No of Distinctive Nos. Certificate

#### REG. OFFICE.: 9<sup>™</sup> FLOOR, ANTRIKSH BHAWAN, 22 K.G. MARG, NEW DELHI - 110001, (a) pab Housing PHONES: 011-23357171, 23357172, 23705414 WEBSITE:-www.pnbhousing.com B.O.: 5 A,B,C,D, Fifth Floor, Sheerang House, Opp. Jangli Maharaj Temple, J M Road, Shivaji Nagar, Pune, Maharashtra - 411005 POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

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 8(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 porrower/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 property/ies 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 he property/ies and any dealing with the property/ies 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.

Account No.	Name of the Borrower/Co- Borrower/Guarantor	Date of Demand Notice	Amount Outstanding	Date o Possess Taker	ion	Description of the Property/ies Mortgaged
HOU/PUN/0419/	SACHIN SUBHASH	15-04-2024	Rs. 23,19,094.44/- (Rup	es 23-12-2	024	FLAT NO. 106, 1ST FLOOR, BUILDING B
679786,	PATIL / RADHIKA H		Twenty Three Lakh Ninet	en (PHYSIC	CAL)	VAIBHAV KRISHANA HERITAGE
B.O.: PUNE	HADGE /SHAILA		Thousand Ninety Four	ind	,	SANTNAGAR, NR SADHU VASWAN
	SUBHASH PATIL		Paisa Forty Four Only)			SCHOOL, MOSHI, MAHARASHTRA
			, , , , , , , , , , , , , , , , , , , ,			412105, PUNE, INDIA.
PLACE : - PUN	E	DATE:- 28.	12.2024	AUTH	10RI	ZED OFFICE, PNB HOUSING FINANCE LTD.

# NIDO HOME FINANCE LIMITED

(formerly known as Edelweiss Housing Finance Limited) Regd Office: 5th Floor ,Tower 3, Wing B, Kohinoor City Mall, Kohinoor City, Kirol Road, Kurla (W), Mumbai-400070. Regional Office at: Office No. 407-410, 4th Floor, Kakade Bizz Icon, CTS 2687B, Ganeshkhind Road, Bhamburde, Shivaji Nagar, Pune, Maharashtra 411016

E-AUCTION – STATUTORY 15 DAYS SALE NOTICE Sale by E-Auction under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and The Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to public in general and in particular to borrower and guarantor that below mentioned property will be sold on "AS IS WHERE IS, "AS IS WHAT IS" AND "WHATEVER THERE IS" for the recovery of amount as mentioned in appended table till the recovery of loan dues. The said property is mortgaged to M/s Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited) for the loan availed by Borrower(s), Co borrower(s) and Guarantor(s). The secured creditor is having physical possession of the below mentioned Secured Asset.

φ · · · · · · · · · · · · · · · · · · ·					
	Name of Borrower(s)/Co Borrower(s)/ Guarantor(s)	Amount of Recovery	Reserve Price and EMD	Date & Time of the Auction	
	BHIMASHANKAR SIDRAM METIPATIL (Borrower), PADMA BHIMASHANKAR METIPATIL (Co-Borrower)	Rs.31,96,533/-(Rupees Thirty One Lakh Ninety Six Thousand Five Hundred Thirty Three Only) as on 27.12.2024 + Further Interest thereon+ Legal Expenses for Lan no.LSLPSTH0000092338	Rs.15,00,000/- (Rupees Fifteen Lakh Only) Earnest Money Deposit Rs.1,50,000/- (Rupees One Lakh Fifty Thousand Only)	23-01-2025 Betwee 11.am to 12 Noon (With 5 Minutes Unlimited Auto Extensions)	
Date & Time of the Inspection:- 07-01-2025 between 11.00 am to 3.00 pm			Physical Possession Date:-	04-10-2023	

Description of the secured Asset:- All The Part And Parcel Bearing West South Corner Towards West Road Side Portion Of 37.17 Sq. Mtr. I.E. 400 Sq. Ft. Out Of Cts Final Plot No. 55/19/A, T.P. No. 2 Total Adm. 185.62 Sq. Mtr. Bhavani Peth, Tq. North Solapur, Dist. Solapur 413002. Within Limits Of Solapur Muncipal Corporation (Hereinafter Referred To As "Said Property)" The Said Property Is Bounded As: East: Final Plot No. 55/24 West: Road, South: Final Plot No. 55/19/B, North: Remaining Portion Of Plot No. 55/19/A.

Note:- 1) The auction sale will be conducted online through the website https://sarfaesi.auctiontiger.net and Only those bidders holding valid Email, ID PROOF & PHOTO PROOF, PAN CARD and have duly remitted payment of EMD through DEMAND DRAFT/ NEFT/RTGS shall be eligible to participate in this "online e-Auction". 2) The intending bidders have to submit their EMD by way of remittance by DEMAND DRAFT / RTGS/NEFT to: Beneficiary Name: NIDO

HOME FINANCE LIMITED, Bank: STATE BANK OF INDIA Account No. 65226845199 -, SARFAESI- Auction, NIDO HOME FINANCE LIMITED, IFSC code: SBIN0001593. 3) Last date for submission of online application BID form along with EMD is 22-01-2025.

