Registered Office:- DCB Bank Ltd., 6th Floor, Tower A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai - 400013

Retail Asset Collection Department: - 302, Cello Platina, F. C. Road, Shivajinagar, Pune-411005

DCB BANK

E AUCTION SALE NOTICE (Under Rule 8(6) of the Security Interest (Enforcement) Rules2002)

E-Auction sale notice for sale of Immovable Assets under the securitization and Reconstruction of Financial Assets and Enforcement Of Security Interest Act, 2002 read with provision to Rule 8(6) R/w. Rule 9(1) of the Security Interest (Enforcement) Rule, 2002. Notice is hereby given to the public in general and in particular to the borrower(s), co-borrowers and the guarantors, by the Authorized Officer, that the under mentioned property is mortgaged to DCB BANK LTD., The Authorized Officer of the Bank has taken the possession under the provision of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act. 2002. The properties will be sold by tender cum public E-auction as mentioned below for recovery of under mentioned dues and further interest, charges and cost etc. as per the below details. The properties will be sold "as is where is" and "as is what is" and "whatever there is" condition basis with all the existing and future encumbrances if any, whether known or unknown to DCB Bank Ltd as per the brief particulars given and mentioned in schedule hereunder.

Sr. 10.	Name of Borrower(s) and Co-borrower(s), Guarantor(s)	Total Dues Outstanding as on 07-01-2025 (Rs)	Reserve Price(Rs.)	EMD (Rs.)	Date & time of E-Auction	Type of Possessio
1	MAHESH ASHOK CHAVAN DAHLVAR00458062 / DAHLVAR00458105	Rs. 47,31,471.72/-	Rs. 9,00,000/-	Rs. 90,000/-	27-01-2025 & 01:00PM TO 02:00 PM	Physical
	0.1	ii .	77		77	

PROPERTY ADDRESS: 1) All that piece and parcel of flat bearing no. 7, on second floor, admeasuring super built up area of 65.98 Sqr. Mtrs. i.e. 710 Sqr. Fts. in building namely "Sai Shradha" being constructed on land bearing bhumapankramank 52/1, Plot No. 19 of MoujeSaidapur Tal Karad District Satara which is bounded as: Towards East: Flat No.2, Towards South: Flat No.6, Towards West: By Road Towards North: Common Starcase

2	MAHESH ASHOK CHAVAN DAHLVAR00458062 / DAHLVAR00458105	Rs. 47,31,471.72/-	Rs. 9,00,000/-	Rs. 90,000/-	27-01-2025 & 01:00PM TO 02:00 PM	Physical

PROPERTY ADDRESS 2) All that piece and parcel of flat bearing no. 6, on second floor, admeasuring super built up area of 65.98 Sgr. Mtrs. i.e. 710 Sgr. Fts. in building namely "Sai Shradha" being constructed on land bearing bhumapan kramank 52/1, Plot No. 19 of Mouje Saidapur Tal Karad District Satara which is bounded as: Towards East: Flat No.2, Towards South: Common Stair Case, Towards West: By Road of Saidapur, Towards North: Flat No.7.

KAVITA ANKUSH OVHAL 27-01-2025 Physical 16.35.529/-DRHLPSR00543468 & 01:00PM 4,00,000/-40.000/-TO 02:00 PM PROPERTY ADDRESS: All that piece and parcel of property Flat no. 501 on 5th Floor, admeasuring about 26.14 Sq. Mtrs. (Carpet area) in the building no "B-1", and in the scheme known as "PLAYTOR PAUD B", Constructed on Gat no. 218 (Old Gat no. 107/3 &

	Old Gat no. 106/6 & Survey no. 305/6), Situated at Village- Paud, Taluka- Mulshi, District- Pune, within the limits of Pune Municipal Corporation. (The Secured Assets)							
4	SHUKARACHARYA AABA SONAVNE DAHLKOH00462871 / DBLAKOH00462872 / DBLAKOH00512924	Rs. 16,64,425.84/-	Rs. 6,00,000/-	Rs. 60,000/-	27-01-2025 & 01:00PM TO 02:00 PM	Physical		

Survey no. 306/3), Gat no. 219 (Old Gat no. 107/2 & Survey no. 306/2), Gat no. 220 (Old Gat no. 106/5 & Survey no. 305/5), Gat no. 221

PROPERTY ADDRESS: "All that piece and parcel of the property bearing ROW HOUSE NO. 9 ADMEASURING AREA OF 34.45 SQ. MTS. OUT OF PLOT NO. B-4 ADMEASURING AT 239.82 SQ. MTS. RS. NO. 14 HISSA NO. 1(2)/1/1, 1/1(5)/2 SITUATED AT MAI SHAKTI ROW HOUSE SCHEME WHICH IIS ALSO SITUTATE WITHIN THE LIMITS AREA OF VILLAGE PACHGAON. TAL-KARVEER, DIST-KOLHAPUR AD ALSO WITHIN THE TOWARDS East-COMMON GALLERY AND STAIRCASE., TOWARDS West-RS. NO. 11, TOWARDS South-PLOT NO. 5, TOWARDS North-UNIT NO. 8."

