

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 "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 30.01.2024	Reserve Price (IN ₹)	Date of Inspection	Date and Time of Auction
1. Paramjeetsingh Sujaningsingh Arora 2. Saranjeetkaur Paramjeetsingh Arora 3. Arora Enterprices (through Its Proprietor Paramjeetsingh Sujaningsingh Arora)	Property Address - Flat Bearing No. 408 In Wing 'B' On The 4th Floor In Building Namely "Nirmaan Serene", Admeasuring Carpet Area 810 Sq.ft. Corresponding Sealeable Area 1181 Sq.ft. + Terrace 65 Sq.ft., + Parking No. 23 In Building Namely "Nirmaan Serene" Constructed On Survey No. 24 Hissa No. 1/1 (old Survey No. 23) At Village-undri, Taluka: Haveli, Dist: Pune. And The Boundaries As Follows East - By Property Of Harishchandra Punekar And Others South - By Nyati Builder West - By Property Of Sachin Dilip Punekar And Rawat Builder North - By 15 Mtrs Road	PUNHL17001696 & PUNHL19000085	13th October 2023	Rs. 4,63,203/-	Rs. 1,16,27,239.02/-	Rs. 46,32,030/-	19-02-2024	26-02-2024
	Property Address - Flat Bearing No. 702 In Wing 'A' On The 7th Floor In Building Namely "Nirmaan Serene", Admeasuring Carpet Area 810 Sq.ft. Corresponding Sealeable Area 1181 Sq.ft. + Terrace 65 Sq.ft., + Parking No. 71 In Building Namely "Nirmaan Serene" Constructed On Survey No. 24 Hissa No. 1/1 (old Survey No. 23) At Village-undri, Taluka: Haveli, Dist: Pune. And The Boundaries As Follows East - By Property Of Harishchandra Punekar And Others South - By Nyati Builder West - By Property Of Sachin Dilip Punekar And Rawat Builder North - By 15 Mtrs Road	PUNHL17001696 & PUNHL19000085	13th October 2023	Rs. 3,77,643.30/-	Rs. 1,16,27,239.02/-	Rs. 37,76,433/-	19-02-2024	26-02-2024

Terms And Conditions Of Public Auction

- 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-auction mode.
- 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.
- 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 24/02/2024.
- 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.
- 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 Holdings Limited" payable at Mumbai on or before 18:00 hours on 26/02/2024 i.e., day of e-auction or on the next working day i.e., 27/02/2024, which deposit will have to be 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.
- 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.
- 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/fits 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 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.
- 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.

Date: 07.02.2024
Place: Pune
Sd/-
Authorized Officer
For L&T FINANCE HOLDINGS LIMITED

AU SMALL FINANCE BANK LIMITED (A Scheduled Commercial Bank)
Regd. Office: 19-A, Dhuleshwar Garden, Ajmer Road, Jaipur - 302001 (CIN:L36911RJ1996PLC011381)
APPENDIX IV [SEE RULE 8 (I)] POSSESSION NOTICE

Whereas, The undersigned being the Authorized Officer of the AU Small Finance Bank Limited (A Scheduled Commercial Bank) under the "Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest [Act, 2002 [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 demand notice on the date as mentioned below calling upon the borrowers to repay the amount mentioned in the said notice within 60 days from the date of receipt of the said notice as per the details given in below table:-

