ASREC (INDIA) LIMITED

Unit No. 201, 200A, 202 & 200B, Building No. 2, Solitaire Corporate Park, Andheri Ghatkopar Link Road, Chakala, Andheri (E), Mumbai-400 093, Maharashtra

DEMAND NOTICE (NOTICE U/S 13(2) of SARFAESI ACT 2002)

Whereas Jalgaon Co-operative Bank Ltd had advanced various credit facilities to the borrower referred hereunder, the debt due from the said credit facilities was assigned to ASREC (I) Ltd. acting in its capacity as trustee of ASREC PS 07/2019-20 TRUST vide registered assignment agreement dated 26.03.2020

The undersigned being the **Authorised Officer of ASREC (India) Limited** (Acting in its capacity as a Trustee of ASREC PS 07/2019-20 TRUST) under Securitisation And Reconstruction of Financial assets and Enforcement of Security Interest Act,2002 (SARFAESI ACT 2002) in exercise of power conferred under section 13(2) of the said Act read with Rule 3 of the security Interest (Enforcement) Rules,2002, had issued Demand notice to the borrowers and its mortgagors & guarantors as described below (collectively referred to as Borrowers) calling upon them to repay jointly & severally the outstanding amount mentioned in the respective Demand notice(s) issued to them that are also given below.

Further since all / some of the notices have been returned undelivered or confirmation of delivery to the addressee are still awaited, present Notice is hereby further issued and published as an alternate service, to the said Borrower(s) to jointly & severally pay to ASREC (India) Limited, within 60 days from the publication of this Notice, the amounts indicated herein below, together with further applicable interest from the date(s) mentioned below till the date of payment and / or realization, payable under the loan agreement read with other documents/writings, if any, executed by the said Borrower(s).

In order to secure due repayment of the entire outstanding loan, the following assets have been mortgaged to **ASREC (India) Limited** by the said Borrower(s) respectively.

Sr. No.	Loan Account No. / Name of the Borrower(s) / Co-borrower(s) / Guarantor(s)	Demand Notice Date and Amount due (Rs.)	Description of secured Assets (Immovable Property)	Date of NPA
1.	**Loan a/c No. WCTL -5** **1. My Gharonda Pvt Ltd (Borrower)** **Through its Directors Mr. Amrish Jain & Rukesh Patel** **2. Mr. Amrish Jain (Guarantor)** **3. Mr. Rukesh R. Patel (Guarantor)** **4. Mr. Chandanmal Pukhraj Jain (Guarantor)** **5. Mr. Ishwar D. Rajput (Guarantor)**	15.07.2024 & Amt. dues Rs.16,78,14,236.93/- (Rupees Sixteen Crore Seventy Eight Lakh Forteen Thousand Two Hundred and Thirty Six and Paise Ninety Three Only) as on 12.07.2024 with future interest thereon	1. Shop no.G-8A adm area 590.00 Sq.ft on the ground floor along with the upper floor admeasuring area 3471.00 sq.ft i.e.322.46 Sq.mtrs along with car park space admn area 2210.00 Sq.ft in the basement of the building or Parmar Chambers Co-Operative Housing Society Limited constructed on land bearing CTS no.458 & 459 and Bungalow No.3 & 4, B.J.Road, i.e. CTS No.1/A/1 & CTS No.1/A/2, B.J.Road, respectively situated at Mouje - Ghorpadi , Pune 2. All Stock of the gold, jewellery, Plant & Machineries, Equipments etc. Book Debts outstanding for period of 90 days.	31.12.2019

As per the section 13(8) of SARFAESI Act read with rule 3(5) of Security Interest (Enforcement) (Amendment) Rules 2002, if the above mentioned Borrowers fails to tender the amount due to ASREC (India) Ltd as aforesaid, ASREC (India) Ltd shall be free to exercise all or any of the rights against the above secured assets under section 13(4) of the Act and the applicable Rules, entirely at the risk of the said borrowers as to the costs and consequences.

The above mentioned Borrowers are prohibited under the Act from transferring the aforesaid assets, whether by way of sale, lease or otherwise without the prior written consent ofASREC (India)Ltd.. Please note that any person who contravenes or abets contraventions of the provision of the said Act rules made there under, shall be liable for imprisonment and/or penalty as provided under the Act.

Please note that the notice dated 20.02.2020 has deemed to be withdrawn in lieu of the issuance of this notice.

Place: Pune
Date : 29.07.2024

Sd/-
Tushar Shinde
AVP & Authorised Officer
ASREC (India) Ltd.

IndusInd Bank Limited

C 201 2nd Floor Business Square Solitaire Corporate Park Andheri East, Mumbai 400093

PUBLIC NOTICE

(Under Rule 3 (1) of Security Interest (Enforcement) Rules, 2002)

SUBSTITUTED SERVICE OF NOTICE U/s.13 (2) of SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.

