

**पंजाब नेशनल बैंक** Punjab National Bank

Circle **SASTRA-Kolhapur**: 1182/17, Ground Floor, Rajarampuri, 4<sup>th</sup> Lane, Takala, Kolhapur, Maharashtra - 416008  
Email id: cs8264@pnb.co.in

**POSSESSION NOTICE (For Immovable Property)**

Whereas, the undersigned being the Authorized Officer of the Punjab National Bank under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of Powers conferred under Section 13 read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice dated 11/10/2023 calling upon the Borrower **M/s Shree Ambai Enterprises (Prop. Shashin Prabhakar Pokale)** to repay the amount mentioned in the notice being **₹ 11,19,230.62 (Rupees Eleven Lakh Nineteen Thousand Two Hundred Thirty and Sixty Two Paise Only)** as on 30/09/2023 with further interest and charges until payment in full, within 60 days from the date of notice/date of receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken **Symbolic Possession** of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest Enforcement) Rules, 2002 on this 23<sup>rd</sup> day of September of the year 2024.

The borrower's / guarantor's / mortgagor'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 is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Punjab National Bank for an amount of **₹ 11,19,230.62 (Rupees Eleven Lakh Nineteen Thousand Two Hundred Thirty and Sixty Two Paise Only)** as on 30/09/2023 and interest & charges thereon.

**Description of Immovable Property:**

Equitable mortgage of Residential House in the name of Sunanda Pokale Admeasuring Plot Area of 279.00 Sq. Mtr. at Plot No. 2, R. S. No. 759/11A, 'A' Ward, Nale Colony (Old More Colony), Near Shri Datta Chale Nagar, Kasaba Karveer, Kolhapur bounded by **On East:** Property of Shri. Lingam of R. S. No. 759/2, **On West:** Road, **On North:** Plot No. 1, **On South:** Plot No. 3

Date : 23/09/2024 (Sh. Abhijeet Katavare),  
Place : Kolhapur Authorized Officer, Punjab National Bank

**FORM A PUBLIC ANNOUNCEMENT**  
(Under Regulation 6 of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016)

**FOR THE ATTENTION OF THE CREDITORS OF XRBIA WARAI DEVELOPERS PRIVATE LIMITED**

**RELEVANT PARTICULARS**

|   |   |
|---|---|
| 1. Name of corporate debtor   | Xrbia Warai Developers Private Limited  |
| 2. Date of incorporation of corporate debtor  | 26th May 2013   |
| 3. Authority under which corporate debtor is incorporated / registered  | ROC Pune  |
| 4. Corporate Identity No. / Limited Liability Identification No. of corporate debtor  | U45200PN2013PTC147405   |
| 5. Address of the registered office and principal office (if any) of corporate debtor   | Mantri House, 1st Floor, 929, FC Road, Pune, Maharashtra, India - 411004  |
| 6. Insolvency commencement date in respect of corporate debtor  | 28/06/2024  |
| 7. Estimated date of closure of insolvency resolution process   | 23/03/2025  |
| 8. Name and registration number of the insolvency professional acting as interim resolution professional                                  | Vikas Khyanani<br>IBBI/IPA-001/IP-P-02738/2022-2023/14194   |
| 9. Address and e-mail of the interim resolution professional, as registered with the Board  | 103, Palm Acre, Sunder Nagar Road No. 1, Kolverly Village, Kalina, Mumbai-400086, India<br>Cvskas.khyanani@gmail.com  |
| 10. Address and e-mail to be used for correspondence with the interim resolution professional   | 910, 9th Floor, Ajmera Skova, Opposite Damodar Park, Nityanand Nagar, Ghisopkar West, Mumbai-400066<br>vkaras.omp@gmail.com   |
| 11. Last date for submission of claims  | 08/10/2024  |
| 12. Classes of creditors, if any, under class (b) of sub-section (6A) of section 21, ascertained by the interim resolution professional   | Real Estate Allottee (Home Buyers)  |
| 13. Names of Insolvency Professionals identified to act as Authorized Representative of creditors in a class (Three names for each class) | 1. Dpti Munda<br>IBBI/IPA-001/IP-P-02845/2023-2024/14366<br>dptimunda@gmail.com<br>2. Anish Kumar Tripathi<br>IBBI/IPA-003/ICN-00448/20203-2024/14348<br>astba.ks@gmail.com<br>3. Sabbari Manuti<br>IBBI/IPA-001/IP-P-02752/2022-2023/14202<br>manutisabbari1@gmail.com |
| 14. (a) Relevant Forms and (b) Details of authorized representatives are available at:  | (a) https://www.ibbi.gov.in/home/downloads<br>(b) https://www.ibbi.gov.in/insolvency-professional   |