Name of Borrower/Co-Borrower/ Mortgagor/Guarantor/Loan A/c No.	13(2) Notice Date & Amount	Description of Mortgaged Property	Date of Possession Taken
(Loan A/C No.) L9001060116775544, Vinorama Shivshankar Singh (Borrower), Parmatma Shivshankar Singh (Co-Borrower), Vimla Parmatma Singh (Co-Borrower), Abhay Parmatma Singh (Co-Borrower)	15-Dec-21 ₹ 16,05,794/- Rs. Sixteen Lac Five Thousand Seven Hundred Ninety-Four only as on 14-Dec-21	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Property Situated At Municipal Corporation Flat No 01 , Ground Floor Sankalp Siddhi Society , plot no 389 , Sr No Old 30A +31+33+34 , SR No (New) 37 To 45 , Cts No 21 , VILL - Talegaon Dhabade , Tal - Maval , (Dist - Pune , Maharashtra Admeasuring 52.49 SQ.MTR. East - Parking - West - Adjacent Property, North - Flat No 2, South - Building	2-Feb-24
(Loan A/C No.) L9001070122451892, Ashok Maruti Sawant (Borrower), Smt.Rani Ashok Sawant (Co-Borrower)	13-Sep-23 ₹ 16,58,439/- Rs. Sixteen Lac Fifty-Eight Thousand Four Hundred Thirty-Nine Only as on 12-Sep-23	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Property Situated At Development Authority Flat No-301, 3Rd Flr B-Wing Plt No 46,54, 55 Sr N 112/2A/1 Samarth Chaya Bldg, Dist- Pune Haveli, Maharashtra Admeasuring 572 Sqft	01-Feb-24
(Loan A/C No.) L9001070125064897, Rahul Aiwale (Borrower), Megha Rahul Aiwale (Co-Borrower)	16-Nov-23 ₹ 13,18,651/- Rs. Thirteen Lac Eighteen Thousand Six Hundred Fifty-One Only as on 15-Nov-23	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Property Situated At Nagar Palika Flat No D11 Gat No 250 Sona Estate Plot No 1 Wing D Third Floor Jalochi Baramati Pune Baramati, Maharashtra Admeasuring 782 Sqft	05-Feb-24

The borrower having failed to repay the amount, therefore notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein above mentioned table in exercise of powers conferred on him/her under section 13(14) of the said [Act 2002] read with Rule 8 of the said rule on the date mentioned in the above table.
"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."
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 AU Small Finance Bank Limited (A Scheduled Commercial Bank) for the amount and interest thereon mentioned in the above table.
Date : 06/02/2024
Place : Pune
Sd/-
Authorized Officer AU Small Finance Bank Limited



SALE NOTICE

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

Notice is hereby given to the public in general and in particular to the borrower (s) and Guarantor (s) that the below described immovable properties mortgaged to the Secured Creditor, the possession of which has been taken by the Authorized Officer of Canara Bank, will be sold on "As is Where is", and "As is What is" basis on 22.02.2024, through online E-auction between 11.00 am to 5.00 pm, for recovery of dues as described here below, due to our various branches indicated therein.
The Earnest Money Deposit shall be deposited on or before 21.02.2024, up to 5:00 pm. Details of EMD and other documents to be submitted to service provider on or before 21.02.2024 up to 05.00 pm. The property can be inspected, with prior appointment with Authorised Officer on 20.02.2024 between 11.00 am to 4.00 pm.

