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IDBI Bank Ltd. Retail Recovery, IDBI POSSESSION łouse, 1" Floor, Dnyaneshwar Paduka Ćhowk IN: L65190MH2004G0I148838 F.C. Road, Shivaji Nagar, Pune-411004.

The Authorised Officer of IDBI Bank Limited, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) & in exercise of the powers conferred under Section 13(12) read with Rule 3 of Security Interest (Enforcement) Rules, 2002 Published Demand Notice dated mentioned below, under Section 13(2) of the said Act, calling upon the concerned Borrowers, as per details given below, to repay the amount mentioned in the respective Notice within 60 days from the date of the Said Notice. The concerned Borrowers having failed to repay the said due amount, notice is hereby given to the concerned Borrowers in particular and the public in general that the undersigned has taken Possession of the immovable 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 the date mentioned below. The concerned Borrowers in particular and the public in general are hereby cautioned not to deal with the concerned property and any dealings with the said property will be subject to the charge of IDBI BANK LIMITED for an amount mentioned below. The borrower's attention is invited to sub-section (8) of section 13 of the Act, in respect of time available to redeem the secured assets.

Name of the Borrowers / Property Holders and Loan Account No	Lante Of		Description of immovable properties	Outstanding Amount (Rs.) as on date		
Mr. Ankush Dinkar Mhaske (Borrower) & Mrs. Ujwala Ankush Mhaske (Co-Applicant) Loan A/c Nos. 0007675100051459	28-Nov-23	February 26, 2024	Immovable properties situated at S.No. 44/1/A, CTS No 50, Mahalaxmi Vihar, Building A-2, Flat No 205, Dhanori, Vishrantwadi, Pune – 411015	Rs.1,11,995/- (Rupees One Lakh Eleven Thousand Nine Hundred and Ninety Five Only) as on 30-08-2023 plus further interest, charges and actual expenses thereon.		
Place:- Pune Date:- 29.02.2024				SD/- Authorised Officer		

OFFICE OF THE RECOVERY OFFICER - I/II **DEBTS RECOVERY TRIBUNAL PUNE**

Unit no 307 to 310 3rd floor, Kakade Biz Icon Building, Shivaji Nagar, Pune - 411006

DEMAND NOTICE NOTICE UNDER SECTIONS 25 TO 28 OF THE RECOVERY OF DEBTS & BANKRUPTCY ACT, 1993 AND RULE 2 OF SECOND SCHEDULE TO THE INCOME TAXACT, 1961. RC/98/2023 06-02-2024

> STATE BANK OF INDIA Mr. Vasim Ubed Sayyed & Antr.

(CD 1) Mr. Vasim Ubed Sayyed, S. No. 9, Tukaram Nagar, Lane No. 5,

Kharadi Road, Bapu Saheb Pathare Building, Pune - 411014. (CD 2) Mr. Ubed Kamrurehman Sayyed, Add : S. No. 9, Tukaram Nagar Lane No. 5, kharadi Road, Bapu Saheb Pathare Building, Pune - 411014

This is to notify that as per the Recovery Certificate issued in pursuance of orders passed by the Presiding Officer, DEBTS RECOVERY TRIBUNAL PUNE in OA/1606/2020 an amount of Rs. 35,97,145.00 (Rupees Thirty Five Lakhs Ninety Seven Thousands One Hundred Forty Five Only) along with cost, expenses and future interest @ 9 % Simple Interest p.a. from 04/11/2020 till realization and costs of Rs. 63,005.00 (Rupees Sixty Three Thousands Five Only) has become due against you (Jointly and severally).

2. You are hereby directed to pay the above sum within 15 days of the receipts of the notice, failing which the recovery shall be made in accordance with the Recovery of Debts Due to Banks and Financial Institutions Act, 1993 and Rules there under.

3. You are hereby ordered to declare on an affidavit the particulars of yours assets on or before the next date of hearing. 4. You are hereby ordered to appear before the undersigned on 17.04.2024 at

10:30 a.m. for further proceedings. In addition to the sum aforesaid, you will also be liable to pay.

(a) Such interests as is payable for the period commencing immediately after this notice of the certificate / execution proceedings.

(b) All costs, charges and expenses incurred in respect of the service of this notice and warrants and other processes and all other proceedings taken for recovering the amount due.

Given under my hand and the seal of the Tribunal, on this date: 06/02/2024.



(S.J. Satbhai) Recovery Officer- II Debts Recovery Tribunal, Pune



Head Office: SVC Tower, Jawaharlal Nehru Road, Vakola, Santacruz (e), Mumbai 400 055 TEL.: 022-71999999/71999970/ 71999975. Regional Office: 303, 3rd Floor Chintamani Pride, Near City Pride Theater, Kothrud, Pune - 411038 Tel: 8237006071/8237046072/8237006073/6074

GOLD LOAN AUCTION NOTICE ON "AS IS WHERE IS BASIS'.