Notice is hereby given that the National Company Law Tribunal has ordered the commencement of a corporate insolvency resolution process of the **Xrbia Warai Developers Private Limited** on **28th June 2024**. The creditors of **Xrbia Warai Developers Private Limited**, are hereby called upon to submit their claims with proof on or before **08th October 2024** to the interim resolution professional at the address mentioned against entry No. 10.

The financial creditors shall submit their claims with proof by electronic means only. All other creditors may submit the claims with proof in person, by post or by electronic means. A financial creditor belonging to a class, as listed against the entry No. 12, shall indicate its choice of authorized representative from among the three insolvency professionals listed against entry No.13 to act as authorized representative of the class for Financial Creditors (Real Estate Allottee) in Form CA. Submission of false or misleading proofs of claim shall attract penalties.

Date: 25/09/2024  
Place: Mumbai

Vikas Khyanani  
Interim Resolution Professional  
Xrbia Warai Developers Private Limited  
IP Registration No. IBBI/IPA-001/IP-P-02738/2022-2023/14194  
(AFA No: AA1/14194/02/171024/106124 - Validity Date: 17/10/2024)

**DEBTS RECOVERY TRIBUNAL PUNE**  
Unit no 307 to 310, 3rd floor, Kakade Biz Icon Building, Shivaji Nagar, Pune - 411005

Case No.: OA/1330/2020

Summons under sub-section (4) of section 19 of the Act, read with sub-rule (2A) of rule 5 of the Debt Recovery Tribunal (Procedure) Rules, 1993. Exh. No.: 9864

**STATE BANK OF INDIA**  
HITESH DESAI

To,  
(1) Hitesh Desai D/w/s/o- Mahendra A/V-1-1002, Gagan vihar, Ganagadharam Phase 2, opp. Meghdhoot Hotel, Gangadharam Bibewadi, Bibewadi Kondhwa Road, Pune, Maharashtra-411037  
(2) Mrs. Ashwini Hitesh Desai A/V-1-1002, Gagan Vihar, Ganagadharam Phase 2, opp. Meghdhoot Hotel, Ganga Dram Bibewadi, Bibewadi Kondhwa Road Pune, Maharashtra -411037

**SUMMONS**

WHEREAS, OA/1330/2020 was listed before Hon'ble Presiding Officer/ Registrar on 27/08/2024.

WHEREAS this Hon'ble Tribunal is pleased to issue summons/ notice on the said Application under section 19(4) of the Act, (OA) filed against you for recovery of debts of **Rs. 26,84,272.95** (application along with copies of documents etc. annexed).

In accordance with sub-section (4) of section 19 of the Act, you, the defendants are directed as under:-

(i) to show cause within thirty days of the service of summons as to why relief prayed for should not be granted;

(ii) to disclose particulars of properties or assets other than properties and assets specified by the applicant under serial number 3A of the original application;

(iii) you are restrained from dealing with or disposing of secured assets or such other assets and properties disclosed under serial number 3A of the original application, pending hearing and disposal of the application for attachment of properties;

(iv) you shall not transfer by way of sale, lease or otherwise, except in the ordinary course of his business any of the assets over which security interest is created and/ or other assets and properties specified or disclosed under serial number 3A of the original application without the prior approval of the Tribunal;

(v) you shall be liable to account for the sale proceeds realised by sale of secured assets or other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with the bank or financial institutions holding security interest over such assets.

