

OMKARA OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED
 Registered Office: No. 9, M.P. Nagar, 1st Street, Kongu Nagar Extn, Tirupur 641607.
 Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar West, Mumbai 400 028. Tel.: 022-8923 1111/9769170774.

[Appendix - IV-A] [See proviso to rule 8 (6)]

Sale Notice for Sale of Immovable Properties
 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 Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Amol Laxman Gaikwad (Borrower) Radhika Amol Gaikwad (Co-Borrower) Om Mens Parlour (Co-Borrower) that the below described immovable property mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED (OARPL) Secured Creditor, on 26.02.2024, will be sold on "As is where is", "As is what is", "Whatever there is" and "without recourse basis" on 01/08/2024 between 01.00 pm to 02.00 pm (Last date and time for submission of bids is 31/07/2024 by 6.00 PM), for recovery of Rs.31,26,817.98/- (Rupees Thirty One Lakhs Twenty Six Thousand Eight Hundred Seventeen and Paise Ninety Eight Only) as on 04.06.2019 together with further interest, from 05.06.2019 and expenses, costs, charges, etc. except recovery bill the date of payment due to the M/s OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED Secured Creditor from above mentioned borrower and co-borrower.

The OMKARA ASSETS RECONSTRUCTION PVT LTD (acting in its capacity as Trustee of OMKARA PS 22/2020-21 Trust) has acquired entire outstanding debts lying against above said borrower/guarantors vide Assignment Agreement dated 26/02/2021 along with underlying security from Fullerton India Home Finance Company Limited.

The description of the Immovable Properties, Reserve Price and the earnest money deposit and known encumbrances (if any) are as under:

DESCRIPTION OF THE PROPERTY	Reserve Price	EMD
Shop No. 02, Ground Floor, (As per approved plan SITI Flooring) A-Wing, Saraswati Garden A Wing Co-operative Housing Society Limited, CTS No. 1331 to 1335, Survey No. 210, Hissa No. 15/1, Opp. Sadhana High School, Hadapsar, Pune - 411 028, Maharashtra addressing 348 Sq. Ft. (32.16 Sq. Mts.) Built up area Boundaries- East: Flat No. 6, B/Up Area: 617 Sq. Mts. Shop No. 3 & Duct, North: Shop No. 1, South: Open Space & Road	Rs. 33,00,000/-	Rs. 3,30,000/-

Date of E-Auction: 01/08/2024 at 1.00 pm to 2.00 pm
 Minimum Bid Increment Amount: Rs. 50,000/- (Rupees Fifty Thousand only)
 Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD: 31/07/2024 by 6:00 pm
 Date of Inspection: 09/07/2024 between 12.00 pm to 02.00 pm (Only on prior confirmation)
 Known Liabilities: Not Known

This Publication is also a "Thirty Days" notice to the aforementioned borrowers/co-borrower under Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

For detailed terms and conditions of the sale please refer to the link provided in secured creditor website i.e., <http://omkaraassets.com/auction.php>, and the contact details of authorised officer Tanaji Mandavkar: 9769170774, and Email- tanajimandavkar@omkaraassets.com Bidder may also visit the website <http://www.banksauctions.com> or contact service provider M/s. C1 India Pvt. Ltd., Tel: Helpline: +91-7291981124/2526, Helpline E-mail id: support@banksauctions.com, Mr. Bhavik Pandya, Mobile: 88666 82937 Email Maharashtra@cfindia.com. Intending bidders shall comply and give declaration under section 29A of Insolvency And Bankruptcy Code 2016.