Notice is hereby given to the borrowers as mentioned below that since they have defaulted in repayment of the Credit facility availed by them from IndusInd Bank Limited (IBL), their loan credit facility has been classified as **Non-Performing Assets** in the books of the Bank as per RBI guidelines thereto. Thereafter, Bank has issued demand notices to below mentioned respective borrower under section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) on the last known addresses of the said borrowers thereby calling upon and demanding from them to pay the amounts mentioned in the respective Demand Notice/s within 60 days from the date of the respective Notice/s, as per details given below, together with further interest at the contractual rate on the below mentioned amount and incidental expenses, cost, charges etc. as stated in the said demand notices. However, the service is also being done by us by way of this publication as per Rule 3 of the Security Interest (Enforcement) Rules, 2002 (SARFAESI Rules).

Sr. No.	Name and address of Borrower and Co Borrower/s	Loan A/c No.	Date of NPA / Date of Demand Notice	Total Outstanding Dues (INR) as on below date*
1.	**1) M/s Shivsagar Veg Restaurant Through It's Partners,** (Borrower) **2) Mr. Mahabala Rama Poojari &Mrs. Manjula Poojari** (Co-Borrower/Partner) **Add:** Flat No. 27, Kuber Gulshan Housing Society, New Dp Road, Aundh, Ganeshkhind, Pune Maharashtra 411007 **Also At:** Flat No 102, Sadaphuli Building, Nandanvan Society Matoshri Colony Vishal Nagar Pimple Nikakh, Pimpri Chimchwad Pune Maharashtra 411027 **Also At:** Shop No. 1, Vertex, Survey. No. 18, Hissa No. 2/1/9, Pimple Nilakh Chinchwad Pune, MH- 411027	MPM0 0919N & MPM0 0986N & MPM0 1109N	05/06/2024 06/07/2024	Rs. 1,10,65,873.89 (One Crore Ten Lakh Sixty Five Thousand Eight Hundred Seventy Three Rupees and Eighty Nine Paisa Only) as on 12 June 2024

Details of Secured Assets (Schedule of Property): All The piece and parcel of the property bearing Shop No.1, constructed on Survey No. 18, Hissa No. 2/1/9, Building "VERTEX" New DP Road, Pimple Nilakh, Pune, Maharastra 411027 admeasuring 139.33 Sq.Mtr on Ground Floor along with Parking admeasuring 443 Sq.Ft.+ 200 Sq.Ft. in project Vertex **Bounded as per below:** East: As per Title Documents, West: As per Title Documents, North: As per Title Documents, South: As per Title Documents

Sr. No.	Name and address of Borrower and Co Borrower/s	Loan A/c No.	Date of NPA / Date of Demand Notice	Total Outstanding Dues (INR) as on below date*
2.	**1) M/s Bikaner Mithaiwale/ ShreeRam Super Market Through It's Proprietor Mr. Dhalaram Hansaji Rathod,** (Borrower) **2) Mr. Dhalaram Hansaji Rathod S/o Mr. Hansaji Lassaji Rathod,** (Co-Borrower/Mortgagor) **3) Mrs. Manju Dhalaram Rathod,** (Co Borrower) **Add:** Shop No. 5/6, S. No. 29, Bhondve Corner, Ravet, Pune, Maharashtra - 411044 **Also At:** Shop No. 6, Survey No. 4793B, 480/1B, 481/1, Gera Gardens Condominium, Koregaon Park, Pune, MH- 411001 **Also At:** Flat No 903, 9Th Floor, B2 Building, Kumar Primavera, S. No. 55, H.No. 1/2, 2,3, Sainath Nagar, Wadgaon Sheri, Pune, Maharashtra - 411014	MPT0 0122N & MPT0 0123N & MPT0 0136N	05/06/2024 08/07/2024	Rs. 75,12,680.56 (Rupees Seventy Five Lakh Twelve Thousand Six Hundred Eighty Paise Fifty Six Only) as on 12 June 2024

Details of Secured Assets (Schedule of Property): Property 1: All The piece and parcel of the Property Bearing Shop No. 6, built on the Ground Floor in the building named as **"Gera Gardens Condominium"**, constructed on land bearing Survey No. 479/3B, 480/1B, 481/1 situated at village Ghorpadi (Koregaon Park) within the limits of Pune Municipal Corporation, & within the jurisdiction of Sub Registrar Haveli, Tal. Haveli, Dist. Pune. **Bounded as below:** East: As per Title Document, West: As per Title Document, North: As per Title Document, South: As per Title Document

Property 2: Flat No. 903, admeasuring 703 Sq. Ft., i.e. 65.33 Sq. Mtrs. Carpet Area + Open Terrace admeasuring 85 Sq. Fts. Carpet Area,. on the Ninth Floor, alongwith One Open Parking Space in the building B2 named as **"Kumar Primevera Co-operative Housing Society Ltd"**, constructed on land bearing Survey No. 55, Hissa No.1/3, 1/2 and Survey No.55/2 situated at village Wadgaonsheri within the limits of Pune Municipal Corporation& within the jurisdiction of Sub Registrar Haveli, Tal. Haveli, Dist. Pune. **Bounded as below:** East: As per Title Document, West: As per Title Document, North: As per Title Document, South: As per Title Document

We hereby call upon the borrower stated herein to pay us within 60 days from the date of this notice, the outstanding amount of more particularly stated in respective Demand Notices issued, together with further interest thereon plus cost, charges, expenses, etc. thereto failing which we shall be at liberty to shall proceed against the above Secured Asset(s)/Immovable Property (ies) under Section 13(4) of the said Act and the applicable Rules not limited to taking possession and selling the secured asset entirely at the risk of the said borrower(s)/co borrower(s)/Legal Heir(s)/Legal Representative(s)at your own cost and consequences.