Sr. No.	Name of Borrower(s) / Guarantor(s) / Mortgagor(s)	Outstanding	Details of Security/ies Area in Sq. Ft. (Status of Possession)	Reserve Price (R.P.) Earnest Money Deposit (EMD)	Canara Bank Account Details Name & Contact Detail of Branch
1	Borrower(S) :- S S Patil Cargo Carriers Prop: Satyawan Sandipan Pawar (Patil) Guarantor(S) :- 1. Mr. Satyawan Sandipan Pawar (Patil) 2. Mr. Sampat Sandipan Pawar (Patil) 3. Mr. Shrihari Sandipan Pawar (Patil) Mortgagor(S) :- Mr Satyawan Sandipan Pawar (Patil)	Rs. 1,81,02,757.10 (Rupees One Crore Eighty One Lakh Two Thousand Seven Hundred Fifty Seven and Paise Ten Only) as on 02.03.2023 plus futher interest and other charge due	All that piece and Parcel of Office No. 1, 1st Floor, Building Name "Nirman Arcade", Block No. B-6, Bhakti Shakti Chowk, Transport Nagar, Off Mumbai Pandharpur Road, Nigdi, Pimpri Chinchwad, Pune - 411029, admeasuring 211 sq. ft. documented BUA in the name of Mr. Satyawan Sandipan Pawar (Patil) Area : 211 sq. ft. documented BUA (Possession Symbolic)	Rs. 21,60,000/- Rs. 2,16,000/-	Canara Bank, Kalamboli A/C No. 209272434, IFSC Code: CNRB0015215 Senior Manager Canara Bank, Kalamboli 8555835820 / 9491457391
2	Borrower(S) :- S S Patil Cargo Carriers Prop: Satyawan Sandipan Pawar (Patil) Guarantor(S) :- 1. Mr. Satyawan Sandipan Pawar (Patil) 2. Mr. Sampat Sandipan Pawar (Patil) 3. Mr. Shrihari Sandipan Pawar (Patil) Mortgagor(S) :- Mr Satyawan Sandipan Pawar (Patil)	Rs. 1,81,02,757.10 (Rupees One Crore Eighty One Lakh Two Thousand Seven Hundred Fifty Seven and Paise Ten Only) as on 02.03.2023 plus futher interest and other charge due	All that piece and Parcel of Office No. 2, 1st Floor, Building Name "Nirman Arcade", Block No. B-6, Bhakti Shakti Chowk, Transport Nagar, Off Mumbai Pandharpur Road, Nigdi, Pimpri Chinchwad, Pune - 411029, admeasuring 211 sq. ft. documented BUA in the name of Mr. Satyawan Sandipan Pawar (Patil) Area : 211 sq. ft. documented BUA (Possession Symbolic)	Rs. 21,60,000/- Rs. 2,16,000/-	Canara Bank, Kalamboli A/C No. 209272434, IFSC Code: CNRB0015215 Senior Manager Canara Bank, Kalamboli 8555835820 / 9491457391
3	Borrower(S) :- S S Patil Cargo Carriers Prop: Satyawan Sandipan Pawar (Patil) Guarantor(S) :- 1. Mr. Satyawan Sandipan Pawar (Patil) 2. Mr. Sampat Sandipan Pawar (Patil) 3. Mr. Shrihari Sandipan Pawar (Patil) Mortgagor(S) :- Mr Satyawan Sandipan Pawar (Patil)	Rs. 1,81,02,757.10 (Rupees One Crore Eighty One Lakh Two Thousand Seven Hundred Fifty Seven and Paise Ten Only) as on 02.03.2023 plus futher interest and other charge due	All that piece and Parcel of Office No. 3, 1st Floor, Building Name "Nirman Arcade", Block No. B-6, Bhakti Shakti Chowk, Transport Nagar, Off Mumbai Pandharpur Road, Nigdi, Pimpri Chinchwad, Pune - 411029, admeasuring 211 sq. ft. documented BUA in the name of Mr. Satyawan Sandipan Pawar (Patil) Area : 211 sq. ft. documented BUA (Possession Symbolic)	Rs. 21,60,000/- Rs. 2,16,000/-	Canara Bank, Kalamboli A/C No. 209272434, IFSC Code: CNRB0015215 Senior Manager Canara Bank, Kalamboli 8555835820 / 9491457391
4	Borrower(S) :- S S Patil Cargo Carriers Prop: Satyawan Sandipan Pawar (Patil) Guarantor(S) :- 1. Mr. Satyawan Sandipan Pawar (Patil) 2. Mr. Sampat Sandipan Pawar (Patil) 3. Mr. Shrihari Sandipan Pawar (Patil) Mortgagor(S) :- Mr Satyawan Sandipan Pawar (Patil)	Rs. 1,81,02,757.10 (Rupees One Crore Eighty One Lakh Two Thousand Seven Hundred Fifty Seven and Paise Ten Only) as on 02.03.2023 plus futher interest and other charge due	All that piece and Parcel of Office No. 4, 1st Floor, Building Name "Nirman Arcade", Block No. B-6, Bhakti Shakti Chowk, Transport Nagar, Off Mumbai Pandharpur Road, Nigdi, Pimpri Chinchwad, Pune-411029, admeasuring 211 sq. ft. documented BUA in the name of Mr. Satyawan Sandipan Pawar (Patil) Area : 211 sq. ft. documented BUA (Possession Symbolic)	Rs. 21,60,000/- Rs. 2,16,000/-	Canara Bank, Kalamboli A/C No. 209272434, IFSC Code: CNRB0015215 Senior Manager Canara Bank, Kalamboli 8555835820 / 9491457391

