

**Star Housing Finance Limited**  
Corporate Office : 603, Western Edge I, Above Metro Cash & Carry, Borivali East, Mumbai - 400066

**Demand Notice under Section 13(2) of Securitization Act of 2002**

AS per loan account become NPA therefore the authorized officer under section 13(2) "The securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002" had issued 60 days demand notice to the borrower/co borrower/mortgagor/guarantor (collectively referred as 'Borrower') as given in the table. According to the notice if the borrower/s do not deposit the entire amount within 60 days, the amount will be recovered from auction of the mortgage properties/secured assets as given below. Therefore you the borrowers are informed to deposit the entire loan amount with the future interest and expenses within 60 days from the date of the demand notice, otherwise under the provision of the 13(4) and 14 of the said act, the authorized officer is free to take possession for sale of the mortgage properties, secured assets as given below.


Borrowers to note that after receipt of this notice, in terms of section 13(2) of the act, 2002, you are prohibited and restrained from transferring any of the secured assets by way of sale, lease or otherwise, without prior written consent of the secured creditor.

Borrowers attention are attracted towards section 13(8) r/w Rule 3(5) of the security Interest (Enforcement) Rules, 2002 Act that the borrowers shall be entitled to redeem their secured assets upon the payment of the complete outstanding dues as mentioned below before the publication of auction notice which thereafter shall cease to exist.

Sr. No.	Name of the Borrower/ Co Borrower/ Mortgagor/ Guarantor	Date and amount of Demand Notice Under Sec 13(2)	Description of Mortgaged Property
1	<b>Mr. Monik Dasharath Bhojane</b> (Applicant) <b>Mrs. Jijabai Monik Bhojane</b> (Co-Applicant) <b>Both Add:</b> Geothan, Dhangarwadi Ahmednagar Pin 414602. <b>Maharashtra</b> <b>Loan Code No. :- LAN ASHAHM - 55</b>	<b>21. 04. 2025 &amp; Rs.15,91,617/-</b> (Rupees Fifteen lakhs Ninety-One Thousand Six Hundred and Seventeen only) as on 21.04.2025	EM. Residential Land & building measuring 277.66 Square Feet in the Name of Mr. Manik Dashrath Bhojane, Kusum Parvati Park Phase "Row Block No 17 Vill Burhanagar Tal Nagar Dist. Ahmednagar Pin - 414002. <b>Boundaries :</b> As Per Sale Deed Document East- 12.00 Mtr. Road, West- Part of Plot No 56 To 63/8, North- Plot No 53, South- Part of Plot No 56 To 63/7

Date : 21.04.2025  
Place : Mumbai

Sd/- Authorised Officer- **Sania Pereira**  
Star Housing Finance Limited



**FEDBANK FINANCIAL SERVICES LTD.**  
Registered Office : Unit No. 1101, 11th Floor, Cignus, Plot No 71 A Powai, Pascoli, Mumbai 400087

**PUBLIC NOTICE E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES**

30 days' Notice of Sale of Immovable Secured Assets is hereby given by **Fedbank Financial Services Limited** (Secured Creditor) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) & 9(1) of the Security Interest (Enforcement) Rules 2002. The undersigned as Authorized Officer of Secured Creditor has taken over the possession of the Secured Asset(s) under SARFAESI Act 2002. Notice is hereby given to the Public in general and in particular to the Borrowers/Co - Borrowers/Guarantors that the below described immovable property mortgaged/charged to the Secured Creditor, Fedbank Financial Services Limited, the possession of which has been taken by the Authorised Officer of **Fedbank Financial Services Limited, Secured Creditor**, will be sold on "**As is where is**", "**As is what is**" and "**wherever there is**" on the date and time mentioned herein below, for recovery of the dues mentioned herein above and further interest and other expenses thereon till the date of realization, due to Fedbank Financial Services Limited, Secured Creditor from the Borrowers and Guarantor(s) mentioned herein below.