4) For detailed terms and condition of the sale, please visit the website https://sarfaesi.auctiontiger.net or Please contact Mr. Maulik Shrimali Ph. +91- 6351896643/9173528727, Help Line e-mail ID: Support@auctiontiger.net. Mobile No. 7400110339/7400113287. Sd/- Authorized Officer

Nido Home Finance Limited, Date: 28.12.2024 (Formerly known as Edelweiss Housing Finance Limited)



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

St. No.	Name and Address of the Borrower/s & Co-Borrower/s	Loan Amt.	Dt. of Demand Notice & O/s. Amt.	Description of the Property / Secured Asset
1	Loan A/c. No(s).: LAP3SAA000063073  1. Mr. / Mrs. Ravi Shankar Patil  2. Mr. / Mrs. Sagar Patil 3. Mr. / Mrs. Ratnmala Patil  4. Mr. / Mrs. Anjali Patil  Both are R/o.:- Nr. Kisan Nagar, Kameri Road, Islampur, Dist Sangli, Nr. Kamri Road, Valva, Maharashtra-415 409; Also at: Sr. No 16/3A/2, Milkat No. 0821000797 Islampur, Walwa, Sangli, Nr. MSCB Office, Valava-415 409.	7 23,93,8	₹ 24,77,110/- (Rs. Rs. Twenty Four Lakhs Seventy Seven Thousand One Hundred Ten Only)	All piece & parcel of the Property bearing Survey No. 16/3A/2, Area admeasuring 3140 Sq. Ftle. 291.71 Sq. Mtr., out of that Total built up area of 1543 Sq. Ft. i. e. 143.34 Sq. Mtr., with remaining open land area 1597 Sq. Ft. i. e. 148.36 Sq. Mtr. situated at Vill. Urunislampur, Teh.: Walva, Dist. Sangli. Which is + Bounded as under + East: Road; + West: Mr. Thakkar; + South: Remaining Land; + North: Well Land.

The borrower(s) are hereby advised to comply with the Demand Notice(s) and to pay the demand amount mentioned therein and hereinabove within 60 days from the date of this publication together with applicable interest, additional interest, bounce charges, cost and expenses till the date of realization of payment. The borrower(s) may note that Cholamandalam Investment and Finance Company Ltd. is a secured creditor and the loan facility availed by the Borrower(s) is a secured debt against the immovable property / properties being the secured asset(s) mortgaged by the borrower(s). In the event borrower(s) are failed to discharge their liabilities in full within the stigulated time. The Secured Creditor shall be entitled to exercise all the rights under section 13(4) of the Act to take possession of the secured assets(s) including but not limited to transfer the same by way of sale or by invoking any other remedy available under the Act and the Rules thereunder and realize payment. The Secured Creditor is also empowered to ATTACH AND / OR SEAL the secured assets(s) before enforcing the right to sale or transfer. Subsequent to the Sale of the secured assets(s), the Secured Creditor also has a right to initiate separate legal proceedings to recover the balance dues, in case the value of the mortgaged properties is insufficient to cover the dues payable to the Secured Creditor. This remedy is in addition and independent of all the other remedies

The attention of the borrower(s) is invited to Section 13(8) of the Act, in respect of time available, to redeem the secured assets and further to Section 13(13) of the Act, whereby the borrower(s) are restrained / prohibited from disposing of or dealing with the secured asset(s) or transferring by way of sale, lease or otherwise (other than in the ordinary course of business) any of the secured asset(s), without prior written consent of the Secured Creditor and non-compliance with the above is an offence punishable under Section 29 of the said Act. The copy of the Demand Notice is available with the undersigned and the borrower(s) may, if they so desire, can collect the same from the undersigned on any working day during normal office hours,

Place: Sangli, Maharashtra **Authorized Officer** Date : 23.12.2024 For Cholamandalam Investment and Finance Company Limited



Place: MUMBAI

**KOTAK MAHINDRA PRIME LIMITED** 

Registered Office - 27 BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400051

**POSSESSION NOTICE** (For immovable property)

(As per Appendix IV read with Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002) Loan Account Name: THE REPS GYM ONE & OTHERS, Loan Account No. KLAP96830

WHEREAS. The undersigned being the Authorised Officer of the Kotak Mahindra Prime Ltd. a Non-banking Finance 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 - 400051 and Branch office at:- 418-424 Sohrab Hall,21 Sasoon Road,Opp.Jehangir Hospital, Pune-411001, under Securitization 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 09-Oct-2024 to. 1. THE REPS GYM ONE

S. NO.17/1A, PLOT NO.57, OFFICE NO.106, CELESTINO, DHANORE, PUNE-411015 ...... BORROWER 2. MR. AKSHAY DILIP GUPTA FLAT NO.202, B WING, THE PALLADIUM, S. NO.20/2, PLOT NO.R/3, OPP-CITY PRIDE THEATRE, PUNE-411038.