5	YUSUF SHAIKH DAHLSOL00556348	Rs. 20,58,762/-	Rs. 9,00,000/-	Rs. 90,000/-	27-01-2025 & 01:00PM TO 02:00 PM	Physical
DDC	DEPTY ADDRESS: All that piece and parcel of Elat No	203 admeasuring Built	un aroa 34	57 Sa M	Itre on Socone	floor "C

PROPERTY ADDRESS: - All that piece and parcel of Flat No. 203 admeasuring Built-up area 34.57 Sq. Mtrs. on Second floor "C" wing of 'RAJASHREE APARTMENT' Building constructed on out of Plot no. 2 total admeasuring area 888.59 Sq. Mtrs., Old Survey No. 239. New Survey No. 34/5 which is Situated at Majarewadi, Tal, North Solapur, Dist, Solapur, which is bounded as under, On or towards East: 9.00 M wide Road On or towards West: Flat No. 204. On or towards South: Flat Boundary On or towards North: Staircase & Flat No. 202 (The Secured Assets).

DBLAVIL00427776 / DRBLVIL00536918

6	LILA SHANKAR GAWALI DRBLCHA00578833 / DRHLCHA00578822	Rs. 20,46,508.80/-	Rs. 7,00,000/-	Rs. 70,000/-	27-01-2025 & 01:00PM TO 02:00 PM	Physical
•	ROPERTY ADDRESS: ALL THE PIECE AND PARCEL OF FL		,			
•	3.75 SQ.MTRS. I.E. 417 SQ. FT. WING 'E' IN BUILDING PROJE 3 (OLD GAT NO. 127) AREA ADMEASURING ABOUT 24 F					

DISTRICT PUNE, SUB-REGISTRATION TALUKA KHED AND WITHIN THE LIMITS OF ZILHA PARISHAD PUNE AND PANCHAYAT SAMITI KHED. DISTRICT PUNE AND BOUNDED AS UNDER: -EAST: GAT NO: 64 SOUTH: FLAT NO. E-401 WEST: GAT NO. 62 NORTH: FLAT NO. F-401 (The Secured Assets). KAILAS PANDURANG TOMPE 27-01-2025

	DRHLPUE00555435	31,47,7147-	17,00,000/-	1,70,000/-	& 01:00PM TO 02:00 PM	Ĺ
Г	PROPERTY ADDRESS: ALL THAT PIECE AND PARCEL C	F FLAT NO.401, ON T	HE FOURT	H FLOO	R, WING/BUIL	DING C,
c	ARPET ADMEASURING AREA 32.83SQR. MTRS + TERRAC	E ADMEASURING 7.7 S	SQR, MTRS	S. IN THE	SCHEME KN	OWN AS
" "	SURABHI ICONICA", CONSTRUCTED ON THE LAND BEAI	RING GAT NO.418(OLI	D GAT NO	.2523) SI	ITUATED AT	VILLAGE
ľΝ	ANEKARWADI, TAL. KHED, DIST.PUNE WITHIN THE LOCAL	LIMITS OF ZILLA PARIS	SHAD PUNE	E, TALUK	A PANCHAYA	TSAMITI

KHED. GRAMPANCHAYAT NANEKARWADI. WITHIN JURISDICTION OF SUB-REGISTRAR KHED AND BOUNDED AS TOWARDS NORTH : BY REMAINING PORTION OF GAT NO. 418 TOWARDS SOUTH : BY OLD GAT NO.2464 TOWARDS EAST BY GAT NO.417 AND ROAD TOWARDS WEST: BY GAT NO.419 (The Secured Assets) HARSHAD NARAYAN KUMBHAR 27-01-2025 Physical

PROPERTY ADDRESS: All that piece and parcel of flat bearing no. F-3, admeasuring about 25.65 Sqr. Mtrs. in Durga Chambers Gruhnirman Sanstha Maryadit at CTS No. 36D/2 of Taluka and District Satara within the limits of Satara Municiapl Corporation which is bounded as : Towards East- Open Plot , Towards South: Plot No.4, Towards West: By Road, Towards North: Flat No. F-2

17.91.328.03/-

8,00,000/-

80,000/-

& 01:00PM

TO 02:00 PM

	, , , , , , , , , , , , , , , , , , ,		,			
9	ANIS BISMILLA DONGARI DAHLSOL00565282	Rs. 21,50,762/-	Rs. 7,00,000/-	Rs. 70,000/-	27-01-2025 & 01:00PM TO 02:00 PM	Physical