The below mentioned Borrower has been issued demand notices to

pay their outstanding amounts towards the Term Loan/Overdraft facility against pledge of Gold Ornaments availed by them from SVC Co-operative Bank Ltd., Aundh Branch & Wanowrie Branch. Since the Borrower has failed to repay his/their dues under the said Facility, we are constrained to conduct an auction of pledged Gold Ornaments on the dates as mentioned below. In the event any surplus amount is realised from this auction after deducting entire outstanding plus legal and other incidental charges, the same will be refunded to the concerned Borrower and if there is a deficit post the auction, the balance amount shall be recovered from the Borrower through appropriate legal proceedings. The Bank reserves the right to change the Auction Date without any further notice. ALINDH

	AUNDH	9)
Borrower Name & Loan A/c No.	Reserve Price (Rs.)	Inspection & Auction Date and Time
Mrs. Coutinho Sharon Gloria OD/209	2,89,300/- plus GST applicable	15/03/2024 Inspection-11.00 A.M to 12.00 Noon, Auction-2.00 P.M.

Venue of Inspection and Auction: SVC Co-operative Bank Ltd., Aundh Branch Ground Floor, Future 1, Shop No. 2, D. P. Road, Opposite Rajput Electricals, Aundh, Pune-411067.

	WRIE	
Borrower Name & Loan A/c No.	Reserve Price (Rs.)	Inspection & Auction Date and Time
Mrs. Coutinho Sharon Gloria OD/344	3,95,846 /- plus GST applicable	16/03/2024 Inspection-11.00 A.M to 12.00 Noon, Auction-2.00 P.M.

Venue of Inspection and Auction: - SVC Co-operative Bank Ltd., Wanowrie Branch, Shop No- 1-7, Kondai Maruti Building, Salunke Vihar Road, Wanowrie, Pune-411048.

TERMS & CONDITIONS

- . Sale is strictly subject to the terms and conditions incorporated in this advertisement and the prescribed Tender Form. Details of the Gold Items/Articles and Tender Form can be obtained at the time of inspection or from the Corporate Office of the Bank during office timings
- 2. Sealed Tenders, in the prescribed Tender Form only should be deposited along with D.D./P.O. drawn on a Scheduled Bank/ Public Sector Bank, favoring SVC Co-operative Bank Ltd., payable at Pune with an EMD of 10% of the offer amount & Demand Draft / Pay Order for Rs. 1,000/- drawn on Scheduled Bank/ Public Sector Bank in favour of SVC Co-operative Bank Ltd., being Non-refundable Tender fee in the 'Tender Box' kept at Aundh Branch & Wanowrie Branch for their respective loan accounts at the above addresses. The balance bid amount to be paid within 3 days from the date of auction to complete the sale formalities, failing which E.M.D. amount shall stand forfeited and will not be refunded to the Bidder, Gold Ornaments will be released once entire sale amount is received.
- . The respective Tenderers, Borrower or Owner of the Ornaments or their representatives may remain present at the time of opening of tenders. The offerers will have an opportunity to increase their offers at that time. They are, therefore, advised to remain present themselves or through their duly authorized representative. The Borrower and/or the Owner of the Ornaments may, if so desired, give his/her/their or sponsor the best possible valid offer for the Gold Ornaments offered for sale provided they follow the requirements at point 2 above.
- The Bank reserves its right to accept or reject any or all offers without assigning any reason(s) and in case all the offerers are rejected, either to hold negotiations with any of the tenderers/bidders or to sell the gold Items/Articles through private treaty/negotiations with any of the tenderers/bidders or through other party/parties.
- Disputes, if any, shall be within the jurisdiction of Pune Courts
- Interested parties may visit the above mentioned respective Branch of SVC Co-operative Bank with their self attested PAN Card, Aadhar Card along with a photograph, valid Photo Identity Proof and Address Proof on the Auction Date as per time indicated above.

Sd/-**AUTHORISED SIGNATORY** Place: Pune SVC CO-OPERATIVE BANK LTD.