ALSO HAVING OFFICE ADDRRESS AT:- SHOP NO.355, MARKET YARD, NEAR SHARAD CO-OP BANK, GULTEKDI HAVELI, PUNE-411037 .. CO-BORROWER

3. MR. SHEKHAR DILIP GUPTA FLAT NO.103,B WING, THE PALLADIUM, S NO.20/2,PLOT NO.R/3, OPP. CITY PRIDE THEATRE, PUNE-411038

ALSO HAVING OFFICE ADDRRESS AT: SHOP NO.355,MARKET YARD, NEAR SHARAD CO-OP BANK, GULTEKDI, HAVELI.PUNE-411037 ... CO-BORROWER 4. MRS.SEEMA GUPTA

FLAT NO.402, 4TH FLOOR, B WING, THE PALLADIUM, S. NO.20/2, PLOT NO.R/3, OPP-CITY PRIDE THEATRE, PUNE-411038. ALSO HAVING OFFICE ADDRRESS AT:- SHOP NO.355,MARKET YARD, NEAR SHARAD CO-OP BANK, GULTEKDI, HAVELI, PUNE-411037 .. CO-BORROWER

5. MR.ASHOK GUPTA FLAT NO.402, 4TH FLOOR, B WING, THE PALLADIUM, S. NO.20/2, PLOT NO.R/3, OPP-CITY PRIDE THEATRE, PUNE-411038. ALSO HAVING OFFICE ADDRRESS AT:- SHOP NO.355.MARKET YARD. NEAR SHARAD CO-OP BANK. GULTEKDI

HAVELI, PUNE-411037 ......CO-BORROWER/MORTGAGER 6. MR. AMAN DILIP GUPTA FLAT NO.202, B WING, THE PALLADIUM, S. NO.20/2, PLOT NO.R/3, OPP-CITY PRIDE THEATRE, PUNE-411038.

ALSO HAVING OFFICE ADDRRESS AT:- SHOP NO.355,MARKET YARD, NEAR SHARAD CO-OP BANK, GULTEKDI, HAVELI, PUNE-411037 .. CO-BORROWER/MORTGAGER 7. GUPTA BROTHERS

To repay total outstanding amount aggregating to Rs.2,33,52,404.73/- (Two Core Thirty Three Lakh Fifty Two Thousand Four Hundred Four & Seventy Three Paise Only), payable as on 09-Oct-2024, towards the outstanding amount for Loan Account No. KLA96830, together with further interest and other charges thereon at the contractual rates upon the footing of compound interest from 10-Oct-2024, till it's actual realization ("outstanding amount") within 60 days from the date of delivery of the said Demand Notice. The aforementioned Borrower/Co-Borrower & Legal Heir 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 **26th Day of December, 2024**. 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 PRIME LIMITED, having Branch office at:- 418-424 Sohrab Hall.21 Sasoon Road.Opp.Jehangir Hospital, Pune-411001, for an amount Rs.2,33,52,404.73/- (Two Core Thirty Three Lakh Fifty Two Thousand Four Hundred Four & Seventy Three Paise Only), payable as on 09-Oct-2024, together with further 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 10-Oct-2024 till the date of full repayment and / or realization.

The Borrowers/Co-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.

10160	to redeem the secured asset.							
o. v	Description of the Immovable Property							
Sr No	NAME OF THE PROPERTY	DESCRIPTION OF THE PROPERTY	NAME OF THE OWNER					
	S.No.41, Hissa No.2A/2, in the project known as	That the subject property is Commercial consisting of Unit No.602 admeasuring 160.07 Sq.mtrs i.e. 1723 Sq. Ft., on the Sixth Floor, along with adjacent terrace admeasuring 21.55 Sq.mtrs. i.e. 232 Sq.ft. parking No.B-73 & B-74 admeasuring 12.50 Sq. mtrs. i.e. 134.55 Sq.ft., in the project known as "EKAIKA", constructed on land measuring 00 H 40 R out of Survey No.41, Hissa No.2A/2, situated at Kharadi, Tal Mulshi, Dist-Pune-411014, Within the limits of Pune Municipal Corporation, Taluka Haveli,Dist-Pune (herein referred to as ("said Office/ Unit"). Boundary of the aforementioned property: Towards East: By Part of same property i.e. S.NO. 41/2A/2, Towards West: By Part of Property S. No.41/2, Towards North: By Part of Property S. No.41/2, Towards South: By Land Bearing S. No.39 As per the copy of documents provided for valuation, the subject property is identified.	Gupta 2. Aman Dilip Gupta					
Date	ate: 26/12/2024 Sd/-							

**AUTHORISED OFFICER** 

KOTAK MAHINDRA PRIME LIMITED

Stressed Asset Management Branch Agarkar High School Bldg., 2nd Floor, Somwar Peth, Pune - 411011 Ph.: 7030924140 E-mail: bom1446@mahabank.co.in