PROPERTY ADDRESS: All that piece and parcel of flat bearing no. 103, Building No. B, on First Floor, Serial No.015, admeasuring about 39.83Sqr. Mtrs carpet and 48.77 Sqr. Mtrs builtup in project namely "Khateeb Nagar" constructed on Survey No. 149/1B, New Survey No. 147/1/B Souther Portion, of Kasbe Solapur, Taluka Uttar Solapur, District Solapur which is bounded as: Towards East: Flat No. 104, Towards West: Colony Road, Towards South: Building Staircase, Towards North: Wing A Flat No., 102

	91.	_	91 0				3.5
10	ROHINI DEEPAK PAWAR DRHLPSR00457761		Rs. 32,59,384.93/-	Rs. 17,50,000/-	Rs. 1,75,000/-	27-01-2025 & 01:00PM TO 02:00 PM	Physical

PROPERTY ADDRESS: ALL THAT PIECE AND PARCEL OF THE FLAT NO. 501, ADMEASURING AREA 600 SQ.FT. (BUILT UP) I.E. 55.74 SQ. MTRS. ON THE 5TH FLOOR IN THE BUILDING "C" IT'S BEARING GRAMPANCHYAT NO. 1/1315/262 IN THE SCHEME KNOWN AS "CHOURANG SMIT-SHILP" SITUATED AT SURVEY NO. 93 HISSA NO. 1B/1, BEARING CTS NO. 915 & 935 AT VILLAGE MANJARI BUDRUK, AND WITHIN THE REGISTRATION DISTRICT OF SUB REGISTRAR TALUKA HAVELI DISTRICT PUNE.

NAMRATA ANKUSH SONAWANE DRHLPUE00591179	Rs. 21,80,469/-	Rs. 7,50,000/-	Rs. 75,000/-	27-01-2025 & 01:00PM TO 02:00 PM	Physica
PROPERTY ADDRESS: All that piece and parcel of Elat No. 601	06th Floor, admeasuring	a about 454	00 Sar E	t in Building D	17 Sa

FROPERTY ADDRESS: All that piece and parcel of Flat No. 601, 06th Floor, admeasuring about 454.00 Sqr. Ft. in Building D-17. Sara City, Off. Chakan Talegaon Road, Gat No. 139 To 145, 150 To 157, Kharabwadi, Taluka-Khed, District - Pune (The Secured Assets)

L	Grand Francisco Control Contro							
12	RAM GANPATHARAO LOKARE DRHLPSR00475044	Rs. 30,93,057.28/-	Rs. 17,00,000/-	Rs. 1,70,000/-	27-01-2025 & 01:00PM TO 02:00 PM	Physical		

PROPERTY ADDRESS: ALL PIECE AND PARCEL OF PROPERTY BEARING FLAT NO.7. ON THE 3RD FLOOR AREA ADMEASURING ABOUT 700 SQ. FT I.E 65.05 SQ.MTRS BUILT UP .THE BUILDING KNOWN AS GAJANAN HEIGHTS IN THE APARTMENT KNOWN AS GAJANAN APARTMENT CONSTRUCTED ON (OLD S.NO 96) NEW S.NO 60.HISSA NO.2D/4 SITUATED AT KONDHWA BUDRUK TALUKA HAWELI DIST.PUNE WITHIN THE LIMITS OF PUNE MUNICIPAL CORPORATION AND BOUNDED BY-EAST - PROPERTY OF MR.ANIL VAMBORE AND MR.KARALE, SOUTH - MAIN ROAD, WEST - BORDER OF

K	KATRAJ VILLAGE, NORTH - FLAT NO.6, WEST - BORDER OF KATRAJ VILLAGE (The Secured Assets)						
13	PARMESHWAR MOHANRAO JADHAV DRHLPSR00584877	Rs. 1,09,18,929.18/-	Rs. 50,50,000/-	Rs. 5,05,000/-	27-01-2025 & 01:00PM TO 02:00 PM	Physical	

PROPERTY ADDRESS: All that piece and parcel of land admeasuring 00H 01R out of total land area 00H 05R along with RCC construction upon Old Sr. No.81, new Sr. No. 46, Hissa No.15/3, located at Tilekar Nagar, Kondhwa Budruk, within the registration district of Pune, Sub- District & Taluka Haveli and within the limits of Pune Municipal Corporation Pune. Construction consisting units as detailed hereunder: -

detailed fieledflact.								
Type of Unit/No	Floor	Area in Square Fts.	Area in Square Mtrs.					
Commercial Shop/NA	Ground	182.84	16.96					
Flat/NA	Ground	430	39.93					
Flat/101	First	310.53	28.86					
Flat/102	First	550	51.08					
Flat/201	Second	310.53	28.86					
Flat/202	Second	550	51.08					
Flat/301	Third	310.53	28.86					
Flat/302	Third	550	51.08					

Date and time of submission of EMD on before 27-01-2025 up to 12:00pm with request letter of participation KYC, Pan Card, Proof of EMD at email id kuldeep.salokhe@dcbbank.com/vaibhav.chandanshive@dcbbank.com/kalpesh.verma@dcbbank.com.

