



Home First Finance Company India Limited
CIN: L65990MH2010PLC240703,
Website: homefirstindia.com
Phone No.: 180030008425 Email ID: loanfirst@homefirstindia.com

DEMAND NOTICE U/s 13(2)

You the below mentioned borrower has availed loan by mortgaging the schedule mentioned property and you the below mention has stood as borrower/co- borrower guarantor for the loan agreement. Consequent to the defaults committed by you, your loan account has been classified as non- performing asset on 05-03-2025 under the provisions of the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (in short SARFAESI Act). We Home First Finance Company India Limited have issued Demand Notice u/s 13(2) read with section 13(13) of the SARFAESI Act to the address furnished by you. The said notices are issued as on 05-03-2025 and these notices state that you have committed default in payment of the various loans sanctioned to you. Therefore, the present publication carried out to serve the notice as the provision of Section 13(2) of SARFAESI Act and in terms of provision to the rule 3(1) of the Security Interest (Enforcement) Rules, 2002:

Sr. No.	Name and Address of the Account, Borrower(s) & Guarantor(s)	Details of the security to be enforced	Total Outstanding as on date of Demand Notice plus further interest and other expenses (in Rs.)
1.	Devidas Bhiwa Dudhapachare,Kavita Devidas Dudhapachare	Plot No-265, Mouza tarodi khurd, Patwari Halka Number 33, Khasra no. 17/1,17/2, Gram Panchyat Bidgaon, Tehsil kamptee, District Nagpur, Nagpur, Maharashtra, 441204 Bounded by East-Plot No-266, West-Plot No-264, North-Plot No-256, South-20 feet wide road.	7,49,692
2.	Harshd Balpande,Lankesh BALPANDE,MONALI HARSHAD BALPANDE	Plot No-60, K.H. No.64, 65, Sheet No. 467/37, 449/36, City Survey No. 154, 153, Corporation House No.1296/60, Ward No. 21, Mouza-Pardi, Situated at E.I.A.S. of NIT, Chandra Nagar, Pardi, Nagpur,Nagpur,Maharashtra,440035 Bounded by East-Road, West-Plot No-45 & 45/A, North-Plot No-59, South-Road.	19,60,764
3.	Firoj Shekh Usman Shekh, Farida Ushman Shekh, Muskan Sk Usman Sk Shabbir	Plot No 148, Zam Zam Park, Property no. 3737, Ward No-B-14, Old GP Mauje Akoli, Akola Tq, Dist. Akola,Akola,Maharashtra,444002 Bounded by North-20 Ft Road, South-Open Land, East-Sr. No. 147, West-Sr. No. 149.	7,80,884

You are hereby called upon to pay Home First Finance Company India Limited within the period of 60 days from the date of publication of this Notice the aforesaid amount with interest and cost falling which Home First Finance Company India Limited will take necessary action under the Provisions of the said Act against all or any one or more of the secured assets including taking possession of secured assets of the borrowers, mortgagors and the guarantors. The power available to the Home First Finance Company India Limited under the said act include (1) Power to take possession of the secured assets of the borrowers/guarantors including the rights to transfer by way of lease, assignment of sale for releasing secured assets (2) Take over management of the secured assets including rights to transfer by way of lease, assignment or sale and realize the secured assets and any transfer as of secured assets by Home First Finance Company India Limited shall vest in all the rights and relation to the secured assets transferred as it the transfer has been made by you.

In terms of the Provisions of the Section 13(13) of the said act, you are hereby prohibited from transferring, either by way of sale, lease or otherwise (other than in the normal course of your business), any of the secured assets as referred to above and hypothecated/mortgaged to the Home First Finance Company India Limited without prior consent of the Home First Finance Company India Limited.

Place: Akola, Nagpur
Date: 07-03-2025

Signed by: AUTHORISED OFFICER,
Home First Finance Company India Limited



KOTAK MAHINDRA BANK LIMITED
Registered Office: 27 BKC, C-27, G Block, Bandra Kurla Complex, Bandra (East), Mumbai- 400051, (MH).
Branch Office: Kotak Infinity, 5th Floor, Zone IV, Building No 21, Infinity IT Park, Off Western Express Highway, General A K Vaidya Marg, Malad (East), Mumbai 400097.
Corporate Identity Number - U65110MH1985PLC038137. www.kotak.com