For Detailed terms & Condition of sale please refer the link E-auction provided through www.bankauctions.com. a. Auction / bidding shall be only through "Online Electronic Bidding" through the website <https://www.bankauctions.com>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings. b. The property can be inspected with prior appointment with Authorized Officer on the dates mentioned in Sale Notice. c. The property will be sold for the price which is more than the Reserve Price and the participating bidders may improve their offer further during auction process with multiples of 10000/- d. EMD amount of 10% of the Reserve price is to be deposited by way of Demand Draft in favour of Authorized Officer, Canara Bank, Branch. OR shall be deposited through RTGS / NEFT/ Funds Transfer to credit of account of Canara Bank, on or before 5.00 p.m of 21.02.2024. Details of EMD and other documents to be submitted to service provider on or before 5.00 p.m of 21.02.2024. e. After payment of EMD amount the intending bidders should submit a copy of the following documents/details on or THANE before 5.00 p.m of 21.02.2024 to Canara Bank Branch by hand or by email. i. Demand Draft / Pay Order towards EMD amount. If paid through RTGS/ NEFT, acknowledgement receipt thereof with UTR No. ii. Photocopies of PAN Card, ID proof. However successful bidder would have to produce these documents in original to the Bank at the time of making payment of balance amount of 25% of bid amount. iii. Bidder Name, Contact No., Address, Email ID. iv. Bidder's A/c details for online refund of EMD. f. The intending bidders should register their names at portal <https://www.bankauctions.com> and get their User ID and password free of cost. Prospective bidder may avail online training on E-auction from the service provider M/s. C1 India Pvt. Ltd., Udyog Vihar, Phase-2, Gulf Petrochem building, Building No. 301 Gurgaon Haryana Pin 122015 or its representative Sri Bhavik Pandya, Mobile No. 8866682937, E-mail: support@bankauctions.com; maharashtra@c1india.com, Support Mobile No. 7291981124/25/26. g. EMD Deposited by the unsuccessful bidder shall be refunded to them after 24 Hours of Bidding Process Completed and within 7 Working days. The EMD shall not carry any interest. h. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs.10,000/- the bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor. i. The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on declaring him / her as the successful bidder and the balance within 15 days from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price, the deposit made by him shall be forfeited by the Authorized Officer without any sale price, the deposit made by him shall be forfeited by the Authorized Officer without any notice and property shall forthwith be put up for sale again. j. For sale proceeds of Rs.50.00 lakhs (Rupees Fifty lakhs only) and above, the successful bidder will have to deduct TDS at the rate 1% on the sale proceeds and submit the original receipt of TDS certificate of the Bank. k. All charges for conveyance, stamp duty / GST registration charges etc., as applicable shall be borne by the successful bidder only. l. There is no encumbrance in the property to the knowledge of the Bank. Successful Bidder is liable to pay all society dues, municipal taxes / Pancharayat taxes / electricity / water charges / other charges, duties and taxes whatsoever, including outstanding, if any, in respect of and / or affecting the subject property. m. Authorized Officer reserves the right to postpone / cancel or vary the terms and conditions of an e - auction without assigning any reason thereof. n. In case there are bidders who do not have access to the internet but interested in participating the e - auction, they can approach Canara Bank, Mumbai Circle Office or Regional Office, who, as a facilitating center shall make necessary arrangements. o. For further details contact Canara Bank, Recovery and Legal Section, Second Floor, Bandra Kurla Complex, Circle Office, Mumbai" Contact No. 022-26728432 and may be contacted during office hours on any working day or the service provider M/s. C1 India Pvt. Ltd, UdyogVihar, Phase - 2, Gulf Petrochem Building, Building no. 301, Gurgaon, Haryana Pincode - 122015 (Contact no. +91 124 4302020 /21/ 22 / 23 / 24, Mob No 8866682937 Email : support@bankauctions.com ; maharashtra@c1india.com Company Name : M/s. C1 India Pvt Ltd, Website : www.bankauctions.com, Name : Sri Bhavik Pandya, Mobile No. 8866682937, Support Mobile No. 7291981124/25/26.