The intending purchasers/bidders are required to deposit EMD amount through Demand Draft /Pay Order/ in the name of the DCB Bank LTD Inspection Date and Time: -09-01-2025 to 25-01-2025 Between 11:00am to 4:00 pm onwards. Contact person name for Pune, Satara, Sangli, Solapur, Kolhapur

Location - Mr. Hemant Komdarkar Mob No- 9823049912, Kuldeep Salokhe Mob. 9890741011 (Pune), Mr. Vishal Gaikwad Mob No-9579459415 (Satara, Sangli and Kolhapur). TERMS AND CONDITIONS OF THE E-AUCTION

(1)The auction sale shall be "online e-auction" bidding through website https://sarfaesi.auctiontiger.net on the dates as mentioned in the table above with Unlimited Extension of 5 Minutes. Bidders are advised to go through the website https://www.dcbbank.com/cms/showpage/page/customer-corne and https://sarfaesi.auctiontiger.net for detailed terms and conditions of auction sale, before submitting their bids and taking part in e-auction sale proceedings.

(2) The interested bidders are required to register themselves with the portal and obtain login ID and Password well in advance, which is mandatory for e-bidding, from auction service provider (M/s E-Procurement Technologies Ltd. (Auction Tiger) Ahmadabad (Tel:-079 6813 6837/80/90, (M) 9265562821 9265562818) Contact Person:Mr. Chintan Bhatt no. 9978591888, Email : chintan.bhatt@auctiontiger.net, support@auctiontiger.net. Please note that, Prospective bidders may avail online training on e-auction from their registered mobile number only (3) Online E-auction participation is mandatory in the auction process by making application in prescribed format which is available along-with the

4) Bidders are advised to go through detailed terms and conditions of auction sale before submitting their bids by referring to the link https://www.dcbbank.com/cms/showpage/page/customer-corner and for further details may directly contact to Mr. Kuldeep Salokhe-9890741011 / Mr. Vaibhav Chandanshive- 020 67253001 and 8010687657/ Mr. Vishal gaikwad - Mob.no 7875722009/ Mr. Kalpesh Verma 8668382051 Authorized Officers of DCB Bank Ltd.

Sd/-Authorized Officer
DCB Bank Limited

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: rajesh.jumani@omkaraarc.com/zuber.khan@omkaraarc.com/pratik.rasal@omkaraarc.com Tel.: +91 2269231111 | Authorised Officer M no.: +918657969231/+91 86556 68565

[Appendix - IV-A] [See proviso to rule 8 (6) r/w 9(1)]

PUBLIC NOTICE FOR E-AUCTION SALE OF IMMOVABLE PROPERTY E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with proviso to Rule 8 (6) r/w 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 Pvt Itd (OARPL) (acting in its capacity as Trustee of Omkara PS 30/2021-22 Trust) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 30.09.2021 from IndusInd Bank Ltd (Assignor Bank) along with underlying security from assignor bank. Accordingly, OARPL has stepped into the shoes of assignor bank and empowered to recover the dues and enforce the security. The Authorized Officer of OARPL took handover of the physical possession of the below mentioned secured property from the Borrower/Mortgagor/Co-Borrower. 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, Owner,

Οι	Outstanding Dues, Date of Demand Notice sent under Section 13(2), Possession Date, Reserve Price, Bid Increment Amount, Earnest Money Deposit (EMD), Date & Time of Inspection is given as under:									
Sr. No	Name of Borrower(s)/ Guarantors/ Mortgagors	Details of the Secured Asset		Outstanding Dues as on 07.01.2025 (IN INR)		Possession Date	Reserve Price (IN INR)	Bid Increment Amount(IN INR)	EMD (IN INR)	Date & Time of Inspection
1.	Mr. Jafeth Samson Bhastekar and Mrs. Sheron	All that piece and parcel of property bearing Showroom No. 2, Ground Floor, admeasuring 925 Sq. Ft. Carpet Area, in the commercial + Residential building namely "SPARKLE AVENUE" (Hereinafter referred to as said Showroom property) constructed on the land described in schedule – I of village Katraj, Taluka Haveli, District Pune, and bounded as follows: On or towards the East: Nala, On or towards the West: Satara Road On or towards the South: Property of Siyal On or towards the East: Property of Jadhav	Mr. Jafeth Samson Bhastekar	Rs.2,18,84,100.12 (Rupees Two Crores Eighteen Lakhs Eighty Four Thousand One Hundred and Paisa Twelve Only)	25.07.2021	23.10.2024	Rs. 2,22,00,000/- (Rupees Two Crores Twenty Two Lakhs Only)	Rs. 1,00,000/- (Rupees One Lakh Only)	Rs. 22,20,000/- (Rupees Twenty Two Lakhs Twenty Thousand Only)	27.01.2025 11:00 am to 12:00 pm

Account No.: 055505010221, Name of the Beneficiary: Omkara PS 30/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (E) Mumbai, IFSC Code: ICIC0000555

Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:- 18.02.2025 till 6:00 pm Date of E-Auction & Time:- 20.02.2025 12:00 pm to 2:00 pm

TERMS & CONDITION OF THE AUCTION: For detailed terms and conditions of the sale please refer to the link provided in Secured Creditor's (OARPL) website i.e. http://omkaraarc.com/auction.php or website of service provider i.e. http://www.bankeauction.com.