**Last date, Time And Venue For Submission Of Bids With Sealed Offer/ Tender With Emd Till 22nd September, 2025 latest by 05:00 P.M. at – Fedbank Financial Services Limited, Ground Floor, Yash Tower, CTS No. 13156/1, Rokadiya Hanuman Colony, Opp. BSNL Office, Chhatrapati Sambhaji Nagar, Aurangabad - 431001** Bid Incremental Amount Rs. 50,000/- (Rupees Fifty Thousand Only)

**LAST DATE FOR PAYMENT OF 25% OF ACCEPTED HIGHEST BID FOR CONFIRMED SUCCESSFUL BIDDER(INCLUSIVE OF EMD)**  
The payment should be made latest by next working day from the date of bid confirmation

**LAST DATE FOR PAYMENT OF BALANCE 75% OF HIGHEST BID Within 15 days from the date of bid Confirmation**

**INSPECTION OF PROPERTIES 19th September, 2025 Before 5 PM | Auction Date 25/09/2025 from 10 am to 10.30 am**


Borrower(s) / Guarantor(s)/ Loan Account	Total Outstanding	RESERVE PRICE & EMD AMOUNT
<b>Rahul Sanjay Sarade (Borrower); Neha Rahul Sarade &amp; Paresh Prakash Jethani (Co-Borrowers). Loan Account No. FEDAURH0L511219</b>	<b>Rs. 31,25,673/- (Rupees Thirty One Lakhs Twenty Five Thousand Six Hundred Seventy Three Only) as on 31/05/2025 with interest and expenses thereon from 01/06/2025</b>	<b>RESERVE PRICE (IN RS.) Rs. 16,50,000/- (Rupees Sixteen Lakhs Fifty Thousand Only). EARNEST MONEY DEPOSIT (IN RS.) Through DD/PO/RTGS In Favor Of 'Fedbank Financial Services Limited' Rs. 1,65,000/- (Rupees One Lakh Sixty Five Thousand Only)</b>

Description of the Immovable property : All that piece & parcel of Flat No 1, admg 41.06 sq mtrs Sajid Rajbhavan CSN. 8588 Kuwralalli Rajbazar Aurangabad 431001.

For detailed terms and conditions of the sale, please refer to the link provided in Fedbank Financial Services Limited (FEDFINA) Secured Creditor's website i.e. [www.fedfina.com](http://www.fedfina.com) & Link <https://www.fedfina.com/public-notice-for-auction-com-sale/> under Auction For any enquiry, information, support, procedure and training kindly coordinate with Authorised Officer of Fedbank Financial Services Limited is /are Mr. Asaram Jogdand – 9867646824. Email id- [asaram.jogdand@fedfina.com](mailto:asaram.jogdand@fedfina.com).

Date : 03.09.2025. Place: Aurangabad

Sd/- Authorised Officer Fedbank Financial Services Limited



**SAMPADA SAHAKARI BANK LTD. PUNE**  
Head Office : 717, Budhwar Peth, DIC Bldg Pune 411002  
Phone No. 020 - 40394036, 40394037, 40394038 Email : headoffice@sampadabank.com

**Sale Cum Auction Notice-2 for Sale of Property**

**Sale Notice for Sale of Movable as well as Immovable Property under the Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest Act 2002 read with proviso to Rule-6 and Rule- 8(6) of the Security Interest (Enforcement) Rules 2002**

**In exercise of the powers under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) & of Security Interest (Enforcement) Rules, 2002 (RULES) and pursuant to the possession of the secured assets of the borrower/guarantors/mortgagors mentioned hereunder vested with the Authorised Officer under the said SARFAESI Act and RULES for recovery of the secured debts, the Authorised Officer has decided to sell the secured assets by auction sale. Notice is hereby given to the public in general and to the borrowers / guarantors / mortgagors in particular, that the under mentioned properties mortgaged / hypothecated to Sampaada Sahakari Bank Ltd Pune, Chakan Branch, Dist. Pune, will be sold on "**AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS**" condition, by way of Auction for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the provisions of SARFAESI Act read with Rules 6, 7, 8 & 9 of Security Interest (Enforcement) Rules, 2002) as per the details given below:**