Cancellation of Auction of Property

This is with reference to the E-Auction Sale Notice for Sale of Immovable Assets published in the Financial Express & Loksatta, Pune Editions on 17/12/2024 whose auction is scheduled on 28/01/2025. This is to inform public at large that the auction of the immovable property in the borrower account for Sr. No. 1, i.e. M/s. Shree Venkatesh Agencies stands cancelled. All the other details remain same. **Authorised Officer** 

### PUBLIC NOTICE

Notice is hereby given that the Certificate(s) for the under mentioned Equity Shares of the Company have been lost / misplaced and the holder(s) / purchaser(s) of the said Equity Shares have applie to the Company to issue duplicate Share Certificate(s). Any person who has a claim in respect of the said Shares should lodge the same with the Company at its Registered Office within 21 days from this date else the Company will proceed to issue duplicate certificate(s) to the aforesaid applicants without any further intimation.

Folio No.	Name Of Shareholder	Shares	From	To	From	To
0000110	ZAIDA FAKHRUDDIN POLISHWALA	35	989396	989430	13109	13109
2 0000110	ZAIDA FAKHRUDDIN POLISHWALA	15	1427560	1427574	32315	32315
0000110	ZAIDA FAKHRUDDIN POLISHWALA	50	2856476	2856525	50308	50308
2 0000110	ZAIDA FAKHRUDDIN POLISHWALA	50	5712059	5712108	128811	128811
0000110	ZAIDA FAKHRUDDIN POLISHWALA	50	5712109	5712158	128812	128812
0000110	ZAIDA FAKHRUDDIN POLISHWALA	50	11425017	11425066	248792	248792
2 0000110	ZAIDA FAKHRUDDIN POLISHWALA	50	11425067	11425116	248793	248793
0000110	ZAIDA FAKHRUDDIN POLISHWALA	50	11425117	11425166	248794	248794
00000110	ZAIDA FAKHRUDDIN POLISHWALA	50	11425167	11425216	248795	248795

Maharashtra Scooters Limited, Mumbai-Pune Road, Akurdi, Pune 411 035 Date: 26.12.2024

NIDO HOME FINANCE LIMITED

nido (formerly known as Edelweiss Housing Finance Limited) Registered Office Situated At 5th Floor, Tower 3, Wing 'B', Kohinoor City Mall, Kohinoor City, Kirol Road, Kurla (West), Mumbai - 400 070. Regional Office at: Office No. 407-410, 4th Floor, Kakade Bizz Icon, CTS 2687B, Ganeshkhind Road, Bhamburde, Shivaji Nagar, Pune, Maharashtra 411016

POSSESSION NOTICE (For immovable property) [Rule 8(1)] Whereas, the undersigned being the authorized officer of the Nido Home Finance Limited (for merly known as Edelweiss 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 Interes (Enforcement) Rules, 2002 issued a demand notice dated 13.05.2024 calling upon the Borrowe ASHOKKUMAR VAIKUNTAM and Co-Borrower NEERAJA MOSUR SRINIVASAN to repay the amount mentioned in the notice being Rs.69,62,574.31/- (Rupees Sixty Nine Lakh Sixty Two Thousand Five Hundred Seventy Four And Thirty One Paisa Only) And Rs.78,97,654.5/-

(Rupees Seventy Eight Lakh Ninety Seven Thousand Six Hundred Fifty Four And Five Paisa Only 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 Physical Possession of the property through Advocate, appointed as Court Commissioner in execution of order dated 11-11-2024 passed by Chief Judicial Magistrate, Pune, in Case No.4578/2024, described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security

Interest Enforcement) Rules, 2002 on this 26th Day of December of the year 2024. 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 the Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited) for an amount Rs.69,62,574.31/-(Rupees Sixty Nine Lakh Sixty Two Thousand Five Hundred Seventy Four And Thirty One Paisa Only) And Rs.78,97,654.5/- (Rupees Seventy Eight Lakh Ninety Seven Thousand Six **Hundred Fifty Four And Five Paisa Only)** 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 assets.

THE SCHEDULE OF THE PROPERTY All The Part And Parcel Bearing Flat/Apartment No.509 Carpet Area Admeasuring 210.78 Sq Mtr And Builtup Area 263.47 Sq Mtr Along With Exclusive Right To Use Parking In The Project Known As 'Gera's Green Ville Ii' Building/Tower 3, Fifth Floor, Bearing Survey No.64/1, 64/2,

64/3, 64/4, 64/5, And 64/6 Situated At Village Kharadi, Behind Eon It Park And Within The Limits Of Pune Muncipal Corporation. Date: 26/12/2024 Sd/- Authorized Officer Place: Pune For Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited)

**U GRO Capital Limited** 

4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai

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

Whereas, the undersigned being the Authorized Officer of UGRO Capital Limited, having its registered office at 4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070, under the Securitisation 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 to repay the amount mentioned in the notice together with interest thereon, 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 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 said rules of the Security Interest (Enforcement) Rules 2002.on the day, month and year

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 UGRO Capital Limited for the amount mentioned in the notice together with 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 assets.

