FASTTRACK HOUSING FINANCE LIMITED

(formerly known as Fasttrack Housing Finance Private Limited)
CIN No. : U65993MH2005PCL158168
ITI House, 36 Dr. R. K. Shirodkar Marg, Behind Bata Showroom, Opp. HDFC House Parel, Mumbai-400 012

WITHOUT PREJUDICE

Notice under section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002

The below mentioned borrowers have defaulted in repayment of installments and as on date mention in table and some amount is still outstanding from them to the FHFL Company towards the loan amount with interest. As they have committed repeated defaults in observing the financial discipline under the said loan, these accounts have been classified and declared as Non Performing Asset (NPA) on mentioned dates (in table) in accordance with the directions and the guidelines issued by the Reserve Bank of India from time to time. They are aware that the said Business loan is secured by a mortgage over the property owned by them which is detailed in below (MORTAGED PROPERTY ADDRESS) table. We hereby call upon these borrowers to discharge their liabilities in full to us within a period of 60 (sixty) days from the date of issue of this notice, failing which we shall be exercising the powers under section 13 of the Securiti-zation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter called as "Securitization Act"), against the secured assets mentioned below. The powers available to us under section 13 of the Securitization Act, interalia, includes (i) power to take possession of the secured asset including the right to transfer by way of lease, assignment or sale for realizing the secured asset (ii) take over the management of the secured assets including the right to transfer by way of lease, assignment or sale and realize the secured asset and any transfer of secured asset by us shall vest in the transferee all rights in or in relation to the secured asset transferred as if the transfer had been made by you. The amount realized from exercising the powers mentioned above, shall first be applied in payment of all costs (including legal costs and lawyers fees and expenses), charges and expenses which in our opinion have been properly incurred by us or any expenses incidental thereto, and secondly applied in discharge of our dues, as mentioned above with contractual interest from the date of this notice till the date of actual realization and the residue of the money if any shall be paid to you. Please take note that after the date of issue of this notice you shall not transfer or part with possession by way of sale, lease or otherwise the secured asset referred to in this notice, or any part or right thereof, without our prior written consent. We also inform you that if our dues are not fully satisfied with the sale proceeds of the said secured asset, we reserve our right to proceed against you (jointly and severally) before an appropriate Court, for recovery of the balance amount due from you. Kindly note that the below mentioned amounts are due as on date mention in table and we reserve the right to recover the same from the borrowers (jointly and severally) along with costs and interest as may be applicable from time to time till the date of full and final payment.

S. N.	NAME OF THE BORROWERS	MORTGAGE PROPERTY ADDRESS	NPA DATE	SANCTIONED AMT. & DATE	FC AMOUNT & DATE
1	**1. Manoj Mariba Gaikwad (Borrower)** **2. Komal Manoj Gaikwad (Co-borrowers)** **3. Marriba Keraba Gaikwad (Co-Borrower 1)** **All at :** S.No.180/20 A, Fhursungi, Eknath Puram Co HSG SOC, 5th, 506, NR Power House, Pune, Maharashtra- 412308. **Sr. No.1 also at :** Old SF No 720, 722, New SF No: 1104, 1106/2 Part, Cur, Coimbatore, Tamil Nadu-641021 **Loan A/C No.: LXPIM03617-180000514.**	All The Piece And Parcel of The Land Bearing Gat No. 943, Area Admeasuring About 760 Sq. Feet Along With The Construction of Two Floored Building Thereon Which Is Admeasuring Around About 1155 Sq. Feet Along With Bore Well, Situated At Village: Kadamwakwasti, Haveli Taluka, District Pune Within The Local Limits of Grampanchayat, Taluka Panchayat Samiti Haveli, Pune Zilha Parishad And Within The Jurisdiction of Haveli And Bounded As Under And Along Wit Present And Future Construction Theron, Maharashtra-412308. **All The Piece And Parcel of Land Is Bounded As Follows:** On Or Towards The East- By Property of Manvar On Or Towards The West - By Property of Mr. Sanjay Kakange, On Or Towards The South - By Property of Mr. Appa Gujar, On Or Towards The North - By Road	15-04-2024	Rs. 10,00,000/- & 12-01-2018	Rs. 14,73,004/- & 16-08-2024
2	**1. Vishal Bhanudas Yadav, (Borrower)** **2. Nivedita Vishal Yadav (Co-Borrower)** **3. Bhanudas Dagdu Yadav (Co-Borrower 1)** **Sanjana Bhanudas Yadav (Co-Borrower 2)** **All at:** S. No. 20/ 2, Herambh Apartment, 3rd Floor, Flat No. 305, Kashinath Patil Nagar, Pune, Maharashtra-411043. **Loan A/C No.:LXPUN01615-160000003.**	**(A).** SR. No 83/2 A/2/1, **Shop No 11 A**, Vardhaman Garden, Lower Place, Katraj, Pune-411046 **All The Piece And Parcel of Land Is Bounded As Follows:** Towards East-shop No-12A, Towards West-Shop No-10A, Towards South-Shop No-bypass Highway, Towards North-Shop No-Building Parking **(B).** SR. No 83/2 A/2/1, **Shop No 10 A**, Vardhaman Garden, Lower Place, Katraj, Pune-411046 **All The Piece And Parcel of Land Is Bounded As Follows:** Towards East-Shop No-11A, Towards West-shop No-9A, Towards South-Shop No-bypass Highway, Towards North-Shop No-building Parking	21-06-2024	Rs. 15,00,000/- & 12-12-2015	Rs. 5,42,266/- & 16-08-2024