Notice Regarding Possession of Immovable Property u/s 13(4) of SARFAESI Act, 2002 r/w. Rule 8 (1) of Security Interest (Enforcement) Rules, 2002

Whereas, the undersigned being the Authorised Officer of the Kotak Mahindra Bank Ltd. under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") and in exercise of the powers conferred under sections 13(2) and 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated 12-04-2023 and subsequently published the same on 26-04-2023 in The Indian Express and Tarun Bharat calling upon the parties;

1) M/s. Agrawal Industries through its Proprietor Mr. Vijaykumar Chaganlal Kejadiwal, 2) Mr. Vijay C. Kejadiwal 3) Mr. Piyush V. Kejadiwal 4) Mrs. Manju Vijakumar Kejadiwal to repay an amount of Rs. 1,53,14,809.29 (Rupees One Crore Fifty Three Lacs Fourteen Thousand Eight Hundred Nine and Twenty Nine Paise Only) from the respective Borrower/Guarantor (s)/Mortgagor (s) as mentioned in the notice, as on 31-03-2023 together with further interest and other charges thereon at the contractual rates from 01-04-2023 until it's payment / realization ("outstanding amount") within 60 days from the date of the said Demand Notices.

The aforementioned Borrower/Guarantor(s)/Mortgagor(s) having failed to repay the amount in full, notice is hereby given to the Borrower/ Guarantor(s)/Mortgagor(s) and the public in general that the undersigned has taken the Possession of the property described herein below in exercise of powers conferred on him / her under Section 13(4) of the SARFAESI Act read with Rule 8 of the above said Rules on this 4th day of March, 2025.

The aforementioned Borrower/ Guarantor(s)/Mortgagor(s) in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Kotak Mahindra Bank Ltd. for the aforementioned outstanding amount.

The Borrower/ Guarantor(s)/Mortgagor(s) attention is invited to the provision of Section 13(8) of the SARFAESI Act, in respect of time available, to redeem the secured assets.

DESCRIPTION OF THE IMMOVABLE PROPERTY:

Property owned by M/s. Agrawal Industries through its Proprietor Mr. Vijaykumar Chaganlal Kejadiwal All that piece and parcel of Plot No. L-9/1, in the Akola Industrial Area within the village limits of Shivar, Taluka and District Akola, Plot measuring 1980 Sq.mtrs, which are bounded as under -> Boundaries East : MIDC Plot No. L-82, West : MIDC Estate Road, South: MIDC Plot No. L-92, North: MIDC Estate Road.

Together with all existing buildings and structures thereon as may be erected/constructed there upon any time from/after the date of respective mortgages and all additions thereto and all fixtures and furniture's and plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future.

Sd/-
Date: 07.03.2025
Place: Akola, Maharashtra (Authorized Officer), Kotak Mahindra Bank Ltd.



OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED
Corporate Office: Kohinoor Square, 47th Floor, N.C Kelkar Marg, R. G. Gadkari Chowk, Dadar West, Mumbai - 400028. Contact No - 9773406175.

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
[See proviso to rule 8 (6) read with 9(1)]

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) 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/ Mortgagor, Nirmal Thakurdas Somnani and Gurantor Shri Ankit Gumrukch Chhattani that the below described immovable property mortgaged/charged to the Secured Creditor, and the physical possession of which has been taken by the Authorised Officer of Omkara ARC Secured Creditor on 12.07.2024. The below-mentioned property will be sold on "As is where is", "As is what is", and "Whatever there is" and without recourse basis on 26.03.2025 at 11.00 am (last date and time for submission of bids is 25.03.2025 by 6.00 PM), for recovery of Rs. 8,89,808/- (Rupees Eight Lacs Eighty-Nine Thousand Eight Hundred Eighty Only) as on 31.05.2021 plus accrued interest/unrealized interest at the contractual rate(s) together with incidental expenses, costs, charges, etc. The Omkara Assets Reconstruction Pvt Ltd (acting in its capacity as Trustee of Omkara PS 36/2021-22 Trust) has acquired entire outstanding debts lying against the said borrower/guarantors vide Assignment Agreement dated 28.09.2021 along with underlying security Akola Urban Co-operative Bank Ltd (AUCB). Therefore, Omkara Assets Reconstruction Pvt Ltd has stepped in the shoes of Akola Urban Co-operative Bank Ltd (AUCB) and become entitled to recover entire outstanding dues and enforce the securities.