Borrower Details	Demand Notice	Possession Date
	Demand Notice dated 07.10.2024 for an amount of Rs. 3,72,34,356/- as on 07.10.2024	26-12-2024

Mortgaged Property - Property1 - "All that piece and parcel of immovable property being Land and Building bearing Office No. 902, admeasuring 1739 sq ft. i.e. 161.56 sq Mtr., Along with adjacent terrace admeasuring 392 sq ft, i.e. 36.42 sq. Mtr., Along with Top Terrace admeasuring 1890.59 sq ft. i.e. 175.64 sq. Mtr. On Ninth Floor, Along with allotment of parking no. B-65 & B-66 admeasuirng 134.55 sq ft. i.e. 12.50 sq. Mtr. In the project known as "Ekaika" constructed on the land bearing Survey No. 41 Hissa No. 2A/2, situated at Village Kharadi. Taluka Haveli, District -Pune, Pincode: 411014"

**Property 2 -** "All that piece and parcel of immovable property being Land and Building bearing All that Consisting of Shop/Units No. 215, 215 A and 215B i.e. Shop- unit No. S-15 admeasuring 553 sq ft. Mtr. (Built Up), on Second Floor, in th project known as " Inspiria Commericial Co-Operative Housing Society Limited", Constructed on the land bearing S.No. 3 Hissa No. 2 having its corresponding CTS No. 984, Situated at Nigdi, Tal Haveli, Dist Pune.

Date: 28-12-2024, Place: Pune **Authorised Officer, UGRO Capital Limited** 

Registered Office: 27BKC, C-27, G-Slock, Bandra Kurla Complex, Bandra ( E ), Mumbai- 400051 Branch Office: Kotak Mahindra Bank Ltd.-Zone-2 Nyati Unitree, 4thFloor, Yerwada, Pune Nagar Highway, Pune —

Sale Notice For Sale Of Immovable Properties E-auction sale notice for sale of immovable assets under the securitisation and reconstruction of financia assets and enforcement of security interest act. 2002 under rule 8(5) read with provise to rule 9 (1) of the security interest (enforcement) rule, 2002. Subsequent to the assignment of debt in favour of Kotak Mahindra Bank Limited by "Bajaj Housing Finance Limited" (hereinafter referred to as "BHFL") the authorised officer of Kotak Mahindra Bank Limited (hereinafter referred to as "the bank/KMBL/secured creditor") has taken the possession of below described immovable property (hereinafter called the secured asset) mortgaged/charged to the secured creditor on 20.11.2020. 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 what is", and "whatever there is" basis for recovery of Rs.73,87,002.42/-(Rupees Seventy Three Lakh Eighty Seven Thousand Two and Forty Two Paisa Only) outstanding as on 23.12.2024 along will uture applicable interest till realization, under the loan account no.405THT80706304 405THT80706306, 405TLH80675550, 405TLH80675554; loan availed by Mr. Sahil Chadha as per

30.01.2025

Date Of Auction

Date Ornaction	30.01.2020
Time Of Auction	Between 12:00 Pm To 1:00 Pm With Unlimited Extension Of 5 Minutes
Reserve Price	for Property No.1- Rs-11,25,000/- (Rupees Eleven Lakh Twenty Five Thousand Only) for Property No.2- Rs-11,25,000/- (Rupees Eleven Lakh Twenty Five Thousand Only)
Earnest Money Deposit (EMD)	for Property No.1-Rs.1,12,500/- (Rupees One Lakh Twelve Thousand and Five Hundred Only) for Property No.2-Rs.1,12,500/- (Rupees One Lakh Twelve Thousand and Five Hundred Only)
Last Date For Submission Of Emd With Kyc	29.01.2025 UP TO 6.00 P.M. (IST)
Description Of The Secured Asset	Property No.1: All that piece and parcel of unit No. 602, of the type 1 BHK of carpet area admeasuring 36.48 sq.mtrs, on the Sixth Floor in Wing No. A2 alongwith the usable floor area of the enclosed balcony and attached exclusive balcony totally admeasuring 3.25 sq.mtrs, and attached exclusive terrace admeasuring NA sq.mtrs, making a total usable floor area including the carpet area 39.73 sq. mtrs together with single covered car parking space in "GaganAkanksha" constructed on land admeasuring 07 Hectares 69 Ares out of GAT No. 524, totally admeasuring 08 Hectares 89 Ares, situated at Village koregaon, Mu (Urali Kanchan), within the limits of Grampanchayat, Taluka Haveli, District Pune, Maharashtra- 412202 Apartment bounded as:East Garden View (Amenitie Space of the Project), West: Common Lobby and Entrance of Flat No.602, North: Staircase of the same building. South: Duct of the same Building and Flat No.603 Property No. 2: All that piece and parcel of Unit No.603, of the type 1 BHK of carpet area admeasuring 36.48 sq.mtrs, on the Sixth Floor in Wing No. A2 alongwith the usable floor area of the enclosed balcony and attached exclusive balcony totally admeasuring 3.25 sq.mtrs and attached exclusive balcony totally admeasuring 3.25 sq.mtrs together with single covered car parking space in "Gagan Akanksha" constructed on land admeasuring 07 Hectares 69 Ares, situated at Village Koregaon Mul. (Urali Kanchan), within the limits of Grampanchayat, Taluka Haveli, Urali Kanchan), within the limits of Grampanchayat, Taluka Haveli.