Please note that as per section 13(13) of the SARAFESI Act, all of you are prohibited from transferring by way of sale, lease or otherwise, the aforesaid secured assets without prior written consent of the Bank. Any contravention of the said section by you shall invoke the penal provisions as laid down under section 29 of the SARFAESI Act and / or any other legal provision in this regard.

Please note that as per sub-section (8) of section 13 of the Act, if the dues of IBL together with all costs, charges and expenses incurred by IBL are tendered to IBL at any time before the date fixed for sale or transfer, the secured asset shall not be sold or transferred by IBL, and no further step shall be taken by IBL for transfer or sale of that secured asset.

Sd/-

Date: 29-07-2024 **For IndusInd Bank limited**

Place: Pune, Maharashtra **Authorized Officer Name: Ghanshyam Panchariya**

pnb Housing Finance Limited

Regd. Office : 9th Floor, Antriksh Bhawan, 22, K.G. Marg, New Delhi-110001, Phones : 011-23357171, 23357172, 23705414, Website : www.pnbhousing.com

Branch Office : Office No. 302, 3rd Floor, Gheewala Complex, Station Road, Chinchwad, Pune, Maharashtra - 411019 | Branch Office : Third Floor, Ganlaxmi Complex, Survey No.08, Hadapsar Kharadi Bypass Road, Kharadi, Pune, Maharashtra - 411014

Branch Office : 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 PROPERTIES)

Whereas the undersigned being the Authorised Officer of the PNB Housing Finance Ltd. under the Securitisation and Reconstruction of Financial Assets & in compliance of Rule 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 borrower/s to repay the amount as mentioned against each account within 60 days from the date of notice(s)/date of receipt of the said notice/s.

The borrower/s having failed to repay the amount, notice is hereby given to the borrower/s and the public in general that the undersigned has taken possession of the 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 the 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 Section13 of the Act, in respect of time available, to redeem the secured assets.**

