FINANCIAL EXPRESS



Registered Office: 19-A Dhuleshwar Garden, Jaipur, Rajasthan, India, 302001. www.aubank.in

LOAN AGAINST GOLD - AUCTION NOTICE ON "AS IS WHERE IS" BASIS The below mentioned borrower/s have been issued notices to pay their outstanding amounts towards the loan against gold facilities availed from AU Small Finance Bank Limited ("Bank"). Since the borrower/s has/have failed to repay his/their dues, we are constrained to conduct an auction of pledged gold items/articles on 19 Oct 2024 between 11:00 AM - 3:00 PM (Time) at below mentioned branches according to the mode specified therein. In the case of deceased borrowers, all conditions will be applicable to legal heirs. Please note that in the event of failure of the above auction, the bank reserves its right to conduct another auction without prior intimation.

E-Auction Branch Details (E-auction will be conducted by using Weblink https://gold.samil.in)

AHMEDNAGAR - 24660001358506 L9001090139453533 | AKOLA 24660000110321 24660001153722 24660001155828 24660001170299 24660001295004 24660001335130 24660001357848 24660001498492 24660001549117 | AKOT - 24660000013404 24660000093191 24660001277848 24660001438456 | AMALNER - 24660000098452 24660000108625 24660001252005 | AMRAVATI - 24660000077102 24660001521230 24660001811944 | ANDHERI FOUR BUNGALOWS L9001090135017680 | BHUSAWAL - 24660000022676 24660000065004 24660000065724 24660000069937 24660000075545 24660000084758 24660000089729 24660000090466 24660000110811 24660000111089 24660000112917 24660000119874 24660000514621 24660000599959 24660000649656 24660000704154 24660000776476 24660000847804 24660000926705 24660001253934 24660001302083 24660001351259 24660001362248 24660001524094 | CHALISGAON - 24660000018034 24660000028515 24660000086564 24660000097844 24660000104683 24660000119664 | CHANDRAPUR - L9001090135942125 | DHULE 24660000096135 24660000099670 24660000110471 24660000444212 GONDIYA - 24660000075925 24660000119194 | KATOL - 24660000088191 KOLHAPUR - 24660001252155 | MIRA ROAD THANE - L9001090139533572 L9001090139724829 | MUMBAI - GOREGAON - 23660002304553 | NAGPUR SHANKAR NAGAR - 24660001340000 24660001340600 24660001422036 24660001422586 24660001475805 24660001520022 | NASHIK - GANGAPUR ROAD - 24660000075035 24660000095257 24660000095627 | NIPHAD -24660001292029 | POKHRAN ROAD NO. 2 THANE - L9001090135137437 PUNE AUNDH - L9001090135588166 L9001090139954238 | PUSAD 24660000050873 24660000089139 24660000092073 | RAHURI 24660000117558 | SANGAMNER - 24660000077692 24660000111069 SHIRPUR - 24660001294775 24660001341198 | SHRIGONDA 24660000012085 24660001379706 | THANE - 24660000060524 | WANI · 24660000098292 | WARDHA - L9001090141100191 | WASHIM 24660000020250 24660000097094 | YAVATMAL - 24660000063628 24660000064556

Note: The auction is subject to certain terms and conditions mentioned in the bid form, which is made available before the commencement of auction.

> Manager AU Small Finance Bank Limited

सर्व लोकांना कळवण्यात येते की श्री प्रमोद वास्देव जोशी, जाहीर आवाहन रहाणार 'क्षीरदा' सिटी स. नं. २६६, लालबहादुर शास्त्री रोड, नवी पेठ, पुणे ४९१०३०, यांचे दिवसांचे आत कार्यालयात कळवावे अन्यथा कोणाचीही काहीही तक्रार नाही असे गृहीत धरुन पढ़ील कार्यवाही करण्यात येईल याची नोंद घ्यावी.

'क्षीरदा' सिटी स. नं. २६६, लालबहाद्र शास्त्री रोड, नवी पेठ, पुणे ४११०३०

Loss Of Share Certificate

NOTICE is hereby given that the Certificate for the below mentioned Equity Shares of M/s Symphony Ltd. ("the Company") have been lost / misplaced, and the successor claimant has applied to the Company toissue Duplicate Share Certificate. Any person who has a claim in respect of said Equity Shares, should lodge the same along with all documentary proofs to that effect, with the company at its Registered Office within 21 days from the date of this Notice, else the Company will proceed to issue the Duplicate Share Certificate to the applicant

Folio No.	I valific of original		Distinctive Nos. from - to	Certificate No.	
006122	Saanjay Dagliya	500	33842426 -	115262	
			33842925		

Name of Company: M/s Symphony Ltd., Regd. Office: Symphony House, 3rd Floor, FP-12, TP-50, Off S.G. Highway, Bodakdev, Ahmedabad 380 059

AXIS BANK LIMITED (CIN: L65110GJ1993PLC020769)) Corporate Office, Axis House, Structured Assets Group, C-2, Wadia International

Tel: +91 9920085385 www.axisbank.com SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