Date : 07.02.2024
Place : Mumbai
Sd/-
Authorized Officer, Canara Bank

HINDUJA LEYLAND FINANCE LIMITED
Registered Office : Plot No. C-21, Tower C (1-3 floors), G Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400051
Corporate Office: No.27/A, Developed Industrial Estate, Guindy, Chennai - 600 032
Branch Office: office No.101, Manikchand Galleria, Deep Bungalow Chowk, Model Colony, Pune 411016

Demand Notice under Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002.
A notice is hereby given that the following borrowers have defaulted in the repayment of principal and interest of the loans facility obtained by them from the secured creditor and the loans have been classified as Non-Performing Assets (NPA). The notice was issued to them under Section 13 (2) of Securitisation and Re-construction of Financial Assets and Enforcement of Security Interest Act-2002 on their last known addresses, however the same have returned un-served and as such they are hereby informed by way of public notice about the same.

S.No.1 Branch: Pune. Name of the Borrower & Co-Borrower & Address: 1) Mr Rajesh Jeevan Uttamchandani (Borrower) Address 1: A/6 Clover Gardens, 4 Naylor Road, Koregaon Park Pune - 411001. Address 2: Blue Stream Trading Pvt. Ltd, Flat No A801 8TH Floor, Trump Tower, Kalyaninagar Sr No 207, Pl No 78, Pune 411014. Property Address 1: Flat No. 501, 5th Floor, Wing B, Dreams Nandini Co Operative Housing Society Ltd., S. No. 69A, 69B/1, 69B/2, 69C, Near Hanuman Mandir, Shewalewadi, Manji Budruk, Tal Haveli, Pune - 412307. Property Address 2: Shop No/ Unit No. B-9, Basement Floor, Akshay Complex Condominium. S. No. 347 A/2-A1-A/2 C, Village Ghorpadi, Tal. Haveli, Dist. Pune 411001. Property Address 3: Shop No/ Unit No. G-9, Ground Floor, Akshay Complex Condominium. S. No. 347 A/2-A-1-A/2 C, Village Ghorpadi, Tal. Haveli, Dist. Pune 411001. Property Address 4: Gat No 560, Plot No 1 to 21 and 22, 23, 24, Boriandi, Taluka Daund, Pune- 412202 2) Mr Govind Jeevan Uttamchandani (Co Borrower) Address 1: A/6 Clover Gardens, 4 Naylor Road, Koregaon Park Pune - 411001. Address 2: Flat No 209 / 1 Kalyani Nagar Nitron Home Land Pune 411006. Property Address 1: Flat No. 501, 5th Floor, Wing B, Dreams Nandini Co Operative Housing Society Ltd., S. No. 69A, 69B/1, 69B/2, 69C, Near Hanuman Mandir, Shewalewadi, Manji Budruk, Tal Haveli, Pune - 412307. Property Address 