जाहिर नोटीस

तमाम लोकांना कळविण्यात येते की. खालील परिशिष्टात वर्णन केलेली मिळकत तिचे विदयमान मालक श्री. स्वप्नील कैलास भाडळे, क. रणजित कैलास भाडळे, श्री. मयर विलास भाडळे व कु. ऋषिकेश विलास भाडळे (येथुन पुढे त्यांचा उल्लेख 'सदर मालक' असा केलेला आहे) यांचे मालकीची व ताबे वहिवाटीची असल्याबाबतचा भरवसा सदर मालकांनी आमच्या अशिलांना दिलेला असुन सदर मिळकत आमच्या अशिलांना विकसन करण्याकरिता देण्याचे मान्य व कबूल केले आहे. तसेच, सदर मिळकत निर्वेध व निजोखमी असल्याचा व सदर मालकांनाच मिळकतीची विल्हेवाट लावण्याचे अधिकार असल्याचा भरवसाही सदर मालकांनी आमचे अशिलांना दिला आहे. सबब सदर मिळकतीवर गहाण दान, बक्षीस, लिज-लीन, करार-मदार, कोर्ट केस, वादविवाद, ताबा, वारसाहक, पोटगी, बक्षीस, वहिवाटीचे हक, गहाणखत, साठेखत, खरेदी, विसारपावती, कुलमुखत्यारपत्र, विकसन करारनामा किंवा अन्य कोणत्याही प्रकारे क्लेम, हक्क किंवा बोजा असल्यास त्यांनी ही नोटीस प्रसिध्द झालेपासून पंधरा (१५) दिवसांचे आत सर्व मूळ कागदोपत्री पुराव्यानिशी आमचे अशिलांशी खालील दिलेल्या पत्यावर खात्री करून दयावी. मुदतीत हरकत न आल्यास सदर मिळकत निर्वेध व निजोखमी आहे असे समजून आमचे अशिल सदर मिळकतीच्या विकसनाचा व्यवहार पुर्ण करतील व त्यानंतर कोणाचीही कसलीही तक्रार चालणार नाही.

परिशिष्ट

सदर मिळकतीचे वर्णन :- तुकडी पुणे पोट तुकडी तालुका हवेली मे सब रजिस्ट्रार साहेब हवेली यांचे हददीतील व पूणे महानगरपालिकेच्या हददीतील गाव मौजे वाघोली येथील मिळकत गट क्रमांक १३२१ हिस्सा क्रमांक १ ते ७ / ३ एकूण क्षेत्र ०० हे ८० आर.

यांसी चत:सिमा खालीलप्रमाणे:-पुर्वेस : १२ मी. डी. पी. रोड लागून जुना गट नं २१८८ व नवीन गट नं. ११८५.

दक्षिणेस : लागून नवीन गट नं. १३२१ पैकी प्लॉट बी ज्यासी जुना गट नं. २३०७ / १ व नवीन गट नं. ११८५ व जुना गट नं. २१८८.

पश्चिमेस : लागून नवीन गट नं. १३२१ पैकी प्लॉट ए ज्यासी जुना गट नं. २३०७ हिरुसा नं.

: लागून नवीन गट नं. १३२१ पैकी ॲमिनिटी स्पेस ज्यासी जुना गट नं. २३०७ उत्तरेस हिस्सा नं. १ ते ७. श्याम काळे, ॲडव्होकेट,

दिनांक २९/०२/२०२४ ७, पहिला मजला, १९४३ / ए, खोदायार सोसायटी, शिवाजीनगर, पुणे - १६, फोन : ०२०-२५६७७१२६, ९५२७००९८५२. श्री. स्वप्नील कैलास भाडळे, कु. रणजित कैलास भाडळे, श्री. मयुर विलास भाडळे, कु. ऋषिकेश विलास भाडळे

THE COSMOS

Registered Office: 'Cosmos Tower', Plot No. 6, CO-OP. BANK LTD. ICS Colony, Oliverally Change : 020-67085305

श्याम टावरी ॲन्ड असोसिएटस

POSSESSION NOTICE (Under Rule-8(1))

Whereas, the undersigned being appointed as the Authorised officer of The Cosmos Co-Operative Bank Ltd., under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act 54 of 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 14.12.2023 calling upon the Borrower - Mrs. Ashwini Ganesh Nande and Co- Borrower- Mr. Ganesh Haridas Nande Both R/at: Flat no.401, Fourth Floor, S. No.5/24, Royal Orchid, village Dhayari, Taluka Haveli, Dist. Pune-411041 to repay the amount mentioned in the notice being Rs. 33,37,921.62 (Rupees Thirty Three Lakhs Thirty Seven Thousand Nine Hundred Twenty One and Paise Sixty Two Only) + interest + charges within 60 days from the date of receipt of the said notice.

Borrower and Co-Borrower has failed to repay the entire amount, notice is hereby given to the Borrower, Co-Borrower and its Guarantors and the public in general that the undersigned has taken Constructive 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 the 26th day of February of the year 2024.

Borrower, Co-Borrower and it's Guarantors in particular and the public in general is hereby cautioned not to deal with the property and dealings with the property will be subject to the charge of The Cosmos Co-Operative Bank Ltd., for an amount of Rs. 33,37,921.62 (Rupees Thirty Three Lakhs Thirty Seven Thousand Nine Hundred Twenty One and Paise Sixty Two Only)+ interest + charges thereon.