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

DESCRIPTION OF PROPERTY	RESERVE PRICE	EARNEST MONEY DEPOSIT (EMD)	Auction ID							
All that piece and parcel of the property bearing Sub-Plot No 5 admeasuring 420.26 square metres (i.e. 4523 square feet) out of plot No 21, out of survey Nos 199, 204, 205, 206/1, 209/1, corresponding CTS No. 148, situated at Vimannagar, Mouje Lohagaon, Tal. Haveli, Dist. Pune within the jurisdiction of Sub-Registrar Haveli, alongwith the construction and movables thereon within the limits of Pune Municipal Corporation	Rs. 5,40,00,000/- (Rupees Five Crore Forty Lakh)	Rs. 54,00,000/- (Rupees Fifty Four Lakh)	316759							
The Perrower/Guaranter(s)/Mortgager(s) attention is invited	The Parrower/Guaranter(s)/Mortgagor(s) attention is invited to provisions of sub-section (9) of section									

For detailed terms and conditions of the sale, please refer to the link provided in

दि, २६,०३,२०२१ रोजी निधन झाले आहे, त्यांचे नावे Honda AVITOR Scooter रजिस्टेशन नं MH12 MS9375 (Chassis No.ME4JF219MF8014270 Engine No. JF21E81051551) व Honda CD Delux Motor Cycle रजिस्ट्रेशन नं MH12 GD0552 (Chassis No. MBLH11EH9C06535 Engine No. H11E9C14974) 한 दचाकी वाहने आहेत व ती, त्यांची एकमेव कायदेशीर वारस पत्नी श्रीमती प्रतिमा प्रमोद जोशी, वय ६९ राहणार पूर्ण यांचे नावावर पूर्ण आरटीओ कार्यालयात हस्तांतरित करण्यात येणार आहेत. याबाबत कोणाची काही तकार असल्यास सदर नोटीस जारी झाल्यापासून सात

प्रतिमा प्रमोद जोशी

without any further intimation.

,									
Folio No.	Name of original Shareholder(s)	No. of Shares	Distinctive Nos. from - to	Certificate No.					
006122	Saanjay Dagliya	500	33842426 -	115262					
			33842925						

Signed: Tarabai Chandanmal Dagliya, dated 14th October 2024

Centre, Pandurang Budhkar Marg, Worli, Mumbai - 400025

security interest (Emorcement) Rules, 2002.			
Notice is hereby given to the public in general and in partic	ular to the Bo	rrower i.e. Goodday	Ventures
India Pvt. Ltd. and Guarantor(s)/Mortgagor(s)/Owner(s) i	.e. Mr. Balra	ım Batra, Mr. Anil İ	Batra, Mr
Deepak Batra, Ms. Sunita Kapoor, Ms. Mayadevi Batra			
Pvt. Ltd. that the below described immovable propertie			
Secured Creditor, the physical possession of which has been			
Ltd., i.e. Secured Creditor will be sold on "As is Where Is	Basis", "As	ls What Is Basis", "	Whateve
There Is Basis" and "No Recourse Basis" on	14th Nov	rember 2024, for	recover
Rs.9,79,75,521.96/-(RupeesNine crore Seventy Nin	ie Lakhs Se	eventy Five Thous	and Five
Hundred and Twenty One Rupees and Ninety Six Paiso	e) as on 17.10	0.2018 plus further in	terest fron
18.10.2018 at the contractual rate due to Axis Bank Limi	ted i.e. Secur	ed Creditor from the	e aforesaid
Borrower / Guarantor(s) / Mortgagor(s)/Owner(s). The rese	rve price will b	oe:	
1	RESERVE	FARMIST MONEY	Auction
DESCRIPTION OF PROPERTY	PRICE	EARNEST MONEY DEPOSIT (EMD)	ID
All that piece and parcel of the property bearing Sub-Plot			1/2
No 5 admeasuring 420.26 square metres (i.e. 4523 square			

he Borrower/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.

https://www.axisbank.com/auction-notices and/or https://axisbank.auctiontiger.net (Auction ID is mentioned above). Date - 15th October 2024, Place - PUNE Sd/- Authorized officer, Axis Bank Ltd.

ADITYA BIRLA HOUSING FINANCE LIMITED Registered Office- Indian Rayon Compound, Veraval, Gujarat - 362266

Branch Office- G-Corp Tech Park, 8th floor, Kasar Wadavali, Ghodbunder Road, Thane, MH-400601 **DEMAND NOTICE** (under Rule 3 (1) of Security Interest (Enforcement) Rules, 2002)

SUBSTITUTED SERVICE OF NOTICE U/s.13 (2) of SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002. Notice is hereby given to the borrowers as mentioned below that since they have defaulted in repayment of the Credit facility availed by them from Aditya Birla Housing Finance Limited (ABHFL), their loan accounts have been classified as Non-Performing Assets in the books of the Company as per RBI guidelines thereto. Thereafter, ABHFL has issued demand notices under section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) on the last known addresses of the said borrowers thereby calling upon and demanding from them to repay the entire outstanding amount together with further interest at thecontractual rate on the aforesaid amount and incidental expenses, cost, charges etc. as stat-

