) the details of payment of interest-free refundable Earnest Money Deposit (EMD) of the secured asset as mentioned above by way of Demand Draft in favour of 'Kotak Mahindra Bank Limited' payable at Pune along with selfattested copies of the PAN Card, Aadhaar Card, Residence Address Proof, Board 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 said secured asset by the Authorised Officer/ Secured Creditor or such extended period as may be agreed upon in writing by the Authorised 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 Authorised 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 Authorised Officer may accept/reject/modify/cancel the bid/offer or postpone the e-Auction without assigning any reason thereof and without any prior notice. In case any bid is rejected, Authorised Officer can negotiate with my of the rendered or intending bidders or other parties for sale of property by Private Treaty;

(10) Sale is subject to the confirmation by the Authorised Officer. The Successful Purchaser/ Bidder shall bear any statutory dues, taxes, fees payable, stamp duty, 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 Securitisation 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

(12) No person other than the intending bidder/ offerer themselves, or their duly authorised representative shall be allowed to participate in the e-Auction/sale proceedings. Such Authorisation Letter is required to submit along with the Bid Documents; (13) The bid price shall be above the Reserve Price during e-auction and improve their offer in multiple of Rs.1,00,000/- for Property bearing Flat No. 202, 2nd Floor, Sai Sumann Apartment Condominium, Sr. No. 66B 1/C1, Bopodi, Pune- 411020, together with all present and future super structure, property will not be sold below the Reserve Price set by the Authorised 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 uccessful bidder falls to adhere to the terms of sale or commits any default.

(15) On Compliance of terms of sale, Authorised 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 orporation 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 equally the TDS 1% 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 Authorised 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 its 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 Authorised 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) / Mortgager(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 (23) The immovable property will be sold to the highest bidder basis inter se 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) / Mortgager(s) / Guarantor(s) are hereby given STATUTORY 30 DAYS NOTICE UNDER RULE 6(2), 8(6) & 9(1) OF THE SARFAESI ACT to discharge the liability in full and pay the dues as mentioned above along with upto date interest and expenses with in Thirty days from the date of this notice failing which the Secured Asset will be sold as per the terms and conditions mentioned above. In case there is any discrepancy between the publications of sale notice in English and Vernacular newspaper, then in such case the English newspaper will supersede the vernacular newspaper and it shall be considered as the final copy, thus removing the ambiguity. If the porrower/guarantors/mortgagers pays the amount due to Bank, in full before the date of sale, auction is liable to be stopped.

or detailed terms and conditions of the sale, contact the Officer Mr. Ashok Motwani @ 9873737351, Email ID:

ashok.motwani@kotak.com or Mr. Ismail Deshmukh @ 9324906979 Email ID: Ismail.Deshmukh@kotak.com or Mr. Sanket Sawant @ 8446447714, Email ID: sanket.sawant@kotak.com at above mentioned Branch office of the Bank Special Instruction: e-Auction shall be conducted by our Service Provider, M/s. C1 India Pvt Ltd on behalf of Kotak Mahindra Bank Limited (KMBL), on pre-specified date, while the bidders shall be quoting from their own home/ offices/ place of their Bid as per their choice above the Reserve Price. Internet connectivity and other paraphernalia requirements shall have to be ensured by ward-off such contineent situation, bidders are requested to make all the necessary arrangements/ alternatives whatever required

bidders themselves. Please note that failure of Internet connectivity (due to any reason whatsoever it may be) shall be sole responsibility of bidders and neither KMBL nor C1 India Pvt Ltd shall be responsible for these unforeseen circumstances. In order to so that they are able to circumvent such situation and still be able to participate in the e-Auction successfully. However, it is requested to the Bidder(s) not to wait till the last moment to quote/improve his/ her Bid to avoid any such complex situations.

