

**TATA CAPITAL LIMITED**  
Registered Office: 12th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Panel, 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. (TCL) known as Tata Capital Financial Services 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(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 the said notice. If the said Borrowers/Co-Borrowers/Obligors fail to make payments to Tata Capital Ltd. (TCL) as aforesaid, then TCL shall proceed against the secured assets/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/Co-Borrowers/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 thereunder, he shall be punishable with imprisonment for a term which may extend to one year, or with fine, or both. The said Borrowers/Co-Borrowers/Obligors shall be liable to pay the entire amount of outstanding dues together with all costs, charges and expenses incurred by the TCL on or after 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. No.	Loan A/C No.	Name of Obligor(s)/Legal Heir(s)/ Legal Representative(s)	Amount of Demand Notice	NPA Date
1	TCLA0277000011 1506702	1) Sameer Bashir Jamadar, 2) Yasim Bashir Jamadar, 3) Alim Bashir Jamadar All having add: Building A, Fl. 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: Rupa Paradise Society, Bldg B-1, Flat No.1101, Salunke Vihar, Warandi, Pune 411046.	Rs.85,69,206/- (Rupees Eighty Five Lakh Sixty Nine Thousand Two Hundred Six Only) i.e. Rs.81,34,977/- in Loan A/C No. TCLA027700001106826 is due and Rs.4,34,229/- in Loan A/C No. TCLA0277000011058702 as on date 08/02/2024 Date of Demand Notice 08/02/2024	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 'Ashwad 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 thereon, consisting of the property bearing Plot No.109 & 124, from and out of S.No. 604/1 - 625 - 608 (part) CTS No.3666, Lulnagar, Bihewadi, 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. Full 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 84.00 Sq. Mtrs or thereabouts bearing CTS No. 479/480 situate, lying and being at Nana Peth, Pune within the Registration Sub-District Taluka Pune City, District Pune and within the limits of the Municipal Corporation of Pune.

**Date : 15 February 2024, Place : Pune**

Authorized Officer  
Tata Capital Limited.

**TATA CAPITAL HOUSING FINANCE LTD.**  
Regd. Office: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Panel, 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 Securitisation 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 Magistrate Solapur order dated 02.12.2023 in exercise of powers on him of the said act and handed over to the undersigned Authorized officer on 14.02.2024.

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 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.

Loan Account No.	Name of Obligor(s)/ Legal Heir(s)/Legal Representative(s)	Amount as per Demand Notice	Date of Physical Possession
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, Budhwad 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. Mtrs. 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 Chatak 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. Ft. 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**  
**Place : Solapur**

Sd/-  
Authorized Officer  
For Tata Capital Housing Finance Limited

**TATA CAPITAL LIMITED**  
Regd. Office - Tower A, 11th Floor, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Panel, 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 financial 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 Panel, 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 ("TCL") as transferees 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 TCL (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, 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 transferred to Applicant Company and thus the TCL is entitled to claim the same from the [Borrowers/Co-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 Authorized 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".

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. 2,44,94,327.45/- (Rupees Two Crore Forty Four Lakh Ninety Four Thousand Nine Hundred Twenty Seven and Paise Forty Five Only) as on 03.08.2022 vide Loan Account bearing No. 20057781 demanded vide Notice U/s. 13(2) dated 08.08.2022 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 Triambak Mehta; (6) Mrs. Linal 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 Bunglow Sugarshwath Society, Market Yard, Pune, Maharashtra-411037.

Notice is hereby given that, in the absence of any postponement/ discontinuance of the sale, the said secured asset 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	Reserve Price (Rs.)	Earliest 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	1,48,00,000/- (Rupees One Crore Forty Eight Lakhs) Only	14,80,000/- (Rupees Fourteen Lakhs) Eighty Thousand Only
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/1 (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. 42 situated under the Basement level of the said building "D"	Physical	1,48,00,000/- (Rupees One Crore Forty Eight Lakhs) Only	14,80,000/- (Rupees Fourteen Lakhs) Eighty Thousand Only

**Property No. 3:** 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 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 And found subsequent Notice of Li-Pendency registered at SRO Haveli No. 10 vide Sr. No. 128732022 pursuant to Sp. Civi 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, however, 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://disposalpub.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 Banne; Email id: [Somnath.Banne@tatacapital.com](mailto:Somnath.Banne@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://tcl.ly/35XHBK>, or contact Authorized Officer or Service Provider. NexGen Solutions Private Limited.