You are also directed to file the written statement with a copy thereof furnished to the applicant and to appear before Registrar on 30/10/2024 at 10:30 A.M. failing which the application shall be heard and decided in your absence.

Given under my hand and the seal of this Tribunal on this date: 12/09/2024.

Signature of the Officer Authorised to issue summons.  
IC Registrar  
Debts Recovery Tribunal, Pune

**MOVE ahead with**

**EXPRESS Careers**

Every Monday & Thursday in  
**The Indian EXPRESS & LOKSATTA**

For Advtg. details contact: 67241000

**PUBLIC NOTICE**

All the people are hereby informed by this Public Notice that **SHERO JIMMY MEHTA**, Residing at: Mani Mount, 3rd Floor, 24, Altamont Road, Near Kemp's Corner, Cumballa Hill, Mumbai - 400026, who is the owner of the Office, which is more particularly described in the "Schedule of the Property" written hereunder, has agreed to transfer the said Office, to my client's and she has assured my client's that the said Office is free from all encumbrances of whatsoever nature and that she has a clean, clear and marketable title in the said Office.

If any person has any right, title or interest in the said Office by way of Lease, Gift, Charge, Lien, Sale, Exchange, Loan, Mortgage or in any other way, he/she should inform me **within 15 days**, in writing from the date of publishing this Public Notice, along with the related original documents, showing his/her right, title or interest in the said Office.

Otherwise my client's shall complete the transaction, presuming that the said Office is free from all encumbrances and no body has any right, title or interest in the said Office and all such prior claims, if any, have been waived by the respective persons, and my client's shall not be responsible in any way, if any objection is raised afterwards.

**SCHEDULE OF THE SAID PROPERTY**

All that piece and parcel of **Office No. 14** (as per sanctioned Plan office No. 13 and as per Society records Office No. 214), situated on the **Second Floor**, along with Parking bay No. 31, in "The Metro House Co-operative Housing Society Limited", situated at **Plot No. 7/B, Survey No. 471, City Survey No. 21/8, Mangaldas Road, Ghopadi, Pune**, situated within Registration Sub District Taluka Haveli, District Pune and also within the limits of Pune Municipal Corporation, along with proportionate undivided share in the common areas, amenities and facilities appurtenant thereto, and membership rights therein.

Pune, Date: 25/09/2024

**H. L. HEMRAJANI (Advocate)**  
Office : Kalpataru Plaza, B-212, 2nd Floor,  
224, Bhawani Peth, Pune - 411 042. (Ph. No. 26387101)

**INDAPUR BRANCH** : H. No. 104, Next to Bank of India, Pune Solapur Road, PO Indapur, Dist Pune.

**[Rule - 8 (1)]**  
**POSSESSION NOTICE (For immovable property)**

**Union Bank of India**

Whereas

The undersigned being the Authorized Officer of Union Bank of India, INDAPUR BRANCH the Securitization and Reconstruction of Financial Assets and Enforcement 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 a demand notice dated 15-06-2024 calling upon the **Borrower Mr. Shivaji Nana Naykude and Guarantor Mr Navnath Arjun Dagade** to repay the amount mentioned in the notice being **Rs 14,36,320/- (Fourteen Lakh Thirty Six Thousand Three Hundred and Twenty Rupee Only)** and interest, thereon within 60 days from the date of receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken Possession of the property described herein below in exercise of powers conferred on him under Sub Section (4) of section 13 of the Act read with rule 8 of the Security Interest Enforcement Rules, 2002 on this 20th day of September of the year 2024.

The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the **Union Bank of India, INDAPUR BRANCH**, for an amount **Rs 14,36,320/- (Fourteen Lakh Thirty Six Thousand Three Hundred and Twenty Rupee Only)** and interest thereon.