Description of the Immovable Property

(Owned by Mrs.Ashwini Nande and Mr.Ganesh Nande) All that piece and parcel of the property being Residential Flat No. 401 admeasuring about 62.73 Sq. Mtrs i.e. 675 Sq.Ft. Built up, on 4th Floor, in Building/ Scheme/ Project known as "Royal Orchid" along with one car parking, constructed on land bearing Survey No. 5, Hissa No. 24 admeasuring about 01 H 36 ARE out of it ,5028.86 Sq.Ft. i.e. 467.193 Sq. Mtrs. of village Dhayari, Taluka Haveli, District Pune, within the limits of Sub Registrar Haveli District Pune, and within the limits of Pune Municipal Corporation And said unit/Flat/Apartment is inclusive of proportionate right to use all common areas and facilities appurtenant thereto.

Date: 26.02.2024 Place: Pune

Rajesh Ramdas Shah Asst. General Manager & Authorised Officer The Cosmos Co-Operative Bank Ltd.

SAI PRERNA CO.OP.CREDIT SOCIETY LTD., MUMBAI Office No.210, 2nd Floor, Devi Annapurna Premises Co.Op.Society Ltd., Plot No.8, Sector 18, Vashi, Navi Mumbai – 400 705. Tel No. 022-46089842

(Registration No.B.O.M./W-A/R.S.R./321/Since 1987) **AUCTION FOR SALE OF IMMOVABLE PROPERTIES**

Ref.: Under the M.C.S. Act 1960 Section 101 issue Recovery Certificate No.1269 on 22.09.2021 by Assistant Register, Co-Operatice Societies, Shirur, Dist. Pune Notice is hereby given to the Public in General And in Particular to the Following Borrower(S) And Guarantor(S) that the Below Described Immovable Properties Mortgaged/Charged to Sai Prerna Co.Op.Credit Society Ltd., the Physical Possession of which has been taken by Authorized Officers of Sai Prerna Co.Op.Credit Society Ltd. will be Sold on "as is Where is Basis", "as is What is Basis" And "Whatever There is Basis" from Mandal Adhikari Shirur, Tal. Shirur, Dist. Pune for Recovery of Respective dues as per below Mentioned Detailed Cr. Nome of the Discription of the Properties | Reserve | FMD of the

Auction Sale Notice for Sale of Immovable Assets Under Section 1961 Rules 107 (11) (E)

or. No.		Discription of the Properties	Price	Property
1	Mr.Dhiraj Dhanaji Pathare	0 Hector 77 R, Assess – Rs 0 Ps 50	69,00,000/-	3,45,000/-
		Bounded As – East : Gut No.185, South : Gut No.158, West : Gut No.187, North : Gut No.208		

The above Mentioned Property will be Sold by Auction for Recovery of an amount of Rs.1,02,46,679/- (Rupees One Crore Two Lakh Fourty Six Thousand Six Hundred Seventy Nine Only) as on 28.02.2024 with further Interest till Payment thereon And other Expenses

Name of the Borrower – Mr. Dhiraj Dhanaji Pathare Name of the Guarantors - 1) Mr.Rahul Kailash Satav 2) Mr.Ajit Ramdas Kadam

The above Property will not be Sold below the Reserve Price Mentioned as above. Bidders are Advised to Visit Administrative Office or Shikrapur Branch of Sai Prema Co.Op.Credit Society Ltd. for detaile Terms And Conditions of Auction Sale and others details on working Days after paying Rs. 1000/-. The Date of Inspection of the Property at Site between 11.00 am. to 02.00 pm on 01.03.2024.

The Interested Bidders may also Inspect of the Property from 04.03.2024 to 26.03.2024 in Working Dates with Prior Appointment of above Mentioned Respective Branches. The Contact Numbers given against Respective Branches 02137-286133, 9822941911.

The Intending Bidders should the Duly filled in Bid Form in a Sealed Cover Addressed the Administrative Office or Concern Branch.

The Intending Bidders should the Duly filled in Bid Form along with the NEFT/RTGS/ DD/ PO in the Name of "Sai Prerna Co.Op.Credit Society Ltd." The Deposit Amount will be Interest Free and No Interest will be Paid or Earned on it. For Participation in the Auction, Intending Bidders have to deposite a Refundable

EMD of Reserve Price before 29.03.2024 of Sai Prerna Co.Op.Credit Society Ltd., through Administrative Office or Concern Branch. The EMD amount shall not carry any Interest. 10. All the Sealed Bids will be opened at Administrative Office on 01.04.2024 At 1.30 P.M. in the presence of the Director Board & Staff of the Sai Prerna Co.Op.Credit Society

Ltd. Mumbai During the Auction Bidders wil be allowed to offer higher Bid in Inter-Se Bidding over and above the last Bid Qoute. 11. For taking Part in Auction Application/Process Compliance Form And other KYC Document along with NEFT/ RTGS/ DD/ PO Remittance Pertaining to EMD are required to be deposited in a Closed Cover with Authorized Officer within above

Mentioned Schedule. 12. The Successful Bidder shall have to deposit 15% of the Bid amount, Less EMD amount Deposited, Latest by the next working day.