**Place: Pune, Date: 17-02-2024**

Sd/-  
Authorized Officer  
Tata Capital Limited

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

**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 JM Financial Home Loans Limited (hereinafter referred as JMHL) under the securitisation 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 to the borrower/co-borrower/guarantor 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 JMHL has taken possession of the property described hereinbelow in exercise of powers 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) in 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 JMHL 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. Kusumbi Daulat Ahire Mr. Shrikant Gulab Bhandare HPUN1900004028	Flat No. 303, 3rd Floor, Durva Heights, Ganesh Nagar, Off. Baff road, Gat No 1180/1, Wagholi Pune - 412207. Boundaries: North - Road; South - Flat No. 301 East - Flat No. 304; West - Property of Mr. Makar	1. 14- FEB-2024 2. 25-Nov-2022 3. Rs. 12,97,949/-

**Date - 17-Feb-2024, Place - PUNE** Sd/- Authorized Officer, JM Financial Home Loans Limited

**VIDYA SAHAKARI BANK LTD.**  
Ph 020-2447748-49 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 / Mortgagee/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
<b>A) M/s. Sujwal Bio- Coal &amp; Agro. Products Pvt. Ltd.</b> Director:- 1. Mr. Satish G.Dhame 2. Mr. Adwait S.Dhame Mortgagee/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. HPLU4151, 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 Tahsilard (RNT), Pune City dt. 20/01/2022 3) 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 "Mayuresh Co-operative Housing Society Ltd. standing over the land bearing Final Plot No. 999B/2, Navi Peth, Taluka Pune City (Haveli) Dist. Pune - 411030, within the limits of Pune Municipal Corporation.	Reserve Price Rs. 94.60 Lakh EMD Rs. 9.46 Lakh	On Tuesday 05/03/2024 At 11.00 a.m. Vidya Sahakari Bank Ltd., Head Office City Survey No. 1355, Natu Bag, Shukrawar Peth, Pune - 411002.
<b>B) M/s. Adwait Udyog Partner :-</b> 1. Mr. Satish G. Dhame 2. Mr. Sarang Anur Deo Mortgagee/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. HPLU4152, 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 Tahsilard (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	All that piece and parcel of Flat No. 203, it is rectangular shaped Apartment built up area measuring 930.00 Sq. Ft. 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.	Reserve Price Rs. 94.60 Lakh	On Tuesday 05/03/2024 At 11.00 a.m. Vidya Sahakari Bank Ltd., Head Office City Survey No. 1355, Natu Bag, Shukrawar Peth, Pune - 411002.
<b>C) M/s. Ajinkya Biofert Proprietor :-</b> Mr. Satish G. Dhame Mortgagee/Guarantor:- 1. Mrs. Ujwala S. Dhame 2. Mr. Ajinkya S. Dhame Guarantor :- Mr. Sarang A. Deo Loan a/c no. CCBD/407, 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 Tahsilard (RNT), Pune City dt. 20/01/2022 3) O/s Balance as on 31/12/2021 of Rs.5,96,44,264=60 Plus Interest & Recovery Exp. from Dt. 01/01/2022	All that piece and parcel of Flat No. 203, it is rectangular shaped Apartment built up area measuring 930.00 Sq. Ft. 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.	Reserve Price Rs. 94.60 Lakh	On Tuesday 05/03/2024 At 11.00 a.m. Vidya Sahakari Bank Ltd., Head Office City Survey No. 1355, Natu Bag, Shukrawar Peth, Pune - 411002.

**Terms and Conditions:**  
1. The Authorized Officer has absolute right to accept or reject any or all offers or adjourn/postpone/cancel the auction without assigning any reason therefor. 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.

