Registered Office: 12th Floor, Tower A. Peninsula Business Park, Ganpatrao Kadam TATA Marg, Lower Parel, Mumbai 400013.

**DEMAND NOTICE** DEMAND NOTICE UNDER Sec 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.

Whereas, the undersigned being the Authorized Officer of the Tata Capital Ltd (Erstwhile known as Tata Capital Financial Services Ltd.) 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, has issued a Demand Notice as below calling upon the Borrowers/Co-borrowers/Obligors to repay the amount mentioned in the notice together with further interest applicable thereon more particularly mentioned in the respective demand notice within 60 days from the date of he said notice. If the said Borrowers/Co-borrowers/Obligors fails to make payments to Tata Capital Ltd. (TCL) as aforesaid, then TCL shall proceed against the 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 Borrowers/Co-borrowers/Obligors as to the costs and consequences. The said Borrowers/Coborrowers/Obligors are barred from transferring the secured asset or creating any interest or rights by way of tenancy or license or any other rights whatsoever, in or over the secured asset, or otherwise dealing with the secured assets in any manner whatsoever to the prejudice of the interest of us, without obtaining our prior written consent and the same is also prohibited under sub-section (13) of section 13 of the said Act. It may also be noted that as per Section 29 of the Act, if any person contravenes or attempts to contravene or abets the contravention of the provisions of this Act or rules made there under, he shall be punishable with imprisonment for a term which may extend to one year, or with fine, or with both. The said Borrowers/Co-borrowers/Obligors kind attention is invited to provisions of sub-Section (8) of Section 13 of the SARFAESI Act where under you can tender the entire amount of outstanding dues together with all costs, charges and expenses incurred by the TCL only till the date of publication of the notice for sale of the secured asset(s) 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 and expenses incurred by the TCL 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). Any person who intervenes 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.

Sr.	Loan	Name of Obligor(s)/Legal Heir(s)/	Amount of	NPA
No.	A/C No.	Legal Representative(s)	Demand Notice	Date
	77000011 058626 &TCFLA0 27700001	<ol> <li>Sameer Bashir Jamadar, 2) Vasim Bashir Jamadar,</li> <li>Alim Bashir Jamadar All having add: Building A. Ft. No.604, Ganga Melrose-SN, 60A/1/2/1B. Sopan Baug, Ghopardi, Pune 411001, Also add: Shop No. A-14, Ground Floor, Sunrise Co-op Hsg Soc Ltd, CTS No.479, Nana Peth, Pune 411002, Also add: Rose Parade Society, Bldg B-1, Flat No.1101, Salunkhe Vihar, Wanavdi, Pune 411048.</li> </ol>	Rs.61,34,977/- in Loan Ac No. TCFLA0277000011058626 is due and	8th Dec. 2023

Property Description: 1) All that piece and parcel of Flat No.4, admeasuring about 1195.66 sq.ft. i.e. 111.07 sq.mtrs on the first floor, in Building named 'Ashirwad Apartment' along with car parking space admeasuring about 80 sq.ft. i.e. 07.43 sq.mtrs and along with all the rights and benefits thereto, constructed on the property bearing Plot No. 109 & 124, from and out of S. No. 604/1 + 605 + 608 (part) CTS No.3666, Lullanagar, Bibewadi, Pune which is within local limits of Pune Municipal Corporation and within jurisdiction of Sub-Registrar, Taluka Haveli, Dist. Pune. 2) The shop No. A-14 admeasuring 30.85 Sq. Mtrs. i.e. 332 Sq. Ft. Built-up area Situate on the Ground Floor of the building known as "Sunrise" of the Sunrise Co-operative Housing Society standing on all that piece and parcel of land or ground admeasuring 840.40 Sq. Mtrs or thereabouts bearing CTS No. 479/480 situate, lying and being at Nana Peth, Pune within the Registration Sub-District of Taluka Pune City, District Pune and within the limits of the Municipal Corporation of Pune. **Authorised Officer** Date: 15 February 2024, Place: Pune Tata Capital Limited.

SBI STATE BANK OF INDIA, Stressed Assets Recovery Branch, (SARB) Pune, Vardhaman Building, 2nd Floor, Seven Loves Chowk, Mahatma Phylo Both, Shankarahath Band, Bune, 42 Building, 2nd Floor, Seven Loves Chowk, Mahatma Phule Peth, Shankarsheth Road, Pune-42. Ph.: 020-26446043/26446044. E-mail: sbi.10151@sbi.co.in. Authorised Officer:- Mrs. Richa A. Nimonkar, e-mail: richa.nagare@sbi.co.in, Mob:-9004699378

## **E-AUCTION SALE NOTICE**

Sale of Moyable assets charged to the bank under The Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

The undersigned as Authorized Officer of State Bank of India has taken over possession of the following property/ies u/s 13(4) of the SARFAESI Act 2002. Public at large is informed that e-auction (under SARFAESI Act, 2002) of the charged property/ies in the below mentioned cases for realisation of Bank's dues will be held on "AS IS WHERE IS BASIS and AS IS WHAT IS BASIS".