Borrower	A) M/s OM Sai Jaggary Industry (Represented through its Partners) Gat No 13/1, Yelapane, Tal Shrigonda, Dist Ahmednagar
Co-Obligant/ Guarantors / Mortgagors	1. Shri Shripad Dnyandeo Kawaste & 2. Shri.Sharad Kundlik Pawar } Partner ,Mortgagor 3. Shri.Deepak Vitthal Kawaste } & Guarantor 4. Mrs.Sangita Shripad Kawaste } 5. Shri Shivanand Bhimu Magdum (Guarantor) 6. Shri Kailas Bhutaji Borse (Guarantor)
Details of Consortium	1. Sampaada Sahakari Bank Ltd Pune (Lead Bank) 2. Janata Sahakari Bank Limited, Pune (Member Bank)
Outstanding as on 31-08-2025	1. Sampaada Sahakari Bank Ltd Pune Rs 3,03,25,881/-Rs.Three Crore Three Lakh Twenty Five Thousand Eight Hundred Eighty One Only ) 2.Janata Sahakari Bank Limited, Pune Rs. 21,79,489/- (Twenty One Lakh Seventy Nine Thousand Four Hundred Eighty Nine Only)
Possession details	In Possession of the Bank
Description of Property	1. All that Piece and Parcel of land admeasuring 00H 40 R bearing Gat No 13/1 of Village Mouje Yelapane, Tal Shrigonda, Dist Ahmednagar, along with construction of Dairy Shed & Office standing thereon admeasuring 1000 Sq Ft and along with construction of shed of Jaggery thereon admeasuring 10000 Sq Ft + 10 single Labour rooms at Gat No 13/1, A/p Yelapane, Tal Shrigonda, Dist Ahmednagar 2. Plant And Machinery required for production of Jaggary.
Reserve Price	Rs. 2,53,00,000/- (Rupees Two Crore Fifty Three Lakhs Only) without TDS, if any
Earnest Money Deposit	Rs. 25,30,000/- (Twenty Five Lakhs Thirty Thousand Only)
Auction Date & Time	Date 08/10/2025 at 1.00 p.m.
Place of Auction	Sampaada Sahakari Bank Peth, Pune, Head Office, 717, Budhwar Peth, DIC Building Pune 411002

**STATUTORY 30 DAYS SALE NOTICE UNDER SARFAESI ACT, 2002**

The Borrower(s) / Mortgagor(s) / Guarantor(s) & all other concerned parties herein above are hereby cautioned to close the loan account before the date of Auction, failing which the Property will be auctioned on the date mentioned above and balance if any will be recovered with interest and cost from you.

- Encumbrances, known to the Bank, Not Known
- Whenever applicable, it is responsibility of buyer of Secured Asset to deduct tax at source (TDS) of @ 1% of the total sell consideration on behalf of the resident owner (seller) on the transfer of immovable property having consideration equal to Rs. 50 lakh and above and deposit the same with proper authority u/s 194 I A of Income Tax Act.
- The particulars in respect of the assets specified herein above have been stated to the best of the information of the undersigned, who, however shall not be responsible for any error, misstatement or omission in the said particulars. The prospective tenderer's are, therefore, requested to check up in their own interest these and other details before submitting the tenders.

**Terms & Conditions: -**

- Sale is subject to the terms & conditions incorporated in this advertisement and in the prescribed Tender Form. Further details of the Secured Asset and Tender documents obtained from the office of Sampaada Sahakari Bank Ltd., Pune, Head Office, 717, Budhwar Peth, DIC Bldg Pune 411002 or Chakan Branch Pune, Address- Vishal Park, Old Pune Chakan Road, Chakan 410501 within working hours of any working day on payment of Rs.500/- per form + GST Applicable.
- Date and Time of Inspection of the property under sale :** Since Property is in Possession of the Bank, the prospective bidder may himself visit and verify the property on his own time and at his own risk or with prior appointment with Chakan Branch (Phone No. 020-40394022/23)
- Sealed Tenders, in the prescribed Tender documents along with 10% of offer amount towards EMD by DD/PO drawn on Nationalized /Scheduled Bank payable at Pune should be deposited at Head Office, Sampaada Sahakari Bank Ltd., Pune, Head Office, 717, Budhwar Peth, DIC Bldg, Pune- 411002 **on or before 12.00 P.M on 08/10/2025** along with KYC Documents
- The Tenders below Reserve Price or not accompanied with EMD shall be treated as invalid and shall accordingly being rejected. The EMD will be refunded to the unsuccessful bidders immediately on completion of auction process. The tenderers will not be entitled to claim any interest if the refund of EMD is delayed for any reason, whatsoever and no further communication in this matter will be entertained.
- Tenders will be opened at Sampaada Sahakari. Bank Ltd., Pune, Head Office, 717, Budhwar Peth, DIC Bldg, Pune 411002 at **1.00 P.M. on 08/10/2025.**
- The Tenderers will be given an opportunity to increase their offers after opening of tenders, at the discretion of A.O. Tenderers are therefore, advised to remain present themselves or through their duly authorized representative(s).
- The borrower/s / Guarantor/s / Mortgagor /Property Owner/s and respective Tenderers or their authorized representatives, may remain present at the time of opening of the tenders.
- The borrower/guarantors/owner of the security may, if they so desire, give his/her/their bids or sponsor the best possible valid offer(s) for the secured assets offered by sale provided they follow the terms and conditions of sale are duly complied with.
- Statutory dues like Property Taxes, MSEC charges Society dues, transfer charges etc. Should be ascertained by the prospective purchaser/s/tenderer and same shall be paid by purchaser prior to execution of the sale certificate. The stamp duty and registration charges, legal charges as applicable in respect of the sale certificate to be executed shall be the paid by the purchaser alone
- The A.O. of the Bank reserves its right to accept or reject any or all offers without assigning any reason and in case all the offers are rejected, it shall be at the discretion of the A.O. to cancel the auction proceeding for any reason and return EMD submitted and Sampaada Sahakari Bank Ltd Pune will not entertain any claim or representation in that regard from the Bidder.
- EMD of Successful bidder shall be adjusted toward sale proceed and required to deposit 25% of the amount of sale price (including the amount of EMD) immediately Le on the same day or not later than next working day and balance 75% within 15 days or such extended period as per proviso Rule 9 (4) failing which the amount paid shall be forfeited.
- The Authorised Officer is not bound to accept the highest offer or any or all offer and reserves its right to accept or reject any or all the tenders without assigning any reasons thereof. A.O. reserves its right to hold further auction at these or other modified terms or conditions.
- Dispute, if any, shall be within the jurisdiction of **Pune Courts / Tribunals.**