2: Shop No/ Unit No. B-9, Basement Floor, Akshay Complex Condominium. S. No. 347 A/2-A-1-A/2 C, Village Ghorpadi, Tal. Haveli, Dist. Pune 411001. Property Address 3: Shop No/ Unit No. G-9, Ground Floor, Akshay Complex Condominium. S. No. 347 A/2-A-1-A/2 C, Village Ghorpadi, Tal. Haveli, Dist. Pune 411001. Property Address 4: Gat No 560, Plot No 1 to 21 and 22, 23, 24, Boriandi, Taluka Daund, Pune- 412202. 3) Mrs Meena Govind Uttamchandani (Co Borrower) Address 1: A/6 Clover Gardens, 4 Naylor Road, Koregaon Park Pune - 411001. Address 2: Flat No 209 / 1 Kalyani Nagar Nitron Home Land Pune 411006. Property Address 1: Flat No. 501, 5th Floor, Wing B, Dreams Nandini Co Operative Housing Society Ltd., S. No. 69A, 69B/1, 69B/2, 69C, Near Hanuman Mandir, Shewalewadi, Manji Budruk, Tal Haveli, Pune - 412307. Property Address 2: Shop No/ Unit No. B-9, Basement Floor, Akshay Complex Condominium. S. No. 347 A/2-A-1-A/2 C, Village Ghorpadi, Tal. Haveli, Dist. Pune 411001. Property Address 3: Shop No/ Unit No. G-9, Ground Floor, Akshay Complex Condominium. S. No. 347 A/2-A-1-A/2 C, Village Ghorpadi, Tal. Haveli, Dist. Pune 411001. Property Address 4: Gat No 560, Plot No 1 to 21 and 22, 23, 24, Boriandi, Taluka Daund, Pune- 412202. 4) Mrs Sunita Rajesh Uttamchandani (Co Borrower), Address 1: A/6 Clover Gardens, 4 Naylor Road, Koregaon Park Pune - 411001. Address 2: Blue Stream Trading Pvt. Ltd, Flat No A801 8TH Floor, Trump Tower, Kalyaninagar Sr No 207, Pl No 78, Pune 411014. Property Address 1: Flat No. 501, 5th Floor, Wing B, Dreams Nandini Co Operative Housing Society Ltd., S. No. 69A, 69B/1, 69B/2, 69C, Near Hanuman Mandir, Shewalewadi, Manji Budruk, Tal Haveli, Pune - 412307. Property Address 2: Shop No/ Unit No. B-9, Basement Floor, Akshay Complex Condominium. S. No. 347 A/2-A-1-A/2 C, Village Ghorpadi, Tal. Haveli, Dist. Pune 411001. Property Address 3: Shop No/ Unit No. G-9, Ground Floor, Akshay Complex Condominium. S. No. 347 A/2-A-1-A/2 C, Village Ghorpadi, Tal. Haveli, Dist. Pune 411001. Property Address 4: Gat No 560, Plot No 1 to 21 and 22, 23, 24, Boriandi, Taluka Daund, Pune- 412202. Loan Account No. MHPUPNC000047; Demand Notice date: 11/01/2024. Outstanding as on 08/01/2024: Rs. 4,90,07,288.54/- (Rupees Four Crore Ninety Lakhs Seven Thousand Two Hundred Eighty-Eight and Fifty-Four Paise Only) under Contract No. MHPUPNC000047. NPA Date: 6/10/2023.