Name of Borrower(s)	Name of Guarantor(s)	Outstanding Dues for Recovery of which Property is Being Sold		
M/s. Transcool Agro	Mr. Pradeep Bandoba Gurav (since deceased through legal heirs) 1. Mr. Pavan Pradeep Gurav, 2. Mrs. Preeti Pradeep Gurav, 3. Mrs. Asha Pradeep Gurav, 4. All other unknown legal heirs (if any)	Eighty Two Thousand Eight Hundred		

Names of Title Deed Holders: Mr. Pradeep Bandoba Gurav (since deceased through legal heirs)						
Description of movable articles	Reserve Price	Earnest Money				
Movable Articles lying at Godown NO. 3 Maharashtra State	Rs.	Deposit (EMD)	Amount :			
Ware Housing Corporation, Next To Hotel Panchsheel, Telco Road, Chinchwad, Pune-411029 (Physical Possession)		Rs. 1,000.00	Rs. 0.25 Lakh			

Description of the movable articles are as under:

(1) 100 HP Transformer (Electrical)- No. 1, (2) 'Shiva' make vegetable &fruits washing machine with sorting grading conveyor - 500 kg/hr- No. 1. (3) 50 MT Emerson compressor- No. 2. (4) Truck, Model: LPT 1109 EX2 BSIII/42, Model Tata Motors Ltd., Regd. no. MH14EM0408, Date of registration: 26/07/2014, Fitness: 27/07/2016 (Expired), Types of vehicle: Goods carrier (HGV), Fuel: Diesel- No. 1, (5) Pickup, Model: Mahindra genio SC BS-IV, Make: Mahindra & Mahindra Ltd., Regd. no. MH14EM0412, Date of registration: 30/07/2014, Fitness: 27/07/2016 (Expired), Types of vehicle: Goods carrier (LGV), Fuel: Diesel- No. 1, (6) Electrolax make 2 Ton AC- No. 6, (7) Electrolax make 1.5 Ton AC-No. 17, (8) 16 channel DVR- No. 1, (9) CCTV Camera set- No. 16, (10) Computer system- No. 3, (11) 'Kider' make cash counter- No. 2, (12) Shopping trollies- No. 22, (13) Server + Screen- No. 1, (14) Printed PP Poly bags bundle in kg- No. 13, (15) Billing printer machine- No. 2, (16) Weighing machine- No. 5, (17) Heat sealing machine- No. 4, (18) Bajaj table fan- No. 1, (19) Refrigerator- Make: Western refrigeration Pvt. Ltd.- No. 1, (19a) Deep freezer- No. 1, (19b) Refrigerator-No. 1, (20) For kids play seesaw, swing, slide, Make in MS- No. 1, (21) Electric duct- No. 1, (22) Wooden Counter 8' feet long-No. 1, (23) Wooden rack 4'x 4'-No. 1, (24) Plastic Crates of approx. total nos., No. 350, (25) Cold storage shed 38' x 21' x 3.65 m. (H)-No. 1, (26) Storage MS racks-No. 1, (27) Fire extinguishing and sprinkler systems in godown-No. 1

Below which the property will not be sold

Date & Time of e-Auction: All the Properties will be put for auction on 05.03.2024 From 11.00 a.m. to 4.00 p.m. with unlimited extensions of 10 Minutes each

Date and Time of Inspection for all properties will be 23.02.2024 between 11.00 a.m. to 2.00 p.m.

For All Properties Last Date for Depositing EMD Amount and KYC.: On or before 04.03.2024 till 5 p.m. Brief terms and conditions of e-auction. The sale shall be subject to the terms and conditions prescribed in the

Security Interest Enforcement Rules 2002.

E-Auction is being held on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis and will be conducted "On Line". 1) The dues towards maintainance charges, electricity bill, property tax or any other statutory dues etc. If any for the auctioned property will be borne by the purchaser. 2) The auction will be conducted through IBAPI Portal viz. https://ibapi.in E-auction Tender Document containing online e-auction bid form, Declaration, General Terms and Conditions of online auction sale are available on https://ibapi.in. 3) Bidders are advised to visit the website www.mstcecommerce.com for our e-auction service provider MSTC Ltd. to participate in online bid. The intending purchasers/bidders are required to register themselves on the auction portal- https://www.mstcecommerce.com/ auctionhome/ibapi/index.jsp. 4) The Bidders have to register themselves well before the auction date as registration of bidders take minimum of three working days. 5) Time and manner of payment: The successful bidder shall deposit 25% of sale price, after adjusting the EMD already paid, immediately, i.e. on the same day or not later than next working day, as the case may be, after the acceptance of the offer by the Authorised Officer, failing which the earnest money deposited by the bidder shall be forfeited. The Balance 75% of the sale price is payable on or before the 15th day of confirmation of sale of the secured asset or such extended period as may be agreed upon in writing between the Secured Creditor and the auction purchaser not exceeding three months from the date of auction. 6) For EMD amount to be deposited in Global EMD wallet available in the portal https://ibapi.in. The bidder has to ensure and confirm for himself that the EMD amount is transferred from his bank account to his own wallet with MSTC by means of NEFT/RTGS transfer from his bank account. The bidder will be accepted by the system for auction only if the requisite amount of EMD is present in his wallet or else he will be not accepted as bidder by system and he will be not able to participate in auction. 7) For property details and photograph of the property please visit https://ibapi.in and for clarifications related to this portal please contact help line numbers '1800 10 25026' or '011-41106131'. 8) In the event of failure of auction the bidder has to place refund request from wallet to bank account through his account maintained by MSTC which will refund the same back to bidders bank account. For further information kindly contact Banks Authorized officer. 9) The successful bidder shall deposit 25% of sale price, after adjusting the EMD already paid, immediately, i.e. on the same day or not later than next working day, as the case may be, after the acceptance of the offer by the Authorised Officer, failing which the earnest money deposited by the bidder shall be forfeited. The Balance 75% of the sale price is payable on or before the 15th day of confirmation of sale of the secured asset. 10) To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property/ies. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues. The sale shall be subject to rules/ conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The other terms and conditions of the e-auction are published in the following websites www.sbi.co.in & https://ibapi.in. 11) The successful bidder shall be required to submit the final prices, quoted during the e-Auction as per the annexure after the completion of the e-Auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of e-Auction. 12) During e-Auction, if no bid is received within the specified time. State Bank of India at its discretion may decide to revise opening price / scrap the e-Auction process / proceed with conventional mode of tendering. 13) The Bank / service provider for e-Auction shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the causes. 14) The bidders are required to submit acceptance of the terms & conditions and modalities of e-Auction adopted by the service provider, before participating in the e-Auction. 15) The bid once submitted by the bidder, cannot be cancelled/withdrawn and the bidder shall be bound to buy the property at the final bid price. The failure on the part of bidder to comply with any of the terms and conditions of e-Auction, mentioned herein will result in forfeiture of the amount paid by the defaulting bidder. 16) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders. 17) The Authorised Officer shall be at liberty to cancel the e-Auction process / tender at any time, before declaring the successful bidder, without assigning any reason. 18) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price. 19) The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained. 20) The EMD of the unsuccessful bidder will be refunded to their respective A/c numbers shared with the Bank. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any). 21) The Authorised Officer is not bound to accept the highest offer and the Authorised officer has absolute right to accept or reject any or all offer(s) or adjourn / postpone / cancel the e-Auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor. 22) In case of forfeiture of the amount deposited by the defaulting bidder, he shall neither have claim on the property nor on any part of the sum for which may it