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

**Description of Immovable Property**

All that part of the property consisting of -Property- City Survey No 277/2/A/1 NA Plot No 4 Admeasuring Area 185.05 Mtr Shriram Society West Of Idgah Near Malwadi Road Indapur Sub Registration Taluka Indapur Dist Pune - 413106 and Within the local limits of Indapur Nagarpanchayat and Bounded as Under:

**bounded:**  
**On the North by-** City Survey No 277/2/A/1 N.A. Plot No. 4,  
**On the South by-** Out Of G No 277/2/A/1, **On the East by-** Internal Common Road, **On the West by-** Road

Date : 20.09.2024  
Place : Indapur

Authorized Officer  
**UNION BANK OF INDIA**

**FEDERAL BANK**  
YOUR PERFECT BANKING PARTNER

**LCRD PUNE DIVISION**, Ground Floor, JVA Mall, Shop No. - 3, Plot No. - B, Wing D, Village Hingane Bk, Karve Nagar, Pune, Maharashtra, 411 052.  
Mobile No.: +91 8669731676, Email ID:- pnelcrd@federalbank.co.in  
Website: www.federalbank.co.in

**DEMAND NOTICE**

NOTICE U/S 13 (2) OF SARFAESI ACT 2002, (hereinafter referred to as Act) r/w Rule 3(1) of SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

1) **Shri/Smt. Rajendra Pawar @ Rajendra Annappa Pawar**, S/o. Annappa Pawar, Lane No. 01, Sr. No. 241, Indira Nagar, Barmasel, Pune, Maharashtra - 411032.

2) **Shri/Smt. Annappa Pawar @ Annappa Tipanna Pawar**, S/o. Tipanna, a. Lane No. 01, Sr. No. 241, Indira Nagar, Barmasel, Pune, Maharashtra - 411032, b. Galli No. 2, Near PMC Hospital, Barmasel, Lohgaon RD, Pune - 411032.

The 1st of you as Principal Borrower and 2nd as Guarantor / Co-obligant / Co-borrower / Mortgagor availed Commercial Vehicle (CV) loan with No. 15006900001983 of Rs. 13,69,674/- (Rupees Thirteen Lakh Sixty Nine Thousand Six Hundred and Seventy Four only) on 27.06.2022 from The Federal Bank Limited a company registered under the Companies Act 2013 having registered office at Aluva (hereinafter referred to as the bank) through its Branch at Pune / Kothrud for purchasing of used commercial vehicles, after executing necessary security agreements / loan documents in favour of the Bank.

Towards the security of the aforesaid credit facility availed from the Bank, 1st of you have created security interest in favour of the Bank by way of hypothecation in respect of the following Movable Property.

**Description of Hypothecated Movable Property**

Hypothecation of **TATA LPK 1618CR BSIV** having Chassis No. MAT449039HAJ10169, Engine No. 71J84411948, 2017 Model, Diesel, White / Grey Colour bearing Registration No. MH12PQ0011.

The aforesaid Hypothecated security property is hereinafter referred to as 'secured asset'. You have defaulted repayment of the above-secured debt in violation of the agreed terms and the accounts became Non Performing Asset as on 14.07.2024, as per the guideline of RBI. The undersigned being Authorised Officer of the Federal Bank Ltd. hereby informs you that a sum of **Rs. 7,39,501/-** as on ( **Rupees Seven Lakh Thirty Nine Thousand Five Hundred One only** ) is due from you jointly and severally as on 02.07.2024 under your Commercial Vehicle (CV) loan maintained with Pune / Kothrud Branch of the Bank.

You are hereby called upon to pay the said amount with following further interest @ **12.01% per annum** in your CV loan with monthly rests along with **additional / penal charges and costs** from 28.06.2024, till the date of payment and costs within 60 days from the date of this notice, failing which, the Bank will exercise all the powers under section 13 of the Act against you and the above mentioned secured assets such as taking possession thereof including the right to transfer them by way of lease, assignment or sale, or taking over the management of the secured assets for realising the dues without any further notice to you.