For FASTTRACK HOUSING FINANCE LIMITED
Authorized Officer (SMARAK MISHRA)

STATE BANK OF INDIA

Authorized Officer's Details:- Name : Dheeraj Kumar
Mobile No. 9560205656 **Landline No. (Office) :-** 022-41611401

Branch - Stressed Assets Management Branch –II ,
Address of the Branch : Raheja Chambers, Ground Floor, Wing –B, Free Press Journal Marg, Nariman Point, Mumbai 400021
Tel. No. : 022-41611401, **E-mail id :** team2.15859@sbi.co.in

Appendix - IV - A [See Proviso to Rule 8(6) and 6(2)] SALE NOTICE FOR SALE OF IMMOVABLE/MOVABLE PROPERTIES

E Auction Sale Notice for Sale of Immovable / Movable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) and Rule 6(2) of Security Interest (Enforcement) Rules, 2002

The undersigned as Authorized Officer on behalf of State Bank of India and consortium of Banks led by State Bank of India comprising of Dhanalaxmi Bank Ltd, ICICI Bank Ltd. and J C Flowers ARC hereinafter referred to as "Consortium Banks" has taken over possession of the following properties u/s 13(4) of the SARFAESI Act. Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable / Movable property hypothecated mortgaged / charged to the Consortium Banks as secured creditor, the **Physical Possession** of which has been taken by the Authorized Officer of State Bank of India, will be sold on **"AS IS WHERE IS BASIS, AS IS WHAT IS BASIS and "WHATEVER THERE IS"** on **24.09.2024.** The e-auction of the charged property/ies (under SARFAESI Act, 2002) for realisation of Bank's dues will be held on and on the terms and conditions specified here under.

Name Of Borrower(s)	Name of Guarantor(s)	Outstanding Dues for Recovery of which Property/ies is/are Being Sold
M/s. Duplex Industries Ltd. **Directors :** 1. **Mr. Anil Anand Satpute,** Pl. No.74, Lane No.3, Natraj Co.Op. Soc., Karve Nagar, Pune 411052. 2. **Mr. Anand Vishnu Satpute,** Pl. No. 74, Lane No.3, Natraj Co.Op. Soc., Karve Nagar, Pune 411052. 3. **Mr. Shrikrishna Vishnu Satpute,** 664, Dattawadi, Pune-411030	**Personal Guarantors** **Mr. Anand Vishnu Satpute** **Mr. Anil Anand Satpute** **Smt. Kanchan Anil Satpute**	Rs. 255,32,04,971.00 as on 08.02.2013 plus further interest expenses and other charges etc. Demand Notice Date: 08.02.2013

Names of Title Deed Holders	Description of property/ ies	Date & Time of e-Auction:	Reserve Price and EMD Details :	Date & Time of Inspection property
M/s Duplex Industries Ltd	(Lot No.1) **Property ID No.SBIN00000DIL1** Factory Land & Building along with factory shed and extension of Building situated at Plot No.A/3, MIDC Industrial Area, Kurkumbh, Taluka Daund, Dist.Pune. Admeasuring Area 4050 sq.mtrs.	**Date :- 24.09.2024** **Time :-** from 11:00 a.m. to 4:00 p.m. with unlimited extensions of 10 Minutes each	Reserve Price : Rs.3,80 Cr Below which the property will not be sold **Earnest Money Deposit (EMD)** 10% of the Reserve Price i. e. Rs. 38,00,000/- **Bid Increment Amount** Rs.5,00,000/-	18.09.2024 from 11.00 a.m. to 5.00 p.m.
M/s Duplex Industries Ltd	(Lot No.2) **Property ID No.SBIN00000DIL2** Plant & Machinery at Factory situated at Plot No.A/3, MIDC Industrial Area, Kurkumbh, Taluka Daund, Dist.Pune.	**Date :- 24.09.2024** **Time :-** from 11:00 a.m. to 4:00 p.m. with unlimited extensions of 10 Minutes each	Reserve Price : Rs. 0.85 Crore Below which the property will not be sold **Earnest Money Deposit (EMD)** 10% of the Reserve Price i. e. Rs. 8,50,000/- **Bid Increment Amount** Rs.2,00,000/-	18.09.2024 from 11.00 a.m. to 5.00 p.m.
Mrs. Kanchan Anil Satpute, Mr. Anil Anand Satpute and Mr. Anand Vishnu Satpute Personal guarantors of M/s Duplex Industries Ltd	(Lot No.3) **Property ID No.SBIN00000DIL3** Flat No.2, adm.98.94 sq.mtrs. on stilt floor and reserved car parking space adm.9.29 sq.mtrs. in building Prachi Residency, Plot No.2, S.No.140, CTS No.712, Kothrud, Pune.	**Date :- 24.09.2024** **Time :-** from 11:00 a.m. to 4:00 p.m. with unlimited extensions of 10 Minutes each	Reserve Price : Rs. 1.05 Crore Below which the property will not be sold i. e. Rs. 10,50,000/- **Earnest Money Deposit (EMD)** 10% of the Reserve Price i. e. Rs. 10,50,000/- **Bid Increment Amount** Rs.2,00,000/-	18.09.2024 from 11.00 a.m. to 5.00 p.m.
Mr. Anand Vishnu Satpute and Mr. Anil Anand Satpute Personal guarantors of M/s Duplex Industries Ltd.	(Lot No.4) **Property ID No.SBIN00000DIL4** Amalgamated Flat No.3 (adm.71.56 sq.mtrs) and Flat No.4 (adm. 78 sq. mtrs.) at 1st Floor, Building No.D/17, Giridhar Nagar Co-Op. Soc. Ltd., Giridhar Nagar, S.No.117, WarjeMalwadi,Tal. Haveli, Dist;Pune, Maharashtra	**Date :- 24.09.2024** **Time :-** from 11:00 a.m. to 4:00 p.m. with unlimited extensions of 10 Minutes each	Reserve Price : Rs. 1.23 Crore Below which the property will not be sold **Earnest Money Deposit (EMD)** 10% of the Reserve Price i. e. Rs. 12,30,000/- **Bid Increment Amount** Rs.2,00,000/-	18.09.2024 from 11.00 a.m. to 5.00 p.m.