Date: 17.02.2024 Place: Pune

be subsequently sold. 23) The successful bidder shall bear all the necessary expenses like applicable stamp duties /

additional stamp duty / transfer charges, Registration expenses, fees etc. for transfer of the property in his/her name.

24) In case of any dispute arises as to the validity of the bid (s), amount of bid, EMD or as to the eligibility of the bidder,

authority of the person representing the bidder, the interpretation and decision of the Authorised Officer shall be final. In

such an eventuality, the Bank shall in its sole discretion be entitled to call off the sale and put the property to sale once

again on any date and at such time as may be decided by the Bank. For any kind of dispute, bidders are required to

contact the concerned authorised officer of the concerned bank branch only. 25) The sale certificate shall be issued

after receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued

in the name of the successful bidder. No request for change of name in the sale certificate other than the person who

**Authorized Officer** State Bank of India



TATA CAPITAL HOUSING FINANCE LTD. Regd. Office: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai – 400013. CIN No. U67190MH2008PLC187552. Contact No. (022) 61827414, (022) 61827375

POSSESSION NOTICE

(As per Appendix IV read with rule 8(1) of the Security Interest **Enforcement Rules, 2002)** 

Whereas, the undersigned being the Authorized Officer of the TATA Capital Housing Finance Limited., under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act. 2002 and in exercise of powers conferred under section 13(2) read with rule 9 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice dated 14th February, 2019 calling upon the borrowers to repay the amount mentioned in the notice within 60 days from the date of the said notice. The borrower, having failed to repay the amount, notice is hereby given to

the borrower, in particular and the public, in general, that the Court Commissioner has taken physical possession of the property described herein as per Chief Judicial Magistrate Solapur order dated 02.12.2023 in exercise of powers on him of the said act and handed over to the undersigned Authorised officer on 14.02.2024.

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

The borrower, in particular, and the public in general, are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the TATA Capital Housing Finance Limited, for an amount referred to below along with interest thereon and penal interest, charges, costs etc. from 14th February, 2019.

2000	Loan Account No.	Name of Obligor(s)/ Legal Heir(s)/Legal Representative(s)	Amount as per Demand Notice	Date of Physical Possessio
	10324728 & 10325620	MR. RUPESH KAMALKISHOR UPADHYE & MRS. PREETHI RUPESH UPADHYE	As on 14-Feb-2019 an amount of Rs. 42,52,133/- (Rupees Forty Two Lakh Fifty Two Thousand One Hundred Thirty Three Only)	14.02.2024

Description of Secured Assets/Immovable Properties: - Schedule - A All that piece and parcel of the property situated at Seth L.J. Chandak path. Budhwar Peth within the registration district of Solapur and within the limits of Solapur Municipal Corporation, bearing S. No. 28/1B/1/1/(1+3+4+6) admeasuring 5139.62 Sq. Mts. Which is bounded as under: On or towards the East: By Internal Road / F. P. No. 28/1B/1/7, On or towards the West: By F. P. No. 26, On or towards the North: By F. P. No. 28/1B/1/1A/5, On or towards the South: By Solapur Municipal Corporation Road.

The Kamalshree Apartment is bounded as under: On or towards the East By Internal Road, On or towards the West: By Shree & Suyash Apartment of Chandak Garden, On or towards the North: By Internal Road, On or towards the South: By Old T.P. II, F. P. No. 28/1B/1/4, Schedule – B

The Unit / Flat No. 203 of Kamalshree Apartment is bounded as under: On or towards the East: Internal Road, On or towards the West: Flat No. 204 & 205, On or towards the North: Flat No. 202, On or towards the South : Internal Road.