Date : 02/09/2025  
Place : Pune

Sd/-  
Authorised Officer  
Under SARFAESI Act 2002  
Sampaada Sahakari Bank Ltd., Pune



**Registered Address:** Kisetu Saisan Finance (India) Private Limited, IndiQube Lexington Tower, First Floor, Tavarekar Main Rd, S.G. Palya, Bengaluru, Karnataka 560029  
**Branch Address:** Kisetu Saisan Finance (India) Private Limited, Apartment No. 501 to 504 and part of 509, 5th floor, Commerce House, 7 Race Course Road, R.S Bhandari Marg, Indore-452001.

**POSSESSION NOTICE**

**POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)**

Whereas the undersigned being the Authorised Officer of the **Kisetu Saisan Finance (India) Private Limited**, under the Securitisation and Reconstruction of Financial Assets & in compliance of Rule 8(1) of Enforcement of Security Interest Act, 2002, and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued demand notice/s on the date mentioned against each account calling upon the respective borrower/s to repay the amount as mentioned against each account within 60 days from the date of notice(s)/date of receipt of the said notice/s.

The borrower/s having failed to repay the amount, notice is hereby given to the borrower/s and the public in general that the undersigned has taken possession of the properties described herein below in exercise powers conferred on him/her under Section 13(4) of the said Act read with Rule 3 of the said Rules on the dates mentioned against each account.

The borrower/s in particular and the public in general is hereby cautioned not to deal with the properties/ies and any dealing with the property/ies will be subject to the charge of **Kisetu Saisan Finance (India) Private Limited**, for the amount and interest thereon as per loan agreement. 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.

Sr. No.	Loan Agreement No.	Name of the Borrower/ Co-Borrower/Guarantor	Demand Notice Date & Amount	Date & Type of Possession Taken
1.	11660796	1) Rajendraprasad Durgaprasad Modi 2) Anita Rajendra Modi	Rs. 36,35,199/- (Rupees Thirty Six Lakhs Thirty Five Thousand One Hundred Ninety Nine Only)	26-08-2025 & SYMBOLIC POSSESSION

Description of the Immovable Properties:- All that piece and parcel of Shop No. 232 area adm 19.14 Sq. Mtr. i.e. area adm 206.00 Sq. Ft. Shop No. 236 area adm 11.98 Sq. Mtr. i.e. area adm 129.00 Sq. Ft. and Shop No. 237 area adm 10.31 Sq. Mtr. i.e. area adm 111.00 Sq. Mtr. Thus total area adm 41.43 Sq. Mtr. i.e. 446.00 Sq. Ft. Carpet on Second Floor in the Scheme Known as "BUSINESS SIGNATURE" constructed on Plot area adm 2593.69 Sq. Mtrs. (after deducting area adm. 106.31 Sq. Mtrs. transferred to NMC for Road Widening) out of Plot No. 01 total area adm. 2700.00 Sq. Mtrs. out of Survey No. 45/8/113C/17A situated at village Deolali, Taluka, & District: Nashik within the limits of Nashik Municipal Corporation, Nashik The said shop No. 232 constructed Premises is bounded as under: - **East by:-** 12 Mtr Road, **West by:-** Shop No.230 & 234, **North by:-** Shop No.233, **South by:-** Shop No.231 The said shop No. 236 & 237 constructed Premises is bounded as under: **East by:-** Shop No.235, **West by:-** Shop No.238, **South by:-** Shop No.227 & 228, **South by:-** Passage

Place: NASHIK  
Dated: 03.09.2025

Authorized Officer,  
(Kisetu Saisan Finance (India) Private Limited.)