13. If the Successful Bidder fails to pay 15% of the Bid amount within the Priscribed time herein above, the EMD shall be forfeited without any Notice. 14. Along with Deposited 15% of Bid Amount the Successful Purchaser shall Deposit

Balance 85% of Bid amount within 30 days failing which the Sai Prerna Co.Op.Credit Society Ltd. shall forfeit amounts already Deposited by the Purchaser. In default of Payment, the Defaulting Purchaser shall not have any Claim whatsoever. 15. The Successful Bidder shall bear all Charges/Fees Payable for Conveyance Such as

Application Stamp Duty/Registration Fees or any other Cost of Applicable a Per the 16. All the Statutory / Non-Statutory Dues, Taxes, Rates, Assessment Charges, Fees Etc. will be the Responcibility of the Successful Bidder Only.

17. The Authorised Officer/Bank is not Bound to accept the Highest Offer and has the absolute Right & Discretion to accept or Reject any or all offer(S) or Adjourn/Postpone/Cancel the Auction thereof from the Auction Proceedings at any stage without Assigning Any Reason there for. 18. The Interested Bidders can not Participate in Auction if their Bid Price is Less than the

19. The Exclusive Jurisdiction for any Disputes shall be Mumbai High Court/Sai Prerna

Co.Op.Credit Society Ltd. Mumbai Date: 28.02.2024



Authorized Officer

PUNE/ DHANKAWADI BRANCH GOLD LOAN - SALE NOTICE

Notice is hereby given to the public in general and the account holders in particular that e-auction of the pledged gold ornaments in the below mentioned account/s will be conducted by Federal Bank Ltd., on 15.03.2024 through online portal, https://gold.samil.in. Interested buyers may log on to the auction portal or contact the Bank at Federal Bank ,Br. Pune/ Dhankawadi, S. No. 7/2/1A/2 & 7/2/1B, Kohli Chambers, Opp. Bharathi Vidyapeeth Gate, Pune Satara Road, Katraj, Pune, Maharashtra, Pune, Maharashtra, 411046 for further information. In case e -auction is not materialised for any reason on the date mentioned above, with respect any or all items of the pledged ornaments, Bank shall be conducting private sale of the items on any subsequent date/s without further notice.

Branch Name	Loan Account Number
Pune/ Dhankawadi	15026800022541
Pune/ Dhankawadi	15026500003445
Pune/ Dhankawadi	15026800026237
Pune/ Dhankawadi	15026800026252
Pune/ Dhankawadi	15026800027086
Pune/ Dhankawadi	15026800024620
Pune/ Dhankawadi	15026800026286
Pune/ Dhankawadi	15026800029298
Pune/ Dhankawadi	15026800023663
Pune/ Dhankawadi	15026800034710
Pune/ Dhankawadi	15026800026914
Pune/ Dhankawadi	15026800027193
Pune/ Dhankawadi	15026800027748
Pune/ Dhankawadi	15026800027847
Pune/ Dhankawadi	15026100101789
Pune/ Dhankawadi	15026800028043
Pune/ Dhankawadi	15026500003627
1	

Sd/ Place: Pune/ Dhankawadi Date: 28.02.2024 **Authorised Officer**

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED **OMKARA** Corporate office at Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028

Whereas, The undersigned being the Authorised Officer of M/s. Omkara Assets Reconstruction Pvt. Ltd, (OARPL) a company incorporated under the provisions of Companies Act, 1956 and duly registered with Reserve Bank of India (RBI) as an Asset Reconstruction Company under section 3 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("The SARFAESI Act, 2002") having CIN No U67100TZ2014PTC020363 and its registered office at 9, M.P. Nagar, 1st Street, Kongu Nagar Extn, Tirupur 641607 and Corporate office at Kohinoor Square, 47th Floor, N. C. Kelkar Marg, R. G. Gadkari Chowk, Dadar West, Mumbai 400 028 acting in its capacity as a Trustee of "Omkara PS 22/2020-21 Trust" has acquired all rights, title and interest of the entire outstanding of the Borrowers/Co-borrowers/ Mortgagors Amol Laxman Gaikwad, Radhika Amol Gaikwad, Om Mens Parlour under section 5 of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 vide Assignment Agreement dated 26.02, 2021.