Carpet area statement of the said Unit / Flat : Flat No. 203, it is rectangular shaped Apartment built up area measuring 930.00 Sq. Fts. 86.40 Sq. Mtr. As specifically shown in Exhibit A of this deed. Its main door has access to the corridor of the respective floor. The total area of the Flat No. 203 is 66.03 Sq. Mtr. i.e. 711.00 Sq. Ft.

Date: - 17.02.2024 **Authorised Officer** ıce: - Solapur For Tata Capital Housing Finance Limited

## TATA CAPITAL LIMITED

Regd. Office - Tower A, 11th Floor, Peninsula Business Park, Ganpatrao Kadam Marg. Lower Parel, Mumbai 400 013 Branch Add.: : 9th Floor, IRIZ Tower, Baner-Pashan Link Road, Pune 411021.

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY (Under Rule 8(6) R/W Rule 9(1) of the Security Interest (Enforcement) Rules 2002) E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) r/w Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

LOAN ACCOUNT NO. 20057781: M/s. VOGUE 9 This is to inform that Tata Capital Ltd. (TCL) is a non-banking finance company and incorporated under the provisions of the Companies Act, 1956 and having its registered office at Peninsula Business Park, Tower A, 11th Floor, Ganpatrao Kadam Marg, Lower Parel, Mumbai-400013 and a branch office amongst other places at Maharashtra ("Branch"). That vide Orders dated 24.11.2023, the National Company Law Tribunal (NCLT) Mumbai has duly sanctioned the Scheme of Arrangement between Tata Capital Financial Services Limited ("TCFSL") and Tata Cleantech Capital Limited ("TCCL") as transferors and Tata Capital Limited ("TCL") as transferee under the provisions of Sections 230 to 232 read with Section 66 and other applicable provisions of the Companies Act, 2013 ("said Scheme"). In terms thereof, TCFSL and TCCL (Transferor Companies) along with its undertaking have merged with TCL, as a going concern, together with all the properties, assets, rights, benefits, interest, duties, obligations, liabilities, contracts,

Borrowers] in terms thereof. Notice is hereby given to the public in general and in particular to the below Borrower/Co-Borrower that the below described immovable property mortgaged to Tata Capital Limited (Secured Creditor/TCL), the Possession of which has been taken by the Authorised Officer of Tata Capital Limited (Secured Creditor), will be sold on 15th Day of March 2024 "As is where is basis" & "As is what is and whatever there is & without recourse basis".

agreements, securities etc. w.e.f. 01.01.2024. In pursuance of the said Order and the Scheme, all

the facility documents executed by TCFSL and all outstanding in respect thereof stood transferred

to Applicant Company and thus the TCL is entitled to claim the same from the [Borrowers/Co-

Whereas the sale of secured asset is to be made to recover the secured debt and whereas there was due of a sum of Rs. 2,44,94,927.45/- (Rupees Two Crore Forty Four Lakh Ninety Four Thousand Nine Hundred Twenty Seven and Paisa Forty Five Only) as on 03.08.2022 vide Loan Account bearing No. 20057781 demanded vide Notice U/s. 13(2) dated 05.08.2022 from Borrowers and Co-Borrowers/Guarantors, i.e., (1) M/s. Vogue 9, Through Its Partner Mr. Hitesh Dhirajlal Mehta; (2) Mr. Hitesh Dhirajlal Mehta; (3) Mrs. Sonal Dipak Mehta; (4) Mr. Bhavin Dhirajlal Mehta; (5) Mr. Dhirajlal Trimbaklal Mehta; (6) Mrs. Minal Bhavin Mehta, All Having Address At: Vraj Apartment, Ground Floor, Subhash Nagar Lane No-3, 1198 Shukrawar Peth, Pune, Maharashtra-411002; Also Having Address At: Flat No. 1301 & 1302, D-Wing, Nine Hills Society, Mohammadwadi, Pune, Maharashtra-411060; Also Having Address At: A-32, Raj Bungalow Suparshwanath Society, Market Yard, Pune, Maharashtra -411037.

Notice is hereby given that, in the absence of any postponement/ discontinuance of the sale, the said property shall be sold by E-Auction at 2.00 P.M. on the said 15th Day of March 2024 by TCL., having its branch office at 09th Floor, IRIZ Tower, Baner-Pashan Link Road, Pune - 411021. The sealed E- Auction for the purchase of the property along with EMD Demand Draft shall be received by the Authorized Officer of the TATA CAPITAL LIMITED till 5.00 P.M. on the said 14th Day of March 2024.

Description of Secured Asset	Type of Possession Constructive/ Physical	Reserve Price (Rs)	Earnest Money EMD (Rs)
Property No. 1: Flat No. 1301, admeasuring about 111.55 Square Meters Carpet Area, on the 13th Floor, in the building No. D, in the Housing Complex known as "Nine Hills", which is constructed on the property bearing portion admeasuring 21660 Square Meter out of Property bearing Plot No. A, out of Sanction layout of S. No. 43, Hissa No. 1, 2, 3, 4, 5 (Part), 5/1, 5/2, 6, 7, 8A, 9A, 9B/1 (Part), 11 (Part), 11/2 and 12 of S. No. 43 and land	Physical	Rs. 1,48,00,000/- (Rupees One Crore Forty Eight Lakh(s) Only)	Rs. 14,80,000/- (Rupees Fourteen Lakh(s) Eighty Thousand Only)

admeasuring 59.100 Sq. Mtrs bearing Survey No. 44, situate, lying and being at village Mohammadwadi, Taluka Haveli, District Pune, which is within the local limit of Pune Municipal Corporation and within the jurisdiction of Registration District, Sub Registrar Taluka Haveli. District Pune. Together with the exclusive right of user of the covered Parking Space bearing No. 42 situate under the Basement level of the said building "D"