**VASTU HOUSING FINANCE CORPORATION LTD**  
Unit 203 & 204, 2nd Floor, "A" Wing, Navbharat Estate, Zakaria Bunder Road, Sewri (West), Mumbai 400015. Maharashtra.  
CIN No.: U65922MH2005PLC272501

**POSSESSION NOTICE**


Whereas, The undersigned being the Authorised Officer of Vastu Housing Finance Corporation Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred to him under section 13 (12) read with Rule 9 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice calling upon the borrowers mentioned herein below to repay the amount mentioned in the respective notice within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, undersigned has taken possession of the property described herein below in exercise of powers conferred on me under Section 13(4) of the said Act read with Rule 9 of the said rules on the date mentioned below.

The borrower and guarantor 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 Vastu Housing Finance Corporation Limited Branch for an amount mentioned as below and interest thereon, costs etc.

S N	Name of Borrower, Co-Borrower and LAN No.	Date & Amount of Demand Notice	Description of Property	Date & Type of Possession
1	Santosh Nivrutti Jadhav, Jayshri Santosh Jadhav, LP0000000079598	20-May-25 Rs.885007 as on 13-May-25	AU the Piece and parcel of Grampanchayat Milkat No. 613, admeasuring area 600 sq.ft., situated at Devgaon (Rangari) Taluka Kannad Dist Aurangabad, Maharashtra, 431001 North-Road, South-Goraknath Babanrao Sonawane, East-Eaknath Laxman Jadav, West-Eaknath Laxman Jadav	Symbolic Possession Taken on 28-Aug-25

Date : 03.09.2025  
Place : Aurangabad

Authorised officer  
Vastu Housing Finance Corporation Ltd



**OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED**  
CIN: U67100TZ2014PTC020363  
Corporate Office: Kohinoor Square, 47th Floor, N.C.Kelkar Marg, R.G.Gadkari Chowk, Dadar (West), Mumbai - 400028 | Email: [mumbai@omkaraarc.com](mailto:mumbai@omkaraarc.com) | Mob.: +91 9769170774

**[Appendix - IV-A] [See proviso to rule 8 (6) read with 9(1)]**  
**PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTY**

**E-Auction Sale Notice for Sale of Immovable Asset under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with proviso to Rule 8 (6) read with 9(1) of the Security Interest (Enforcement) Rules, 2002.**

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of Omkara Assets reconstruction Pvt Ltd. Further, Omkara Assets Reconstruction Private Limited (acting in its capacity as Trustee of Omkara PS 33/2020-21 Trust) has acquired entire outstanding debts of the below accounts vide **Assignment Agreement dated 30.03.2021** from Edelweiss Housing Finance Limited (Assignor) along with underlying security from assignor Accordingly, OARPL has stepped into the shoes of assignor and empowered to recover the dues and enforce the security. **The Authorized Officer of the OARPL took Physical Possession of the below mentioned security as on 8<sup>th</sup> February 2025.** The Authorized Officer of OARPL hereby intends to sell the below mentioned secured properties for recovery of dues and hence the tenders/bids are invited in sealed cover for the purchase of the secured properties. **The properties shall be sold in exercise of rights and powers under the provisions of sections 13 (2) and (4) of SARFAESI Act, on "As is where is", "As is what is", and "Whatever there is" and "Without recourse Basis" for recovery of amount shown below in respective column due to OARPL as Secured Creditor from respective Borrower and Co-Borrower(s) shown below.** Details of the Borrower(s)/Guarantors/Mortgagors, Securities, Outstanding Dues, Date of Demand Notice sent under Section 13(2), Reserve Price, Bid Increment Amount, Earnest Money Deposit (EMD), Date & Time of Inspection is given as under:

Name of Borrower(s)/ Guarantors/ Mortgagors	Details of the Secured Asset	Owner of the property	Demand Notice Date and Amount	Reserve Price	Bid Increment Amount	EMD	Date & Time of Inspection
1. Azim Khan (Borrower) 2. Umama Fazilat Azim Khan (Co Borrower)	All The Part and Parcel of the Property Bearing Flat No B-18, Admeasuring Built Up Area 865.15 Sq. Ft, Rogp Mahal, B Wing Cts No 11395, Razipura Opp Azmead Hospital, Aurangabad 431001, Bounded By: North: Flat No.19 South: House Of Mr.Korde East: Flat No.17 West: Open Duct	Azim khan	Rs. 42,71,712.16/- (Rupees Forty-Two Lakhs Seventy-One Thousand Seven Hundred Twelve and Sixteen Paisa Only) due and payable as on 31st July 2019	Rs. 24,75,000/-	Rs. 25,000/-	Rs. 2,47,500/-	Date: 20.09.2025 Time: 1 PM to 3 PM (Noon)


Date of E- Auction & Time: 24.09.2025 at 11:00 am to 2:00 pm (noon)  
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD: 23.09.2025 up to 6:00 pm

TERMS & CONDITION OF THE AUCTION: For detailed terms and conditions of the sale please refer to the link provided in <http://omkaraarc.com/auction.php>.  
The auction shall be conducted online through OARPL. The last date of submission of bid (online as well as in hard copy) along with EMD (DD/ Pay Order in original or remittance by way of NEFT/ RTGS) is **23.09.2025 by 6:00 PM.** The intending bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact e-Auction Service Provider "M/s. C1 India Pvt. Ltd", Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: [support@bankauctions.com](mailto:support@bankauctions.com), and for any property related query contact the Authorized Officer, Pratishtha Patel (Contact No. 9773406175 and Email-[pratishtha.patel@omkaraarc.com](mailto:pratishtha.patel@omkaraarc.com))

**STATUTORY NOTICE FOR SALE UNDER Rule 8(6) read with 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002**  
This notice is also a mandatory Notice of not less than 15 days (Fifteen) days to the Borrower(s) of the above loan account under Rule 8 (6) read with 9(1), of Security Interest (Enforcement) Rule, 2002 and provisions of Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of auction/sale through e-auction on the above referred date and time with the advice to redeem the assets if so desired by them, by paying the outstanding dues as mentioned herein above together with further interest and all costs charges and expenses any time before the closure of the Sale. In case of default in payment, the property shall at the discretion of the Authorized Officer/Secured Creditor be sold through any of the modes as prescribed under Rule 8 (5) of Security Interest (Enforcement) Rule, 2002.

Date : 03.09.2025  
Place : Mumbai

Sd/- Authorized Officer, Omkara Assets Reconstruction Pvt Ltd.  
(Acting in its capacity as a Trustee of Omkara PS 33/2020-21 Trust)



**SMFG India Home Finance Co. Ltd.**  
Corporate Off. : 503 & 504, 5<sup>th</sup> Floor, G-Block, Inspire BKC, BKC Main Road, Bandra Kurla Complex, Bandra (E), Mumbai - 400051.  
Regd. Off. : Commerzone IT Park, Tower B, 1st Floor, No.111, Mount Pondamallee Road, Porur, Chennai - 600116, TN

**DEMAND NOTICE**


UNDER THE PROVISIONS OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("the Act") AND THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("the Rules") The undersigned being the Authorized Officer of **SMFG India Home Finance Co. Ltd.** (hereinafter referred to as **SMHFC**) under the Act and in exercise of the powers conferred under Section 13 (12) of the Act read with Rule 3 issued Demand Notice(s) under Section 13(2) of the Act, calling upon the following borrower(s) to repay the amount mentioned in respective notice(s) within 60 days from the date of receipt of the said notice. The undersigned reasonably believes that borrower(s) is/are avoiding the service of the Demand Notice(s), therefore the service of notice is being effected by affixation and publication as per Rules. The contents of Demand Notice(s) are extracted herein below :