Loan Account No. & Branch	Name of The Borrower / Co-Borrower / Guarantor	Date of Demand Notice	Amount Outstanding	Date of Possession Taken	Description Of Property Mortgage
HOU/PUN/ 0419/679786 B.O.: Pune	Sachin Subhash Patil / Radhika H Hadge / Shaila Subhash Patil	15.04.24	Rs. 23,19,094.45 (Rupees Twenty Three Lacs Nineteen Thousand Ninety Four and Forty Five Paisas Only)	23.07.24	Flat No 106, 1st Floor, Building B, Vaibhav Krishana Heritage, Santnagar, Nr Sadhu Vaswani School, Moshi, **Pune, Maharashtra-412105**
HOU/KRDI/ 0522/988416 B.O.: Kharadi	Kulbhushan Dattajirao Deshmukh / Sandesha Kulbhushan Deshmukh	09.04.24	Rs. 26,35,413.38 (Rupees Twenty Six Lacs Thirty Five Thousand Four Hundred Thirteen and Thirty Eight Paisas Only	23.07.24	Flat No. 410, 4th Floor, A Wing, Silver Park, Sr. No. 322 Hissa No. 1/2, Old Palkhi Road, Near Katraj Bypass Highway, Uruli Devachi, Hadapsar, **Pune, Maharashtra-412308**
NHL/PUN/ 0621/890035 & NHL/PUN/ 1219/761381 B.O.: Pune	Amit Hari Chavan / Vidya Amit Chavan	15.04.24	Rs. 34,65,856.33 (Rupees Thirty Four Lacs Sixty Five Thousand Eight Hundred Fifty Six and Thirty Three Paisas Only)	24.07.24	Unit No 1, Ground Floor, Tulsi Garden, Sr No 67/1B/23, Plot No 26, Tingare Nagar, **Dhanori, Pune, Maharashtra-411015**
HOU/PUN/ 0522/992019 B.O.: Pune	Rishikesh R Agale / Dhanashree Vasant Chavan	09.04.24	Rs.24,70,072.14 (Rupees Twenty Four Lacs Seventy Thousand Seventy Two and Fourteen Paisa Only)	24.07.24	Flat No. 106, 1st Floor, Single Building , Avenue Serenity, S. No. 32/1a/8(P), **Varale, Tal – Maval, Dist – Pune, Pune, Maharashtra-410507**
HOU/PM/ 0619/716168 B.O.: Pimpri Chinchwad	Ramraje Namdev Shendge / Priyanka Ramraje Shendge	15.04.24	Rs. 27,01,305.8 (Rupees Twenty Seven Lacs One Thousand Three Hundred Five and Eighty Paisa Only)	23.07.24	1008, 10th Floor, A Wing, Mahadev Park, S No 1651 **Patil Nagar Chikhali Pune, Maharashtra - 425414**
NHL/PM/ 1221/936005 B.O.: Pimpri Chinchwad	Manoj Ramesh Patil / Sapna Ashok Patil	09.04.24	Rs. 67,25,382.44 (Rupees Sixty Seven Lacs Twenty Five Thousand Three Hundred Eighty Two and Forty Four Paisa Only)	23.07.24	Building T, 1st Floor, Office No. 20, Tanish Orchid Phase II, S. No. 491/1 To 4, 491/6, 7, 491/5A, 5B, **Airport Rd, Charholi, Pune, Maharashtra-412105**
NHL/PM/ 1221/936005 B.O.: Pimpri Chinchwad	Manoj Ramesh Patil / Sapna Ashok Patil	09.04.24	Rs. 67,25,382.44 (Rupees Sixty Seven Lacs Twenty Five Thousand Three Hundred Eighty Two and Forty Four Paisa Only)	23.07.24	Building T, 1st Floor, Office No.21, Tanish Orchid Phase II, S. No. 491/1 To 4, 491/6, 7, 491/5A, 5B, Airport Rd, **Charholi, Pune, Maharashtra-412105**
HOU/KRDI/ 0522/988360 B.O.: Kharadi	Abhijeet Sharma / Sandeep Shantaram Vairat	09.04.24	Rs. 35,45,218.45/- (Rupees Thirty Five Lacs Forty Five Thousand Two Hundred Eighteen and Forty Five Paisa Only)	24.07.24	Flat No 402, 4th Floor, Sr No 156, Shree Samarth Residency Phase 4, Hissa No 4B/1, Colony No 15, **Bhopkhel, Pune, Maharashtra-411031**
0015666 0001018 B.O.: Pune	Satyawan B Kambale / Saritaa S Kambale	30.04.24	Rs. 13,90,984.32/- (Rupees Thirteen Lakhs Ninety Thousand Nine Hundred Eighty Four and Thirty Two Paisa Only)	24.07.24	Flat No-1, Grnd Flr Hari Om Appt Condominium Sec-7, Plot, **Indrayani Nagar, Bhosari Pune, Maharashtra-411035**
0015666 0001234 B.O.: Pune	Biradar Shrinivas Jainindrao / Meena Shrinivas Biradar / Gyanu Bhimrao Yatekar	26.04.24	Rs .3,84,968.84/- (Rupees Three Lakhs Eighty Four Thousand Nine Hundred Sixty Eight and Eighty Four Paisa Only)	24.07.24	Flt No-4, 2nd Floor, Whispering Palm, Sec-2, Plot-231, **Bhosari, Pune, Maharashtra-411035**

PLACE:- PUNE, KHARADI, PIMPRI CHINCHWAD, DATE:- 27.07.2024 AUTHORIZED OFFICER, PNB HOUSING FINANCE LTD.

For Advertising in
TENDER PAGES
Contact
JITENDRA PATIL
Mobile No.: 9029012015
Landline No. : 67440215

RAJARSHI SHAHU SAHAKARI BANK LTD; PUNE

Prashaskiya Bhavan : 1304/1, Shukrawar Peth, Bajirao Road Pune 411 002
NARHE BRANCH, PUNE-411041, TELE. No. : 8530219194 / 8446601919

FORM "Z" (See sub-rule [11(d-1)] of rule 107)

Possession Notice For Immovable Property

Application No. 109 /section 101/2023-24

Whereas the undersigned being the Recovery officer of Rajarshi Shahu Sahakari Bank Ltd, Prashaskiya Bhavan, 1304/1 Shukrawar Peth, Bajirao Road Pune 411 002 Pune under the Maharashtra Co-operative Societies Rules, 1961 issued a Demand notice dated -05/09/2023 calling upon the judgment debtor.

Borrower: Mr. Sunil Damu Kadam, S no. 54 / 6 Flat no. 9 Pooja Apartment Sinhagad Road Near Nikhil Garden Vadgaon Pune 411041 CO-Borrower:- Mrs. Anjali Sunil Kadam,, S no. 54 / 6 Flat no. 9 Pooja Apartment Sinhagad Road Near Nikhil Garden Vadgaon Pune 411041. CO-Borrower: Shri. Kunal Sunil Kadam S no. 54 / 6 Flat no. 9 Pooja Apartment Sinhagad Road Near Nikhil Garden Vadgaon Pune 411041. Guarantor: Mr.Tukaram Bhagwant Patil S no. 48 / 4 Sai Sadan Charvad Vasti Nivruttinagar Vadgaon Br. Sinhagad Road Pune 411041. Guarantor: Mr.Heblyappa Ganapati Ingle. Flat no. 3 s no. 30 / 4 Ingle Vasti Kunal Heights Narhe Pune 411041. Guarantor: Mr. Ashok Shantaram Tale Mauje Narhe S no. 30/4 Flat no. 13, 3rd Floor Kunal Heights Ingle Vasti Narhe Dhairi, Pune 411041. Guarantor: Mrs. Sunanda Sanjay Tonde Mu. Post Khechre, Mulashi, Dist. Pune. 412108 to repay the amount mentioned in the Notice Being **Rs.1,08,74,350/- (in Words Rs. One Crore Eight lakh Seventy Four Thousand Three Hundred Fifty Only)** and interest thereon. With date of receipt of said notice and the judgement debtor having failed to repay the amount the undersigned has issued a notice for mortgage date 27/02/2024 And attached the property described herein blow.