Known Encumbrances The borrowers' attention is invited to the provisions of sub section 8 of section 13, of the act, in respec 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 The 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 Mr. Pralhad Ghagare (Mob No.+91-7208072433), Mr. Agnel Pillai (Mob No. +918976929685) & Sanjay Chavan (Mob No. +918655312059). Bidder may also contact the bank's IVR No. (+91-9152219751) for clarifications. For detailed terms and conditions of the sale, please refer to the link Https://www.kotak.com/en/bank-auctions.htmlprovided in the bank's website i.e. www.kotak.comand/or on http://bankauctions.in/

No.603, South: Staircase of the same Building.

District Pune, Maharashtra- 412202 Apartment bounded as East.

Garden View (Amenitie Space of the Project), West: Common Lobby

and Entrance of Flat No.603. North: Duct of the same building and Flatt

Place: Pune For Kotak Mahindra Bank Ltd., DATE: 28.12.2024 **Authorized Officer**  AMBIT Finvest AMBIT FINVEST PRIVATE LIMITED

POSSESSION NOTICE (For Immovable Property) (Under Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002) Whereas the undersigned being the authorized officer of Ambit Finvest Private Limited Having its registered office at Ambit House 449, Senapati Bapat Marg, Lower Parel, Mumbai - 400 013, Corporate office at Kanakia Wall Street - 5th floor, A 506-510, Andheri-Kurla Road, Andheri East, Mumbai-400093, under Securitisation 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 Demand Notice dated mentioned hereunder calling upon the following borrowers to repay the amount mentioned in the notice being also mentioned hereunder within 60 days from the date of receipt of the said notice. The following borrowers having failed to repay the amount notice is hereby given to the following borrowers and the and the public in general that undersigned has taken possession of the properties 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. Name of the Borrower/ Co-Borrowers/ Demand Notice Date & Amount Date of Possession **Guarantors & Loan Account Number** Type of possession 11.10.2024, Rs. 43.90.440.85/- (Rupees 1) Vaishnavii Valves 2) Namdeo Gulab Waghmare Forty Three Lakhs Ninety Thousand Four 24.12.2024 3) Nagesh Namdeo Waghmare 4) Neelaam Nagesh Waghmare | Hundred Forty And Eighty Five Paise Only) Symbolic As On: 10.10.2024 Lan Nos. PUN000000067941 Possession Description Of Immovable Property / Properties Mortgaged : ALL THE PIECE AND PARCEL OF THE LAND ADMEASURING ABOUT

VILLAGE AMBEGAON BUDRUK. TAL. HAVELI. DIST. PUNE WHICH IS WITHIN THE LIMITS OF SUB- REGISTRARAR HAVELI. PUNE DIST, PUNE, MAHARASHTRA - 411046, BOUNDARY OF THE SAID PROPERTY: - EAST: BY BUILDING DATTA NIWAS WEST: BY 15 WIDE INTERNAL ROAD NORTH: BY BUILDING DATTA NIWAS SOUTH: BY PROPERTY OWNED BY PRAMOD KOLAMBAR. The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property wil be subject to the Charge of Ambit Finvest Private Limited for an amount mentioned herein above and interest thereon. The borrower's

00 HECTOR 01 ARE) 100 SQUARE METERS ( 1000 SQUARE FOOT APP). ALONG WITH CONSTRUCTION THEREON CARVED OUT

OF LAND BEARING SURVEY NUMBER, 46, HISSA NUMBER, 5 TOTAL ADMEASURING 74 HECTORS AND 00 ARES, SITUATED AT

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. Date: 28.12.2024. Place: Pune Sd/- Authorised Officer - Ambit Finvest Private Limited **IndoStar Capital Finance Limited** 

Registered Add :- Silver Utopia, Third Floor, Unit No 301-A, Opposite P & G Plaza, Cardinal Gracious Road, Chakala, Andheri (E), Mumbai 400099, India

**POSSESSION NOTICE** Rule 8(1) of Security Interest (Enforcement) Rules, 2002

Whereas the authorized officer of Indostar Capital Finance Ltd.registered office at Silver Utopia, Third Floor, Unit No 301-A, Opposite P & G Plaza, Cardinal Gracious Road, Chakala, Andheri (E), Mumbai 400099, India, 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 Notice calling upon the Borrower (S) / Co-Borrower (S) / Guarantor (S), to

repay an amountmentioned in the notice schedule here in under. The Borrower, the Co-Borrowers having failed to repay the amount in full, notice is hereby given to the borrower, Co borrower, Guarantor and the public in general that the Authorized Officer has taken possession of the property described herein below in exercise of powers

conferred on him under Section 13(4) of the said Ordinance read with rule 8 of the said rules. The Borrower, Co-Borrowersin particular 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 immovable property, their entire outstanding dues for the loan facilities availed and also for which securities have been created by them as detailed under:

	SCHE	DULE OF THE PROPERTY	
S. No	Name of the Borrower / Co-Borrower & Address	Description of the Schedule Property	Notice Date & Amount (S) Demanded
2	Aryan Trading Company SR No. 24/1 Plot No. 88 Defence Housing Society Colony Bopkel Haveli Ganesh Nagar, Pune: 411015 Maharastra Seema Shuddhodhan Gawai	All that part and parcel of: at agricultural land bearing Survey no. 25, Hissa No. 2 Situated at village kalas, Taluka Haveli, District Pune within the limits of Zilla Parishad Pune and Taluka panchayat Samiti Haveli and Gram Panchayat Kalas and also within the Jurisdiction of Sub Registrar Haveli, admeasuring 00H. 03R. or 300.00 Square meters and bounded S. No. 25/2/1/14, Plot No. 19	Twenty Six Lakhs Eighty Six Thousand Eight Hundred and Thirty Six
3	Sr No 24/1 Road No- 04 Ganesh Ngr BopkhelDefence Colony Nr Durga Mata MandirPune: 411015, Maharashtra Shuddhodhan Jamdeo Gawai	Near Durga Mata Mandir, Kalas, Pune-411015 as follows:On or towards the EAST:: By land of Lt. S Vajjramatti On or towards the SOUTH: By part of said land	Only] Loan Account No.LSPUN05119- 200003367
3	SR No 24/1 Plot No 88 Defence Colony Road No. 04 Ganesh Nagar NR Durgamata Mandir Bopikhel	On or towards the WEST: By 4.6 mtr. Wide road On or towards the NORTH: By part of said land.	

Possession Date: 26 /12/2024 Sd/- (Authorized Officer) Place:Pune INDOSTAR CAPITAL FINANCE LIMITED Date: 28-12-2024



Pune: 411031, Maharashtra

Asset Recovery Branch: Suyog Plaza, 1" Floor, 1278, Jangali Maharaj Road, Deccan Gymkhana, Pune - 411 004, Mob : 8169178780 Email: ubin0578789@unionbankofindia.bank

Date: 13.12.2024

Union Bank Of India

**Notice Date &** 

Amount (S) Demanded

22-10-2024

Rs 1,94,21,993/-(ONE

**CRORE NINETY FOUR** 

LAKHS TWENTY ONE

THOUSAND NINE

HUNDRED AND NINETY

THREE ONLY)

Loan Account

No.LSPUN05117-

180001296

Notice to the Borrower informing about Sale (30 Days Notice) Rule 6(2) / 8(6) of Security Interest (Enforcement) Rules 2002

Ref No. ARB:Pune: 699:2024

Mr. Mukesh Jagannath Pawar, Sr. No. 35, 36 Bhimshakti Chowk, Warje Gaon, Near Bapuji Bua Chowk. Ram Nagar, Warje, Pune - 411058 Maharashtra Also At: Flat No. 102, 1st Floor, Jadhav Heights, A Wing, Sr. No. 37/4/2 Datta Nagar, Warie, Pune - 411058 Maharashtra

Mr. Gajanan Dilipsingh Chauhan (Co-Obligant), Mrs. Meenakshi Deepak Warule (Co-Applicant), Mrs. Hemlatha Gajanan Chauhan (Co-Obligant) House No. 1323 Ram Nagar, Near Bapuji Bua Chowk, Flat No. 01 Shivprasad Apartment, Adarsh Nagar Warje, Malwadi Warje, Pune - 411058 New Sangvi, Pune - 411027 Maharashtra

Sir/Madam.

Subject :- Sale of Property Belonging to Mr. Mukesh Jagannath Pawar for Realization of amount due to Bank under the SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.

Union Bank of India, Bavdhan Branch Now Asset Recovery Branch. Suyog Plaza, 1" Floor, 1278, Jangali Maharaj Road, Deccan Gymkhana, Pune - 411 004 the secured creditor, caused a demand notice dated 17.02.2024 under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, calling upon you to pay the dues within the time stipulated therein. Since you failed to comply the said notice within the period stipulated, the Authorised Officer, has taken possession of the secured assets under Section 13(4) of the Act read with Rule 6/8 of Security Interest (Enforcement) Rules, 2002 on 26.11.2024 Even after taking possession of the secured asset, you have not paid the amount due to bank. As such, it

has become necessary to sell the below mentioned property by holding public e-auction after 30 days from the date of receipt of this notice through online mode. The date and time of e-auction along with the Reserve Price of the property and the details of the service provider, in which the e-auction to be conducted, shall be informed to you separately Therefore, if you pay the amount due to the bank along with subsequent interest, costs, charges and

expenses incurred by bank before the date of publication of sale notice, no further action shall be taken for sale of the property and you can redeem your property as stipulated in sec. 13 (8) of the Act. SCHEDULE OF PROPERTY

Flat No. 102, 1st Floor, Jadhav Heights, A Wing, Sr No. 37/4/2, Datta Nagar, Warje Pune - 411058, Bounded as under - East: Passage, West: Open Space, North: Open Space, South: Staircase & Flat No.101

Place: Pune

**Amit Thorat** Date: 13/12/2024 Authorised Officer & Chief Manager,

(This notice is also being published in vernacular.