POSSESSION NOTICE - APPENDIX-IV

(For immovable property) Rule 8 (1)

And whereas, Authorised Officer of Fullerton India Home Finance Limited, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(2) read with Rule 9 of the Security Interest (Enforcement) Rules, 2002 issued demand notice dated 11.06.2019 calling upon the Borrowers/Co-borrowers/Mortgagors to repay the amount mentioned in the notice aggregating to Rs. 31,26,817.98 (Rupees Thirty One Lakh Twenty Six Thousand Eight Hundred Seventeen And Ninety Eight Paise Only) being dues payable as on 04.06.2019 together with further interest, expenses, costs, charges, etc. till the date of payment within 60 days from the date of receipt of the said notice.

Further, it is on record that Fullerton India Home Finance Company Limited (FIHFC) the original creditor has assigned all its rights, title and interest of the entire outstanding debt lying against above referred borrowers/loan account along with underlying securities in favour of M/s. Omkara Assets Reconstruction Pvt. Ltd. acting as Trustee of Omkara PS 22/2020-21 Trust under the provisions of SARFAESI Act vide Registered Assignment Agreement dated 26.02.2021.

Pursuant to the said assignment of debt/financial assets in favour of Omkara Assets Reconstruction Pvt. Ltd., OARPL has stepped into the shoes of Fullerton India Home Finance Company Limited (FIHFC) and has become entitled to recover the entire outstanding dues and enforce the security.

The Borrower and Co-borrowers, having failed to repay the amount, as per notice dated 11.06.2019 under section 13(2) of SARFAESI Act, the Authorised Officer of M/s, Omkara Assets Reconstruction Pvt. Ltd., duly appointed under sub-section (12) of section 13 of the SARFAESI Act, 2002 has taken possession of the following secured assets/immovable/movable properties described herein below in exercise of powers conferred on him under sub-section (4) of section 13 the said Act read with Rule 8 of the Security Interest Enforcement Rules, 2002 on this 26.02.2024

The Borrowers/Co-borrowers/Mortgagors in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the M/s. Omkara Assets Reconstruction Pvt Ltd acting as Trustee of Omkara PS 22/2020-21 Trust having corporate office at Kohinoor Square, 47th Floor, N. C. Kelkar Marg, R. G. Gadkari Chowk, Dadar West, Mumbai 400 028 for an amount of Rs.31,26,817.98 (Rupees Thirty One Lakh Twenty Six Thousand Eight Hundred Seventeen And Ninety Eight Paise Only) being dues payable as on 04.06.2019 together with further interest, expenses, costs, charges, etc. till the date of payment and realisation. The borrower's attention is invited to the provisions of sub-section 8 of Section 13 of the Act. in respect of time available, to redeem the secured assets.

The details of the assets/ properties hypothecated/ assigned/ charged/ mortgaged to our Company in the above account and whose possession has been taken are given hereunder:

DESCRIPTION OF THE IMMOVABLE PROPERTY

Shop No. 02, Ground Floor, (As per approved plan Stilt Flooring) A-Wing, Saraswati Garden A Wing Co-opearative Housing Society Limited, CTS No. 1331 to 1335, Survey No.210. Hissa No.15/1, Opp. Sadhana High School, Hadapsar, Pune-411028, Maharashtra admeasuring 346 Sq. ft. (32.16 Sq. Mts.) Built up area. Boundaries:- East: Flat No. 6 Property, West: Shop No. 3 & Duct, North: Shop No. 1, South: Open Space & Road.

Authorised Officer For Omkara Assets Reconstruction Pvt Ltd. Date: 26-02-2024 (Acting in its capacity as Trustee of Omkara PS22/2020-21 Trust) Place: Pune



THE SOUTH INDIAN BANK LTD. Regional Office, B-804, Parinee Crescenzo, "G Block" Bandra-Kurla Complex, Bandra East, Mumbai-400 051 Ph No-022-6786-8888 Email:-ro1001@sib.co.in

Notice U/s. 13 (2) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as ACT r/w Rule 3 (1) of Security Interest (Enforcement) Rules, 2002)