Date of Name and Address Borrower/ Co-Borrower and Guarantor / **NPA Date** Demand Demand Notice /as on Co-Guarantor & Loan A/C No. Date 1. PINKU KHAN Flat No. 816, 8th Floor, Wing C11, Sara City, Gate No. 137, 139, 140, 141, 142, 143, 144, 145, 150, 152, 153, 154, 01-10-2024 09.10.2024 Rs. 10.10.133/-155, 156, 157, Old Gat No. 2647, Chakan Kharabwadi, Pune, Maharastra-410501 2. MD JAHANGIR Flat No. 816, 8th Floor, Wing (Rupees Ten Lakh Ten C11, Sara City, Gate No. 137, 139, 140, 141, 142, 143, 144, 145, 150, 152, 153, 154, 155, 156, 157, Old Gat No. 2647, Chakan Thousand One Hundred Thirty Kharabwadi, Pune, Maharastra-410501 3. PINKU KHAN Kharabwadi Chakan Talegaon Road, Sara City Sara City B Phase, C/ O Neha Rameshchandra Yadav, B7 707, Near Nafed Compound, Kharabwadi, Chakan Pune, Pune, Maharashtra- 410501 Three Only) by way of out-4. MD JAHANGIR Kharabwadi Chakan Talegaon Road, Sara City Sara City B Phase, C/ O Neha Rameshchandra Yadav, B7 707, standing principal, arrears Near Nafed Compound, Kharabwadi, Chakan Pune, Pune, Maharashtra- 410501 5. PINKU KHAN C/O Dived Enterprises Sara City, (including accrued late B-7, Flat No. 707, Kharabwadi Chakan, Pune, Maharashtra, 410501 **6. PINKU KHAN** Fatehpur Shahwaznagar, Near Railway Line, Sabour, Fatehpur, Bhagalpur, Bihar, 813233 7. MD JAHANGIR Fatehpur Shahwaznagar, Near Railway Line, Sabour, Fatehpur, charges) and interest till Bhagalpur, Bihar, 813233 07.10.2024

ed in the said demand notices. However, the demand notice is also being served by way of publication, as per Rule 3 of the Security Interest (Enforcement) Rules, 2002 (SARFAESI Rules):

Loan account no. LNPUN0HL-02220125440 & LNPUN0HL-02220125441 DESCRIPTION OF IMMOVABLE PROPERTY)PROPERTIES MORTGAGED: All That Piece And Parcel Of Flat No. 816, On Eighth Floor, Admeasuring Carpet Area 18.22 Sq. Mtrs., Situated In The Building/Wing C11, Sara City, Gat No. 137, 139, 140, 141, 142, 143, 144, 145, 150, 152, 153, 154, 155, 156, 157, Old Gat No. 2647, Chakan Kharabwadi, Pune, Maharastra-410501, And,

Bounded As: East: Open Space, West: Flat No. 815 North: Flat No. 814, South: Flat No. 818

1. SHOUKAT NIJAM SHAIKH Flat No. 102, First Floor, Building Name-Blossom Leaf, Sr No. 315 A Hissa No. 5,6,8,13 , 14, 16, 18, 21, 03.10.2024 10.10.2024 Rs. 36.57.484.1/-Rupees Thirty Six Lakh Fifty 23, 24, 28, 29, 34 & 39, Hadapasar Pune, Haveli, Pune, Maharashtra-411028 2. SHABANA SHAIKH Flat No. 102, First Floor, Building Name-Blossom Leaf, Sr No. 315 A Hissa No. 5,6,8,13, 14, 16, 18, 21, 23, 24, 28, 29, 34 & 39, Hadapasar Pune, Haveli, Pune, Seven Thousand Four Maharashtra-411028 3. SHOYEB EGG CENTER Flat No. 102, First Floor, Building Name-Blossom Leaf, Sr No. 315 A Hissa No. 5,6,8,13 Hundred Eighty Four and 14, 16, 18, 21, 23, 24, 28, 29, 34 & 39, Hadapasar Pune, Haveli, Pune, Maharashtra - 411028 4. SHOUKAT NIJAM SHAIKH Near One Paisa Only) by way of Railway Gat Sr. No. 110, Rama Nagar Hadapsar, Pune, Maharashtra-411013 **5. SHABANA SHAIKH** Near Railway Gat Sr. No. 110, Rama outstanding principal, arrears Nagar Hadapsar, Pune, Maharashtra-411013 6. SHOYEB EGG CENTER Near Railway Gat Sr. No. 110, Rama Nagar Hadapsar, Pune, (including accrued late Maharashtra-411013 7. SHOUKAT NIJAM SHAIKH C/O Shoyeb Egg Center Sr No. 108/109, Pune, Solapur Road, Ramnagar, charges) and interest till 08.10.2024. Ramtekadi, Hadapsar, Pune, Maharashtra-411013 8. SHOYEB EGG CENTER Sr No. 108/109, Pune, Solapur Road, Ramnagar, Ramtekadi, Hadapsar, Pune, Maharashtra-411013 Loan account no. LNPUNHL_-01190043456 & LNPUNHL_-01190043935

DESCRIPTION OF IMMOVABLE PROPERTY) PROPERTIES MORTGAGED: All That Piece And Parcel Of Residential Flat No. 102, On 1st Floor, In The Area Admeasuring About 910 Sq. Ft. Or 84.54 Sq. Mtr. Built-Up, In The Housing Project Known As "Blossom Leaf", Along With One Reserve Car Parking Situate At Freehold Land About 02 Hector 40 R, Out Of 00 Hector 20.9 Ares/R, S No. 315a, 317a, Hissa No. 5, 6, 8, 13, 14, 16, 18, 21, 23, 24, 28, 29, 34, 37 & 39, Situateda At Village Hadapsar, Pune Within The Limits Of Pune Municipal Corporation, Taluka-Haveli, Dist-Pune

Maharashtra-411028, And, Bounded As: East: Adj. Flat No. 103, West: Adj. Flat No. 101, North: Entrance, South: Road