Sd/- Authorized Officer
 For OMKARA ASSETS RECONSTRUCTION PVT LTD
 Date: 26-06-2024
 Place: Mumbai (Acting in its capacity as a Trustee of OMKARA PS 22/2020-21 Trust)

Bank of Maharashtra
 पुणे पूर्व क्षेत्र
 पुणे पूर्व क्षेत्र

Pune East Zone : Janamangal Building,
 2nd Floor, S. No 7 A/2, Opp. Kirloskar
 Pneumatics Co. Ltd., Hadapsar Industrial
 Estate, Hadapsar, Pune 411 013.
 Ph. : 020-24459184/24514007, Email : cmmarc_per@mahabank.co.in

Possession Notice
 (Appendix IV under the Act - Rule-8(1))

Whereas, the undersigned being the Authorised Officer of the Bank of Maharashtra under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and in exercise of the powers conferred under Sub-Section (12) of Section 13 read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a Demand Notice dated 02/03/2024 calling upon the Borrower Mrs. Kunda Ram Puranik, Guarantors Mr. Yashwant J. Dhamdhare and Mr. Rajendra L. Bhujbal, At Post Talegaon Dhamdhare, Tal. Shirur, Dist. Pune 412208, to repay the amount mentioned in the notice being Rs. 2,01,114/- (Rupees Two Lakhs One Thousand One Hundred and Fourteen Only) plus further interest as per the rates mentioned in the loan documents w.e.f. 02.03.2024 and cost and expenses thereon within 60 days from the date of receipt of the said Notice.

The borrower and guarantor 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/her under section 13 (4) of the said Act read with Rule 8 of the said rules on this 27 day of June of the year 2024

The borrower and guarantor 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 Bank of Maharashtra Talegaon Dhamdhare Branch, Pune 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. The details of the property mortgaged to the Bank and taken possession by the Bank is as follows:

Registered mortgage of Grampanchayat Milkat No. 125. area 2400 sq. ft. and house constructed on land bearing CTS No 449 area 159.6 sq. mtrs, CTS No. 455, area 19.2 sq. mtrs, CTS No. 452, area 8.7 sq. mtrs and CTS No. 454, area 34.6 sq. mtrs, Total area 2400 sq mtr, situated and lying at Village Talegaon Dhamdhare, Taluka Shirur, District Pune

Date : 27/06/2024
 Chief Manager & Authorised Officer
 Place : Talegaon Dhamdhare
 Bank of Maharashtra, Pune East Zone

पंजाब नैशनल बैंक **pnb** punjab national bank
 भारत सरकार का उद्योग (A Govt. of India Undertaking)

CIRCLE SASTRA CENTRE PUNE
 Ground Floor, Aurora Towers, 9, Moledina Road, Pune, PIN Code- 411001
 Phone: 020-26133926, E-mail: cs8762@pnb.co.in

POSSESSION NOTICE

Whereas, Authorized Officer of Punjab National Bank under the Securitisation, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued a demand notice on the date mentioned against accounts/borrowers and stated herein below calling upon the borrowers to repay the amount and further interest and other charges thereon within 60 days from the date of receipt of the said notices.

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 the dates mentioned against each account.

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

The borrower in particular and the public in general is hereby cautioned not to deal with the below mentioned properties and any dealings with the properties will be subject to the charge of the Punjab National Bank for the amounts as mentioned herein below plus further interest and other charges thereon.