STATUTORY NOTICE FOR SALE UNDER Rule 8(6) r/w 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002 This notice is also a mandatory notice of not less than 30 (Thirty) days to the Borrower(s) of the above loan account under Rule 8(6) r/w 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.

Date: 09.01.2025 Sd/- Authorized Officer, Omkara Assets Reconstruction Pvt Ltd. Place: Pune (Acting in its capacity as a Trustee of Omkara PS 30/2021-22 Trust)

AUTHUM AUTHUM INVESTMENT & INFRASTRUCTURE LIMITED Registered Office: 707, Raheja Centre, Free Press Journal Road, Nariman Point, Mumbai-400 021. Ph.: (022) 6747 2117 Fax: (022) 6747 2118 E-mail: info@authum.com

APPENDIX- IV-A [See proviso to rule 8 (6)] | Public Notice For E-Auction Cum Sale (Appendix – IV A) (Rule 8(6)) Sale of Immovable property mortgaged to Authum Investment & Infrastructure Limited ("AIIL") (Resulting Company pursuant the

demerger of lending business from Reliance Commercial Finance Limited ("RCFL") to AIIL vide NCLT order dated 10.05.2024) having Corporate Office at The Ruby 11th Floor, North-West wing, Plot No.29, Senapati Bapat Marg, Dadar(west), Mumbai- 400028 and Branch Office at:- Authum Investment & Infrastructure Limited, Office No. 209 & 210, 2nd Floor, Aside Zenith Complex, Anutej Atharv Society, Narveer Tanaji Wadi. Shiyajinagar, Pune- 411005under the Securitisation and Reconstruction of Financial Assets and Enforcement o Security Interest Act, 2002(hereinafter "Act").

Whereas the Authorized Officer ("AO") of Authum Investment & Infrastructure Limited had taken the possession of the following property/jes pursuant to the notice issued U/S 13(2) of the Act in the following loan accounts/prospect nos, with a right to sell the same on "AS IS WHERE IS BASIS & AS IS WHAT IS BASIS" for realization of Authum Investment & Infrastructure Limited dues, The Sale will be done by the undersigned through e-auction platform provided at the website:www.bankeauctions.com. Borrower(s) /Co- Demand Notice Date Date of Physical Reserve Price /

orrower(s)	and Amount	Possession	Earnest Money Deposit/ Bidding		
/Guarantor(s)		Total Outstanding	Increment Amount		
(Loan A/c No.	22nd Sept 22	12 March 24	Rs. 5500000/- (Rupees Fifty-Five Lakh		
RLLPPUN000258337 Branch: PUNE 1 ANIL RAMU CHAVAN 2 SHWETA ANIL CHAVAN	& Rs. 38,88,989/- (Rupees Thirty-Eight lakh Eighty-Eight Thousand Nine Hundred Eighty-Nine only)	Total Outstanding as on 06-JAN-25 Rs. 54,93,088/- (Rupees Fifty-Four Lakh Ninety-Three Thousand & Eighty-Eight Only)	Only) Earnest Money Deposit (EMD) Rs.550000/- (Rupees Five Lakh Fifty Thousand Only) Bid Incremental: Rs. 55000/- (Rupees Fifty-Five Thousand Only)		

Description Of The Immovable Property/ Secured Asset : All The Piece and Parcel of The Properties FLAT NO 3 1ST FLOOR YOGESH

l	ENCLAVE PLOT NO 1 AND 2 S NO 247 14 BCTS 1462 YERWADA PUNE						
l	Date of Inspection :-	EMD Last Date : 23rd Jan 25	Date/Time of E-Auction :				
l	17th Jan 2025 11.00 to 15.00	till 05:00 PM	24th Jan 25 11.00 to 13.00				
	MODE OF PAYMENT:- ALL PA	AYMENT SHALL BE MADE BY DEMAND DRAFT	IN FAVOUR OF "AUTHUM INVESTMENT &				
	INFRASTRUCTURE LIMITED" PA	AYABLE AT PUNE OR THROUGH RTGS/NEFT THE	ACCOUNTS DETAILS ARE AS FOLLOWS: A)				
	NAME OF THE ACCOUNT: AUTH	HUM INVESTMENT & INFRASTRUCTURE LIMITED (CCD A/C B) NAME OF THE BANK:-HDFC BANK				
	LTD., C)ACCOUNT NO:- 9999991	17071990, D)IFSC CODE:-HDFC000119.					