Borrower: 1. M/s. Expressway Truck Terminus Pvt Ltd., 11 Vinayak, Tidke Colony, Govind Nagar Link Road, Opp. Nayantara City One Project, New Tidke Colony, Nashik, Pin - 422 008 Also at, Plot No. 20, SR No. 112/1/2/3, Bhagwati, Near Supriya, Sankul, Baner, Pune, Pin-411 045 Guarantors: 2. Mr. Vinay Ramchandra, Bele Plot No.50, Ganagadhar Bajirao Nagar lidke Mala, Untawadi, Nashik, Pin - 422 009 3. Mr. Vijay Kumar Ratanchand Javeri, A-704, Park Titanium, Park Street, Near Wisdom School, Wakad, Pune, Pin - 411 057 The Addresse No. 1st among you as borrowers & 2nd and 3rd among you as guarantors

have availed SIB Rental [A/c No: 0829652000000054] amounting to Rs.6,28,00,000/-respectively from THE SOUTH INDIAN BANK LIMITED, having its registered office at "SIB HOUSE", T.B. Road, Thrissur-680001, Kerala and one of its Regional Offices at Mumbai, B-804. Parinee Crescenzo, "G Block", Bandra-Kurla Complex, Bandra East, Mumbai-400 051 Ph No 022-6786-8888 , Fax no: 022-6786-8844 and one of its Branches - Viman Nagar at Shop No.69 to 73 Ashoka Plaza, Viman Nagar, Pune, Pin-411 014 by executing necessary documents on 02.03.2010 and is secured by the assets scheduled below (hereinafter referred to as Secured Assets). The said account/s was classified as "Non-Performing Assets" (NPA) in our accounts or 29.03.2023 and we had issued notice under S. 13 (2) of the Act on REF No: RO-MUM/BR0829/SH/2719/1571/2023-24 Dated 01.12.2023 demanding payment of Rs Rs.3,40,56,245/- (Rupees Three Crore Forty Lakh Fifty Six Thousand Two Hundred and Forty Five Only) outstanding balance as on 30.11.2023 plus further interest, penal interest and costs within 60 days from the date of receipt of the notice.

However, as addressee No. 3 among you have avoided service of the said notice, this public notice is issued pursuant to Rule 3(1) of the Security Interest (Enforcement) Rules, 2002. Hence, you are hereby called upon by this notice to discharge your liabilities in full within 60 days of this notice, failing which, we shall, without any further reference, be constrained to enforce the secured assets scheduled below by exercising all or any of the rights given

under Section 13 (4) of the said Act. You may further note that as per Section 13 (13) of the ACT, you are restrained/ prohibited from disposing of or dealing with the above securities or transferring by way of sale, lease or otherwise (other than in the ordinary course of business) any of the above secured assets, without our prior written consent. The parties also informed about the right of Redemption available under S 13(8) of the SARFAESI Act. Please note that this publication is made without prejudice to such rights and remedies as are available to The South Indian Bank Ltd. against the borrowers and the guarantors / co-obligant as per law.

SCHEDULE "A"

SI No.	Description of Movable Properties	Security Interest created by		
	Rent receivables payable to M/s. Expressway Truck Terminus Pvt Ltd. from M/s. Indian Oil Corporation Ltd in respect of the premises leased to M/s Indian Oil Corporation at Sarsan, District Raigad on Mumbai –Pune Expressway.	Truck Terminus		
	rs faithfully, AUTHORISED OFFICER	Place: Mumbai		

बैंक ऑफ महाराष्ट्र Bank of Maharashtra

CHIEF MANAGER)

Baner Branch: 288/1/A, Kapil Classics, Show Room No. 2, Baner Road, Pune - 411 045 Email-bom1348@mahabank.co.in

Dated: 28-02-2024

[Rule - 8 (1)] POSSESSION NOTICE (For Immovable Property)

Whereas the undersigned being the Authorized Officer of the Bank of Maharashtra under the Securitization 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 9 of Security Interest (Enforcement) Rules, 2002, issued a Demand Notice dated 30/10/2023 calling upon the Borrower calling upon the Borrower/s 1) Mr. Prashant Prithviraj Chavan, 2. Mrs. Neeta Prashant Chavan, Both at: 17, Chavan Wada, Near Kamla Nehru Hospital Somwar Peth, Pune-411011, Also At : Flat No.1, Ground Floor, Patel Housing Co-op Housing Society, CTS No.106, Hissa No.2, Purva Nagari, Pune Solapur Road, Hadapsar, Pune-411028 to repay the amount mentioned in the Notice being Rs. 18,00,247.31 plus interest @ 10.10 % p.a. with monthly rest w.e.f. 30.10.2023, apart from penal interest, cost and expenses within 60 days from the date of the said notice The notice was sent by Regd. AD Post and UPC

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 properties 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 this 27th day of February of the year 2024. The Borrowers in particular and the Public in general is hereby cautioned

not to deal with the properties and any dealings with the properties will be subject to the charge of the Bank of Maharashtra, Baner Branch, for an amount hereinabove mentioned. The Borrower's attention is invited to provisions of sub-section (8)

of section 13 of the Act, in respect of time available, to redeem the secured assets. This notice is also being published in vernacular. The English version

shall be final if any question of interpretation arises. The details of the properties Mortgaged to the Bank and taken possession by the Bank are as follows:

Flat No.1, Ground Floor, Patel Housing Co-op Housing Society, Purva Nagari, Pune Solapur Road, Hadapsar, Pune-411028 admeasuring 451 sq.fts. and constructed on *All those pieces and parcels of land situate being and lying at village Hadapsar, in the registration Dist. PUNE Sub-Dist. - Haveli, within the limit of PMC, bearing Old Survey No.106-A, Hissa No.2, New CTS No. 2031, A 2046 total area admeasuring 61 Acres i.e.6100 Sq. mtrs. and the flat is Bounded as : On or towards the North: By Open Space, On or towards the East: By Open Space, On or towards the West: By Open Space, On or towards the South: By Staircase and portion of the said property, Borrowers: - Mr.Prashant

Authorized Officer. Date 29/02/2024 Bank of Maharashtra Place : Pune

Prithviraj Chavan & Mrs. Neeta Prashant Chavan

L&T Finance Holdings Limited (Erstwhile, L&T Finance Ltd under The Scheme of Amalgamation by way of

merger by absorption with L&T Finance Holdings Ltd w.e.f. Dec 4th 2023) Registered Office: L&T Finance Holdings 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 Holdings 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 "PLIRI IC ALICTION" 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)	Physical Possession Taken	Earnest Money Deposit 10% or more of RP (In ₹)	Total Outstanding dues as on 26.02.2024	Reserve Price (In₹)	Date of Inspection	Date and Time of Auction
1. Mahesh Manjhi	Property Address - Flat No. 406, Admeasuring 33.51	H166223	12th	Rs.	Rs.	Rs.	30-03-2024	05-04-2024
2. Rina Mahesh	Sq.mtrs Carpet Area On The Forth Floor, In The	10720042	February	1,94,880/-	28,01,805.45/-	19,48,800/-		from 10
Manjhi	Building No. "B6", Known As "Xrbia Hinjewadi Road	401/H166	2024					A.M. to
	Ph-II Together With The Enclosed Balcony	22310720						5:30 P.M.
	Admeasuirng 2.85 Sq.mtrs And Further Together	042401L/						
	With The Attached Balcony Admeasuring 1.76	H166223						
	Sq.mtrs And Further Exclusive Right Of Open Terrace	10720042						
	Area Of 1.89 Sq.mtrs, Village Bebadohal, Taluka	401G						
	Maval, District Pune, Maharashtra India 410406 (gat							
	No. 1 & 3)							

Terms And Conditions Of Public Auction

1. The E-auction Sale is being conducted online by the Authorised Officer through the website https://sarfaesi.E-auctiontiger.net under the provisions of SARFAESI Act with the aid and through public e-E-auction mode.

2. The public E-auction will be conducted on the date and time mentioned herein above, when the secured asset/s mentioned above will be sold on

"AS IS WHERE IS" BASIS & "AS IS WHAT IT IS" CONDITION. 3. 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

4. The EMD of all other bidders who did not succeed in the public E-auction will be refunded by LTHF within 7 days of the closure of the public E-auction. The

EMD will not carry any interest. 5. The successful purchaser/bidder shall deposit the 25 % (inclusive of EMD) of his/its offer by way of by way of D.D./P. O favoring "L&T Finance Holdings" Limited" payable at Mumbai on or before 18:00 hours on **05/04/2024** i.e., day of e-auction or on the next working day i.e., **06/04/2024**, which deposit will have to confirmed by L&T Finance Holdings Limited, failing which the sale will be deemed have been 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 Holdings Limited on or before the fifteenth day of confirmation of sale of immovable property or such extended period as per provisions of law.

6. For inspection of property or more information, the prospective bidders may contact the authorised officer i.e., Name - Shekhar Kale, Contact No. 9823271111, Office L&T Finance Holdings Ltd, Office No. 301, 3rd Floor, Zenith Complex, Near Sakar Sankul, Shivaji Nagar, Pune - 411005. and Santosh Tiwari, Contact No. 9920490126, L&T Finance Holdings 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.

7. 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.

8. 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.

9. The Borrower (s) /Co-Borrower(s)/Guarantor(s)/Mortgagor(s) are hereby called up on to pay the entire loan outstanding dues as mentioned above before

the said E-auction date failing which the L&T Finance Holdings Ltd shall sale the property as per the provisions laid down in the SARFAESI ACT, 2002. 10. 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 Holdings Limited.

Pune

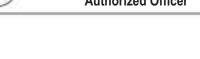
Authorized Officer

For L&T FINANCE HOLDINGS LIMITED

financialexp.epapr.in

Date: 29.02.2024

Place: Vashi. Navi Mumbai





Date: 29.02.2024

Place: Pune