Property No. 2: Flat No. 1302, admeasuring about 87.97 Square Meter carpet area on the 13th Floor, in the building No. D, in the Housing Complex known as "Nine Hills", which is constructed on the property bearing portion admeasuring 21660 Square Meter out of Property bearing Plot No. A, out of Sanction layout of S. No. 43, Hissa No. 1, 2, 3, 4, 5 (Part), 5/1, 5/2, 6, 7, 8A, 9A, 9B/ (part), 11 (Part), 11/2 and 12 and land admeasuring 59,100 Sq. Mtrs bearing Survey No. 44 situated at village Mohammad wadi, Taluka Haveli, District Pune, which is within the local limit of Pune Municipal Corporation and within the jurisdiction of Registration District, Sub Registrar Taluka Haveli, District Pune. Together with the exclusive right of user of the covered Parking Space bearing No. 43 situated under the Stilt of Building "C".

Note: During Search AO found subsequent Notice of Lis-Pendency registered at SRO Haveli No. 10 vide Sr. No.12873/2022 pursuant to Sp. Civil Suit filed before C.J.S.D. Pune on Property No.2 i.e., Flat No.1302, "D" Building, Housing Complex known as "Nine Hills" situated at village Mohammad Wadi, Pune.

the description of the property that will be put up for sale is in the Schedule. Movable articles/ House hold inventory if any lying inside and within secured asset as described above shall not be available for sale along with secured asset until and unless specifically described in auction sale notice. The sale will also be stopped if, amount due as aforesaid, interest and costs (including the cost of the sale) are tendered to the 'Authorized Officer' or proof is given to his satisfaction that the amount of such secured debt, interest and costs has been paid. At the sale, the public generally is invited to submit their tender personally. No officer or other person, having any duty to perform in connection with this sale shall, nowever, directly or indirectly bid for, acquire or attempt to acquire any interest in the property sold. The sale shall be subject to the rules/conditions prescribed under the SARFAESI Act, 2002. The E-auction will take place through portal https://disposalhub.com on 15th Day of March 2024 between 2.00 PM to 3.00 PM with unlimited extension of 10 minutes each. All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the "TATA CAPITAL LIMITED" payable at Pune. Inspection of the property may be done on 01st Day of March 2024 between 11.00 AM to 5.00 PM.

Note: The intending bidders may contact the Authorized Officer Mr. Somnath Bamne; Email id-Somnath.Bamne@tatacapital.com and Mobile No.++91-9860797877. For detailed terms and conditions of the Sale, please refer to the link provided in secured creditor's

website, i.e. https://bit.ly/3SXIHBk, or contact Authorized Officer or Service Provider- NexXen Solutions Private Limited. Sd/- Authorized Officer **Tata Capital Limited** 

Place: Pune, Date: 17-02-2024

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submitted the bid / participated in the e-Auction will be entertained.



**JM Financial Home Loans Limited** 

Registered Office: 7th Floor, Suashish IT Park, Plot No. 68E, off Datta JM FINANCIAL Pada Road, Opp. Tata Steel, Borivali (E), Mumbai - 400 066

HOME LOANS

**Possession Notice** 

Under section 13(4) of securitisation and reconstruction of financial assets and enforcement of security interest act, 2002 and rule 8(1) of the security interest (enforcement) rule 2002. (appendix iv) Whereas the undersigned being the authorised officer of IM Financial Home Loans Limited (hereinafter referred as IMFHLL) under the

securitisation and reconstruction of financial assets and enforcement of security interest act, 2002 and in exercise of powers conferred unde section 13(2) read with rule 3 of the security interest (enforcement) rules, 2002 issued a demand notice to the borrower/co-borrower/guaranto mentioned herein below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The borrower/co borrower/guarantors having failed to repay the demanded amount, notice is hereby given to the borrower/co-borrower/guarantors and the public in general that the undersigned on behalf of IMFHLL has taken possession of the property described hereinbelow in exercise of power conferred on him under section 13(4) of the said act read with rule 8(1) of the said rules. The borrower(s)/co-borrower(s)/guarantor(s) is particular and the public in general is hereby cautioned not to deal with the below mentioned property and any dealings with the said property will be subject to the first charge of the JMFHLL for the amount as mentioned herein below with future interest thereon.

	Sr. No	Borrower/ Co- Borrowers/ And Loan No.	Description Of Secured Asset (Immovable Property)	1. Date of Possession 2. Demand Notice Date 3. Amount Due in Rs.	
	1.	Mr. Satish Daulat Ahire Ms. Kusumbai Daulat Ahire Mr. Shrikant Gulab Bhandare HPUN19000004028	Flat No. 303, 3rd Floor, Durva Heights, Ganesh Nagar, Off. Baif road, Gat No. 1180/1, Wagholi Pune – 412207. Boundaries: North – Road; South – Flat No. 301 East – Flat No. 304; West – Property of Mr. Makar		
ľ	Date - 17-Feb-2024, Place - PUNE Sd/- Authorised Officer, JM Financial Home Loans Limited				

VIDYA SAHAKARI BANK LTD.