It is informed that, you shall not transfer by way of sale, lease or otherwise any of the above mentioned secured assets without the Bank's written consent. In the event of your failure to discharge your liability and the bank initiates remedial actions as stated above, you shall further be liable to pay to the bank all cost, charges and expenses incurred in that connection. In case the dues are not fully satisfied with the sale proceeds of the secured assets, the bank shall proceed against you personally for the recovery of the balance amount without further notice. Your attention is also invited to the provisions of section 13 (8) of the Act, in respect of time available, to redeem the secured assets (security properties).

This notice is issued without prejudice to the other rights and remedies available to the bank for recovering its dues.

Dated this the day 26th of July, 2024.

For The Federal Bank Ltd.  
**(Authorized Officer under SARFAESI Act)**

**L&T Finance Limited**  
(Erstwhile, L&T Finance Holdings Limited)  
Registered Office: L&T Finance Limited, Brindavan Building  
Plot No. 177, Kalina, CST Road, Near Mercedes Showroom  
Santacruz (East), Mumbai 400 098  
CIN No.: L67120MH2008PLC181833  
Branch office: Pune

**PUBLIC AUCTION FOR SALE OF MORTGAGED PROPERTY**

The Authorised Officer of L&T Finance Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 [54 OF 2002] and in exercise of powers conferred under the said Act is auctioning the following property on "AS IS WHERE IS BASIS" and "AS IS WHAT IS CONDITION" by way of "PUBLIC AUCTION" for recovery of its dues and further interest, charges and costs etc.

| Name of Borrower and Co-Borrower                 | Secured Property Address  | Loan Account Number(s)                            | Possession Taken | Earnest Money Deposit 10% or more of RP (In ₹) | Total Outstanding dues as on 23.09.2024 | Reserve Price (In ₹) | Date of Inspection  | Date and Time of Auction |
|--|---|---|------------------|--|---|----------------------|---|--------------------------|
| 1. Shrikant Raju<br>2. Priyanka Shrikant Gaikwad | All the piece and parcel of the Property Address: Flat No. C1-1212 On the 12th Floor Admeasuring 23.20 19034838 & Sq. Mtrs Alongwith Enclosed Balcony Admeasuring 2.04 Sq. Mtrs And Extended Balcony Admeasuring 1.64 Sq. Mtrs In The Project Known As "Xrbia EIT City-ph-1 Ambethan Chauvk, Talegaon Road, Chakan, Maharashtra, 410501 | H16622205<br>19034838 &<br>H16622205<br>19034838L | 27.08.2024       | Rs. 1,74,984/-                                 | Rs. 30,88,905.42/-                      | Rs. 17,49,840/-      | On all working day from 10.00 PM to 2.00 PM with Prior Appointment. | 05.11.2024               |