SCHEDULE OF THE PROPERTY UNIT
Property Address 1-All that consisting of Flat no 501 admeasuring 67.16 Sq. mtrs (carpet Area) on the fifth floor along with Terrace admeasuring 7.66 Sq. mtrs. in Wing No. B, in the building known as "DREAMS NANDINI" in "DREAMS NANDINI CO - OPERATIVE HOUSING SOCIETY LIMITED" constructed on land bearing Survey No 69A, 69B/1, 69B/2, 69C situated in Manjan Budruk, Taluka Haveli, District Pune, East. Duct. West: Flat No B-502, North: Open Space, South: Passage and Flat No B-504. Property Address 2-All that consisting Shop No/ Unit No G-9 admeasuring 56 Sq. mtrs (built up area) on the Ground Floor in the Building known as "Akshay Complex Condominium" constructed on land bearing Final Plot No 187 out of Survey No 347A/2A-1A/2C situated at Ghorpadi Taluka Haveli District Pune. East: By Open Parking Space, West: By Unit G-10, North: By Unit No. G-7, South: By Unit No G-11. Property Address 3- All that consisting Shop No/ Unit No B-9 admeasuring 46.18 Sq. mtrs (built up area) on the Basement Floor in the Building known as Akshay Complex Condominium constructed on land bearing Final Plot No 187 out of Survey No 347A/2A-1A/2C situated at Ghorpadi Taluka Haveli District Pune East: By Wall, West: By Entrance, North: By Unit No B-7, South: By Unit No B-11. Property Address 4 - All that piece and parcel of land bearing Plot No 1 To 21, totally admeasuring 14877 Sq. Mtrs + Easementary Road admeasuring 1226 Sq. Mtrs and Open Space No.3 admeasuring 400 Sq. Mtrs. totally admeasuring 16503 Sq. Mtrs out of Gat No 560 totally admeasuring 34650 Sq. Mtrs situated at Boriandi Taluka Daund District Pune which is bounded as:
Four Boundaries of Plot No 1 to 21 total admeasuring 14877 Sq. Mt
Plot No Boundaries
Plot No 1 EAST: By Plot No 15, WEST: By 30 Mtrs Wide Road, NORTH: By Plot No 02, SOUTH: Adjoining Gat No 561
Plot No 2 EAST: By Plot No 14, WEST: By 30 Mtrs Wide Road, NORTH: By Plot No 03, SOUTH: By Plot No 01
Plot No 3 EAST: By Plot No 13, WEST: By 30 Mtrs Wide Road, NORTH: By Plot No 04, SOUTH: By Plot No 02
Plot No 4 EAST: By Plot No 12, WEST: By 30 Mtrs Wide Road, NORTH: By Plot No 05, SOUTH: By Plot No 03
Plot No 5 EAST: By Plot No 11, WEST: By 30 Mtrs Wide Road, NORTH: By Plot No 06, SOUTH: By Plot No 04
Plot No 6 EAST: By Plot No 10, WEST: By 30 Mtrs Wide Road, NORTH: By Plot No 7, SOUTH: By Plot No 5
Plot No 7 EAST: By Plot No 19, WEST: By 30 Mtrs Wide Road, NORTH: By Plot No 08, SOUTH: By Plot No 06
Plot No 8 EAST: By 9 Mtrs Wide Road, WEST: By 30 Mtrs Wide Road, NORTH: By 15 Mtrs Wide Road, SOUTH: By Plot No 07 and Plot No 09
Plot No 9 EAST: By 9 Mtrs Wide Road, WEST: By Plot No 07, NORTH: By Plot No 08, SOUTH: By Plot No 10
Plot No 10 EAST: By 9 Mtrs Wide Road, WEST: By Plot No 06, NORTH: By Plot No 09, SOUTH: By Plot No 11
Plot No 11 EAST: By 9 Mtrs Wide Road, WEST: By Plot No 05, NORTH: By Plot No 10, SOUTH: By Plot No 12
Plot No 12 EAST: By 9 Mtrs Wide Road, WEST: By Plot No 04, NORTH: By Plot No 11, SOUTH: By Plot No 13
Plot No 13 EAST: By 9 Mtrs Wide Road, WEST: By Plot No 03, NORTH: By Plot No 12, SOUTH: By Plot No 14