***CARE :** It may be noted that, this e-auction is being held on **"AS IS WHERE IS BASIS, AS IS WHAT IS BASIS & "WHATEVER THERE IS".** Intending Bidders / purchasers has to transfer the EMD amount through registration in our service provider M/s PSB Alliance Pvt. Ltd. e-auction web portal **https://ebkray.in/eauction-psb** through online mode in his Global EMD Wallet well in advance before the auction time. In case EMD amount is not available in Global EMD Wallet, system will not allow to bid. The Registration, Verification of KYC documents and transfer of EMD in Wallet must be completed well in advance, before auction. Interested bidder may deposit Pre-Bid EMD with PSB Alliance before the close of e-Auction. Credit of Pre-Bid EMD shall be given to the bidder only after receipt of payment in PSB Alliance's Bank account and updation of such information in the e-auction website. This may take some time as per banking process and hence bidders, in their own interest, are advised to submit the pre-bid EMD amount well in advance to avoid any last minute problem.
There is no encumbrance known to authorised officer. However, the intending bidder should make their own enquiry and due diligences regarding the encumbrance upon the property from respective offices / department. The payment of all statutory / non-statutory dues, taxes, rates, assessments, charges, fees etc., owing to any authority or to anybody shall be the sole responsibility of successful bidder only.
For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the Secured Creditor's websites:
www.sbi.co.in **https://ebkray.in/eauction-psb**

Bank website	e-auction website

STATUTORY 15 DAYS SALE NOTICE UNDER SARFAESI ACT
The Borrowers / Guarantors have been given notice as required under proviso of rule 8 (6) and rule 6(2) of Security Interest (Enforcement) Rules, 2002.
Date : 04.09.2024
Place : Mumbai
Sd/-
Authorized Officer, **State Bank of India**

पंजाब नैशनल बैंक punjab national bank

...भरोसे का प्रतीक ! ...the name you can BANK upon !

Circle Recovery Centre Pune, Gr. Flr, Aurora Towers, 9, Moledina Road,Pune-411001.
Ph : 020-26133926, **Email :** bo8762@pnb.co.in

DEMAND NOTICE

[Under Security Interest Act. 2002 (SARFAESI ACT) read with Rule 3 (1) of the Security Interest (Enforcement) Rule, 2002)]

The account of the following Borrower with **Punjab National Bank,** been classified as NPA, the Bank has issued notice under S.13(2) of the SARFAESI Act on the date mentioned below. In view of the non service of the notice on the last known address of below mentioned Borrowers this public notice is being published for information of all concerned. The below mentioned Borrowers/Guarantors is called upon to pay to **Punjab National Bank** within 60 days from the date of publication of this Notice the amount indicated below due on the dates together with future interest at contractual rates, till the date of payment, under the loan/and other agreements and documents executed by the concerned persons. As security for the Borrowers' obligation under the said agreements and documents, the respective assets shown against the names have been charged to **Punjab National Bank.**

Sr. No.	Branch &Name and Address of the Borrower/mortgagor & Guarantor		Outstanding Amount in Rs.
1	**Branch : Kalyani Nagar, Pune • Mr. Rajesh Vithal Chougule,** Flat no-A-801,Sr no-298 20 20 1 ,Nyati Evita Bldg A Brisa, Lohegaon,Pune-411047, Mob no-8956104525, **Also at :** Flat no-A-104,Good will,24, S.No-28 3 2 3 Porwal Road, Lohegaon, Pune-411047		Rs. 87,21,572.30
	Type of Loan : 1. Housing Loan 2. Housing Top up Loan	**Demand Notice Date: 04/09/2024**	**Date of NPA : 30/04/2024**
	Details of Mortgaged Property : Equitable Mortgage of Residential Flat;Shaurya Homes Building,Wing no-'A' ,Flat no-A,403,4TH Floor,S.No-29, Hissa no-1/20/1 & ¼ Near 29,Gold Coast & Atria Society Dhanori,Pune-411015.**bounded by North**-By Flat no A-404 , **East**-By Passage & Staircase, **South**- By Flat noA 402, **West**-By Open Space		