**TERMS AND CONDITIONS OF PUBLIC AUCTION**

- The E-auction Sale is being conducted online by the Authorised Officer through the website <https://sarfaesi.auctiontiger.net/EPROC/> under the provisions of SARFAESI Act with the aid and through public e-auction mode.
- The public e-auction will be conducted on the date and time mentioned herein above, when the secured assets mentioned above will be sold on "AS IS WHERE IS" BASIS & "AS IS WHAT IS" CONDITION.
- For participating in the public e-auction, intending purchasers/bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the reserve price of the secured assets along with copies of the PANCARD, Board Resolutions in case of company and Address Proof on or before 04/11/2024.
- The EMD of all other bidders who did not succeed in the public e-auction will be refunded by LTF within 7 days of the closure of the public e-auction. The EMD will not carry any interest.
- The successful purchaser/bidder shall deposit the 25% (Inclusive of EMD) of his/its offer by way of D.D./P. O favoring "L&T Finance Limited" payable at Mumbai on or before 18:00 hours on 05/11/2024, i.e., day of e-auction or on the next working day i.e., 06/11/2024, which deposit will have to be confirmed by L&T Finance Limited, failing which the sale will be deemed to have failed and the EMD of the said successful bidder shall be forfeited. The balance amount i.e., 75% of purchase price payable shall be paid by the purchaser to L&T Finance Limited on or before the fifteenth day of confirmation of sale of immovable property or such extended period as per provisions of law.
- For inspection of property or more information, the prospective bidders may contact the authorised officer i.e. Name - Mr. Shekhar Kale, Contact No. 9823271111, L&T Finance Limited, 3rd Floor, Office No. 301 and 302, Zenith Complex, K B Joshi Path, Shivaji Nagar, Pune - 411005 and Mr. Santosh Tiwari, Contact No. 9920490126, L&T Finance Ltd, Office: 6th Floor, Brindavan Building, Plot No. 177, Kalina, CST Road, Near Mercedes Showroom, Santacruz (East), Mumbai - 400 098. At any stage of the E-auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-pone the E-auction without assigning any reason thereof and without any prior notice.
- The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, etc. that is required to be paid in order to get the property conveyed/delivered in his/her/its favour as per the applicable law.
- The Borrower/Guarantors, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rule 8 (6) of the Security Interest (Enforcement) Rules, about the holding of above-mentioned public e-auction sale.
- The Borrower (s) /Co-Borrower(s)/Guarantor(s)/Mortgagor(s) are hereby called upon to pay the entire loan outstanding dues as mentioned above before the said E-auction date failing which the L&T Finance Ltd shall sell the property as per the provisions laid down in the SARFAESI ACT, 2002.
- The Borrower (s) /Co-Borrower(s)/Guarantor(s)/Mortgagor(s) /public at large are hereby restrained from transferring by way of sale, lease or otherwise with the secured assets referred to in the notice without prior written consent of L&T Finance Limited.

Date: 26.09.2024  
Place: Pune

Sd/-  
Authorized Officer  
For L&T Finance 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/Mortgagors                                   | Dues As on                                | Date & Amount of 13(2) Demand Notice       | Date of Possession | 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.                             |
|--|---|--|--------------------|--|----------------------------|----------------------------|----------------------------------|--|
| PAVAN YADAVRAO KHERDE, YADAVRAO KHERADE, SANJIVANI KHERADE (AC NO.) LNPUN00317-180062538 | Rs. 47,29,166.00/- DUES AS ON 23 SEP 2024 | 6 DEC 19 Rs. 2296614/- Dues as on 6 Dec 19 | 24 FEB 21          | SURVEY NO. 56, HISSA NO. 1, FLAT NO. 8, 2ND FLOOR, WING - B, 'SHREE SIDDHIVINAYAK COMPLEX', SATAR HIGHWAY, MAJLJE - NARHE, TALUKA - HAVELI, DISTRICT - PUNE, MAHARASHTRA, ADMEASURING 550 SQ. FEET. (BUILT UP) | Rs. 1665180/-              | Rs. 166518/-               | 11.00 AM TO 01.00 PM 14 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 scribbling "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 AAVALS 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 AAVALS 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 15/30 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 AAVALS FINANCIERS LIMITED 201, 202, 1st Floor, South End Square, Mansarovar Industrial Area, Jaipur-302020 or Sadiq Ali Siddiqui - 7073479482 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 dues are not repaid in full.

Place : Jaipur Date : 26-09-2024  
Authorized Officer Aavas Financiers Limited

**SBI STATE BANK OF INDIA - Retail Asset Central Processing Centre-6**, 2ND Floor, Above MIDC Chinchwad Branch, HDFC Colony, Shaunagar, Chinchwad, Pune-411019. Phone No. 7588240611/7588240615, Email : sbi.64058@sbi.co.in

**DEMAND NOTICE U/S 13(2)**

A notice is hereby given that the following Borrower **Mr. Dharmendra Kumar Singh** has defaulted in the repayment of principal and interest of the loans facility obtained by them from the Bank and the loans have been classified as **Non Performing Assets (NPA)**. The notices were issued to them under Section 13(2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 on their last known addresses, but they have been returned un-served and as such they are hereby informed by way of this public notice.