Sd/  
Authorized Officer  
Vidya Sahakari Bank Ltd., Pune.

**RELIGARE HOUSING DEVELOPMENT FINANCE CORPORATION LTD.**  
Registered Office at: 1407, 14th floor, Chiranjyoti 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  
CIN No. U74990DL1993PLC054293 & website: [www.religarehomefinance.com](http://www.religarehomefinance.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 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 mentioned 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 thereon.

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 "WHATSOEVER THERE IS" basis through the process of INVITING BIDS CUM AUCTION for the below mentioned property/ies from the intending buyers on the following terms and conditions:

Borrower(s) Name & Address	Notice date and Possession date	Description of the property	Reserve Price EMD
1. Yallappa Phakirappa Girje S/o Phakirappa Girje, Ajay Yallappa Girji Both R/o Flat No. 1, Ground Floor, Vanjale Patil Heights - 2, Plot No. 3, Village Khadkavala, Taluka Haveli, District Pune, Maharashtra-411023. Also At: S No 3/4, Mno 858, Flat No 508, Lamanwadi, Khadkavala, Kollawadi, Pune (Singhad Rd) Pune, Pune, Maharashtra-411024. Also at: S No 1/66, Singhad Road, Near Ganesh Mangal Karyala, Nanded Phata, Pune, Maharashtra-411024 And Suman Yallappa Giraji Flat No. 1, Ground Floor, Vanjale Patil Heights - 2, Plot No. 3, Village Khadkavala, Taluka Haveli, District Pune, Maharashtra-411023. Also At S No 3/4, Mno 858, Flat No 508, Lamanwadi, Khadkavala, Kollawadi, Pune (singhad rd) Pune, Pune, Maharashtra-411024	Notice Issued U/s 13(2) of SARFAESI ACT 2002 on 07.06.2022 and the Constructive / physical POSSESSION taken through Authorized Officer on 22.06.2023 under the provision of Sec 13 (4) of the SARFAESI ACT 2002	All That Piece And Parcel Of Flat No. 1, Admeasuring Area 560 Sq.ft. i.e. 52.04 Sq.mtr., Built-up, Situated On Ground Floor In The Building Known As 'vanjale Patil Heights-2' As 'vanjale Patil Heights-2'.	Rs. 13,44,641/-
2. Machindra Ramdas Chavan S/o Ramdas Shankar Chavan R/o Flat 4 Yashraj Capital Behind Angel High School Loni Kalbhor Kadam - Walk Wasti Pune Maharashtra-412201. Also At: Sarkar Properties Nr. Cantonment Hospital Pune-Mumbai Road Dehuroad Pune Maharashtra-413112 And Pooja Machindra Chavan R/o Machindra Ramdas Chavan R/o Flat 4 Yashraj Capital Behind Angel High School Loni Kalbhor Kadam - Walk Wasti Pune Maharashtra-412201	Notice Issued U/s 13(2) of SARFAESI ACT 2002 on 23.12.2021 and POSSESSION taken through Authorized Officer on 09.08.2023 under the provision of Sec 13 (4) of the SARFAESI ACT 2002	All That Piece And Parcel Of Property 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 'yashraj Capital' At Plot No. 26 Out Of Gat No. 255, Hissa No. 1/0, Village Ambegon Budruk, Taluka Haveli, District Pune, Situated Within The Registration District Of Pune, Sub-District Taluka Haveli, Sub-Registrar Haveli.	Rs. 8,37,764/-
3. Deepak Haribhau Bagade R/o S No 130, Dandekar Pool, Opp. Ramkrishnaashram, Navjawan Mitra Mandi, Singhad Road, Pune Maharashtra. Also At: Whor Parkingsystems Pvt Ltd Gat No 1098 Uravade Road, Pirangut, Pune Maharashtra 411042 And And Rupali Deepak Bagade R/o S No 130, Dandekar Pool, Opp Ramkrishnaashram, Navjawan Mitra Mandi, Singhad Rd, Pune Maharashtra.	Notice Issued U/s 13(2) of SARFAESI ACT 2002 on 23.12.2021 and POSSESSION taken through Authorized Officer on 09.08.2023 under the provision of Sec 13 (4) of the SARFAESI ACT 2002	All That Piece And Parcel Of Property Bearing Flat No. 5, Plot No. 5, Admeasuring 51 Sq Ft. i.e. 47.49 Sq Mtr, Situated On Second Floor, In Building Viz, Shree Gajanan Apartment Constructed On Land Lying Being And Situated At S No 40, Hissa No. 1/0, Village Ambegon Budruk, Taluka Haveli, District Pune, Situated Within The Limits Of Zila Parishad, Taluka Panchayat Samiti Haveli, Gram Panchayat Ambegon Budruk And Within The Registration Distt. Pune, Registration Sub-Dist. Taluka Haveli And Jurisdiction Of Sub-registrar, Haveli No. 1 To 27, Pune And Bounded By : East Property Of Khavarkar, West 10 Ft. Road, North Common Road, South Property Of Baba Naraste	Rs. 14,48,685/-