Sr. No.	Name & Address of the Borrowers / Co-Borrowers/Mortgagors / Guarantors	Outstanding Amount (Rs.)	Date of demand notice		Description of Immovable property
			Date of demand notice	Date of Possession	
1	M/s SM Agro and Food Processing (Prop. Supriya Mahadeo Itape) (Borrower) Having Address At Plot No PAP-9-112, Phase II, MIDC Chalkan Industrial Area, Phase 2, Village Bhambloli, Tal- Khed Dist Pune 410501 Also At Cat No 47, Bathe Wasti, Opposite Bharat Weighing Bridge Talwade Pune 41062 Also At Flat No. 102, 1st Floor, C Wing, 'Solitaire Palms', Cat No 286, Old Gat No 1404 Off Dehu - Moshi Road, Borhadewadi, Tal - Havelli, Pune 412105 And Ms. Supriya Mahadeo Itape (Proprietor) And Mr. Mahadev Pralhad Itape (Guarantor) And Mrs. Jayashree Mahadev Itape (Guarantor) Having Address At Flat No 102, 1st Floor, C Wing, 'Solitaire Palms', Cat No 286, Old Gat No 1404, Off Dehu - Moshi Road, Borhadewadi, Tal - Havelli, Pune 412105 And Dipak Shivaji Thete (Guarantor) Having Address At C - 404, 'Rushabh Samruddhi Apartment' Cat No 1729 Chakan Pune 410501	Rs. 72,33,627.06 (Rupees Seventy-Two Lakh Thirty-Three Thousand Six Hundred Twenty-Seven Paise Six Only) as on 31/03/2024 with further interest and other charges thereon on the contracted rate until payment in full	07-08-2023	24-06-2024	Property 1: Flat No 102, 1st Floor, C Wing, 'Solitaire Palms', Cat No. 286, Old Gat No 1404, Off Dehu - Moshi Road, Borhadewadi, Tal - Havelli, Pune 412105 owned by Sh. Mahadev Pralhad Itape & Mrs. Jayashree Mahadev Itape Property 2: C - 404, 'Rushabh Samruddhi' Apartment, Cat No. 1729 Chakan Pune 410501 owned by Mr. Dipak Shivaji Thete
			15-03-2024	24-06-2024	Flat No. B - 401, B Wing, Oxygold Co-Op Housing Society, S. No. 1148/2+3, Plot No. 19, Near Vighnaharta Hospital, Baburao Nagar, Near Nagar Highway, Shirur Gramin, Dist. Pune 412210 owned by Mrs. Ratnabai Dnyandev Madane
2	Mrs. Ratnabai Dnyandev Madane, Having Address At Flat No. B - 401, B Wing, Oxy Gold Co-Op Housing Society, S. No. 1148/2+3, Plot No. 19, Near Vighnaharta Hospital, Baburao Nagar, Near Nagar Highway, Shirur Gramin, Dist. Pune 412210 & Aiso At Khamsgaon Budruk, Tal Daund, Dist Pune 412214	Rs. 33,19,979.37 (Rupees Thirty-Three Lakh Nineteen Thousand Nine Hundred Seventy-Nine Paise Thirty-Six Only) as on 30-04-2024 and further interest and other charges thereon on the contracted rate until payment in full	15-03-2024	24-06-2024	Flat No. B - 401, B Wing, Oxygold Co-Op Housing Society, S. No. 1148/2+3, Plot No. 19, Near Vighnaharta Hospital, Baburao Nagar, Near Nagar Highway, Shirur Gramin, Dist. Pune 412210 owned by Mrs. Ratnabai Dnyandev Madane

Date: 28/06/2024
 Place: Pune
 (Authorised Officer)
 Punjab National Bank

GIC HOUSING FINANCE LTD.
 CORPORATE OFFICE / HEAD OFFICE : GICHFL, National Insurance Building, 6th Floor, J. T. Road, Next to Astoria Hotel, Churchgate, Mumbai, 400 020 Tel.: (022) 43041900 Email: corporate@gichf.com Website: www.gichf.com
 BRANCH OFFICE ADDRESS : Office No. 202 & 203, 2nd Floor, Premier Plaza II, G-Wing, Old Pune- Mumbai Highway, Above Hastakala Saree Shop, Chinchwad, Pune-411019 Office Tel : 020-60638121, Branch mail id: chinchwad@gichf.com
 Contact Details : AMEY MAIRAL : 9834833606

E-AUCTION SALE NOTICE

WHEREAS the undersigned being the Authorized Officer of GIC Housing Finance Ltd. (GICHFL), under Securitisation & Reconstructions of Financial Assets and Enforcement of Security Interest Act, 2002 & in exercise of powers conferred under section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 had issued Demand Notice to following Borrowers/Mortgagors calling upon them to repay the outstanding due amount mentioned in the said notices. However, the Borrower/Mortgagor having failed to repay the said due amount, the undersigned has taken PHYSICAL POSSESSION of the following property in exercise of powers conferred U/s 13(4) and U/s 14 of the said Act read with the Rule 8 of the said Rules.