Date: 22/01/2025

Kotak Mahindra bank Ltd., Authorized Officer

CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED Corporate Office: Chola Crest, C54 & 55, Super B-4, Thiru Vi Ka Industrial Estate, Guindy, Chennai- 600 032, T. N.

E-AUCTION SALE NOTICE (Sale Through e-bidding Only) E-AUCTION SALE NOTICE TO GENERAL PUBLIC FOR SALE OF IMMOVABLE ASSETS UNDER RULE 8 & 9 OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002. Notice is hereby given to the PUBLIC IN GENERAL and in PARTICULAR to the Borrower(s) and Guarantor(s) indicated in COLUMN (A) that the below described immovable property(ies) described in COLUMN (C) Mortgaged / Charged to the secured creditor the CONSTRUCTIVE POSSESSION of which has been taken as described in COLUMN (D) by the Authorized Officer of Housing CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED Secured Creditor, will be sold on "As is Where is", "As is what is" and "Whatever there is" as per details mentioned below :

Notice is hereby given to Borrower / Mortgagor(s) / legal heir, legal representatives (Whether Known or unknown), executor(s), administrator(s), successor(s) and assign(s) of the respective Borrower(s) / Mortgagor(s) (Since deceased), as the case may be indicated in COLUMN (A) under Rule 9(1) of the Security Interest (Enforcement) Rules 2002. For detailed terms & conditions of the sale, please refer to the link provided in CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED secured Credition's website i.e. https://www.cholamandalam.com & www.auctionfocus.in