| Name of the Borrower   | Details of Properties/ Address of Secured Assets to be Enforced  | Date of Notice | Date of NPA | Amount outstanding (As on the date of notice)  |
|--|--|----------------|-------------|--|
| Mr. Dharmendra Kumar Singh (Borrower)<br>Mrs. Priti Dharmendra Singh (Co Borrower)<br>Both R/O at : Sector No 40 Flat No B/1 Building No 21, Matreya Housing Society Venu Nagar Wakad, Pune 411057<br>Property Address : S No. 150, 152, 153, Sector 7, A, 3 304, 3rd Floor, 103 B MIG, Mhada, Morwadi, Pimpri, Pune 411017<br>Home Branch - Pimpri RNW branch, Pune SBI HOME LOAN<br>A/c No.: 37924329920 | All the Piece and parcel bearing S No 150, 152, 153, Sector 7, A, 3 304, 3rd Floor, 103 B MIG, Project/ Scheme Known As Mhada, At Village Morwadi, Pimpri, Pune 411017 within the limits of Pimpri Chinchwad Municipal Corporation and Within the jurisdiction of sub registrar Haveli Dist Registrar Pune and bounded as per approved Plan. Boundaries are Towards: North : Wing B, South : Flat 301, West : Open Space, East : Flat No 303 | 25.09.2024     | 08.08.2024  | Rs. 34,38,145/- (Rupees Thirty Four Lakhs Thirty Eight Thousand One Hundred Forty Five Only) plus interest and charges on the Loan/A/c No. 37924329920 as on 25/09/2024 with further interest and incidental expenses, costs |

The steps are being taken for substituted service of notice. The above Borrower(s) and/or their Guarantor(s) (whenever applicable) are hereby called upon to make payment of outstanding amount within 60 days from the date of publication of this notice, failing which further steps will be taken after expiry of 60 days from the date of this notice under sub-section (4) of Section 13 of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

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

Date : 26.09.2024  
Place : Pune

Sd/- Authorized Officer  
STATE BANK OF INDIA, RACPC 6, Pune

**HDFC BANK LIMITED**  
CIN : L65920MH1994PLC080618 | Website: www.hdfcbank.com

**POSSESSION NOTICE**

Whereas the undersigned being the Authorised Officer of HDFC Bank Limited (erstwhile HDFC Limited having amalgamated with HDFC Bank Limited by virtue of a Scheme of Amalgamation approved by Hon'ble NCLT-Mumbai vide order dated 17th March 2023) (HDFC).

Whereas the Authorised Officer's of Housing Development Finance Corporation Limited, under Securitisation And Reconstruction of Financial Assets and 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 Notices under Section 13 (2) of the said Act, calling upon the following borrower(s) / Legal Heir(s) and Legal Representative(s) to pay the amounts mentioned against their respective names together with interest thereon at the applicable rates as mentioned in the said notices, within 60 days from the date of the said Notice(s), incidental expenses, costs, charges etc till the date of payment and / or realization.

| Sr. No. | Name of Borrower (s) Legal Heir(s) and Legal Representative(s) | Outstanding Dues                          | Date of Demand Notice | Date of Possession                            | Description of Immovable Property (ies) / Secured Asset (s)  |
|---------|--|---|-----------------------|---|--|
| 1       | Mr. Umale Kishor Ananda and Ms. Magar Sandhya Narayan          | Rs.18,56,177/- as on 30th November 2022 * | 6th February 2023     | 20th September 2024 (Physical under sec 14)** | Flat No.601, 6th Floor, "Solacia", Building No. D-4 (E2), Gat No.1185 (A), Plot No.6, 7A, 7B, 8, 9A, village Wagholi (Awhalwadi), Pune.  |
| 2       | Dr. (Ms) Shinde Dhanashree Pravinkumar                         | Rs.40,52,173/- as on 30th June 2023*      | 10th August 2023      | 19th September 2024 (Physical under sec 14)** | Flat No. 1204, 12th Floor, "Joyville Hinjwadi-1", Phase-6, Alpine Towers, S.No.98/1(P), 98/2, 99/1, 99/2(P), 99/3(P), 99/4(P), 101/2(P), 101/3, village Man, Taluka Mulshi, District Pune. |

\*with further interest as applicable, incidental expenses, costs, charges etc incurred till the date of payment and / or realisation.