Plot No 14 EAST: By 09 Mtrs Wide Road, WEST: By Plot No 02, NORTH: By Plot No 13, SOUTH: By Plot No 15
Plot No 15 EAST: By 9Mtrs Wide Road, WEST: By Plot No 01, NORTH: By Plot No 14, SOUTH: Adjoining Gat No 561
Plot No 16 EAST: By Nala and thereafter Open Space, WEST: By 9 Mtrs Wide Road, NORTH: By Plot No 17 and Plot No 29, SOUTH: Adjoining Gat No 561
Plot No 17 EAST: By Plot No 21, WEST: By 9 Mtrs Wide Road, NORTH: By Plot No 18, SOUTH: By Plot No 16
Plot No 18 EAST: By Plot No 21, WEST: By 9 Mtrs Wide Road, NORTH: By Plot No 19, SOUTH: By Plot No 17
Plot No 19 EAST: By 15 Mtrs Wide Road, WEST: By 9 Mtrs Wide Road, NORTH: By Plot No 20, SOUTH: By Plot No 18 and Plot No 21
Plot No 20 EAST: By 15 Mtrs Wide Road, WEST: By 9 Mtrs Wide Road, NORTH: By 15 Mtrs Wide Road, SOUTH: By Plot No 19
Plot No 21 EAST: By 15 Mtrs Wide Road and Nala, WEST: By Plot No 17 and 18, NORTH: By Plot No 19, SOUTH: Plot No 16
Four Boundaries of Easementary Road admeasuring 1226 Sq. Mt
East: By Plot No 16 to 20, West: By Plot No 8 to 15, North: By 15 Mtrs Wide Road, South: By Adjoining Gat No 561
Four Boundaries of Open Space no 3 admeasuring 400 Sq. Mt
East: By Gat No 547, West: By Nala, North: By 15 Mtrs Wide Road, South: By Adjoining Gat No 561
All that piece and parcel of land bearing Plot No 22 to 24, totally admeasuring 3895 Sq. Mtrs + Amenity Space admeasuring 4000 Sq. Mtrs and Open Space No. 1 admeasuring 942 Sq. mtr Open Space No. 2 admeasuring 1325 Sq. Mtrs + Nala admeasuring 875 Sq. Mtrs totally admeasuring 11037 Sq. Mtrs out of Gat no 560 totally admeasuring 34650 Sq. Mtrs situated at Boriandi Taluka Daund District Pune
Four Boundaries of Plot No 22 to 24 total admeasuring 3895 Sq. Mt
Plot No Boundaries
Plot No 22 East: By Amenity Space, West: By Plot No 23, North: Adjoining Gat No 560 Part, South: Road
Plot No 23 East: By Plot No 22, West: By Plot No 24, North: By Adjoining Gat No 560 Part, South: By Road
Plot No 24 East: By Plot No 23, West: By Road, North: By Adjoining Gat No 560 Part, South: By Road
Four Boundaries of Amenity Space
East: Be Existing Nallah, West: By Plot No 22, North: By Adjoining Gat No 560, South : By Road and Open Space I
Four Boundaries of Open Space No 1 admeasuring 942 Sq. ft
East: By Existing Nallah, West: By Amenity Space, North: By Amenity Space, South: By Road
Four Boundaries of Open Space No 2 admeasuring 1325 Sq. ft
East: By Adjoining Gat No 547 Part, West: By Existing Nallah, North : By Adjoining Gat No 560, South : By Road

The steps are being taken for substituted service of notice. The above borrower/s and/or their guarantors (where ever applicable) are advised to make the payments of outstanding within period of 60 days from the date of publication of this notice failing which, further steps will be taken after the expiry of 60 days from the date of publication of this notice as per the provisions of Securitisation and Re-construction of Financial Assets and Enforcement of Security Interest Act, 2002
Date: 06.02.2024 Place: Pune
Authorized Officer, Hinduja Leyland Finance Limited