Sr. No.	Loan File No./Name of the Borrower / Co Borrower / Guarantor Name / Branch Name	Property Address / Property Area (built up in Sq Ft)	Demand notice Publication Date	Date of Physical Possession	Total Outstanding as on 20.06.24 (Incl.POS, Interest and Other charges) (In Rupees)	Reserve Price (In Rupees)
1	MH0270610004578 / Ashish Sanjay Agarwal / Pooja Ashish Agarwal	Flat No. 204, 2nd Floor, Kanakshree Apt, S.No. 56/1, Nr Sunshine Hills, Undir, Pune-411060 B/Up Area: 1056 Sq Ft	01.06.2021	12.09.2022	42,34,882/-	38,01,600/-
2	MH0270610001617 / Santosh Vishwanath Patil/ Sheetal Santoh Patil Guarantor: Rajesh Vishwanath Patil	Flat No. 20, 5TH Floor, Chandrabhaga Angan, S. No. 36/1/3, Nr Bhairavnath Mandir, Aamebgaon Bk. Pune-411046 B/Up Area: 614 Sq Ft	16.10.2018	09.08.2023	27,54,401/-	19,89,000/-
3	MH0270610002682 / Prasanna Ashokrao Shelhalkar	Flat No. 02, Ground Floor, Om Apt, S.no. 205, Hissa No. 2/3, Cts No. 3498, Bhosari, Pune-411039 B/Up Area: 411 Sq Ft	07.07.2021	30.12.2022	18,51,182/-	15,41,250/-
4	MH0270610002522 / Sunil Somnath Sonawane Guarantor: Yogesh Hari Shinde	Flat No. 36, 4Th Floor, B Wing, Media Shrushti Ph-1, S. O. 41/2/1, Narhe, Pune-411041 B/Up Area: 570 Sq Ft	16.10.2018	18.04.2022	22,40,880/-	21,37,500/-
5	MH0270610004424 / Babaji Rokade/ Gayatri Babaji Rokade	Flat No. 606, 6Th Floor, B Bldg, Aakashganga, G. No. 138/1+2+3, Aale, Pune-410502 B/Up Area: 675 Sq Ft	14.06.2021	29.07.2022	14,47,810/-	12,96,000/-
6	MH0270610004449 / Ravi Sambherao / Tejaswi Ravi Sambherao	Flat No. 604, 6Th Floor, B Bldg, Aakashganga, G. No. 138/1+2+3, Aale, Pune-410502 B/Up Area: 701 Sq Ft	07.07.2021	29.07.2022	15,25,966/-	13,15,000/-
7	MH0270610003625 / Nasirul Sikandar Saha/ Rubina Nasirul Saha	Flat No. 103, 1St Floor, Sai Heights, S. No. 75/6/4, Ektna Nagar, Rahatani, Pune- 411017 B/Up Area: 530 Sq Ft	14.06.2021	05.09.2023	19,59,422/-	19,08,000/-
8	MH0270610004598 / Hemant Jogi / Yadav Patiram Jogi	Flat No.03, Stillt Floor, Bldg No 1B, Wing A, Shree Swami Samarth Nagar, S. No. 172/4, B/H Hp Petrol Pump, Rajgurunagar, Pune-410505. B/Up Area: 907 Sq Ft.	09.10.2023	16.04.2024	23,82,589/-	24,49,800/-
9	MH0270610005403 / Abhishek Kailashnath Pawar/ Kailashnath Rajaram Pawar	Flat No.09, Second Floor, D2 Bldg, Subhash Park, Sasane Nagar, Opp Laxmnuai Mangal Karayalay, Hadapsar, Pune-411028 B/Up Area: 535 Sq Ft.	01.12.2022	11.09.2023	23,82,589/-	21,07,492/-

DATE OF E-AUCTION & TIME : 30.07.2024 at the Web-Portal (<https://www.banksauctions.com>) from 12.00 PM TO 02.00 PM Noon with unlimited extensions of 5 minutes each.