1. SHRINIWAS DNYANESHWAR KLYANKAR 331, A/3, Karanje Tarf, Mangesh Apartment, Sha, Shahupuri Road, Satara, Maharashtra- 01.10.2024 10.10.2024 Rs. 30,97,225/-(Rupees Thirty Lakh Ninety 415002 **2. TEJASWINI SHRINIVAS KALYANKAR** 331. A/3. Karanje Tarf, Mangesh Apartment, Sha, Shahupuri Road, Satara, Seven Thousand Two Maharashtra-415002 3. SHRINIWAS DNYANESHWAR KLYANKAR C/O New English School Satara, Maharashtra-415002 Hundred Twenty Five Only) 4. SHRINIWAS DNYANESHWAR KLYANKAR Flat No. 507, 5th Floor, Pristine City Phase-I, Building-B, Pristine City Bef, Off Jamadar by way of outstanding princi-Hills Road, Near Weikfield Food Company Pvt. Ltd., Bakori, Pune Maharashtra-412207 5. TEJASWINI SHRINIVAS KALYANKAR pal, arrears (including Flat No. 507, 5th Floor, Pristine City Phase-I, Building-B, Pristine City Bef, Off Jamadar Hills Road, Near Weikfield Food Company Pvt. accrued late charges) and interest till 08.10.2024

Ltd., Bakori, Pune Maharashtra-412207 Loan account no. LNPUN0HL-02230159965 & LNPUN0HL-02230159972

Loan account no. LNPNPPHL-10230187626 & LNPNPPHL-10230187627

DESCRIPTION OF IMMOVABLE PROPERTY)PROPERTIES MORTGAGED: All That Piece And Parcel Of Residential Premises Bearing Flat Bearing No. 507, Admeasuring Area 41.59 Sq. Mtrs. Carpet) Along With Attached Exclusive Terrace Area About Of 6.27 Sq. Mtrs., Enclosed Balcony Area About 6.02 Sq. Mtrs. And External Balcony Area About 2.90 Sq. Mtrs., Other Usable Area About 0.33 Sq. Mtrs., Situated On The 5th Floor, In Building-B, In Phase 1, Along With One Covered Car Parking Space Bearing No. Cp-19, Admeasuring Area About 9 Sq. Mtrs., In The Project Known As "Pristine City Bef", Presently Known As "Pristine City Phase-1 Co-Operative Housing Society Ltd.", Situated At Gat No. 157, At Village Bakori, Taluka Haveli, District Pune, Maharashtra-412207, And, Bounded As: East: School And Gaythan Area Of Gat No. 135, 142 And 145, West: Gat No. 158 And 159, North: Gat No. 159 And 323, South: Gat No. 156 And Gat No. 145.

1. SUDAM MAHADU SASANE Flat No. 101, 1st Floor, Wing A, Aditya Heritage, Plot No. 140a/1, Sector No. 19, Off Spine Road, Chikhali, 01.10.2024 10.10.2024 Rs. 43,47,033/-Pune. Maharashtra-411062 2. ARUNA SUDAM SASANE Flat No. 101, 1st Floor, Wing A, Aditya Heritage, Plot No. 140a/1, Sector No. 19, Off (Rupees Forty Three Lakh Spine Road, Chikhali, Pune, Maharashtra-411062 3. SUDAM MAHADU SASANE Flat No. 101, A Wing, Aditya Heritage, Sector No. 19, Forty Seven Thousand Thirty Chikhlee Nr Mahadev Mandir, Pcntda Sector, Pune Chichwad, Pune, Maharashtra - 411019 4. ARUNA SUDAM SASANE Flat No. 101, A Wing, Aditva Heritage, Sector No. 19. Chikhlee Nr Mahadev Mandir, Pontda Sector, Pune Chichwad, Pune, Maharashtra - 411019 5, SUDAM Three Only) by way of out-MAHADU SASANE Flat No. 101, Shard Nagar, Aditya Heritage, Nr Maruti Mandir, Chinchwad East S.O., Pune, Maharashtra, 411019 6. ARUNA standing principal, arrears SUDAM SASANE Flat No. 101, Shard Nagar, Aditya Heritage, Nr Maruti Mandir, Chinchwad East S.O, Pune, Maharashtra, 411019 7. SUDAM (including accrued late MAHADU SASANE Krishnal Society No. 1317, Akurdi Road, Nr Padwal Hospital, Chikhali, Chindwad B.O., Pune, Maharashtra-412114 charges) and interest till 8. ARUNA SUDAM SASANE Krishnal Society No. 1317, Akurdi Road, Nr Padwal Hospital, Chikhali, Chindwad B.O., Pune, Maharashtra-412114 9. SUDAM MAHADU SASANE Sudharshan Nagar, Shitai B No.1, Sane Chowk, Near Padwal Hospital, Pune, Maharashtra, 411019 08.10.2024. Loan account no. LNPUN0HL-03220127569 & LNPUN0HL-03220127570

DESCRIPTION OF IMMOVABLE PROPERTY)PROPERTIES MORTGAGED: All That Piece And Parcel Of Flat No. 101, Admeasuring About 51 Sq. Mtrs. Carpet Area, And 16.7 Sq. Mtrs. Terrace Area, On The First Floor, In Building No. A, In The Project Known As "Aditya Heritage", On Plot No. 140a/1, Admeasuring 1408.3 Sq. Mtrs., Out Of Sector No. 19, Off Spine Road, Village Chikhali. Tal. Haveli, Dist. Pune, Within The Local Limits Of Pimpri Chichwad Municipal Corporation And Within The Local Limits Of Pune Metropolitan Region, Pune, Maharashtra-411062, And, Bounded