If the concerned Borrower / Guarantors fails to make payment to **Punjab National Bank** as aforesaid, then the **Punjab National Bank** shall be entitled to exercise all or any of the rights mentioned under S 13(4) of the Act and the applicable Rules entirely at the risk of concerned Borrowers / Guarantors as to cost and consequences. In terms of provisions mentioned in sub-section 13 of sec.13 of the Act, all you shall not transfer by way of sale, lease, or otherwise any of the asset stated under security referred to in this notice without prior written consent of our Bank. As per the provision of the aforesaid act, Borrower / Guarantor are prohibited from transferring the above said assets, in any manner, whether by way of sale, lease etc. Any contravention of the said provisions will render the concerned person liable for punishment and /or penalty in accordance with SARFAESI Act. For more details the unserved returned notices may be collected from the undersigned.

Date : 05/09/2024, Place : Pune **Authorized Officer, Chief Manager, Punjab National Bank**

केनरा बैंक Canara Bank

Syndicate

Asset Recovery Management Branch
1259, Renuka Complex, 1st Floor, J M Road, Deccan Gymkhana, Pune - 411 004, **Email:** cb5208@canarabank.com
Phone : +91 20 25511034 /9798032011

Sale Notice

E-Auction Sale Notice for Sale of Immovable Properties under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provison 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 property mortgaged/charged to the Secured Creditor, the **Symbolic possession** of which has been taken by the Authorized Officer of Asset Recovery Management Branch, Canara Bank, 1st Floor, 1259, Renuka Complex, J M Road, Deccan Gymkhana, Pune - 411004, will be sold on **"As is where is", "As is what is"** and **"Whatever there is"** basis on **25/09/2024** for recovery of **of Rs. 4,39,03,880.96 (Rupees Four Crores Thirty Nine Lakhs Three Thousand Eight Hundred Eighty and paisa Ninety Six only)** as on 31.08.2024 plus further interest due to the ARM Branch, Pune of Canara Bank from **Mrs. Vandana Dinesh Chinchwade (Borrower), Shri Dinesh Balu Chinchwade (Guarantor).**

The details and full description of the property and reserve price, earnest money deposit, date of deposit of earnest money is as under:

Location & Details of the Property	Reserve Price	EMD & Last Date to Deposit EMD	Known Encumbrance
Flat No 301, 3rd floor, "Shantai Corner", Survey No. 93/3/4/1 of Ravet BRTS Road, Near Hyundai Service Samarth Automobiles at Ravet, Haveli, Pune – 412 101 in the name of Mrs Vandana Chinchwade	**Rs. 63,00,000/- (Rs. Sixty Three Lakhs only)**	**Rs. 6,30,000/- (Rupees Six Lakhs Thirty Thousand only) 24.09.2024 till 03.00 PM**	Not Known
Flat No 401, 4th floor, "Shantai Corner", Survey No. 93/3/4/1 of Ravet BRTS Road, Near Hyundai Service Samarth Automobiles at Ravet, Haveli, Pune – 412 101 in the name of Mrs Vandana Chinchwade	**Rs. 63,00,000/- (Rs. Sixty Three Lakhs only)**	**Rs. 6,30,000/- (Rupees Six Lakhs Thirty Thousand only) 24.09.2024 till 03.00 PM**	Not Known

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website **(www.canarabank.com)** or may contact Chief Manager, ARM branch, 1259, Deccan Gymkhana, Renuka Complex, 1st Floor, Jangli Maharaj Road, Pune - 411004. Phone No. 020-25511034 & Mob. 9798032011 during office hours on any working day.

Date: 05/09/2024 Place: Pune **Authorized Officer, Canara Bank**

केनरा बैंक Canara Bank

Syndicate

Asset Recovery Management Branch
1259, Renuka Complex, 1st Floor, J M Road, Deccan Gymkhana, Pune - 411 004, **Email:** cb5208@canarabank.com
Phone : +91 20 25511034

Sale Notice

E-Auction Sale Notice for Sale of Immovable Properties under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provison 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 property mortgaged/charged to the Secured Creditor, the **Symbolic possession** of which has been taken by the Authorized Officer of Asset Recovery Management Branch, Canara Bank, 1st Floor, 1259, Renuka Complex, J M Road, Deccan Gymkhana, Pune - 411004, will be sold on **"As is where is", "As is what is"** and **"Whatever there is"** basis on **09/10/2024** for recovery of **of Rs. 23,70,25,436.12/- (Rupees Twenty Three Crores Seventy Lakhs Twenty Five Thousands Four hundred Thirty Six and Paise Twelve only) as on 30.08.2024 plus further interest and charges** due to the ARM Branch, Pune of Canara Bank from **M/s. Suddpram Auto Engineering Co Pvt. Ltd.,** at Gat No 277, Opp. Mercedes Benz, Chakan Industrial Area, A/p Nighoje,Tal Khed, Dist Pune – 410501, through **Mr. Sudhir Udhavrao Deshkhaire (as Director), Mr. Pradeep Kumar Dinanath Makan (as Director) and M/s Indiana LED Lighting LLP (as Guarantor).**