The description of the Immovable Properties, the reserve price, earnest money deposit and known encumbrances (if any) are as follows:

DESCRIPTION OF THE PROPERTY	
Shop No 214, 2nd Floor (Built up area of 9.44 Sq. Mtrs or 101.61 Sq. Fts), Shrey Infra Business Centre, with 01.16% undivided share in Plot No.2, Survey No 3207, Sheet No 80, Ward No 3, Corporation House No 268/K/2014, Mouza-Shitabuldi, situated at Hanuman Galli, Nagpur. East: Road, West : Passage, North : Shop No 215, South: Shop No 213, (Bid Increment: Rs. 10,000/-)	
Reserve Price : Rs.12,25,000/-	EMD : Rs.1,22,500/-
Date of E-Auction : 26.03.2025 at 11.00 A.M to 2.00 P.M	
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD: 25.03.2025 by 6:00 pm	
Date of inspection : 24.03.2025 between 01.00 pm to 04.00 pm	
Known Liabilities : Not Known	

This publication is also a Fifteen-days' notice to the borrowers/co-borrowers under Rule 8(6) read with 9(1) of the Security Interest (Enforcement) Rules, 2002.

For detailed terms and conditions of the sale please refer to the link provided in the secured creditor website i.e., <http://omkaraarc.com/auction.php>, and the contact details of authorized officer Pratishtha Patel (Contact No. 9773406175 and Rajendra Dewarade - 9324546651 and Email- pratishtha.patel@omkaraarc.com Bidder may also visit the website <http://www.bankauction.com> or contact service provider M/s. C1 India Pvt. Ltd., Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: support@bankauctions.com, Mr. Bhavik Pandya, Mobile:88666 82937 Email -Maharashtra@c1india.com. Intending bidders shall comply and give a declaration under section 29A of the Insolvency and Bankruptcy Code 2016.

Sd/-
Authorized Officer, (Pratishtha Patel)
Omkara Assets Reconstruction Pvt Ltd. (Acting in its capacity as a Trustee of Omkara PS 36/2021-22 Trust)

Date : 06.03.2025
Place : Nagpur



The Shikshan Prasarak Mandal, Kamptee's SETH KESARIMAL PORWAL COLLEGE OF ARTS AND SCIENCE AND COMMERCE, KAMPTEE-441001 DIST. NAGPUR
[Hindi Linguistic Minority Status]
NAAC Accredited with "B++" Grade

1. Applications are invited from eligible candidates for the following post(s) of Principal

Subject	No. of Post (s)	Nature of Post	Nature of vacancy	Category	No. of Advertisement
PRINCIPAL	Principal - 1	Full Time	Clear - Granted	Open - 1	First Time : 1

2. Pay Scale -As Per UGC & State Government Norms

Essential Qualifications:

i) Ph.D. degree;

ii) Professor/Associate Professor with a total service/experience of at least fifteen years of teaching/research in Universities Colleges and other institutions of higher education;

iii) A minimum of 10 research publications in peer-reviewed or UGC-listed journals; and

iv) A minimum of 110 Research Score as per Appendix II, Table 2 of Direction No. 20 of 2019 and Govt. Resolution dated 8th March, 2019.

Note :- Tenure: A College Principal shall be appointed for a period of five years, extendable for another term of five years on the basis of performance assessment by a Committee appointed by the University, constituted as per Rules.

The application may be made on a plain paper & addressed to the President / Secretary of the Management on the address given below alongwith a crossed postal order / DD of Rs. 100/- drawn in the favour of the Principal of the college concerned and certified copies of the relevant certificate testimonials towards substantiation of eligibility in terms of academic qualifications, teaching experience, NOC/Resignation from previous college and the research score sheet shall have to be attached certified by the Principal.

NOTE:-Candidates are required to submit Aadhar card copy and two passport size colour photographs alongwith application

Last date for submission of application with relevant document : 24-03-2025

Sd/-
President / Secretary
The Shikshan Prasarak Mandal , Kamptee
C/O Seth Kesarimal Porwal College Kamptee



SMFG India Home Finance Co. Ltd.
(Formerly Fullerton India Home Finance Co. Ltd.)
Corporate Off. : 503 & 504, 5th Floor, G-Block, Inspire BKC, BKC Main Road, Bandra Kurla Complex, Bandra (E), Mumbai-400051, MH.
Regd. Off. : Commerzone IT Park, Tower B, 1st Floor, No. 111, Mount Poonamallee Road, Porur, Chennai-600116, Tamil Nadu.