As: East: Open Space, West: Flat No. 104, North: Open Space, South: Flat No. 102. 1. SACHIN GANGADHAR SALGAR Flat No. 108, 1st Floor, Urban County, Wing A, Gat No. 131, 132/1, 132/2, 133, Mg Road, 01.10.2024 10.10.2024 Nanekarwadi, Tal.-Khed, Near Omkar Accident Hospital, Chakan, Ambethan B.O., Pune, Maharashtra-410501 2. SANTOSH GANGADHAR SALGAR Flat No. 108, 1st Floor, Urban County, Wing A, Gat No. 131, 132/1, 132/2, 133, Mg Road, Nanekarwadi, Tal.-Khed, Near Omkar Accident Hospital, Chakan, Ambethan B.O., Pune, Maharashtra-410501 3. SACHIN GANGADHAR SALGAR Gandharva Nagri, Ganesh Colony No. 3, Independent House, Near Ganesh Mandir, Pune, Maharashtra-412105 4. SANTOSH GANGADHAR SALGAR Gandharva Nagri, Ganesh Colony No. 3, Independent House, Near Ganesh Mandir, Pune, Maharashtra-412105 5. SACHIN GANGADHAR SALGAR C/O Om Engineers Gat No. 255, Dongare Wasti, Kuruli Chakan, Pune, Maharashtra-410501 6. SANTOSH GANGADHAR SALGAR C/O Ganpati Fasteners & Tools Shop No. 2, Shiraj Complex, Sector 7, Pcntda, Pune, Maharashtra, 411026

Rs. 29.28.254/-(Rupees Twenty Nine Lakh Twenty Eight Thousand Two Hundred Fifty Four Only) by way of outstanding principal, arrears (including accrued late charges) and interest till 07.10.2024

DESCRIPTION OF IMMOVABLE PROPERTY)PROPERTIES MORTGAGED: All That Piece And Parcel Of Flat No. 108 On 1st Floor Having Carpet Area Admeasuring 48.48 Sq. Mtr Along With Dry Balcony Area Admeasuring 3.20 Sq. Mtrs. With Attached Terrace Area Admeasuring 5.11 Sq. Mtrs With 1 Shed Parking In Wing No. A In The Project Known As "Urban Country" Built Upon Land Bearing Gat No. 131 Area Admeasuring 00 H 12 R, Gat No. 132/1 Area Admeasuring 00 H 28 R, Gat 132/2 Area Admeasuring 00 H 25 R, Gat No. 133 Area Admeasuring 00 H 19 R Out Of Total Area Admeasuring 00 H 39 R Lving And Situated At Village-Nanekarwadi. Taluk-Khed. District-Pune. Maharashtra-410501, And. Bounded As: East: By Gat No. 125, 122 & 130, South: By Gat No. 189, West: By Gat No. 181, 175, 174, 172, 161 & 160, North: By Gat No. 118 And Remaining Part Of 133.

We hereby call upon the borrower stated herein to pay us within 60 days from the date of this notice, the outstanding amount (s)together with further interest thereon plus cost, charges, expenses, etc. thereto failing which we shall be at liberty to enforce the security interest including but not limited to taking possession of and selling the secured asset entirely at your risk as to the cost and Please note that as per section 13(13) of the SARFAESI Act, all of you are prohibited from transferring by way of sale, lease orotherwise, the aforesaid secured assets without prior written consent

of the Company, Any contravention of the said section by you shall invoke the penal provisions as laid down under section 29 of the SARFAESI Act and / or any other legal provision in this regard Please note that as per sub-section (8) of section 13 of the Act, if the dues of ABHFL together with all costs, charges and expenses incurred by ABHFL are tendered to ABHFL at any time before the date fixed for sale or transfer, the secured asset shall not be sold or transferred by ABHFL, and no further step shall be taken by ABHFL or transfer or sale of that secured asset.

Sd/- Authorised Officer Date: 15.10.2024 (Aditya Birla Housing Finance Limited) Place: PUNE

Public Notice

Notice is hereby given to the public at large that Original Agreement to Sale dated 05/12/2002 which is duly Registered in the office of Sub Registrar Haveli No. 13 at Sr. No. 5410/2002 Dated 10/12/2002 along with Index II and Registration Receipt thereof in respect of the all that piece and parcel of the Flat No. 19, admeasuring Built-up area 730 Sq. Ft and Terrace area admeasuring 90 Sq. Mtrs. in the Building No. H on 6th Floor in the Society known as "Kakade Terrace Co-operative Housing Society", constructed on land bearing Survey No. 43/1+2+3+4B/2, area admeasuring 01 Hector bearing situated at Village Warje Malwadi within the Registration Sub-district of Taluka Haveli, Dist. Pune by which Mr. Santosh Bajirao Shelar and Mrs. Sarika Santosh Shelar in title have acquired Ownership Rights to the respective Property. The said Agreement is not available with Bank. The owners Mr. Santosh Bajirao Shelar and Mrs. Sarika Santosh Shelar created Registered Mortgage of the property on 27/10/2014 in favour of Puniab National Bank BO Satara Road. Pune in Loan Account M/s. Perfect Corporation Pvt. Ltd.