Sr. No.	Loan Account No. & Name of the Borrower / Co-Borrowers Property Holders as the case may be	Description Of Secured Assets / Mortgage Property	Date of Demand Notice U/s. 13 (2) & Total O/s.
1	<b>LAN : 606207510698992</b> <b>1. Shaikh Sattar Shaikh Latif</b> <b>2. Rubina Tamboli</b> <b>3. Kisan Industries</b> <b>Add : Sr. No 538 H No 14 Yousof Colony, Old Jalha Jalna-431203.</b>	Plot No.14 admg. 155 sq.mtr. CTS No. 8431/A-14 Survey no.538, Jalna bounded as under: East: Plot No.15, West: 6.00 mtr Road, South: Plot No.13, North: 15 mtr road Plot No.15 admg. 49.94 sq.mtr. CTS No. 8431/A-14 Survey No. 538, Jalna bounded as under: East: Plot No.15/part, West: Plot No.13 and 14, North: 15 mtr Road, South: Plot No.16	<b>13.08.2025</b> <b>Rs. 35,13,748.58</b> (Rs. Thirty Five Lakh Thirteen Thousand Seven Hundred Forty Six & Paise Fifty Eight Only) as on <b>13.08.2025</b> NPA Date : <b>05.08.2025</b>
2	<b>LAN : 604907510600246</b> <b>1. Nitin Suresh Patil</b> <b>2. Kavita Nitin Patil</b> <b>Add : 151/1, 152/2, 152/3, Bunglow "Reshmal"Plot No 83, Bahiram Nagar, Pachora - 424201</b>	House constructed on Plot No. 83 admeasuring 307.50 sq.mts. out of the plots laid out in Gat No. 152/1+152/2+152/3 situated at Pachora Tal. Pachra Dist. Jalgaon, within the limits of Pachora Municipal council, within the limits of Sub Registration Office Pachora. Captioned property is bounded as East : 18.00 mts. Road West : Plot No. 73A & B North : Plot No.82 South : Plot No. 84. 2. Plot No. 73/B admeasuring 112.50 sq.mts. out of the plots laid out in Gat No. 152/1+152/2+152/3 situated at Pachora Tal. Pachra Dist Jalgaon, within the limits of Pachora Municipal council, within the limits of Sub Registration Office Pachora. Captioned property is bounded as East : Plot No. 83 West : 9.00 mts. Road North : Plot No. 74A South : Plot No. 73A & 3. Plot No. 73 A admeasuring 112.50 sq.mts. out of the plots laid out in Gat No. 152/1+152/2+152/3 situated at Pachora Tal. Pachra Dist Jalgaon, within the limits of Pachora Municipal council, within the limits of Sub Registration Office Pachora. Captioned property is bounded as East : Plot No. 83 West : 9.00 mts. Road North : Plot No. 74A South : Plot No. 72B	<b>13.08.2025</b> <b>Rs. 90,85,000/-</b> (Rs. Ninety Lakh Eighty Five Thousand Two Hundred Seventy Four & Paise Thirty Seven Only) as on <b>13.08.2025</b> NPA Date : <b>06.07.2025</b>

The borrower(s) are hereby advised to comply with the Demand Notice(s) and to pay the demand amount mentioned therein and here in above within 60 days from the date of this publication together with applicable interest, additional interest, bounce charges, cost and expenses till the date of realization of payment The borrower(s) may note that **SMHFC** is a secured creditor and the loan facility available to the Borrower(s) is a secured debt against the immovable property/properties being the secured asset(s) mortgaged by the borrower(s). In the event borrower(s) are failed to discharge their liabilities in full within the stipulated time, **SMHFC** shall be entitled to exercise all the rights under section 13(4) of the Act to take possession of the secured asset(s) including but not limited to transfer the same by way of sale or by invoking any other remedy available under the Act and the Rules thereunder and realize payment. **SMHFC** is also empowered to ATTACH AND/OR SEAL the secured asset(s) before enforcing the right to sale or transfer. Subsequent to the Sale of the secured asset(s), **SMHFC** also has a right to initiate separate legal proceedings to recover the balance dues, in case the value of the mortgaged properties is insufficient to cover the dues payable to the **SMHFC**. This remedy is in addition and independent of all the other remedies available to **SMHFC** under any other law. The attention of the borrower(s) is invited to Section 13(6) of the Act, in respect of time available, to redeem the secured assets and further to Section 13(13) of the Act, whereby the borrower(s) are restrained/prohibited from disposing of or dealing with the secured asset(s) or transferring by way of sale, lease or otherwise (other than in the ordinary course of business) any of the secured asset(s), without prior written consent of **SMHFC** and non-compliance with the above is an offence punishable under Section 29 of the said Act. The copy of the Demand Notice is available with the undersigned and the borrower(s) may, if they so desire, can collect the same from the undersigned on any working day during normal office hours.

Place : Jalna, Jalgaon, Maharashtra  
Date : 13.08.2025

Authorized Officer, SMFG INDIA HOME FINANCE CO. LTD.