The judgment debtor having failed to repay the amount, notice is hereby given to the judgement debtor and publish in general that the undersigned has taken symbolic possession of the property described herein blow in exercise of power conferred on him/her under rule 107 [11(d-1)] of Maharashtra Co-operative Societies Rules, 1961 on Dt.29/07/2024 as has refused to hand over actual & peaceful possession to undersigned Recovery Officer.

The judgment debtor 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 charge of the Rajarshi Shahu Sahakari Bank Ltd, Pune for an amount **Rs. 1,28,59,970/- (in words Rs. One Crore Twenty Eight Lakh Fifty Nine Thousand Nine Hundred Seventy Rs Only)** as on Dt.24/07/2024 and interest thereon.

Description Of the Immovable Property

Name of Municipality : Pune Other Description : Other Information: Property from village Mauje Gorhe Khurd S. No. / Group No. 383 Yasi Total Area 00 He 07 R Yasi Size 00 Rs. 57 paise, the entire area of ownership and occupation of the underwriter is being purchased with an income of Rs. 00 and 07 Rs. and 221 sq. ft., 81 sq. ft. cottage, 2 toilets area 91 and 100 sq. ft., Dining hall area 864 sq. ft., Swimming tank area 260 sq. ft., water tank 25 sq. ft., total concrete area 3374 sq. ft. ft. and ground floor area in RCC is 1782 sq. ft. and the entire building construction on the said land including all floors and hotel such income is house no. 511 as income (S. No.383). Bounded as follows.

East - By Property of Dr. Chandratrey
South - By Property of Mr. Kundalik Matale
West - By Property of Mr. Dnyaneshwar (Mauli) Narhare
North - By Property of Khanapur - Panshet Road

Sd/-
Recovery Officer,
(Under the MCS Act 1960, Sec. 156 & Rule 1961, Rule 107)
Attached to: Rajarshi Shahu Sahakari Bank Ltd., Pune.

Place : Pune
Date : 29/07/2024

बैंक ऑफ महाराष्ट्र Bank of Maharashtra

Navi Mumbai Zonal Office : CIDCO old admin building, P-17 Sector-1 Washi, Navi Mumbai.
E-mail : dzmnvm@mahabank.co.in, legal_nvm@mahabank.co.in
Phone : 022-20878751/52

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES (APPENDIX-IV-A)

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable properties mortgaged/ charged to the Bank of Maharashtra, the possession of which have been taken by the Authorized Officer of Bank of Maharashtra, will be sold on **"As is where is", "As is what is" and "Whatever there is" basis on 06.09.2024 between 11.00 am and 2.00 pm,** for recovery of the balance due to the Bank of Maharashtra from the Borrower(s) and Guarantor(s), as mentioned in the table. Details of Borrower(s) and Guarantor(s), amount due, short description of the immovable property and encumbrances known thereon, possession type, reserve price and earnest money deposit are also given as under:

Lot no.	Name of Branch & Borrower	Guarantor	Amount Due as per demand notice	Short Description of immovable property with known encumbrances
1.	**Turbhe Branch** **Mr Rishabh Andre Pingault** (Borrower and Legal heir of Co-Borrower Late Andre Pingault) B 505, Sea Queen Avenue, Plot no.62, Sector 14, oparkhairane, Navi Mumbai 400 709	NA	Rs. 9,74,370/- plus unapplied interest from 26.07.2016	Flat No. 316, 3rd Floor, Building No.A9, Hinjewadi Xrbia Township, Plot no.R29, Near Nere Dattawadi Chowk, Village Dattawadi (Nere), Tal Mulshi Pune 411057. Admeasuring Built up area 351 sq. ft. **Type of possession : Physical Possession**
	Reserve Price : Rs. 10,25,000/- EMD : Rs. 1,02,500/-			
2.	**WASHI BRANCH** **Mr. BHUPINDER SINGH PREHLAD SINGH SAWHNEY** Bunglow No-17, Jeevan Jyoti Society Sion Trombay Road, Chembur, Mumbai - 400071.	Mr. Haresh Lakhimchand Israni A-104, Railway Apna Ghar Chs, Jogeshwari East, Mumbai-400060	Rs. 24,27,403 plus unapplied interest from 02.05.2023 towards HL, Rs. 25,50,357plus unapplied interest from 02.05.2023 towards HL, Rs. 1,16,446 plus unapplied interest from 02.05.2023 towards Personal Loan,	1. Flat No-370, Ground Floor, Building No-7, Snehsagar CHS, Sy No- 97, Plot No-4&1, near Niljyoti Last Stop, Gokhale Nagar, Pune - 411016 2. Admeasuring 559 sq. ft built up area. **Type of possession : Symbolic Possession**
	Reserve Price : Rs. 38,00,000/- EMD : Rs. 3,80,000/-			
3.	**Kharghar Branch** **1. Mrs. Meena Bharat Makwana** (Borrower) **2. Mr. Ankit Bharat Makwana** (Co-borrower), Both Resides at:- Makwana House, hoolpada Road, Virar East, Vasai, Virar, Vasai Thane 401305.	NA	Rs.24,50,743.41 plus unapplied interest @ 9.35% from 13.11.2023 towards housing loan facility plus cost and expenses incurred	Residential Flat no 105, Building Wing B 2 , in the Siddheshawar Residency Park Phase I Apartments, Floor 1, Survey No.137, Dehugaon, Tal-Haveli, Near Siddeshwar Temple, Village Dehu, Tal Haveli Pune City, Dist-Pune 412109. Admeasuring 592 sq.ft Carpet area. **Type of possession : Symbolic Possession**
	Reserve Price : Rs. 24,10,000/- EMD : Rs.2,41,000/-			