Details of full description of the property, Reserve Price, EMD date of deposit of EMD are as follows:

Location & Details of the Property	Reserve Price	EMD & Last Date to Deposit EMD	Known Encumbrance
All that part and parcel of the land and building bearing Gat No. 277 admeasuring 0H 41 R i. e. 4100 sq. mtrs., together with construction raised thereon, bearing property no. 1117, lying and situated at Village Nighoje, Tal Khed, Dist Pune and within the limits of Grampanchayat Nighoje, Zilla Parishad Pune & Taluka Panchayat Samiti Khed in the name of **M/s. Suddpram Auto Engineering Co Pvt. Ltd.,** and is **Bounded** as under:-On or towards **East:**- 30 ft. Road, On or towards **South:** - Gat No. 278, On or towards **West**:- Gat No. 278, On or towards **North:**- 30 mtrs Road.	**Rs. 7,01,14,000.00 (Rupees Seven Crore One Lakh Fourteen Thousand Only)**	**Rs. 70,11,400.00 (Rupees Seventy Lakh Eleven Thousand Four Hundred Only) 08.10.2024 till 05.00 PM**	Not Known

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website **(www.canarabank.com)** or may contact Chief Manager, ARM branch, 1259, Deccan Gymkhana, Renuka Complex, 1st Floor, Jangli Maharaj Road, Pune - 411004. (Phone No. 020-25511034, +91 8797280991, +91 9022633175) during office hours on any working day.

Date: 04/09/2024
Place: Pune
Authorized Officer, Canara Bank

J&K Bank

Jammu & Kashmir Bank Limited -Zonal Office P: +91(0)22-26384100
Mumbai National Business Centre,
BKC Bandra East, Mumbai-400051. P: +91(0)22-26384200
CIN: L65110JK1938SGC000048
E: iapmd.mum@jkbmail.com W: www.jkbank.com
Impaired Assets Portfolio Management Department

Possession Notice
Notice under Section 13 (4) of the SARFAESI ACT, 2002 read with Rule 8 (1) of the Security (Enforcement) Interest Rules, 2002

Whereas the Authorized Officer of the Jammu & Kashmir Bank Limited under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFAESI) Act, 2002 and in exercise of powers under section 13(2) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued Demand Notice dated 13.06.2024 thereby calling upon the Borrower namely Mr. ArunGokulKahar S/o Mr. GokulRadhujiKahar R/O Gokul Villa, Datta Prasad Society, Survey No. 47, Ganesh Nagar, Hanuman Chowk, Wadgaonsheri, Pune - 411014(Borrower/Mortgagor) to repay an amount of Rs.8,61,319.14 (Rupees Eight Lac Sixty One Thousand Three Hundred Nineteen and Fourteen Paise Only) being the balance outstanding as on 31.05.2024 in the accounts of the Borrower, within 60 days from the date of the said notice together with the future interest and other charges thereon.

The said borrower having failed to repay the said amount, notice is hereby given to the said borrower in particular and the public in general that the undersigned being authorized officer of the J & K Bank Ltd. has taken possession of the mortgage property described herein below, in exercise of the powers conferred on me under section 13 (4) of the said Act read with Rule 8 of the said Rules, on this the 4th day of September of the year 2024.

The said borrower in particular and the public in general are hereby cautioned against dealing with the said property in any manner whatsoever and any dealings with the said property will be subject to the charge of the J&K Bank Limited for the amount in aggregating to Rs.8,69,714.14 (Rupees Eight Lacs Sixty Nine Thousand Seven Hundred Fourteen and Paise Fourteen only) together with future interest thereon from 31.08.2024 and other charges incurred or to be incurred.

The borrowers attention is invited to the provisions of Sub-section (8) of Section 13 of the Act, in respect of the time available, to redeem the secured assets.

Description of the Immovable Property

All the piece & parcel of immovable property being Row House, Type E, No. 13, YashodaNandan Society, at Plot No.27 carved out of Survey No.Joint Layout of 199,204,205,206/1 and 209/1 and also bearing CTS No.142, Village Lohegaon (Viman Nagar), Taluka Haveli, District Pune 411014.