Ph 020-24477748-49 CTS No. 1355, Plot No. 72, Shukrawar Peth, Pune - 411002

Mail - vidya.ho@vidyabank.com PUBLIC SALE / RE-AUCTION NOTICE

The Authorized Officer of Vidya Sahakari Bank Ltd., has called Auction on dt. 08/04/2022 under the Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest Act. 2002 under rule (8) & (9), but no Bidder has come in the above mentioned Auction, hence The Authorized Officer called Re-Auction on 05/03/2024 as is where is basis.

Name of The Borrowers/ Guarantors / Mortgagor/A/C Nos. & Branch	Date of Demand Notice u/s 13(2) & date of Physical Possession of Mortgage Property & Bal. on 31/12 /2021	Description of the Mortgage Property	Reserve Price	Re-Auction Date & Time, Place
A) M/s. Sujwal Bio- Coal & Agro. Products Pvt. Ltd.  Director:-  1. Mr. Satish Govind Dhame 2.Mr. Adwalt S.Dhame Mortgagor/Guarantor:- 1.Mr. Satish G. Dhame 2.Mrs. Ujwala S.Dhame 3.Mr. Ajinkya S.Dhame Guarantor: Mr. Mahesh V. Kothe Loan a/c no. HPL/4151, Laxmi Road Branch Pune.	Demand Notice u/s 13(2) Dt. 23/06/2015     Physical Possession of Mortgage Property received from Residential Nayab Tahsildar (RNT), Pune City dt. 20/01/2022     O/s Balance as on 31/12/2021 of Rs.11,93,50,176=45 Plus Interest & Recovery Exp. from Dt. 01/01/2022	All that piece & parcel of Flat No.7, area admeasuring about 102.23 sq. mtrs. situated on the Second Floor in the Building named as	All that piece Exparcel of Flat No.7, Area Addreasuring About 102.23 Eq. mtrs. Estuated on The Second Floor in the Building The Society Ltd. Estanding over The land Dearing Final Plot No. 1999B/2, Navi Peth, Taluka Pune City Haveli) Dist. Pune Municiapal Municiapal	On Tuesday 05/03/2024 At 11.00 a.m. Vidya Sahakari Bank Ltd., Head Office City Survey No. 1355, Plot No.72, Natu Bag. Shukrawar Peth, Pune: 411002.
B) M/s. Adwait Udyog Partner:- 1.Mr. Satish G. Dharne 2.Mr. Sarang Arun Deo Mortgagor/Guarantor:- 1.Mr. Satish G. Dharne 2.Mrs. Ujwala S.Dharne 3.Mr. Ajinkya S.Dharne 4.Mr. Adwait S.Dharne Guarantor: Mr. Mahesh V. Kothe Loan a/c no. HPL/4152, Laxmi Road Branch Pune.	1) Demand Notice u/s 13(2) Dt. 23/06/2015 2) Physical Possession of Mortgage Property received from Residential Nayab Tahsildar (RNT), Pune City dt. 20/01/2022 3) O/s Balance as on 31/12/2021 of Rs.10,54,95,453=28 Plus Interest & Recovery Exp. from Dt. 01/01/2022	"Mayuresh Co-operative Housing Society Ltd. standing over the land bearing Final Plot No. 999B/2, Navi Peth, Taluka Pune City (Haveli) Dist.		
C) M/s. Ajinkya Biofert  Proprietor:- Mr. Satish G. Dharne  Mortgagor/Guarantor:- 1.Mrs. Ujwala S.Dharne 2.Mr. Ajinkya S.Dharne Guarantor: Mr. Sarang A. Deo Loan a/c no. CCBD/407, Laxmi Road Branch Pune.	Demand Notice u/s 13(2) Dt. 23/06/2015     Physical Possession of Mortgage Property received from Residential Nayab Tahsildar (RNT), Pune City dt. 20/01/2022     O/s Balance as on 31/12/2021 of Rs.5,96,44,264=60 Plus Interest & Recovery Exp. from Dt. 01/01/2022	Pune – 411030. within the limits of Pune Municiapal Corporation.		

 The Authorized Officer has absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the auction without assigning any reason thereof. 2. The Terms & Conditions of the Sale will be available at above mentioned registered address during office hours, 3. The Sale/Re-Auction of the above mentioned immovable property will be conducted on 05/03/2024 at 11.00 a.m. at above given Sale/Re-Auction Venue, 4. Property visit through our Head Office arrange during office hours.

**Authorized Officer** Date - 16/02/2024 Vidya Sahakari Bank Ltd., Pune

RELIGARE HOUSING DEVELOPMENT FINANCE CORPORATION LTD.
Registered Office at: 1407, 14th floor, Chiranjiv Tower, 43, Nehru Place, New Delhi – 110019
Corporate Office: 8th Floor, Max House, Block A, Dr. Jha Marg, Okhla Phase III, Okhla Industrial Estate, New Delhi – 110020

RELIGARE HOME

CIN No: U74899DL1993PLC054259 & website: www.religarehomeloans.com E- AUCTION/SALE NOTICE

Notice is hereby given for conducting E-Auction sale under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (SARFAESI ACT) and Rules 8(6) & 9 of the Security Interest (Enforcement) Rules 2002 of the immovable properties, mortgaged

Notice date and

to the M/s Religare Housing Development Finance Corporation Limited (hereinafter referred to as the "RHDFCL". Whereas the below mentioned borrower failed to repay the loan amounts to the bank, within 60 days from the date of the notice mentioned in table issued by its authorized officer under section 13(2) of the SARFAESI ACT 2002. WHEREAS the Bank has pursuant to the powers vested in it through its authorized officer taken the POSSESSION of the mortgaged property as

nentioned in table under the provisions of Rule 8(1) of the Security Interest (Enforcement) Rules 2002 and under the provisions of section 13 (4) of the SARFAESI ACT 2002 and in exercise of the powers conferred there under.