The English version shall be final if any question of interpretation arises.)

IndoStar Capital Finance Limited

Registered Add :- Silver Utopia, Third Floor, Unit No 301-A, Opposite P & G Plaza, Cardinal Gracious Road, Chakala, Andheri (E), Mumbai 400099, India

POSSESSION NOTICE

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

Whereas the authorized officer of Indostar Capital Finance Ltd.registered office at Silver Utopia, Third Floor, Unit No 301-A, Opposite P & G Plaza, Cardinal Gracious Road, Chakala, Andheri (E), Mumbai 400099, India, 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 Notice calling upon the Borrower (S) / Co-Borrower (S) / Guarantor (S), to repay an amountmentioned in the notice schedule here in under.

The Borrower, the Co-Borrowers having failed to repay the amount in full, notice is hereby given to the borrower, Co borrower, Guarantor and the public in general that, the Authorized Officer has taken possession of the property described herein below in exercise of powers conferred on him under Section 13(4) of the said Ordinance read with rule 8 of the said rules.

The Borrower, Co-Borrowersin particular 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 immovable property, their entire outstanding dues for the loan facilities availed and also for which

securities have been created by them as detailed under :-SCHEDULE OF THE PROPERTY

S. No	Name of the Borrower / Co-Borrower & Address	Description of the Schedule Property
1	SACHIN DASHRATH KONDE	1)All that piece and parcel of Property
	FLAT NO 3 3RD FLOOR CHANDRAKIRAN BLDG	bearing Flat No. 2, Chandrakiran
	CHHATRAPATI SHIVAJI CHOWK NR VIKAS MITRA	Apartments, area 527.97 sq. ft i.e.
	MANDAL KARVE NAGAR PUNE 411052	49.06 sq. mts and terrace 40.42 sq. ft
2	MANGAL DASHRATH KONDE	i.e. 3.75 sq. mts situated at Plot No.
	FLAT NO 3 3RD FLOOR CHANDRAKIRAN BLDG	13, S No. 23+24+55+57+58 Hissa
	CHHATRAPATI SHIVAJI CHOWK NR VIKAS MITRA	No. 1, CTS NO. 293, at village Karve
	MANDAL KARVE NAGAR PUNE 411052	nagar( HinganeBudruk)
	SHREE NARENDRA FLOWRIST	2)Flat No. 3 Chandrakiran
	Through its proprietor Sachin Konde S NO 587 SOPAN	Apartments, First Floor, area 566.91
	MAHARAJ SOCIETY BIBEWADI PUNE PUNE 411037	sq. ft i.e. 52.68 sq. mts and terrace

48.74 sq. ft i.e. 4.52 sq. mts situated 3 RUPALI SACHIN KONDE at Plot No. 13, S No. 23+24+55+ FLAT NO 3 3RD FLOOR CHANDRAKIRAN BLDG 57+58 Hissa No. 1, CTS No. 293 at CHHATRAPATI SHIVAJI CHOWK NR VIKAS MITRA village Karvenagar (Hingane Budruk) MANDAL KARVE NAGAR PUNE 411052. 3) Flat No. 6 Chandrakiran 4 DASHRATH VINAYAK KONDE( DECEASED)

Through Legal heirs 1. SACHIN DASHRATH KONDE FLAT NO 3 3RD FLOOR CHANDRAKIRAN BLDG CHHATRAPATI SHIVAJI CHOWK NR VIKAS MITRA MANDAL KARVE NAGAR PUNE PUNE 411052 2. MANGAL DASHRATH KONDE

Possession Date:26 /12/2024

Place:Pune

Date: 28-12-2024

4) Shop No. 3, on ground Floor, area 17.29 sq. mts situated at, S No. FLAT NO 3 3RD FLOOR CHANDRAKIRAN BLDG CHHATRAPATI SHIVAJI CHOWK NR VIKAS MITRA MANDAL KARVE NAGAR PUNE 411052

23+24+55+57+58 Hissa No. 1 village Karvenagar (HinganeBudruk)

Apartments 2nd Floor, area 815 sq. ft

situated at Plot No. 13, S No.

23+24+55+ 57+58 Hissa No. 1, CTS

NO. 293, village Karvenagar(

Hingane Budruk)

Sd/- (Authorized Officer) INDOSTAR CAPITAL FINANCE LIMITED

Pune

financialexp.epapr.in