However, since the borrower(s) / Legal Heir(s) and Legal Representative(s) mentioned hereinabove have failed to repay the amounts due, notice is hereby given to the borrower(s) / Legal Heir(s) and Legal Representative(s) mentioned hereinabove in particular and to the public in general that the Authorised Officer's of HDFC Bank Limited have taken \*\* possession of the immovable property (ies) / secured asset(s) described herein above in exercise of powers conferred on him/under Section 13(4) of the said Act read with Rule 8 of the said Rules on the dates mentioned above.

The borrower(s) / Legal Heir(s) and Legal Representative(s) mentioned hereinabove in particular and the public in general are hereby cautioned not to deal with the aforesaid Immovable Property (ies) / Secured Asset(s) and any dealings with the said Immovable Property (ies) / Secured Asset(s) will be subject to the mortgage of HDFC Bank Ltd Borrower(s) / Legal Heir(s) / Legal Representative(s) attention is/are invited to the provisions of sub-section (8) of section 13 of the Act, in respect of time available to redeem the secured assets.

Copy of the Panchnama drawn and inventory made (if applicable) are available with the undersigned, and the said Borrower(s) / Legal Heir(s) / Legal Representative(s) is / are requested to collect the respective copy from the undersigned on any working day during normal office hours.

NOTE: This notice is published on 26th September 2024 in Financial Express edition & Loksatta edition.

Place : Pune Date : 26th September 2024

For HDFC Bank Limited  
Sd/-  
Authorized Officer  
020 25505000

**L&T Finance Limited**  
(Erstwhile, L&T Finance Holdings Limited)  
Registered Office: L&T Finance Limited, Brindavan Building  
Plot No. 177, Kalina, CST Road, Near Mercedes Showroom  
Santacruz (East), Mumbai 400 098  
CIN No.: L67120MH2008PLC181833  
Branch office: Pune

**L&T Finance**

**PUBLIC AUCTION FOR SALE OF MORTGAGED PROPERTY**

The Authorised Officer of L&T Finance Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 [54 OF 2002] and in exercise of powers conferred under the said Act is auctioning the following property on "AS IS WHERE IS BASIS" and "AS IS WHAT IS CONDITION" by way of "PUBLIC AUCTION" for recovery of its dues and further interest, charges and costs etc.

| Name of Borrower and Co-Borrower                 | Secured Property Address  | Loan Account Number(s)                            | Possession Taken | Earnest Money Deposit 10% or more of RP (In ₹) | Total Outstanding dues as on 23.09.2024 | Reserve Price (In ₹) | Date of Inspection  | Date and Time of Auction |
|--|---|---|------------------|--|---|----------------------|---|--------------------------|
| 1. Shrikant Raju<br>2. Priyanka Shrikant Gaikwad | All the piece and parcel of the Property Address: Flat No. C1-1212 On the 12th Floor Admeasuring 23.20 19034838 & Sq. Mtrs Alongwith Enclosed Balcony Admeasuring 2.04 Sq. Mtrs And Extended Balcony Admeasuring 1.64 Sq. Mtrs In The Project Known As "Xrbia EIT City-ph-1 Ambethan Chauvk, Talegaon Road, Chakan, Maharashtra, 410501 | H16622205<br>19034838 &<br>H16622205<br>19034838L | 27.08.2024       | Rs. 1,74,984/-                                 | Rs. 30,88,905.42/-                      | Rs. 17,49,840/-      | On all working day from 10.00 PM to 2.00 PM with Prior Appointment. | 05.11.2024               |

**TERMS AND CONDITIONS OF PUBLIC AUCTION**

- The E-auction Sale is being conducted online by the Authorised Officer through the website <https://sarfaesi.auctiontiger.net/EPROC/> under the provisions of SARFAESI Act with the aid and through public e-auction mode.
- The public e-auction will be conducted on the date and time mentioned herein above, when the secured assets mentioned above will be sold on "AS IS WHERE IS" BASIS & "AS IS WHAT IS