Dated: 04.07.2024
Place: Mumbai
Authorized Officer
J&K Bank

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

POSSESSION NOTICE
[Under Rule 8(1) Security Interest (Enforcement) Rules, 2002]
(For immovable property)

Whereas,
ASREC (India) Limited acting in its capacity as Assignee of Bharat Co-operative Bank Ltd vide assignment agreement dated 25th March 2021 has acquired the secured debt with securities from the original lender Bharat Co-operative Bank. The Authorised Officer of ASREC (India) Ltd in exercise of powers conferred under section 13 (2) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued **demand notice dated: 23.07.2021 Ref No. ASREC/MUM/OM/1216/2021-22** calling upon the **Borrower/Joint-Borrowers/Co-Borrowers/ Mortgagor /Guarantor –M/s OM Industries/ Mr. Jagdish Bhimrao Somwanshi/Mr. Amol Govind Bhingole.,** (herein under referred to as "borrower") to repay the amount of **Rs. 4,70,40,664.34 (Rupees Four Crore Seventy Lacs Forty Thousand Six Hundred Sixty-Four and Paisa Thirty-Four Only) as on 30.06.2021** together with further interest @ 11.50% per annum + penal interest @ 2% per annum thereon with effect from 01.07.2021 and expenses, costs, charges, etc. till the date of payment within 60 days from the date of notice.
Pursuant to Assignment Agreement dated 25.03.2021 ASREC (India) Ltd., has acquired the financial assets of aforesaid borrower from Bharat Co-operative Bank Ltd., with all rights title and interest together with underlying security interest under Section 5 of the SARFAESI Act, 2020.
The Borrower/Joint-Borrower/ Co-Borrower/ Mortgagor/ Guarantors having failed to repay the amount, notice is hereby given to the Borrower/ Mortgagor/ Guarantors and the public in general that the undersigned being the Authorized Officer of ASREC (India) Limited as secured creditor has taken physical possession of the property described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with rule 8 of the said rules on **5th September, 2024.**
The Borrowers in particular and the public in general is hereby cautioned not to deal with the property and any dealings with such property will be subject to the charge of the ASREC India Limited, for an amount of **Rs. 4,70,40,664.34 (Rupees Four Crore Seventy Lacs Forty Thousand Six Hundred Sixty-Four and Paisa Thirty-Four Only) as on 30.06.2021** together with further interest @ 11.50% per annum + penal interest @ 2% per annum thereon with effect from 01.07.2021 and expenses, costs, charges, etc. The borrower's attention is invited to provisions of sub-Section 8 of Section13 of the Act, in respect of time available, to redeem the secured assets.

DESCRIPTION OF THE IMMOVABLE PROPERTY

1. All the piece and parcel of Leasehold land admn.11410 sq. meters on piece and parcel of land known as Plot No. F-60 in the Chincholi Industrial Area, within the village limits of Chincholi Kati & Taluka Mohol, District Solapur 413255 along with workshop total admn. 2452.58 sq. meters built up constructed thereon and bounded by:
East – Plot No. F-61 West – Plot No. F-59
South – Plot No. F-71 North – Kondi to BB Dharphal Road, 30m R/W
2.Stock, Book-debt, Machinery, Value additions (Inthe nature of renovation factory premises &factory upgradation).

Date:05.09.2024
Place: Solapur
Sd/- TUSHAR SHINDE
Authorised Officer
ASREC (India) Limited

Repco Home Finance Limited

CORPORATE OFFICE: Alexander Square, No.2 (Old No.34 & 35), 3rd Floor, Sardar Patel Road, Guindy, Chennai-600032, Ph: (044)-4210 6650, E-mail : publication@repcohome.com
Website: www.repcohome.com

NOTICE TO THE BORROWERS / GUARANTORS

Notice U/s 13(2) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002

Sl.No.1: (Wagholi Branch) Mr. Sampat Jijabao Lende- Borrower S/o.Mr.Jijabao Lende, Flat No. 11, 4th Floor, Rajyog Bhairvanath Nagar, Pimple Gurav, Pune-411061. Also at : V5 Global Services Pvt Ltd, 301/306-418, Mittal Chamber, 3rd Floor, J.M. Road, Near Hotel Panchali, J M Road, Pune-411005. **Mrs. Chaya Sampat Lende- Co-Borrower W/o.Mr. Sampat Lende,** Flat No. 11, 4th Floor, Rajyog Bhairvanath Nagar, Pimple gurav, Pune-411061. **Mr.Dharmendra Nehe– Guarantor S/o. Mr.Prakash Nehe** Shree Kanhayya Residency, B Wing Flat No.104, Sr No. 493/2B/1,
Shashiti Nagar, kasarwadi, Near Ganpati Mandir, Pune-411034. **Also at:** Manpower Group Service India Ltd, Suyog Platinum Tower, Naylor Road,Office No -25,26,27 9th floor, Naylor Road, Pune-411001. **Demand Notice Date : 29-07-2024 ; Loan Account No. 2261811000176 & 2261820000181, Sanction dated 18-03-2017 & 18-03-2017, Type of loan - Take Over, Prosperity Loan ; Sanction amount - Rs. 8,40,000/- & Rs. 4,00,000/- , NPA Date - 29-06-2024 , Loan Outstanding amount of Rs.6,61,501 /- & Rs.2,00,887 /-** with further interest from 10-07-2024 onwards and other costs there on are due from you, in the above said loan account.
Description of the property : All that piece and parcel of the property bearing Flat No.11 on the Fourth Floor admeasuring about 560 Sq.ft i.e. 52.044 Sq.Mtrs built up in the Building known as Rajyog constructed on the land bearing S. No. 78, Hissa No. 2/1/1/9 admeasuring 00 H 02Ares situated at Village Pimpale Gurav, Taluka Haveli, District Pune within the Registration District of Pune and within the Local Limits of Pimpri Chinchwad Municipal Corporation and is situated within the following boundaries: North : By Road, South : Property of Mr. Pingat, East : Property of Mr. Shelar, West : Property of Mr. Jadhav. Total extent on 560 Sq.Fts. or 52.044 Sq.Mtrs. area of land and building has got all usual pathway rights and easement rights relating thereto.