TERMS & CONDITIONS OF ONLINE E- AUCTION SALE:-

The Property is being sold on "AS IS WHERE IS, WHATEVER THERE & WITHOUT RECOURSE BASIS". As such sale is without any kind of warranties & indemnities.

For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service Provider M/S C1 India Pvt Ltd ,Plot No- 68, 3rd floor Sector 44 Gurgaon Haryana -122003 (Contact no. 7291981124,25,26)Support Email - Support@ bankeauctions.com, Mr. Bhavik Pandya Mob. 8866682937. Email: Gujarat@c1india.com For further details and queries, contact Authorised Officer: SUNIL MOHITE – (Mob.: 9834951599)

This publication is also 15 (Fifteen) days notice to the Borrower / Mortgagor / Guarantors of the above said loan account pursuant to rule 8(6) of Security Interest (Enforcement) Rules 2002, about holding of auction sale on the above-mentioned date / place.

PLEASE REFER THE WEBSITE FOR DETAILED TERMS AND CONDITIONS (Use Code: 185703 and see the NIT Document) (https:// www.bankeauctions.com)

Place: Pune Date: 09.01.2025 **Authorized Officer**



Pune East Zone: Janamangal Building, 2st Floor, S. No. 7 A/2, Opp. Kirloskar Pneumatics Co Ltd., Hadapsar Industrial

Estate, Hadapsar, Pune 411 013. Ph.: 020-24514023 Email: cmmarc_per@mahabank.co.in

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

Whereas the undersigned being the Authorized Officer of the Bank of Maharashtra under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under Section 13(12) read with Rule 3 of Security Interest (Enforcement) Rules, 2002 issued **Demand Notices** on the dates as mentioned below calling upon the following Borrowers to repay the amounts mentioned in the notices within 60 days from the date of receipt of the said Notice.

The Borrowers and Guarantors mentioned hereinabelow having failed to repay the amount, Notice is hereby given to the Borrowers and Guarantors mentioned hereinbelow in particular and the Public in general that the undersigned has Possession of the properties described herein below in terms of the powers vested under the provision of section 13(4) of the said Act read with Rule 8 on the dates mentioned below.

The Borrower as well as 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 the Bank of Maharashtra, for an amounts mentioned hereinbelow. The Borrower's attention is invited to provisions of sub-section (8) of section 13 of the act, in respect of time available, to redeem the secured assets.

This notice is also being published in vernacular. The English version shall be final if any question of interpretation arises.

Sr	Name of Branch, Borrower & Guarantors	Dues In Rs.					
1	Branch: Ghorpadi Borrower: 1. Mr. Atul Ashok Bahule, 2. Mrs. Reshma Atul Bahule, Both at : Siddharth Nagar At: Urali Devachi Tal: Haveli, Dist Pune Pin-412308	Rs. 30,85,647/- (Rupees Thirty Lakh Eighty Five Thousand Six Hundred Forty Seven Only) Plus Unapplied Interest thereon @ 8.80% p.a. and charges w.e.f. 31/10/2024					
	Date of Demand Notice : 31/10/2024	 Date of Possession: 03/01/2025 					

The details of the property mortgaged to the Bank and taken possession by the Bank is as follows: All that piece and parcel of Flat No. 402, constructed on Fourth Floor in building known as "Mayur Complex" at S. No. 1011 to 1013 and 1015 to 1020 at Fursungi, Tal: Hayeli Dist: Pune PIN: 412308, Area of the Flat 71.74 Square Meter (772 Square Feet) Milkat No. 5/0958 owned by Mr. Atul Ashok Bahule & Mrs. Reshma Atul Bahule and Mayur Complex bounded by: On or towards East: By CTS No. 1023, On or towards West: By Road, On or towards South: By Road, On or towards North:

Branch: Vadgaonsheri Rs. 2,99,96,539.63/-(Rupees Two Crore Ninety Nine Borrower: Dilip Industries Lakh Ninety Six Thousand Five Hundred Thirty Nine Prop Mr Chaitanya Dilip Rudrabhate and and paisa sixty three only) plus unapplied interest, Guarantor: NA further Interest, costs, charges and expenses Date of Possession: 04/01/2025 Date of Demand Notice: 04/11/2024 (Physical Possession) The details of the property mortgaged to the Bank and taken possession by the Bank is as follows: All those pieces and parcel of land bearing S No 91/5/2 and 91/1/2 Plot No. 45,46 and 47

admeasuring R. Sq. Mtrs. 3.02.19, 3.13.56 and 3.24.82 respectively situated at Near Pune Pandharpur Road, Tambmal Village-Pharandwadi, Tal.: Phaltan Dist.: Satara-415523

and Mr. Namdeo Sadashiv Survawanshi Three Only) plus unapplied interest w.e.f. 21/10/2024 Date of Demand Notice: 21/10/2024

Borrower: Mr. Anil Namdeo Suryawanshi

(Symbolic Possession) The details of the property mortgaged to the Bank and taken possession by the Bank is as follows: Registered mortgage of Flat No. 18, 2nd Floor, Gat No. 335, Plot No. 5,6,11,12, Uttam Vihar, Bhigwan, Tal Indapur, Dist Pune - 413130.