Last date of submission of Tender/Sealed Bid in the prescribed tender form along with EMD & KYC either through online mode or at the above mentioned GICHF Office on 29.07.2024 before 5.00 PM.

Further to this PUBLIC NOTICE for E-Auction Sale of the above said Assets/properties in terms and conditions of the SARFAESI, Act 2002 and rules thereunder GICHFL invites OFFERS EITHER in Online mode to purchase the said properties on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS".

TERMS & CONDITIONS:

The e-Auction is being held on "AS IS WHERE IS" and "AS IS WHAT IS BASIS".

- To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/rights/dues/affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues.
- It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property/ies put on auction will be permitted to interested bidders at sites as mentioned against each property description.
- The interested bidders shall submit their EMD through Web Portal: <https://www.banksauctions.com> (the user ID & Password can be obtained free of cost by registering name with <https://www.banksauctions.com>) through Login ID & Password. Intending bidders are required to deposit Earnest Money Deposits (EMD) @ 10% of the above said respective reserve prices, by way of DD/RTGS/NEFT favouring GIC Housing Finance Ltd. Bank details are as follows: Bank Name: UNION BANK OF INDIA, A/c No: 005111010000039 - A/c Name: GIC HOUSING FINANCE LTD AUCTION A/C, Branch Name : LCB, FORT ADDRESS : SBI, 239 BACKBAY RECLAMATIO NARIMAN POINT MUMBAI MAHARASHTRA PINCODE 400021 IFSC Code - UBIN0800511. The said EMD Deposits shall be adjusted in the case of successful bidder's, otherwise refunded. The said earnest money deposits will not carry any interest
- After Registration (One Time) by the bidder in the Web Portal, the intending bidder/purchaser is required to get the copies of the following documents uploaded in the Web Portal before the Last Date & Time of submission of the Bid Documents viz. i) Copy of the NEFT/RTGS Challan or Demand Draft; ii) Copy of PAN Card; iii) Proof of Identification/ Address Proof (KYC) viz. self-attested copy of Voter ID Card/ Driving License/ Passport etc., without which the Bid is liable to be rejected. UPLOADED SCANNED COPY OF ANNEXURE-II & III (can be downloaded from the Web Portal: <https://www.banksauctions.com>) AFTER DULY FILLED UP & SIGNING IS ALSO REQUIRED. The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid Documents, Training/ Demonstration on Online Inter-se Bidding etc., may contact M/s C1 India Pvt Ltd, Plot No-68, Sector-44, Gurugram Haryana- 122003. E-mail ID : support@banksauctions.com, Support Helpline Numbers : 124-4302020/21/22/23, 7291981124/ 1125/1126, for any queries / Sales Enquiries, Contact Name:- Bhavik Pandya - Mo:-8866682937, maharashtra@cfindia.com. For Property queries Please Contact - Amey Mairal : 9834833606
- The interested bidder has to submit their Bid Documents (EMD (not below the Reserve Price) and required documents (mentioned in Point No.4)) on or before last date of bid submission and after going through the Registering Process (One time) and generating User ID & Password of their own, shall be eligible for participating the e-Auction Process, subject to due verification (of the documents) and/or approval of the Authorised Officer.
- During the Online Inter-se Bidding, Bidder can improve their Bid Amount as per the 'Bid Increase Amount mentioned above) or its multiple and in case bid is placed during the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes (each time till the closure of e-Auction process), otherwise, it'll automatically get closed. The bidder who submits the highest bid amount (not below the Reserve Price) on the closure of the e-Auction Process shall be declared as a Successful Bidder by the Authorised Officer/Secured Creditor, after required verification
- The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, within 24 hours of the acceptance of bid price by the Authorised Officer and the balance 75% of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting borrower shall have no claim/right in respect of property/ amount.
- The prospective qualified bidders may avail online training on e-Auction from M/s. C1 India Pvt. Ltd. prior to the date of eAuction. Neither the Authorised Officer/ Bank nor M/s. C1 India Pvt. Ltd. shall be liable for any Internet Network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-Auction event.
- The purchaser shall bear the applicable stamp duties/ additional stamp duty/transfer charges, fee etc. and also all the statutory/ non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody.
- The Authorised Officer is not bound to accept the highest offer and the Authorised Officer has the absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the e-Auction without assigning any reason therefor.
- The bidders are advised to go through the detailed Terms & Conditions of e-Auction available on the Web Portal of M/s. C1 India Pvt. Ltd., <https://www.banksauctions.com> before submitting their bids and taking part in the e-Auction
- The publication is subject to the force major clause.