Thus, in the interest of General Public this notice is published and public at large is cautioned not to entertain any deal or transaction on basis of the said original document, if anybody does so without the express consent, He/They would be doing so at his / their own risk for the cost and consequences. My client also the secured creditor (Bank) shall not be held responsible and liable. If anybody has any prior right or claim or having knowledge of the said Original Agreement they may communicate the same in writing the same within 7 days, failing which we may shall presume that nobody has any claim as regard to the said Property.

Bemblekar Law Firm Adv. Bhagyashree N. Kulkarni, Narayan Suresh Kulkarni (Bembalekar) Flat No. 405, B Wing, Bhama Central, Pangul Ali, Ganesh Peth, Pune 411002. M. 9763399309, 9850477722

Registered Office: 'Cosmos Tower'. THE COSMOS CO-OP. BANK LTD. Plot No. 6, ICS Colony, University Road, Ganeshkhind, Shivajinagar, Pune - 411007 Phone: 020 - 67085308

PUBLIC NOTICE

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

- 1) Mrs. Amruta Amar Gaikwad (Borrower/ Mortgagor) Address-Flat no.3, 1st floor, Wing "B", Shankrahi Part -2, New Sangvi Pune-411027
- Mr. Amar Ambadas Gaikwad (CoBorrower / Mortgagor) Address-Flat no.3, 1st floor, Wing "B", Shankrahi Part -2, New Sangvi,
- 3) Mr. Anil Nagappa Gaikwad (Guarantor), Address-599, Building
- Road, Khadda Zopadpatti, 13, Tadiwala Road, Pune-411001 4) Mr. Suhas Ambadas Gaikwad (Guarantor)

Address- Room No.9, Sai Prasad Apartment, Samata Nagar, Nalawade Washing Center, New Sangvi, Aundh Camp, Pune-411027 The above mentioned Borrower & Co-Borrower has availed utilised Cosmos Home Loan against the security i.e. All that piece and parcel of property being Flat No.103 admeasuring built up area about 78.99 sq. mtrs. i.e. 850 sq.ft., situated on 1st floor in Wing B in Shankrahi Park-2, constructed on land admeasuring area about 00 H 15.334 R i.e. 16500 sq. ft. i.e. 1533.45 sq. mtrs. out of land bearing S. No.74 Hissa no.02 totally admeasuring about 00 H 70 R, CTS No.2749 of Village- Sangvi, Taluka Haveli, District Pune and within the limits of Pimpri Chinchwad Municipal Corporation. And said flat along with appurtenances thereto. And Charge of the bank for the said Property is created by way of Mortgage

The said Loan account is in default and has been classified as Non Performing Assets. You are hereby called upon to pay Rs. 37,97,794.74 (Rupees Thirty-Seven Lakhs Ninety-Seven Thousand Seven Hundred Ninety-Four and Paisa Seventy Four Only)+ Further Interest, Charges within 60 days from the publication of this notice, failing which further procedure would be carried as per the SARFAESI Act, 2002.

The Demand Notice u/s 13(2), dated 04.10.2024 of the SARFAESI Act 2002, were sent to you by RPAD on the addresses available with the Bank and returned unserved. Hence, this substitute service.

Date: 15.10.2024 Place: Pune.

Authorised Officer & Asst. General Manager The Cosmos Co-Op. Bank Ltd.

APPENDIX -IV-A - E-AUCTION-PUBLIC SALE NOTICE of IMMOVABLE PROPERTY/IES

E-AUCTION-SALE NOTICE FOR SALE OF IMMOVEABLE 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)

Reg. Off.:- 9" Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001, Phones:-011-23357171, 23357172, 23705414, Web:-www.pnbhousing.com (a) pnb Housing B.O. KHARDI: Third Floor, Ganlaxmi Complex, Survey no.08, Hadapsar Kharadi Bypass Road, Kharadi, Pune, Maharashtra - 411014, KONDHWA: 560, Fifth

Floor, Marvel Vista, S.no 599A=598+593A, Sahney Sujan Park, Lulla Nagar, Pune, Maharashtra - 411040; WARJE: 12, Spandhan, Survey No. 117/1, Popular Nagar, Warje, Pune, Maharashtra - 411052, Notice is hereby given to the public in general and in particular to the borrower(s) & guaranton's) indicated in Column no-A that the below described immovable property (ies) described in Column no-D mortgaged/charged to the Secured Creditor, the constructive/Physical Possession of which has been taken (as described in Column no-C) by the authorized Officer of M/s PNB Housing Finance Limited/Secured Creditor, will be sold on "AS IS WHERE IS, AS IS WHAT IS and WHATEVER THERE IS BASIS" as per the details mentioned below,
Notice is hereby given to borrower(s)/mortgagor(s)/Legal Heirs, Legal Representative, (whether Known or Unknown), executor(s), administrator(s), successor(s), assignee(s) of the respective
borrowers/mortgagor(s)(since deceased) as the case may be indicated in Column no-A under Rule-8(6) & 9 of the Security Interest Enforcement Rules, 2002 amended as on date, For detailed terms
and conditions of the sale, please refer to the link provided in M/s PNB Housing Finance Limited/secured creditor's website i.e. www.pnbhousing.com.