**सेंट्रल बैंक ऑफ इंडिया**  
**Central Bank of India**  
"CENTRAL" TO YOU SINCE 1911

**Tender Notice**

Central Bank of India, Regional Office, Ahmednagar Region has opened tender for **AMC (Annual Maintenance Contract) of Computer Hardware and Peripherals installed across Various branches/Offices under Regional Office, Ahmednagar . The tender can be viewed on the bank's website using the link : <https://www.centralbankofindia.co.in/en/active-tender> The last date for submitting the tender is 17 September 2025 upto 12 : 00 PM**

Regional Manager,  
Central Bank of India, Ahmednagar Region



**Registered Office:** Radhika, 2nd Floor, Law Garden Road, Navrangpura, Ahmedabad, Gujarat - 380009  
**Regional Office:** 1st Floor, Wilson House, Old Nagardas Road, Near Amboli Subway, Andheri (E), Mumbai 400059 and its Various Branches in Maharashtra.

**DEMAND NOTICE UNDER SECTION 13(2) OF THE SARFAESI ACT, 2002**

You, being the mentioned borrowers, co-borrowers and guarantors have availed loan(s) facility(ies) from **HDB Financial Services Limited** by mortgaging your immovable properties (securities) you have not maintained your financial discipline and defaulted in repayment of the same. Consequently to your defaults your loans were classified as non-performing assets as you to avail the said loan(s) along with the underlying security interest created in respect of the securities for repayment of the same. The HDBFS has right for the recovery of the outstanding dues, now issued demand notice under section 13(2) of the Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 (the Act), the contents of which are being published herewith as per section 13(2) of the act read with rule 3(1) of the security interest (enforcement) rules, 2002 as and by way of alternate service upon you. Details of the Borrowers, Co-borrowers, Guarantors, Loans, Securities, Outstanding dues, Demand Notice sent under section 13(2) and Amount claimed there under are given below:-

1)	<b>1) Borrower and Co-Borrowers: 1. Bharat New Furniture, R/o:-</b> Shop No 3 Shrin Height Delhi Gate VIP Road Nr Saiman Function Hall Aurangabad MH-431001. And Also: c.T.S. No. 6615 Sheet No.22, Flat No. 2 Stilt First Floor Al Akka Palace Rohila, Galli Kileark Aurangabad MH-431001. <b>2. Rubinabegum Noorulhaq Khan, 3. Saifullahque Noorulhaque Khan, Both R/o:-</b> H No 1-26-742 Harsh Nagar Labour Colony Aurangabad - 431001. <b>2) Loan Account Number:-</b> 49759957, 57716629 linked by Unique Id Number 69123877. <b>3 Loan Account in INR:</b> Rs.27,33,376/- (Twenty Seven Lakhs Thirty Three Thousand Three Hundred & Seventy Six Only) by Loan Account Number 49759957 and to the tune of <b>Rs.19,02,786/-</b> (Nineteen Lakhs Two Thousand Seven Hundred & Twenty Six Only) by Loan Account Number 57716629. <b>4 Detail description of the Security:- Mortgage Property:-</b> All That Piece And Parcel Of Property Bearing CTS No 11588 Shop No.05 on upper ground level, "Shrin Heights" Admeasuring Area 18.79 Sq. Mtr. Situated at Shri Gate Taluka And District Chhatrapati Sambhaji Nagar (Aurangabad). <b>Mortgage Property:-</b> All That Piece and Parcel of the property bearing Flat No.2 admeasuring built up Area 555Sq. Ft.(51.57 Sq. Mtr.) on still first floor building known as "Al Akka Palace" CTS No. 6615 Sheet No.22 Situated at Rohila Galli, Kileark, within the limits of Aurangabad Municipal Council Tq. & Dist Aurangabad. <b>5 Demand Notice Date:-</b> 22.08.2025. <b>Total Amount due in INR:</b> Your total outstanding liability owing to the Company is (A)/(B) i.e. <b>Rs.47,80438/- (Rupees Forty Seven Lakhs Sixty Thousand Four Hundred &amp; Thirty Eight Only)</b> as of 22.08.2025 and future contractual interest till actual realization together with incidental expenses, cost and charges etc.
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**1. The Borrower and Co-Borrowers/Guarantors** are called upon to make payment of the above mentioned demanded amount with further interest as mentioned herein above in full within 60 days of this notice failing which the Undersigned Authorized Officer of HDBFS shall be constrained to take action under the Act to enforce the above mentioned securities. Please note that, as per section 13(13) of the said Act, 2. Mortgagors are restrained from transferring the above-referred securities by way of sale, lease, Leave & License or otherwise without the consent of HDBFS. **3. For any query or Full and Final Settlement, Please Contact: Mr.Javed Pathan Mobile No.9156028276 (Collection Manager-Chh. Sambhaji Nagar), Mr.Shrikant Mum**