Lot No.	Name of Branch & Borrower	Guarantor	Amount Due as per demand notice
4.	**Kharghar Branch** **Mr. Ankit Bharat Makwana** Makwana House, Phoolpada Road, Virar East, Vasai, Virar, Vasai Thane 401305.	NA	Rs. 32,42,337/- plus unapplied interest @ 9.95% from 13.11.2023 towards housing loan facility Ac/ no. 60411540294 and Rs.32,73,208/- @ 10.95% from 13.11.2023 towards housing loan facility Ac no. 60411543079 plus cost and expenses incurred

Short Description of immovable property with known encumbrances : Flat no. 409, Wing B 2 in the Siddheshwar Residency Park Phase 1 Survey no. 137, Dehugan Tal Haveli near Siddeshwar Temple Dst Pune. Admeasuring 592 sq. ft Carpet area.
Type of possession : Symbolic Possession

Reserve Price : Rs. 30,20,000/- EMD: Rs. 3,02,000/-

5. **Short Description of immovable property with known encumbrances** : Residential Flat no 309, Building Wing B 2, in the Siddheshawar Residency Park Phase I Apartments, Floor 3, Survey No. 137, Dehugaon, Tal-Haveli, Near Siddheshwar Temple, Village Dehu, Tal Haveli Pune City, Dist-Pune-412109. Admeasuring 518 SQ. FT Built up area. **Type of possession : Symbolic Possession**

Reserve Price: Rs.30,20,000/- EMD: Rs.3,02,000/-

Date of Inspection : 05.08.2024.
Last date for submission of KYC documents and EMD - 05.09.2024.
Contact Details: - Mr. Niranjan Kumar Sinha Sr.Manager 9765418865, Mrs. Megha T. Jaulkar, Sr. Manager 8424038477.
For detailed terms and conditions of the sale, please refer to the link "https://www.bankofmaharashtra.in/propsale.asp" provided in the Bank's website and also on E-bkray portal (https://ebkray.in/eauction-psb).

Date : 26.07.2024 | Place : Navi Mumbai **Sd/- Authorised Officer & Bank of Maharashtra, Navi Mumbai Zone**

बैंक ऑफ महाराष्ट्र Bank of Maharashtra

एक परिवार एक बैंक

Zonal Office, Pune
"Yashomangal" 1183-A, F.C. Road, Shivajinagar, Pune - 5
Tel. 020-2557 3409, Email : legal_pcr@mahabank.co.in

Sale Notice for Sale of Immovable Properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower and Guarantors that the below described immovable property mortgaged/ charged to the Secured Creditor i.e. Bank of Maharashtra, the **Physical Possession** of which has been taken by the Authorized Officer of Bank of Maharashtra, will be sold on **"As is where is", "As is what is", and "Whatever there is"** basis for recovery of the balance due to the Bank of Maharashtra (Secured Creditor) from the Borrower and Guarantors, as mentioned in the table. Details of the Borrower and Guarantors, amount due, Short Description of the immovable/movable property and encumbrances known thereon, possession type, reserve price and earnest money deposit & increment are also given as under:

Sr. No.	Name of Borrowers / Guarantors	Amount Due (Rs.)	Short description of the immovable property and Type of Possession	Reserve Price / EMD Amt. / Bid Increment Amt.
1	**Borrower: - Mrs. Pallavi Vinayak Dhavle, Mr. Vinayak Vasant Dhavle, Both Residing At:** Manjari Gavthan, Near Mahadeo Mandir, Manjari Budruk, Tal Haveli, Dist Pune 412304 **Guarantor : Mr. Pankaj Namdeo Ranawade,** 698 Ranawadwada, Santkrupa Building, Kasarwadi, Pune 411034 **A/C is of Camp Branch, Pune,** **Contact details:** **Branch Manager : Mr. Iliyas Ansari : Contact No: 7030924087**	Rs. 1,22,73,212.00 (Rupees One Crore Twenty Two Lakhs Seventy Three Thousand Two Hundred Twelve Only) plus interest @ 9.40% p.a. with monthly rest w.e.f. 16/03/2023 plus costs, charges and expenses as mentioned in the demand notice dtd 16/03/2023 minus recoveries if any.	**Lot No 1 :** Flat/Apartment No. Flat No. 1003, on the 10th Floor of the Building No. 'B' in the "AWARNA" Co. Op. Housing Society Ltd., CTS 492, S No.14/3/3 Admeasuring 824 Sq.Ft. (Carpet) and Terrace 105 sq.ft i.e. 929 Sq.Ft. {carpet} consisting of 2 BHK rooms and covered car parking, Karvenagar, Pune & **Bounded as- On or towards the North:** Passage, **On or towards the East:** Passage, **On or towards the West:** Entrance, **On or towards the South:** Open Space, **Owner of the Property – Mrs.Pallavi Vinayak Dhavle, Mr. Vinayak Vasant Dhavle** • **Encumbrances :** Not Known • **Possession:** Physical	**Reserve Price -** Rs. 98,55,000/- (Rupees Ninety Eight Lakhs Fifty Five Thousand Only) **EMD -** Rs. 9,85,500 /- (Rupees Nine Lakhs Eighty Five Thousand Five Hundred Only) **Bid increment Amount** Rs. 25,000/- (Rupees Twenty-Five Thousand Only)
2	**Borrower: - Mr. Anup Foujdar Ghule,** House No 69, Near Ganpati Mandir, Belhekar Vasti, Manjari Bk, Manjari Farm, Pune - 412307 **A/C is of Housing Finance Branch Branch, Pune,** **Contact details:** **Branch Manager : Smt. Suchita Joshi: 7030924097**	Rs. 63,77,635.41 (Rupees Sixty Three Lakh Seventy Seven Thousand Six Hundred Thirty Five and Forty One Paisa only) plus interest @ 9.65% p.a. with monthly rest w.e.f. 12/06/2023 plus costs, charges and expenses as mentioned in the demand notice dtd 12/06/2023 minus recoveries if any.	**Lot No 2** : Row House No. 2, Ground+2 floors, "Adesh Villas", S. No. 312/1/1 Part & 312/1/2 Part, off Saswad Road near Handewadi Chowk, Village Urali Devachi, Pune 411025. Built up area 92.93 SqMtr (i.e. 1000 Sqft) and attached garden adm. 18.58 Sqmt (200 Sqft) **Bounded as under: On or towards the East:** By Mr. Ahmad Kachhis Property, **On or towards the West:** By 15 ft road and Mane & Karandes property, **On or towards the South:** By Row House No 3, **On or towards the North:** By Mr Bilal Yakub Attars Property (Row House No 1) **Owner of the Property – Mr. Anup Foujdar Ghule** • **Encumbrances :** Not Known • **Possession:** Physical	**Reserve Price –** Rs. 52,80,000/- (Rupees Fifty Two Lakhs Eighty Thousand Only) **EMD -** Rs. 5,28,000 /- (Rupees Five Lakhs Twenty Eight Thousand Only) **Bid increment Amount** Rs. 25,000/- (Rupees Twenty-Five Thousand Only)
3	**Borrower: M/s SPD Cold Storage LLP**, New Plot No 305 Gate No 2 E Ward Gadi Adda Shahu Market Yard Kolhapur, **Also at:** 590 Ganesh Peth Dhor Galli, Pune **Guarantors- 1. Mr. Darshit Ashok Shah,** Siddhanath Apartment 36A 20 E Ward Tarabai Park Opp Arvind Villa Kolhapur, **2) Mr. Rajendra Popatlal Shah**, Flat No 6 Sheetal Appartment, Sr No 57/578-A New Bazar House No 13 Khadaki Pune, **3) Mr. Ashok Popatlal Shah**, Flat No 7 Sheetal Appartment, Sr No 57/578-A New Bazar House No 13 Khadaki Pune, **4) Mr. Mukesh Popatlal Shah**, Flat No 5 Sheetal Appartment, Sr No 57/578-A New Bazar House No 13 Khadaki Pune, **5) Mrs. Jayashri Ashok Shah**, Flat No 7 Sheetal Appartment, Sr. No. 57/578-A New Bazar House No 13, Khadaki Pune **A/C is of Bhavani Peth Branch, Pune,** **Contact details:** **Branch Manager : Mr. Pratik Shah,** **Contact No: 7030924084**	Rs.31,65,67,401.70 (Rupees Thirty One Crores Sixty Five Lacs Sixty Seven Thousand Four Hundred One and Seventy Paisa only) plus interest as mentioned in demand notice dtd 04/10/2023 w.e.f. 04/10/2023 plus costs, charges and expense, minus recoveries if any.	**Lot No 3 :** All that piece and parcel of a vacant Plot No. CS-1, Admeasuring 1580.00 Sq. Mtrs, out of C.S. No. 433,(C.S. No. 433/2), situated within local limits of Kolhapur Municipal Corporation at E Ward, Shri Shahu Market Yard, and said plot No. CS-1 is **Bounded** - on or towards -**East** - By Road owned by said Samiti, **West** - By road owned by said samite, **South** - By Road and compound of said Samiti, **North** - By Road owned by said society Samiti **Owner of the Property - SPD Cold Storage LLP (Lessee)** • **Encumbrances :** Not Known • **Possession:** Physical	**Reserve Price :** Rs. 2,45,00,000/- (Rupees Two Crore Fourty Five Lakhs Only) **EMD :** Rs. 24,50,000 /- (Rupees Twenty Four Lakhs Fifty Thousand Only) **Bid increment Amount :** Rs 50,000/- (Rupees Fifty Thousand Only)
			Lot No 4 : All that piece and parcel of a vacant Plot No. 305A, Admeasuring 373.32 Sq. Mtrs, out of C.S. No. 433,(C.S. No. 433/1), situated within local limits of Kolhapur Municipal Corporation at E Ward, Shri Shahu Market Yard, and said plot No. CS-1 is **Bounded** on or towards –**East** – By Plot No. 350,351,352, **West** – By Plot No. 305, **South** – By Road owned by said Samiti, **North** – By Road owned by said Samiti, **Owner of the Property – Mr. Ashok Popatlal Shah (Lessee)** • **Encumbrances :** Not Known • **Possession:** Physical	**Reserve Price :** Rs. 58,00,000/- (Rupees Fifty Eight Lakhs Only) **EMD :** Rs. 5,80,000 /- (Rupees Five Lakhs Eighty Thousand Only) **Bid increment Amount :** Rs. 50,000/- (Rupees Fifty Thousand Only)
4	**Borrower: 1) Mrs. Priyanka Narendra Saraswate, 2) Mr. Narendra Ravindra Saraswate**, Flat No. 301, Third Floor, Wing 'H', "Kuber Aangan" Narayangaon, Taluka Junnar, District Pune 410504 **A/C is of Swargate, Pune,** **Contact details: Branch Manager : Mr. Abhinav Parasar: 7030924133**	Rs. 26,56,094/- (Rupees Twenty Six Lakhs Fifty Six Thousand and Ninety Four only) plus unapplied interest @ 9.15% w.e.f. 17/01/2023, apart from penal interest, cost and expenses as mentioned in the demand notice dated 17/01/2023 minus recoveries if any.	**Lot No 5 :** Flat No. 301, Third Floor, Wing 'H', "Kuber Aangan" Narayangaon, Taluka Junnar, District Pune 410504 admeasuring about 35.22 Square Meters (i.e. about 379 Square Feet) carpet, plus adjoining enclosed Balcony/Veranda admeasuring about 2.41 Square Meters (i.e. about 26 Square Feet) Carpet, and attached terrace admeasuring about 00 Square Meters (i.e. about 00 Square Feet) **bounded as : East -** By Passage, Duct and Lift Room, **West -** By By Internal Road, **South -** By Flat No 304 H Wing, **North -** By Flat No 304 G Wing **Owner of the Property - Mrs. Priyanka Narendra Saraswate and Mr. Narendra Ravindra Saraswate** • **Encumbrances :** Not Known • **Possession:** Physical	**Reserve Price :** Rs. 13,25,000/- (Rupees Sixty Six Lakhs Only) **EMD - Rs. 1,32,500 /-** (Rupees One Lakh Thirty Two Thousand Five Hundred Only) **Bid increment Amount** Rs. 10,000/- (Rupees Ten Thousand Only)