Branch: Bhigwan Borrower: Shrinath Fertilizers Prop: Mr.Prasad Jayant Jadhav

Date of Demand Notice: 31/10/2024

By CTS No. 1029

Rs. 12,60,741.62/- (Rupees Twelve Lakh Sixty Thousand Seven Hundred Forty One and Paise Sixty Two Only) plus unapplied interest w.e.f. 30.10.2024,

Rs. 2,73,834.33/- (Rupees Two Lakh Seventy Three

Thousand Eight Hundred Thirty Four and Paise Thirty

Date of Possession: 06/01/2025

(Symbolic Possession)

 Date of Possession: 06/01/2025 Date of Demand Notice: 30/10/2024 (Physical Possession)

The details of the property mortgaged to the Bank and taken possession by the Bank is as follows: REGD. MORTGAGE of Open Plot C.S. No 697, Grampanchayat Milkat No 501 At Post Bhigwan Tal Indapur, Dist. -Pune Admeasuring 153 Square Meter i.e. 1646.89 Sq.Ft. Branch: Kalas Rs. 10,40,248/- (Rupees Ten Lakh Forty Thousand

Borrower: Mr. Dnyandev Keraba Darade, Two Hundred Forty Eight Only) plus unapplied interest Mr. Tukaram Keraba Darade, Mr. Shivdas w.e.f. 11.02.2020 Keraba Darade and Guarantors Mr. Dashrath Sitaram Darade, Mr. Dattatray Sadashiv Darade Date of Demand Notice: 11/02/2020 Date of Possession: 06/01/2025 (Symbolic Possession)

The details of the property mortgaged to the Bank and taken possession by the Bank is as follows: Regd. Mortgage of Landed property bearing Gat No. 417 admeasuring area 00H 03R out of total admeasuring area 00H 09R (including Pot Kharab area admeasuring 00H 02R) within the jurisdiction of division - Pune, Sub - Division & Tal - Baramati and within the limits of sub - Registrar Baramati at Village -Akole, Tal - Indapur, Dist - Pune

Chief Manager, & Authorised Officer, Date: 03/01/2025, 04/01/2025, 06/01/2025 Pune East Zone Place: Pune









Maval (Vadgaon) Branch, Shantideep Complex, Near Vadgaon Railway Station, Vadgaon Maval, Pune, Maharashtra - 412106 Email : ubin0532223@unionbankofindia.bank Ref: 32220/SARFAESI/2024-25/01 Date: 10.09.2024

(1) Mr. Subhash Shivaji Shinde (Borrower), Flat No. 303, 3rd Floor, Sai Kiran Apartment, Vadgaon, Ta-Maval, Dist-Pune, PIN - 412106, And Mr. Subhash Shivaji Shinde (Borrower), Flat No. 202, Sai Sankaip Hou. Soc.

Keshav Nagar, Vadgaon, Ta-Maval, Dist. Pune, PIN-412106. (2) Mrs. Vaishali Subhash Shinde (Co-Borrower), Flat No. 303, 3rd Floor, Sai Kiran

Apartment, Keshav Nagar, Vadgaon, Ta-Maval, Dist-Pune, PIN-412106 (3) Mr. Vijay Eknath Kasar (Guarantor), Survey No. 6 1/1, Plot No. 5, Keshav Nagar,

Vadgaon, Ta-Mayal, Dist-Pune, PIN - 412106.

Notice under Sec. 13 (2) read with Sec. 13 (3) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. You the Borrower/Mortgagor Mr. Subhash Shivaji Shinde and Mrs. Vaishali Subhash Shinde, have availed the following credit facilities from our Union Bank of India, Maval (Vadgaon) Branch and failed to pay the dues/instalment/ interest / operate the accounts satisfactorily and hence, in terms of the RBI guidelines as to the Income Recognition and Prudential Accounting Norms, your account/s has/have been classified as Non-Performing Asset as on 29.08.2024. As on 29.08.2024 a sum of

paisa Thirty Two only) is outstanding in your account. The particulars of amount due to the Bank from you in respect of the aforesaid accounts are as under:

Rs. 8,17,042.91 (Rupees Six Lakh Ten Thousand Four Hundred Sixty Five and

Type of Facility	Sanctioned Limit	Outstanding Amount as on date of NPA i.e. as on 29.08.2024	Unapplied interest from 31.05.2024 to 29.08.2024	Total dues as on 29.08.2024	
U HOME	ONE		s. Rs. 111.30 17,231.61	Rs. 8,17,042.91	
Total	Rs. 9,60,000.00	Rs. 7,99,811.30	Rs. 17,231.61	Rs. 8,17,042.91	
Total due	s as on 29.08.	2024	1.	//	