Loan No. Name of the Borrower/Co-Borrower /Guarantor/Legal heirs(A)	Demanded Amount & Date (B)	Nature of posses- sion(C)	Description of the Properties mortgaged (D)	Reserve Price (RP)(E)	EMD (10% of RP)(F)	Last Date of Submission of Bid(G)	Bid Incremental Rate(H)	Inspection Date & Time (I)	Date of Auction & Time(J)	Known Encumbrances/Court Case (flamy (K)
HOU/PM/0918/578962 SEEMA D NIMAL / ASHOK CHANDALIYA B O: HINJEWADI	Rs. 2712941.67 & 31.03.2021	Physical Possession	Flat No 406 4th Flr, Wing A Sr No 96 1 B1, B2 B3, Village Residency 3, Nere, Kasarsai Village, Pune, Maharashtra - 410506, Pune, India.	Rs. 1,720,000	Rs. 172000	28-10- 2024	Rs. 10000	17-10-2024 Between 12:00pm to 04:00pm	29-10-2024 Between 02:00pm to 03:00pm	Not Know
HOU/KNDW/1118/606785 SANDESH R NAVANDAR / SWATI SANDESH NAVANDAR / OM SAIDEEP CREATION AND AGENCIE B.O: KONDHAVA	Rs. 5281306.79 & 26.06.2021	Physical Possession	Flat No 402,sr No 13,4th Floor, Mandakini Diwise opp Bsnl Office Subhash Nagar, katraj. Pune, Maharashtra - 411046, India.	Rs. 4,476,000	Rs. 447600	28-10- 2024	Rs. 10000	24-10-2024 Between 12:00pm to 04:00pm	29-10-2024 Between 02:00pm to 03:00pm	Not Know
HOU/KRDI/0921/914328 UDDHAV DNYANDEV DESHMUKH/ JYOTI UDDHAV DESHMUKH B.O: KHARADI	Rs. 2383233 & 08.05.2023	Physical Possession	Flat No. 205 2nd Floor Yashodhana Apartment Kamaralu Durvesh Dargah Gat No. 921 And Gat No. 922 Pune Satara Flighway Khed Shivapur Pune, Maharashtra - 412205 India. (470 Sq.ft Carpet Area)	Rs. 1,845,000	Rs. 184500	28-10- 2024	Rs. 10000	23-10-2024 Between 12:00pm to 04:00pm	29-10-2024 Between 02:00pm to 03:00pm	Nat Know
HOU/WRJE/1217/471275 MANDAR BHAGWAN KALE / MRUNAL MANDAR KALE B.O.: WARJE	Rs. 2969497,778 & 17.01.2023	Physical Possession	Building 03.6th Floor, 604, SKYI STAR TOWERS Gat No. 229, 230, 231, 279, 280, Bhukum, Mulshi, Pune:, Pune, Maharashtra- 412115, India (752 Build up)	Rs. 2,877,000	Rs. 287700	28-10- 2024	Rs. 10000	Between 12:00pm	29-10-2024 Between 02:00pm to 03:00pm	Not Know
HOU/PUN/0319/668931 DEEPAK RATNAKANT SHINDE / MAYA DEEPAK SHINDE B.O.: PUNE	Rs. 2585751.349 & 16.02.2023	Physical Possession	Building B, 1st floor, 110 Unicon Nivasa Part 1 & 2.S. No. 734(P), Opposite Vidhayawadi school, Perne, Tal Haveli, Pune – 412216, Pune, Maharashtra - 412216, India. (423 Built up)	Rs.	Rs: 105300	28-10- 2024	Rs. 10000	Between 12:00pm	29-10-2024 Between 02:00pm to 03:00pm	Not Know
HOU/KNDW/1020/824175 PRAMOD BAPURAO CHOUDHARY / SHRI SWAMI SAMARTH ALUMINIUM GLASS FABRICATION / SUSHMA PRAMOD CHAUDHARI B.O.: KONDHWA	Rs. 5801463.48 & 21.04.2023	Physical Possession	FLAT NO 905, SR NO 9 2 1, 9TH FLOOR, Kanchan Sunratna, Near Vidyashilp Public School, KONDHWA BK, Pune, Maharashtra - 411048, India	Rs. 4,437,000	Rs. 443700	28-10- 2024	Rs. 10000	Between 12:00pm	29-10-2024 Between 02:00pm to 03:00pm	Not Know
HOU/KRDI/0221/864042 CHETAN ANIL GADEKAR / PRIYANKA CHETAN GADEKAR / ANIL BABURAO GADEKAR B.O.: KHARADI	Rs. 3054186.63 & 16.02.2023	Physical Possession	Flat Bearing No A101, First Floor, gokulam, behind Iskcon Temple's No 50/2/4/14 S No 50/2/4/15 S No 50/2/4/16 S No 50/2/4/18 And S No 50/3a/4/10, Kondhwa Budruk, pune, Maharashtra-411048, India,	Rs. 4,503,000	Rs. 450300	28-10- 2024	Rs. 10000	Between 12:00pm	29-10-2024 Between 02:00pm to 03:00pm	Not Know
HOU/KRDI/0220/774794 ARJUN DHONDIRAM BONGARDE / DILIP DHONDIRAM BONGARDE B.O.: KHARADI	Rs. 3356077.82 & 14.06.2023	Physical Possession	Flat No 406,4th floor,Phase II Building A,Oxy Galaxy,Gat No.458, At Kesnand, Tal-Haveli, Dist. Pune 412 207, Pune, Maharashtra, India- 414501	Rs. 2,452,000	Rs 245200	28-10- 2024	Rs. 10000	Between 12:00pm	29-10-2024 Between 02:00pm to 03:00pm	Not Know
HOU/KRDI/0419/674646 ANURAG UDAY BHARGAVA / DIVYA BHARGAVA B.O.: KHARADI	Rs. 32,57,821,30/- & 16.01.2024	Physical Possession	Building E 14th floor 1408 Optima Heights S No 460 at Post Kesnand Havell Pune Pune Maharashtra - 412207 India.	Rs. 3,603,000	Rs. 360300	18-11- 2024	Rs. 10000	29-10-2024 Between 12:00pm to 04:00pm	Between 02:00pm	Not Know

Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred upto the date of payment and/or realization thereof. ** To the best knowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances/ claims in respect of above mentioned immovable/secured assets except what is disclosed in the Column No.-K. Further such encumbrances to be catered/paid by the successful purchaser/bidder at his/her end. The prospective purchaser(s)/bidders are requested to independently ascertain the veracity of the mentioned encumbrances.
(1.) As on date, there is no order restraining and/or court injunction PNBHFL/the authorized Officer of PNBHFL from selling, alienating and/or disposing of the above immovable properties/secured assets and status is mentioned in column no-K

The prospective purchaser/bidder and interested parties may independently take the inspection of the pleading in the proceedings/orders passed etc. if any, stated in column no-K. Including but not limited to the title of the documents of the title pertaining thereto available with the PNBHFL and satisfy themselves in all respects prior to submitting tender/bid application form or making Offer(s). The bidder(s) has to sign the terms and conditions of this auction along with the Bid Form.

(3.) Please note that in terms of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002, the bidder(s)/the purchaser is legally bound to deposit 25% of the amount of sale price, (inclusive of

earnest money) on the same day or not later than next working day. The sale may be confirmed in favour of (bidder(s) only after receipt of 25% of the sale price by the secured creditor in accordance with Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the sale consideration amount has to be deposited by the purchaser within 15 days' from the date of acknowledgement of sale confirmation letter and in default of such deposit, the authorized officer shall forfeit the part payment of sale consideration amount within 15 days from the

date of expiry of mandatory period of 15 days mentioned in the sale confirmation letter and the property/secured asset shall be resold as per the provisions of SarfaesiAct.

(4.) M/s C1 India Private Limited would be assisting the Authorised officer in conducting sale through an e-Auction having its Corporate office at Plot No. 68, 3rd Floor, Sector 44 Gurgaon, Haryana 122003 Website -www.bankeauctions.com For any assistance related to inspection of the property or obtaining the Bid Documents and for any other query or for registration, you have to co-ordinate with Manoj kumar Solanki Tol Free 1800 120 8800, E-Mail: auction@pnbhousing.com, is authorised Person of PNBHFL or refer to www.pnbhousing.com. PLACE:- PUNE DATE:- 15.10.2024 SD/-AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED

L&T Finance Limited (formerly known as L&T Finance Holdings Limited) Registered Office: L&T Finance Limited, Brindavan Building

Santacruz (East), Mumbai 400 098 CIN No.: L67120MH2008PLC181833





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)	Physical Possession Taken	Earnest Money Deposit 10% or more of RP (In ₹)	Total Outstanding dues as on 14.10.2024	Reserve Price (In ₹)	Date of Inspection	Date and Time of Auction
1. Shashank Ramesh Muley 2. Kanchan Vilas Kasar 3. Omaxe Indutries (through Its Proprietor Shashank Ramesh Muley)	All The Piece And Parcel Of The Property Address: Flat No.1201 On 12th Floor Area Admeasuring 805 Sq.ft Carpet Area Alongwith Terrace Area Admeasuring 139 Sq.ft., And One Car Parking Space In Wing No. C, Building No. 5, Phase-2, In Kalpataru Estate, Building No. 5 And 6 Co-operative Housing Society Ltd, Constructed On Property Bearing Survey No. 85, Hissa No. 1a/1 (part) And Corresponding Cts No. 2009 (p) And 2057 (p), Survey No. 85/1b/2/1 And Corresponding 2057(p), Survey No. 86 Hissa No. 2b/1(p) And Corresponding Cts No. 2009 (p) And 2057 (p) Survey No. 90 Hissa No. 2/1 And Corresponding Cts No. 2009 (p) & Survey No. 91/1a And Corresponding Cts No. 2009(p) Situated At Pimple Gurav, Taluka-haveli, Pune Maharashtra Pune India 411061	01392 & PUNHL180	15th March 2024	Rs. 8,30,000	Rs. 80,67,556.26/-	Rs. 83,00,000	On all working day from 10.00 A.M to 5.30 P.M with Prior Appointment.	06.11.2024 From 12.00 PM to 2.00 P.M

Terms And Conditions Of Public Auction

- 1. 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-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 LTF 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 Limited" payable at Mumbai on or before 18:00 hours on 06/11/2024 i.e., day of e-auction or on the next working day i.e., 07/11/2024, which deposit will have to confirmed by L&T Finance 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 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 Ltd, Office No. 301, 3rd Floor, Zenith Complex, Near Sakar Sankul, Shivaji Nagar, Pune - 411005. and 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. 8. 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.
- 9. 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.
- 10. 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 Ltd shall sale the property as per the provisions laid down in the SARFAESI ACT, 2002. 11. 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.

financialexp.epapr.in

Date: 15.10.2024

Place: Pune

Pune

Authorized Officer

For L&T FINANCE LIMITED