(A)	[B]	[C]	[0]	[E & F]	[G]
LOAN ACCOUNT NO	0/8, DUES TO		SION	RESERVE PRICE (IN 7)	DATE OF AUCTION
NAMES OF BORROWER(S) / MORTGAGER(S) / GAURANTOR(S)	BE RECOVERED (SECURED DEBTS)	DESCRIPTION OF THE IMMOVABLE PROPERTY / SECURED ASSET	PRSSES	EARNEST MONEY DEPOSIT (IN ?)	& TIME
Loan A/c. No(s).: X0HLNUP00002094848  1. Mr. / Mrs. Pradeep Anand Auchare  2. Mr. / Mrs. Anand Ramchandra Auchare  3. Mr. / Mrs. Shital Daulat Nikalaje  All are R/at: - Sr. No. 128/3B, Green Wood  HSG. Soc., Godbole Wastl, Manjari KH,  Pune, Haveli-412 307, Maharashtra.	(Rs. Forty Two Lakhs Eighty Eight Thousand	128, Hissa No. 38, Total Schedule of Property - Sr. No. 128, Hissa No. 3/B, Total Area admeasuring 00H-01R i. e. 1000 Sq. Ft. out of Total admeasuring about 00H-65R along with proposed RCC construction area 1818 Sq. Ft. situate at Manjari Budruk, Tal. Haveli, Dist. Pune which is within the local limits of Manjari Budruk) Tal.	TRUCTIVE	One Hundred & Twenty Only) ₹ 3,23,712/-	
	& Fifty Six Only) as on	: By 15 Ft. internal Road; *South : By Property of Digambar	8 4		5 min. each in terms of the Tender Document)
1 2 3	LOAN ACCOUNT NO.  IAMES OF BORROWER(S) / NORTGAGER(S) / GAURANTOR(S)  oan A/c. No(s).: XOHLNUPO0002094848  . Mr. / Mrs. Pradeep Anand Auchare  . Mr. / Mrs. Anand Ramchandra Auchare  . Mr. / Mrs. Shital Daulat Nikalaje  ill are R/at:- Sr. No. 128/3B, Green Wood ISG. Soc., Godbole Wasti, Manjari KH,	LOAN ACCOUNT NO.  IAMES OF BORROWER(S) / NORTGAGER(S) / GAURANTOR(S)  Oan A/c. No(s).: XOHLNUPOOOO2094848  Mr. / Mrs. Pradeep Anand Auchare  Mr. / Mrs. Anand Ramchandra Auchare  Mr. / Mrs. Shital Daulat Nikalaje  III are R/at:- Sr. No. 128/38, Green Wood SG. Soc., Godbole Wasti, Manjari KH, une, Haveli-412 307, Maharashtra.  O(S. DUES TO BE RECOVERED (SECURED DEBTS)  42,88,656/- (Rs. Forty Two Lakhs Eighty Eight Thousand Six Hundred & Fifty Six Only) as on	UMAN ACCOUNT NO.  IMMES OF BORROWER(S) / NORTGAGER(S) / GAURANTOR(S)  DESCRIPTION OF THE IMMOVABLE PROPERTY / SECURED ASSET  (SECURED DEBTS)  All the piece an parcel of Residential property situated at Survey No.  128, Hissa No. 38, Total Schedule of Property - Sr. No. 128, Hissa No. 3/B, Total Area admeasuring 00H-01R i. e. 1000 Sq. Ft. out of Total admeasuring about 00H-65R along with proposed RCC construction area 1818 Sq. Ft. situate at Manjari Budruk, Tal. Haveli, Dist. Pune which is within the local limits of Manjari Budruk, Tal. Haveli, Dist. Pune Maharashtra. + Boundaries - Towards * East St. By 15 Ft. internal Road; * South: By Property of Digambar Ghule; * West: By Property of Sr. No. 128, Hissa No. 3/B (Part),  Only) as on	LOAN ACCOUNT NO.  IMMES OF BORROWER(S) / MORTGAGER(S) / GAURANTOR(S)  BE RECOVERED (SECURED DEBTS)  All the piece an parcel of Residential property situated at Survey No. 128, Hissa No. 3B, Total Schedule of Property - Sr. No. 128, Hissa No. 3/B, Total Area admeasuring 00H-01R i. e. 1000 Sq. Ft. out of Total admeasuring about 00H-65R along with proposed RCC construction area 1818 Sq. Ft. situate at Manjari Budruk, Tal. Haveli, Dist. Pune which is within the local limits of Manjari Budruk, Tal. Haveli, Dist. Pune Maharashtra. + Boundaries - Towards + East Only) as on Ghule; * West: By Property of Sr. No. 128, Hissa No. 3/B (Part), St. Pune Maharashtra. + Boundaries - Towards + East Only) as on Ghule; * West: By Property of Sr. No. 128, Hissa No. 3/B (Part), St. Pune Maharashtra.	UAN ACCOUNT NO.  IMMES OF BORROWER(S) / NORTGAGER(S) / GAURANTOR(S)    Conn A/c. No(s).: XOHLNUPO0002094848   Mr. / Mrs. Pradeep Anand Auchare   Mr. / Mrs. Anand Ramchandra Auchare   Mr. / Mrs. Shital Daulat Nikalaje   Mrs. Shital Daulat Nikalaj

 LAST DT. OF SUBMISSION OF BID / EMD / REQUEST LETTER FOR PARTICIPATION: 06.02.2025 TILL 05.00 p. m. Together with further interest as applicable in terms of loan agreement with, incidental expenses, costs, charges etc. Incurred up to the date of payment and / or realisation thereof For any assistance related to inspection of the property, or for obtaining the Bid document and for any other queries, please get in touch with Mr. Nikhil Vidyadhar Lakhavade on his Mobile No. 7972197498 & Email: nikhilvl@chola.murugappa.com / Mr. Mohd. Abdul Qawi on M. No. 73059 90872 official of CHOLAMANDALAM INVESTMENT AND FINANCE

COMPANY LIMITED to the best of Knowledge and information of the Authorized Officer of CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED there are no

AUTHORIZED OFFICER Date : 20.01.2025 Place: Pune, Maharashtra. For CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED

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encumbrances in respect of the above immovable properties / secured Assets.

Authum Investment & Infrastructure Limited

Pune