SPECIAL INSTRUCTIONS

Bidding in the last moment should be avoided in the bidders own interest as neither the GIC HFL nor Service provider will be responsible for any lapse/failure (Internet failure/power failure etc.) in order to ward-off such contingent situations bidders are requested to make all necessary arrangements / alternatives such as power supply back-up etc., so that they are able to circumvent such situation and are able to participate in the auction successfully.

STATUTORY 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

The borrower/ guarantors are hereby notified to pay the sum as mentioned above along with upto date interest and ancillary expenses before the date of e-Auction, failing which the property will be auctioned/sold and balance dues, if any, will be recovered with interest and cost.

Date : 28.06.2024
 Place : Chinchwad (Pune)
 For GIC Housing Finance Ltd.
 Sd/-
 Authorised Officer

JM FINANCIAL ASSET RECONSTRUCTION COMPANY LIMITED
 (Formerly known as JM Financial Asset Reconstruction Company Private Limited)
 Corporate Identification No.: U67190MH2007PLC174287
 Regd. Office: 7th Floor, Chery, Appasaheb Marathe Marg, Bahadurdevi, Mumbai - 400 025
 Phone + 91 22 6630 3493 / +91 22 6224 1661, Website: www.jmfinancialcar.com

WITHOUT PREJUDICE **June 18, 2024**

1. Marvel Omega Builders Private Limited (Borrower & Mortgagor), 301-302, Jewel Tower, Lane No. 5, Koregaon Park, Pune - 411001
 2. Mr. Vishwajeet Jhavar (Guarantor), 12, Marvel Residency, South Main Road, Koregaon Park, Pune - 411001
 3. Goel Ganga Developments LLP (Other Mortgagor/GDGLLP), 5, Ground Floor, San Mahu Complex Bund Garden Road, Pune - 411001
 4. Marvel Landmarks Private Limited (Other Mortgagor/MLPL), 301-302, Jewel Tower, Lane No. 5, Koregaon Park, Pune - 411001
 5. Marvel Signa & Developers Limited (Other Mortgagor/ MRDL), 301-302, Jewel Tower, Lane No. 5, Koregaon Park, Pune - 411001
 6. Marvel Realm Homes Private Limited (Other Mortgagor/ MSHPL), 301-302, Jewel Tower, Lane No. 5, Koregaon Park, Pune - 411001
 Dear Sir/Madam,

Sub: Notice for sale of secured immovable properties mortgaged by Marvel Omega Builders Private Limited ("Borrower/Mortgagor"), in respect of the credit facilities availed by the Borrower, possession of which has been taken under section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with the Security Interest (Enforcement) Rules, 2002 ("Rules")

1. The Borrower was granted inter alia various credit facilities by JM Financial Credit Solutions Limited ("Assignor") from time to time on the terms and conditions mentioned in the relevant loan and security documents, details of which are as follows:

Sr. No.	Facility	Date of Loan Agreement
1.	Term Loan of Rs. 125,00,00,000/- (Rupees One Hundred Twenty Five Crore Only) ("TL1")	September 25, 2017
2.	Term Loan of Rs. 75,00,00,000/- (Rupees Seventy Five Crore Only) ("TL2")	September 25, 2018
3.	Term Loan of Rs. 13,00,00,000/- (Rupees Thirteen Crore Only) ("TL3")	February 21, 2019
4.	Term Loan of Rs. 27,00,00,000/- (Rupees Twenty Seven Crore Only) under GECL Scheme (ECLGS 2.0) ("GECL Loan")	December 24, 2020

- The said credit facilities are together hereinafter referred to as "Credit Facilities".
- The said Credit Facilities are inter alia secured by way of mortgage/charge over the secured assets, details of which are mentioned in Schedule I ("Secured Assets"). The Credit Facilities are also secured by way of mortgage/charge/hypothecation, etc. over other assets as well, as set out in the respective security documents. The said Credit Facilities (save and except the GECL Loan) together with interests, costs, charges and expenses are also secured by way of a personal guarantee provided by Mr. Vishwajeet Jhavar ("Guarantor").
 - The Borrower, the Guarantor, GDGLLP, MLPL, MRDL & MSHPL had defaulted in payment of interest and principal instalments of the said Credit Facilities and failed to clear the overdue, and as a result, the Credit Facilities were classified as Non-Performing Asset ("NPA") on May 01, 2023 by the Assignor.
 - Subsequently, the Assignor assigned the said Credit Facilities, together with all underlying rights, titles and interests therein, including security interests & guarantees etc. in favor of JM Financial Asset Reconstruction Company Limited, acting in its capacity as trustee of Real Estate May 2023 Trust ("JMFAEC"), vide assignment agreement dated May 31, 2023 under the provisions of the SARFAESI Act.
 - In exercise of the powers conferred under section 13(2) of the SARFAESI Act, demand notice(s) dated September 21, 2023 were issued by JMFAEC to the Borrower, the Guarantor, GDGLLP, MLPL, MRDL and MSHPL, to pay the respective amounts under the said notice(s), within 60 days from the date of the said notice(s). The Borrower, the Guarantor, GDGLLP, MLPL, MRDL and MSHPL failed and neglected to comply with the said demand.
 - On failure to comply with the said demand notice(s), the authorized officer of JMFAEC, with the co-operation of the Borrower, has taken the possession of the Secured Assets, more particularly described in Schedule I.
 - In exercise of the powers conferred under section 13(4) of SARFAESI Act, read with the Rules made thereunder, the authorized officer of JMFAEC has decided to sell the Secured Assets by way of e-auction on "AS IS WHERE IS", "AS IS WHAT IS" AND "WHATEVER THERE IS" BASIS, after expiry of 30 days from the date of present notice. The Borrower, the Guarantor, GDGLLP, MLPL, MRDL and MSHPL are hereby informed that this notice of sale is being issued in accordance with rule 8(6) of the Rules.
 - The Secured Assets are mortgaged and/or charged by the Borrower for securing the repayment of the Credit Facilities granted to the Borrower, the outstanding dues where under are totalling to an amount of Rs. 1,58,76,51,003.12 (Rupees One Hundred Fifty Eight Crore Seventy Six Lakh Fifty One Thousand Three and Paise Twelve only) as on September 20, 2023, together with further interest and other amounts at contractual rate as mentioned in loan documents and/or security documents, from September 21, 2023, till payment.
 - Furthermore, the attention of the Borrower, Guarantor, GDGLLP, MLPL, MRDL and MSHPL is invited to the provisions of section 13(8) of the SARFAESI Act, in respect of time available to redeem the Secured Assets, i.e. till the date of publication of the e-auction sale notice, after expiry of 30 days from the date of present notice.