WHEREAS even thereafter the borrower has failed to repay the aforesaid loan amount to the Bank, the authorized officer of the Bank has decided to sell the scheduled property/ies "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis through the process of INVITING BIDS CUM AUCTION for the below mentioned property/les from the intending buyers on the following terms and conditions:

Borrower(s) Name & Address	Possession date	I DESCRIPTION OF THE OFFICERS	EMD
<ol> <li>Yallappa Phakirappa Girje S/o Phakirappa Girje, Ajay Yallapas Girji Both R/o Flat No.1, Ground Floor, Vanjale Patil Heights-2, Plot No.3 Village Khadakwasla, Taluka Haveli, District Pune, Maharashtra-411023 Also At: S No 3/4, Mno 858, Flat No 508, Lamanwadi, Khadawasala Kollewadi, Pune (Singhgad RD) Pune, Pune, Maharashtra-411024. Also at: S No 166, Singhad Road, Near Ganesh Mangal Karyale, Nander Phata, Pune, Pune Maharashtra-411024 And Suman Yallapa Giraji Fla No.1, Ground Floor, Vanjale Patil Heights-2, Plot No.3, Villagi Khadakwasla, Taluka Haveli, District Pune, Maharashtra-411023., Also At S No 3/4, Mno 858, Flat No 508, Lamanwadi, Khadakwasala Kollewadi, Pune (singhgad Rd) Pune, Pune, Maharashtra-411024 SECURED DEBT (AMOUNT IN RS.): - Rs.12,91,024.04/- (Rupee: Twelve Lakh Ninety One Thousand Twenty Four Paise Four Only) as or 07.06.2022 plus future interest &amp; costs.</li> </ol>	13(2) of SARFAE ACT 2002 on 07.06.2022 and the Constructive physical POSSESSION taken through Authorized Office on 22.06.2023 under the provision of Sec 13 (4) of the	Flat No.1, Admeasuring Area 560 Sq.ft. I.e. 52.04 Sq.mt., Built-up, Situated On Ground Floor In The Building Known As'vanjale Patil Heights-2', Constructed On S.no. 15/6, Plot No.3 Situated At Village Khadakwasla, Taluka Haveli, District Pune, Maharashtra-411023.	Rs. 13,44,641/- Rs. 1,34,464/-
2. Machindra Ramdas Chavan S/o Ramdas Shankar Chavan R/o	lotice Issued U/s	All That Piece And Parcel Of Proerty	

ACT 2002 on

Constructive /

2. Machindra Ramdas Chavan S/o Ramdas Shankar Chavan R/o 13(2) of SARFAESI Flat 4 Yashraj Capital Behind Angel High School Loni Kalbhor Kadam- Walk Wasti Pune Maharashtra-412201, Also At: Sarkar 26.06.2021 and the Properties Nr. Cantonment Hospital Pune-Mumbai Road Dehuroad Secured Debt (Amount In Rs.): - Rs. 11,15,288.61/- (Rupees under the provision of

Pune Maharashtra-413112 And Pooja Machindra Chavan W/o Machindra Ramdas Chavan R/o Flat 4 Yashrai Capital Behind Angel High School Loni Kalbhor Kadam- Walk Wasti Pune Maharashtra-412201

Eleven Lakh Fifteen Thousand Two Hundred Eighty Eight And Paise

Sixty One Only) As On 24.06.2021 Plus Future Interest & Costs. 3. Deepak Haribhau Bagade R/o S No 130, Dandekar Pool, Opp. Ramkrishnaashram, Navjawan Mitra Mandl.

13(2) of Singhgad Road, Pune Maharashtra. Also At Whor SARFAESI ACT 2002 on Parkingsystems Pvt Ltd Gat No 1098 Urawade Road, 23.12.2021 and Pirangut, Punewhor Parking Systems Pvt Ltd Gat No POSSESSION 1098 Urawade Road, Pirangut, Pune Maharashtra

'yashraj Capital' At Plot No. 26 Out physical Of Gat No. 255, Hissa No. 2& 3, (old POSSESSION taken S.no.25) At Kdamvakvasti, Loni through Authorized Kalbhor, Dist. Pune And Situated Officer on 15.07.2022 Within The Registration District Of Pune, Sub-district Taluka Haveli, Sec 13 (4) of the Sub-registrar Haveli. SARFAESI ACT 2002 Notice Issued U/s All That Piece And Parcel Of Property Bearing Flat No. 5, Plot No 5, Admeasuring 511 Sq Pt. I.e. 47.49 Sq Mtr. Situated On Second Floor, In

Bearing Flat No 4 On The First Floor

Having Built-up Area 53.41

Sq.mtrs I.e. 42.73 Sq.mtrs. Carpet

Situated In The Building Known As

8,37,764/-

83,776/-

411042 India And Rupali Deepak Bagade R/o S No 130. Dandekar Pool, Opp Ramkrishnaashram, Navjawan Mitra Mandl, Singhgad RD, Pune Secured Debt (amount In Rs.): - Rs. 8,88,923.02/-(Rupees Eight Lakh Eighty Eight Thousand Nine Hundred Twenty Three And Paise Two Only) As On 23.12.2021 Plus Future Interest & Costs.