Sr. No.	Particulars		Date & Time
1.	**Date and time of E-Auction**	**For Lot No. 1 to 5**	**06.09.2024 between 11.00 a.m. and 4.00 p.m**
2.	**Last Date of Submission of Bid with EMD**		**05.09.2024 UPTO 5 P.M**
3.	**Inspection Date & Time**	**For Lot No. 1 to 5**	**05.08.2024 to 09.08.2024 between 10:00 a.m. and 5:00 pm**

Note :There may be some dues of respective society claiming maintenance charges etc. Bidders are therefore advised to confirm any dues from respective society for property put on auction or any Govt. due from Govt. Authorities or any unpaid dues of the builder. Charges if any due on the respective property shall be borne by the bidder.

1. E-auction shall be conducted through the E-Bikray. Bidders have to log in on the website – **"https://ebkray.in/eauction-psb"and have to register themselves. In this regard, please note that verification of KYC documents takes 2-3 days' time. Hence, bidders are advised to register and upload KYC documents well in advance to avoid last minute anxiety / rush.** For Registration related queries, the contact numbers are 8291220220 support.ebkray@psballiance.com.)
2. **For detailed terms and conditions of the sale, please refer to the link "https://www.bankofmaharashtra.in/properties_for_sale.asp" provided in the Bank's website.**

Date: 29/07/2024
Place: Pune

This notice is also being published in vernacular. The English version shall be final if any question of interpretation arises.

Chief Manager & Authorised Officer,
Bank of Maharashtra