SCHEDULE I- Description of the Secured Assets
 Description of the Secured Assets

- Area admeasuring approx. 6165.64 sq. mtrs., forming part of the Project by the name of 'Selva Ridge' constructed by the Borrower on all that piece & parcel of land or ground admeasuring Hectares 08 = 50.576 Ares, equivalent to 85,057.60 sq. mts. out of the lands admeasuring Hectares 01 = 57.50 Ares, Hectares 01 = 57.50 Ares, Hectares 03 = 15 Ares & Hectares 03 = 14 Ares bearing Hissa Nos. 1/A, 1/B, 2 & 3 respectively of land bearing Survey No.46 & area admeasuring Hectares 00 = 06 Ares bearing Hissa No.1/B of land bearing Survey No. 63 situate, lying & being at Village Bavdhan Khurd within the Registration Sub-District of Taluka Mulshi, District Pune & within the extended limits of the Municipal Corporation of Pune & falling in the "Residential" Zone under the Draft Development Plan for the extended areas of the City of Pune & which contiguous block is bounded as follows, that is to say:- On or towards the East: By land bearing Survey No.38, Bavdhan Khurd On or towards the South: By land bearing Survey No.40 & 63, Bavdhan Khurd On or towards the West: By land bearing Survey No.63, Bavdhan Khurd: On or towards the North:By the Pune-Paud Road
Owned by:- MOBPL, Reserve Price (in Rs. Cr.): -17.14, EMD (in Rs. Cr.): -1.71 Venue:-www.banksauctions.in
- Area admeasuring approx. 7132.80 sq. mtrs. being the part of the amenity space, forming part of the Project by the name of 'Selva Ridge' constructed by the Borrower on all that piece and parcel of land or ground admeasuring Hectares 08 = 50.576 Ares, equivalent to 85,057.60 sq. mts. out of the lands admeasuring Hectares 01 = 57.50 Ares, Hectares 01 = 57.50 Ares, Hectares 01 = 57.50 Ares, Hectares 03 = 15 Ares & Hectares 03 = 14 Ares bearing Hissa Nos. 1/A, 1/B, 2 and 3 respectively of land bearing Survey No. 46 and area admeasuring Hectares 00 = 06 Ares bearing Hissa No.1/B of land bearing Survey No. 63 situate, lying and being at Village Bavdhan Khurd within the Registration Sub-District of Taluka Mulshi, District Pune and within the extended limits of the Municipal Corporation of Pune and falling in the "Residential" Zone under the Draft Development Plan for the extended areas of the City of Pune and which contiguous block is bounded as follows, that is to say:- On or towards the East: By land bearing Survey No.38, Bavdhan Khurd, On or towards the South: By land bearing Survey No.40 and 63, Bavdhan Khurd, On or towards the West: By land bearing Survey No.63, Bavdhan Khurd: On or towards the North:By the Pune-Paud Road
Owned by:- MOBPL, Reserve Price (in Rs. Cr.): -19.83, EMD (in Rs. Cr.): -1.98, Venue:- www.banksauctions.in
- Villa No. 12 (Jade) admeasuring about 414.71 sq. mtrs. carpet area, along with swimming pool, 3 cark parks, 4 scooter parks and 2 cycle parks, forming part of the Project by the name of 'Selva Ridge' constructed by the Borrower on all that piece and parcel of land or ground admeasuring Hectares 08 = 50.576 Ares, equivalent to 85,057.60 sq. mts. out of the lands admeasuring Hectares 01 = 57.50 Ares, Hectares 01 = 57.50 Ares, Hectares 03 = 15 Ares & Hectares 03 = 14 Ares bearing Hissa Nos. 1/A, 1/B, 2 and 3 respectively of land bearing Survey No. 46 and area admeasuring Hectares 00 = 06 Ares bearing Hissa No.1/B of land bearing Survey No. 63 situate, lying and being at Village Bavdhan Khurd within the Registration Sub-District of Taluka Mulshi, District Pune and within the extended limits of the Municipal Corporation of Pune and falling in the "Residential" Zone under the Draft Development Plan for the extended areas of the City of Pune and which contiguous block is bounded as follows, that is to say:- On or towards the East: By land bearing Survey No.38, Bavdhan Khurd, On or towards the