taken through Authorized Officer on 09.08.2023 under the provision of Sec 13 (4) of the SARFAESI ACT

Building Viz, Shree Gajanan Apartment Constructed On Land Lying Being And Situated At 4.48.685/-S No 40, Hissa No. 1/D, Village Ambegon Budruk, Taluka Haveli, District Pune, Situate Within The Limits Of Zila Pairashad Pune, Taluka Panchayat 44.868/-Samiti Haveli, Gram Panchayat Ambegon Budruk And Within The Registration Distt Pune. Registration Sub- Distt . Taluka Haveli And Jurisdiction Of Sub-regitrar, Havelo Nos. 1 To 27. Pune And Bounded By : East Property Of Khatwakar , West 10 Ft, Road , North Common Road, South Property Of Baba Narastte

Inspection of Property : 11.03.2024 from 11.00 A.M. to 02.00 P.M. Last date for bid submission : 12.03.2024 till 5.00 PM : 14.03.2024 between 11.00 AM to 1 P.M with extension of 5 minutes each Date of e-auction

TERMS AND CONDITIONS OF SALE: 1) Full description of the above property is available with Authorized officer. The properties/documents can be inspected after fixing date and time with the Authorized Officer. 2)E-auction will be conducted ONLINE through M/s. C1 INDIA PVT LTD at Plot No 68 Gurgaon Haryana pin Code 122003. 3)Before participating in E-auction, the intending bidders should hold a valid e-mail id and register their names at portal www.bankeauctions.com and get their User ID and password from M/s. C1 INDIA PVT LTD. 4) Prospective bidders may avail online training on E-Auction from M/s. C1 INDIA PVT LTD., (Contact Person : Mr. Dharani Krishna on Mobile +91 9948182222 Delhi@c1india.com or Support@bankeauctions.com (Helpline No 7291981124,25,26). 5)Earnest Money Deposit (EMD) shall be deposited through electronic mode/RTGS/NEFT fund transfer to Current Account No. 15280200004845 Name of the Bank: Federal Bank, Name of the Beneficiary: Religare Housing Development Finance Corporation Limited, IFSC Code: FDRL0001528. Please note that the Cheque/Demand Draft. shall not be accepted towards EMD. 6)The Bids below reserve price and/or without EMD amount shall not be accepted. Bidders may improve their further bid amount in multiple of Rs.5000 per lot. 7)The successful bidder is required to deposit 25% of the bid amount (inclusive of EMD), on the same day by electronic mode / DD / Cheque drawn in favour of "M/s Religare Housing Development Finance Corporation Limited " payable at Delhi and the balance amount 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% of sale price, whatever the case may be shall be forfeited by the "RHDFCL", if the successful bidder fails to adhere to the terms of sale or commits any default. 8) The successful bidder shall bear all expenses including statutory dues/taxes/bills etc. to Municipal Corporation or any other authorities and fees payable for stamp duty, registration fee etc. for registration of the 'Sale Certificate'. 9)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. 10) Anyarrears, dues, taxes, VAT, TDS, GST, charges on the property whether statutory or otherwise including stamp duty/registration fees on sale of property shall be borne by the purchaser only, 11) The bidders should make discreet enquiries as regards to charge/ encumbrances/statutory dues on the property and should satisfy themselves about the title, extent, quality of the property before submitting their bid. No claim of whatsoever nature regarding charges, encumbrances over the property and any other matter etc., shall be entertained after submission of the online bid. 12) The Authorized Officer has absolute right 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. 13) To the best of its knowledge and information, the "RHDFCL" is not aware of any encumbrances on the properties to be sold except of the "RHDFCL". Interested parties should make their own assessment of the properties to their satisfaction. Bank does not in any way guarantee or makes any representation with regard to the fitness/title of the aforesaid properties. For any other information, contact at: 18001039711 / 18602664111 / 18003099711 email at: customerservice@religare.com may be

contacted at the above address STAUTORY 15 DAYS NOTICE UNDER RULE 6(2), 8(6) & 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002

The Borrower/Co-Borrowers/guarantors/mortgagers are hereby notified to pay the sum as mentioned above along, with up to date interest and ancillary expenses before auction, failing which the auction of mortgaged property mentioned above shall take place and balance dues if any shall be recovered with nterest/cost. In Case of no bid received in the auction sale on the date fixed for auction, the secured creditor shall be at liberty to sale this property by way of private treaty on or above the reserve price fixed above to any prospective buyer. Borrower/Co-Borrowers/Guarantors/Mortgagers are hereby called upon to SHIFT/REMOVE ALL HOUSEHOLD ARTICLES / PERSONAL BELONGINGS IF ANY LYING IN THE REPOSSESSED PROPERTY, as per Panchnama/Inventory report prepared at the time of taking possession of the mortgaged property, within 7 (seven) days from the date of this notice. On failure to shift household articles/personal belongings within stipulated period of 7 (seven) days from the date of this notice, the company shall be constrained to remove/shift / dispose off the same on "as is where is, as is what is and whatever there is basis" at Borrower/Co-Borrowers/guarantors/mortgagers risk, responsibilities & cost. Company shall not be responsible for any claim raised by any party in this regard.

Pune

M/s Religare Housing Development Finance Corporation Limited Place: Pune, Date: 17.02.2024 Note: Amount paid if any after issuance of SARFAESI Demand Notice, would be reckoned for ascertaining the dues payable at the time of realization/settlemen