As a security for the repayment of the said loan to Repco Home Finance Limited, you have executed a Loan Agreement and also created, an equitable mortgage by deposit of title deeds of the property detailed herein above:
Since you have defaulted in repayment of the loan, you are liable to pay the additional interest also. The Company issued notice under the Act on above mentioned dates calling upon the above Borrowers / Co-borrowers/Guarantors to repay the above outstanding amount with further interest and costs thereon. The notice sent to all of you by Regd. Post. with Ack. Due.
We regret to note that you have committed defaults in the repayment of loan and committed serious irregularities in the operation of the account. We have Classified your account as Non-Performing Asset you are liable to pay the amount mentioned above.
We hereby call upon you, to pay the aforesaid amount due within 60 (SIXTY) days from the date of this notice, failing which the Company shall take over the possession of secured assets mortgaged to us under the power conferred to us under the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, wherein the Repco Home Finance Limited, is empowered to take possession of the secured assets including the right to transfer by way of lease, assignment of sale, take over the management of the secured assets, appoint any person to manage the secured assets from you and adjust the above sale proceeds towards the debt due from you. We draw your attentions to Sec 13 (8) of the Securitisation Act as per which, no further steps shall be taken for transfer or sale of the secured asset, if the dues of the secured creditor together with all costs, charges and expenses incurred by secured creditor are tendered by you at any time before the date fixed for sale or transfer of the secured asset

Date: 06.09.2024
Authorized Officer,
Repco Home Finance Limited

CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED

Chola — Enter a better life

***Corporate Office:** Chola Crest, Super B, C54 & C55, 4, Thiru Vi Ka Industrial Estate, Guindy, Chennai - 600 032.*

E-AUCTION SALE NOTICE (Sale Through e-bidding Only)

SALE NOTICE OF IMMOVABLE SECURED ASSETS Issued under Rule 8(6) and 9(1) of the Security Interest (Enforcement) Rules 2002.

Notice is hereby given to the **PUBLIC IN GENERAL** and in particular to the Borrower(s) and Guarantor(s) indicated in **COLUMN (A)** that the below described immovable property(ies) described in **COLUMN (C)** Mortgaged / Charged to the secured creditor the **POSSESSION** of which has been taken as described in **COLUMN (D)** by the Authorized Officer of Housing **CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED** Secured Creditor, will be sold on **"As is Where is", "As is what is" and " Whatever there is"** as per details mentioned below :-
Notice is hereby given to Borrower / Mortgagor(s) / legal heir, legal representatives **(Whether Known or unknown)**, executor(s), administrator(s), successor(s) and assign(s) of the respective Borrower(s) / Mortgagor(s) (Since deceased). as the case may be indicated in **COLUMN (A)** under Rule 8(6) of the Security Interest (Enforcement) Rules 2002. For detailed terms & conditions of the sale, please refer to the link provided in **CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED** secured Creditior's website i.e. **https://www.cholamandalam.com & www.auctionfocus.in**

SR. NO.	[A] LOAN ACCOUNT NO. NAMES OF BORROWER(S) / MORTGAGER(S) /GAURANTOR(S)	[B] O/s. DUES TO BE RECOVERED (SECURED DEBTS)	[C] DESCRIPTION OF THE IMMOVABLE PROPERTY / SECURED ASSET	[D] TYPE OF POSSESSION	[E & F] RESERVE PRICE (IN ₹) / EARNEST MONEY DEPOSIT (IN ₹)	[G] DATE OF AUCTION & TIME
1.	**Loan Account No.:** LAP1SAG000086527 **1) Mr/Mrs. Vishal Vasant Mane 2) Mr/Mrs. Rupali Mane 3) Mr/Mrs. Vasant Mane** **Both Are Residing At :** Saraswati Nagar, Galli No. 11/4 A/P, Wasumbe Sangli, Saraswati Nagar, Sangli, - 416312. **Also At :** Gat No. 442/A/B/2, Milkat No. 1677, Saraswati Nagar, Na, Wasumbe, Tasgaon, Sangli, Maharashtra - 416312.	**Rs. 26,56,579/-** (Rupees Twenty Six Lakhs Fifty Six Thousand Five Hundred and Seventy Nine Only) as on **03.09.2024**	All that piece and parcel of the property bearing Gat No.442/ A/B/2, Grampanchayat Milkat No. 1677 area admeasuring about 2022 Sq.Mtr sfts along with R. C. C. construction thereon which is Situated at Saraswati Nagar, Wasumbe, Tal. Tasgaon, District -Sangli, which is within local limits of Wasumbe Grampanchayat, Tal. Tasgaon, Dist. Sangli and within the limits of Sub-Registrar Tasgaon, Tal. Tasgaon, District-Sangli.**Bounded as :- Towards East :** Property of Mrs. Manish Nandu Korte, **Towards West :** 4 Meter Road, **Towards North:** Property of Mr. Dattatray Gaikwad, **Towards South:** Property of Mr. Malchandra Mahadev Mhaske.	(Possession)	**Rs. 37,22,000/-** (Rupees Thirty Seven Lakhs Twenty Two Thousand Only) / **Rs. 3,72,200/-** (Rupees Three Lakhs Seventy Two Thousand Two Hundred Only)	**10.10.2024 from 02.00 P.M. to 04.00 P.M.** (with automated extensions of 5 minutes each in terms of the Tender Document)

