



REGIONAL OFFICE The Capital Building, 1st Floor, Opp. Kulkarni Garden, Sharanpur Road, Nashik.

DEMAND NOTICE UNDER SEC. 13(2)

CREDIT RECOVERY AND LEGAL SERVICE DEPARTMENT Notice Issued to you u/s 13(2) of The Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 by branch/me, the Authorized Officer, was sent to you calling upon to repay the dues in your loan accounts with as your last known address could not be served. Therefore, the contents of the said demand notice are being published in this newspaper. The credit facilities/loan facilities availed by you have been classified as NPA. You have executed loan documents while availing the facilities and created security interest in favour of the Bank. The details of the credit facilities and secured assets are as per the given table. Therefore, you, Borrowers/Guarantors/Mortgagors in terms of the aforesaid notice have been called upon to pay the as per the Demand Notice together with future interest and charges there on within 60 days from the date of this publication. That on your failure to comply therewith, we, the secured creditor, shall be entitled to exercise all or any of the rights under Section 13(4) of the Securitization and Reconstruction of Financial Assets & Enforcement of Security Interest Act 2002. In terms of Section 13(13) of the Act you shall not transfer the secured assets aforesaid from the date of receipt of the notice without Bank's prior consent. Please take note of the provisions of sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

Table with columns: Branch Name, Borrowers / Guarantors / Mortgagors Name & Address, NPA Date, Book Balance, Unapplied interest, Cost/Charges incurred by Bank, Total Demand Notice Amt., and Equitable Mortgage of immovable property described here in below.



Appendix - IV-A [See proviso to rule 8 (6)] 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) 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 Authorized 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 03.07.2024. 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:

Table with columns: 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, and EMD. Includes details for Mahesh Madhavrao Bhargare and Kalpa Mahesh Bhargare.

TERMS & CONDITION OF THE AUCTION: For detailed terms and conditions of the sale please refer to the sale please refer to http://omkaraarc.com/auktion.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 10.03.2025 by 6:00 PM. The intended 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 "Ms. C1 India Pvt. Ltd", Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: support@bankaueauctions.com, and for any property related query contact the Authorized Officer, Mr. Tanaji Mandavkar, Mobile: +91 9769170774, +91 9082008789. Mail: tanaji@omkaraarc.com

Asset Reconstruction Company (India) Ltd., (Arcil) Acting in its capacity as Trustee of various Arcil Trusts. Arcil Office: The Ruby, 10th floor, 29, Senapati Bapat Marg, Dadar (West) Mumbai - 400 028.

PUBLIC NOTICE FOR SALE THROUGH ONLINE E-AUCTION IN EXERCISE OF THE POWERS UNDER THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (SARFAESI ACT) READ WITH RULES 6, 8 & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002. Notice is hereby given to the public in general and to the Borrower (s) / Guarantor (s) / Mortgagor (s), in particular, that the below described immovable property/ies mortgaged/charged to the Asset Reconstruction Company (India) Limited, acting in its capacity as Trustee of various Arcil Trusts ("ARCIL") (pursuant to the assignment of financial asset vide registered Assignment Agreements), will be sold on "As is where is", "As is what is", "Whatever there is" and "Without recourse basis" by way of online e-auction, for recovery of outstanding dues of together with further interest, charges and costs etc., as detailed below in terms of the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") read with Rules 6, 8 and 9 of the Security Interest (Enforcement) Rules, 2002 ("Rules").

Table with columns: Sr. No, Co-Borrower / Guarantor / Mortgagor, LAN No. & Selling Bank, Trust Name, Outstanding amount as per SARFAESI Act, Possession type and date, Date of Inspection, Type of Property and Area, Earnest Money Deposit (EMD), Reserve Price, and Date & Time of E-Auction. Includes details for Mr. Sanjiv Somnath Pardihi & Mrs. Jyotibai Sanjay Pardihi.

Equitable Mortgage of immovable property described herein below: All that piece and parcel of land known and numbered as Flat no. 07, measuring 85.96 Sq.Mtrs. (Built up) on Third Floor of building known as "Saidham Apartment" constructed on Survey No. 24/B-2 Plot No. 33 admeasuring - 408.92 Sq.Mtrs. Situated at village Anandwadi, Tal. & Dist. Nashik within the local limits of Nashik Municipal Corporation Nashik and the flat is bounded as under. On or towards East: By Marginal space, On or towards West: By Marginal space, On or towards South: By Marginal space. On or towards North: By Staircase & Lift, On or towards South: By Marginal space. Together with electrical & water meter & connection and all the rights of easement, access, ways, colony roads & other rights appurtenant with right of ownership of said property referred to herein as said property or the mortgaged property.

Equitable Mortgage of immovable property described herein below: Residential Property at Flat no. 11 built up area admeasuring 69.61 Sq Mtrs on Stilt 3rd floor in "Sai Shrushti" constructed on Plot no 16+17, total area admeasuring 350.90 Sq Mtrs out of Sr. No. 53/3A/1+3B+3C+4/A+4/5/2 situated at Village Deolali, Tal & Dist. Nashik-422101. Boundaries- (Plot no. 16 +17)- On or towards East: 8 mtrs. Colony Road, On or towards West: Plot no. 20 & 21, On or towards South: Plot no. 15, On or towards North: Plot no. 18 (Flat no. 11)- On or towards East: Side Marginal Space, On or towards West: Staircase & Flat no 12, On or towards South: Side Marginal Space, On or towards North: Flat no 10

Equitable Mortgage of immovable property described herein below: All that piece and parcel of the NA land bearing Sr. No. 122/1+2+3 admeasuring 0.73 Ha i.e. 7300 Sq. Mtr with asst. Rs. 4.31 as per sanctioned layout out of Plot No. 19 Admeasuring 562.83 Sq. Mtr. Including F.S.I. & T.D.R. agreement with NA assessment Rs. 298.29, property situated at Mouze-Chehadi Bu. Tal & Dist Nashik, within the limits of Nashik Municipal Corporation Nashik, Bounded as: East: Plot No. 18, West: 18 Mtr. Wide D.P. Road, South: Part of Sr. No. 122/4, North: 9 Mtr Colony Road. Part B: (Details of the Flat owned by the Mortgagor) All that piece and parcel of the Row house No. 01, the building known as "Niwara Chaitanya", plotted area Adm. 670.00 Sq. Ft. i.e. 62.24 Sq. Mtrs and area admeasuring 1125 Sq. Ft. i.e. 104.50 Sq. Mtr. built up area, which is more particularly described herein above and the said row house is bounded as under: East: Side Margin, West: Building parking & Flat No. 01, South: East Side, North: 9 Mtr Colony Road

Simple Mortgage of immovable property described herein below: All that piece and parcel of Row Bungalow No. 01 having plotted area adme. 76.13 Sq. Mtrs, (Built up area adme. 1410.00 Sq. Ft. i.e. 131.04 Sq. Mtrs. In "Nirmal Park Row Bungalow" constructed on Plot No. 36 area adme. 138.75 Sq. Mtrs. Out of S. No. 49/7A/5/B (old S. No. 48) situated at village Sinnar -2, Taluka & Dist. Sinnar within the local limits of Sinnar Nagar Palika, Sinnar, bounded as under: On or towards East: Row Bungalow No. 02, On or towards West: Plot No. 37, On or towards South: 9.00 Mtr. wide Colony Road, On or towards North: Plot no. 29

Date: 06.02.2025 Place: Nashik | Jalgaon | Dhule | Nandurbar