**Secured Debt (Amount In Rs.) :- Rs. 12,91,024.04/-** (Rupees Twelve Lakh Ninety One Thousand Twenty Four Paise Four Only) as on 07.06.2022 plus future interest & costs.

**Secured Debt (Amount In Rs.) :- Rs. 11,15,288.61/-** (Rupees Eleven Lakh Fifteen Thousand Two Hundred Eighty Eight And Paise Sixty Only) As On 24.06.2021 Plus Future Interest & Costs.

**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.

**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**  
**Date of e-auction : 14.03.2024 between 11.00 AM with extension of 5 minutes each**

**TERMS AND CONDITIONS OF SALE:** 1) Full description of the above property is available with Authorized officer. The property/documents can be inspected after fixing date and time with the Authorized Officer. 2) E-auction will be conducted ONLINE through M/s. CINDIA PVT LTD at Plot No 68 Gurugao 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.bankauctions.com](http://portal.www.bankauctions.com) and get their User ID and password from M/s. CINDIA PVT LTD. 4) Prospective bidders may avail online training on E-Auction from M/s. CINDIA PVT LTD., (Contact Person : Mr. Dharani Krishna on Mobile +91 9948182222, Delhi@india.com or Support@bankauctions.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. 1528020004845 Name of the Bank (EMD) Bank. Name of the Beneficiary: Religare Housing Development Finance Corporation Limited, IFSC Code: FDRLO001528. 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) Any arrears, dues, taxes, VAT, TDS, GST, charges on the property whether statutory or otherwise including stamp duty/registration fees on GST 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 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 / 1800399711 email at : [customerservice@religare.com](mailto:customerservice@religare.com) may be contacted after the above address

**SBI STATE BANK OF INDIA, Stressed Assets Recovery Branch, (SARB) Pune, Vardhaman Building, 2nd Floor, Seven Lovers Chowk, Mahatma Phule Peth, Shankarsheth Road, Pune-42.44 Ph. : 020-26466043/26446044. E-mail: sbi.10151@sbi.co.in.**

Authorized Officer:- Mrs. Richa A. Nimonkar, e-mail : richa.nagare@sbi.co.in, Mob:- 9004699378

**E-AUCTION SALE NOTICE**  
Sale of Movable 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. Preethi Pradeep Gurav, 3. Mrs. Asha Pradeep Gurav, 4. All other unknown legal heirs (if any)	Rs. 85,82,838/- (Rupees Eighty Five Lakhs Thirty Eight Thousand Eight Hundred Thirty Eight Only) as on 26/07/2016 plus further interest and other charges etc.

**Names of Title Deed Holders : Mr. Pradeep Bandoba Gurav (since deceased through legal heirs)**

Description of movable articles	Reserve Price	Earnest Money Deposit (EMD)	Bid incremental Amount :
Movable Articles lying at Godown No. 3 Maharashtra State Ware Housing Corporation, Next To Hotel Panchsheel, Telco Road, Chinchwad,			