1. INSPECTION DATE : 08.10.2024./ 2. MINIMUM BID INCREMENT AMOUNT: Rs.10,000/-.
3. Last date of submission of Bid/ EMD/ Request letter for participation is 09.10.2024. before 5 p.m

*** Together with further interest as applicable in terms of loan agreement with, incidental expenses, costs, charges etc. Incurred up to the date of payment and / or realisation thereof.**
For any assistance related to inspection of the property, or for obtaining the Bid document and for any other queries, please get in touch with **Mr. Jaydeep Vanjari on his Mobile No. 9822004399, E-mail ID :jaydeepsv@chola.murugappa.com/Mr. Mohd Abdul Qawi on his Mobile No.7305990872.** official of **CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED** to the best of Knowledge and information of the Authorized Officer of **CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED** there are no encumbrances in respect of the above immovable properties / secured Assets.

Date : 04.09.2024
Place : Sangli, Maharashtra
Sd/-
AUTHORIZED OFFICER
For Cholamandalam Investment and Finance Company Limited

AAVAS FINANCIERS LIMITED

(CIN:L65922RJ2011PLCO34297) **Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020**

AUCTION NOTICE

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) 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 property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of **AAVAS FINANCIERS LIMITED** Secured Creditor, will be sold on "As is where is"," As is what is", and "Whatever there is" basis. The details of the cases are as under.

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortagors	Dues As on	Date & Amount of 13(2)Demand Notice	Date of Poss-ession	Description of Property	Reserve Price For Property	Earnest Money For Property	Date & Time of Auction	Place of Tender Submission, Tender Open & Auction at Aavas Financiers Ltd.
SHEKAR SADHU GHOGARE, MRS. SANJANA SADHU GHOGARE GUARANTOR : MR. AKASH SHAM NIKAM **(AC NO.) LNPUN00318-190074238**	Rs. 1916271/- DUES AS ON 05 SEP 2024	5 JAN 23 Rs. 1811341/- DUES AS ON 4 JAN 23	19 JUL 23	FLAT NO. 101, 1ST FLOOR, CTS NO 544, ARVI ROAD, AMBEGAON BK, HAVELI, PUNE, MAHARASHTRA **ADMEASURING 591.58 SQ. FT.**	Rs. 1363968/-	Rs. 136397/-	11.00 AM TO 01.00 PM 08 OCT 2024	OFFICE NO.201, ATHARVA PLAZA, 2ND FLOOR, PUNE SATARA ROAD, DHANKAWADI, PUNE-411043,MAHARASHTRA-INDIA

Terms & Conditions: **1).** The person, taking part in the tender, will have to deposit his offer in the tender form provided by the AFL which is to be collected from the above branch offices during working hours of any working day, super scribing "Tender Offer for name of the property "on the sealed envelope along with the Cheque/DD/pay order of 10% of the Reserve Price as Earnest Money Deposit (EMD) in favour of AAVAS FINANCIERS LIMITED payable at Jaipur on/before time of auction during office hours at the above mentioned offices. The sealed envelopes will be opened in the presence of the available interested parties at above mentioned office of AAVAS FINANCIERS LIMITED The Inter-se bidding, if necessary will also take place among the available bidders. The EMD is refundable if the bid is not successful. **2).** The successful bidder will deposit 25% of the bidding amount adjusting the EMD amount as initial deposit immediately or within 24hrs after the fall of the hammer towards the purchase of the asset. The successful bidder failing to deposit the said 25% towards initial payment, the entire EMD deposited will be forfeited & balance amount of the sale price will have to be deposited within 30 days after the confirmation of the sale by the secured creditor; otherwise his initial payment deposited amount will be forfeited. **3).** The Authorised officer has absolute right to accept or reject any bid or adjourn/postpone the sale process without assigning any reason therefore. If the date of tender depositing or the date of tender opening is declared as holiday by Government, then the auction will be held on next working day. **4).** For inspection and Interested parties who want to know about the procedure of tender may contact AAVAS FINANCIERS LIMITED 201,202, IInd Floor, South End Square, Mansarovar Industrial Area, jaipur-302020 or **Sadik Ali Siddqui – 7073470482** or respective branch during office hours. **Note:** This is also a 15/30 days notice under Rule 9(1)/8(6) to the Borrowers/Guarantors/Mortgagor of the above said loan accounts about tender inter se bidding sale on the above mentioned date. The property will be sold, if their out standing duesare not repaid in full.

Place : Jaipur Date : 06-09-2024
Authorised Officer Aavas Financiers Limited