To secure the repayment of the monies due or the monies that may become due to the Bank, You the mortgager/guarantor had executed documents on and created security interest by way of Mortgage of immovable property described herein below: All that the piece and parcel of immovable property being Flat No. 303, admeasuring

449.0 sq.ft. (carpet 345.0 sq. ft.) + parking area admeasuring 100 sq. ft. in the building

"Sai Kiran Apartment" constructed on Plot No. 46, S. No. 53+54/4+55/2+56/3+54/2 situated At - Vadgaon, Ta - Maval, Dist - Pune within the limits of Vadgaon Nagar panchayat and the registration District - Pune, Sub Registration District and Taluka -Maval, Boundaries of the Property (Residential Flat No. 306) East: Plot No. 47, West: 30 feet Road, North: S. No. 7, South: Road. Therefore, You Borrower No.1 & 2 and Guarantor are hereby called upon in terms of

section 13(2) of the Securitisation and Reconstruction of Financial Assets and enforcement of Security Interest Act, 2002, to pay a sum of Rs. 8,17,042.91 (Rupees Six Lakh Ten Thousand Four Hundred Sixty Five and paisa Thirty Two only) together with further interest from 29.08.2024 and charges at the contractual rate as per the terms and conditions of loan documents executed by you and discharge your liabilities in full within 60 days from the date of receipt of this notice, failing which, we shall be constrained to enforce the aforesaid securities by exercising any or all of the rights given under the said Act. As per section 13 (13) of the Act, on receipt of this notice you are restrained /prevented

from disposing of or dealing with the above securities without the consent of the bank. Your attention is invited to provisions of sub-section (8) of Section 13 of the SARFAES in respect of time available, to redeem the secured assets.

Yours Faithfully,

(Sachin Verma), Authorised Officer Union Bank of India

TRUCAP FINANCE LIMITED

Registered Office: Register office at 3" Floor, A Wing, D.J. House, Old Nagardas Road, Andheri (East), Mumbai - 400069, Maharashtra, GST No: 27AAACD9887D1ZC

Corporate Identity Number: L64920MH1994PLC334457

PUBLIC NOTICE

This is to inform the Public that Auction of pledged Gold Ornaments will be conducted by TruCap Finance Limited on 22nd January 2025 at Dange Chowk, Pune at 11:00 Branch address: TruCap Finance Ltd., 1ST FLOOR, NEAR LAD CHILDERNS CLINC

The Gold Ornaments to be auctioned belong to Loan Accounts of our various Customers who have failed to pay their dues. Our notices of auction have been duly issued to these borrowers.

The Gold Ornaments to be auctioned belong to Overdue Loan Accounts of our various

ARUN PLAZA, DANGE CHOWK, YASHODA COLONY, THERGAON, PCMC

Customers mentioned below with branch name. Bhosari Branch: GL0000000178816, GL0000000184285, GL0000000214125,

GL0000000217826 , GL0000000222814 , GL0000000225110 GL0000000226202 , GL0000000225543 , GL0000000228306 GL0000000230687 , GL0000000231426 , GL0000000209960 GL0000000174795 . GL0000000272932 . GL0000000265197

GL0000000276697 . GL0000000272877 . GL0000000271868 GL0000000276790 , GL0000000217701 , GL0000000267098 GL0000000224552 , GL0000000228881 , GL0000000270875 GL0000000278744 , GL0000000265510 , GL0000000268792 GL0000000268169 . GL0000000269443 . GL0000000275753

GL0000000277515, GL0000000278700, GL0000000278362 Chakan Branch: GL0000000190396, GL0000000260561, GL0000000268590, GL0000000227303 , GL0000000222528 , GL0000000266912 GL0000000181761 , GL0000000203316 , GL0000000239748

GL0000000265739 , GL0000000264451 , GL0000000267330 GL0000000223204 , GL0000000227520 , GL0000000225036 GL0000000264880 , GL0000000267299 , GL0000000268266 GL0000000266619 , GL0000000269968 , GL0000000270342 GL0000000264669 , GL0000000263809 , GL0000000267754

GL0000000272888 , GL0000000272003 , GL0000000276648 GL0000000277881. Dange Chowk Branch: GL0000000245763 , GL0000000272848 GL0000000276025 , GL0000000276026 , GL0000000265984

GL0000000271796 , GL0000000276189 , GL0000000226100 GL0000000225913 , GL0000000266938 , GL0000000269781 GL0000000272259

For more details, please contact TruCap Finance Limited Contact Person: Vinod Maskar

Contact Number(s): 9870424107

MAHARASHTRA - 411033.

TruCap Finance Limited reserves the right to alter the number of accounts to be auctioned &/ postpone / cancel the auction without any prior notice.

TruCap Finance Limited