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-AUCTION SALE NOTICE OF 15 DAYS FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISION TO RULE 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 listed immovable properties ("Secured Assets") mortgaged / charged to the Secured Creditor, the Possession of which has been taken by the Authorised Officer of SMFG India Home Finance Co. Ltd. (Formerly Fullerton India Home Finance Co. Ltd.) (hereinafter referred to as SMHFC) ("Secured Creditor"), will be sold on "As is where is", "As is what is" and "Whatever there is" on the date and time mentioned herein below, for recovery of the dues mentioned herein below and further interest and other expenses thereof till date of realization, due to SMHFC Secured Creditor from the Borrower(s) and Guarantor(s) mentioned herein below.

Name of the Borrower(s) / Guarantor(s) LAN	Description of the Properties	Reserve Price (In ₹) Earnest Money Deposit (In ₹)	Date & Time of E-Auction	Date of EMD Submission
LAN : 604807210634276	Property No. 893, Nazul Sheet No. 3 Ward No. 6 City Survey No. 417 Mouje Shirajgon Band Ambadkar Pura Teh. Chandur Bazar Dist. Amaravati-444 704 > Property Bounded as Follow - > East : House of Gangadhar Ambadkar, > West : Government Road, > North : House of Dipak Tadas, > South : Government Road.	6,50,000/-	25.03.2025 at 11.00 a. m. to 01.00 p. m.	24.03.2025
1. Sachin Ambadas Sherkar				
2. Nikita Sachinrao Sherkar		65,000/-		

Details terms and conditions of the sale are as below and the details are also provided in our / Secured creditor's website at the following link / website address (<https://BidDeal.in> and <https://www.grihashakti.com/pdf/E-Auction.pdf>). The Intending Bidders can also contact **Mr. Sachin Khobragade**, on his Mob. No. 9766591555, E-mail : Sachin.Khobragade@grihashakti.com and **Mr. Niloy Dey** on his Mob. No. 9920697801, E-mail : Niloy.Dey@grihashakti.com.

Sd/-
Place : Amravati, Maharashtra
Date : 03.03.2025
Authorized Officer, SMFG India Home Finance Co. Ltd. (Formerly Fullerton India Home Finance Co. Ltd.)



भारतीय स्टेट बैंक
State Bank Of India

BRANCH - SAI MANDIR CHOUK, WANI
Add :- Opp. Sai Mandir, Wani, District Yavatmal - 445304

NOTICE TO THE BORROWER

The Authorised Officer has issued notices in compliance of Section 13(2) of SARFAESI Act 2002 to below mentioned Borrowers/Guarantors demanding sum within 60 days mentioned as per details. The said notices are unserved and are returned unclaimed. Therefore this notice is published.

Name of the Borrower	Description of Mortgaged Property	Owner of the Property	Balance Outstanding (Rs.) - Int & Cost	Date of Demand Notice
Mr. Muntazim Abdul Rashid Khan ADD : Flat No. 208, 2nd, Floor, Plot No. 40-A to 43-B, Aamer Tower at Mouza Lalguda, Gaon No. 324, Tq-Wani Dist. Yavatmal, Pin- 445304 Bounded as under: EAST: Tower at Mouza Lalguda, Gaon No. 324, Tq. Wani, Dist. Yavatmal, Dist. Yavatmal- 445304.	Residential Flat property on Flat no 208, 2nd floor, Amer tower Plot no 40-A to 43-B, Gat no 86/2 and 87 at mouza Lalguda, Gaon no 324, Tq-Wani Dist. Yavatmal, Pin- 445304 Bounded as under: EAST: Entrance and Flat no 207 of Shri Dilip Sidana, West : Flat No 209 of Shri Afroz Khan, North: Passage and Duct, South: Apartment and Boundary.	Mr. Muntazim Abdul Rashid Khan	Rs. 14,10,76/- as on 14/02/2025 with further interest and incidental expenses, costs, charges, etc.	14/02/2025

Borrowers/Guarantors are hereby notified that Authorised Officer Shall under the provisions of SARFAESI Act take the possession and subsequently Auction the Mortgaged Property Secured Assets and initiate other legal actions available with the Bank, without any recourse to you if the above mentioned dues are not paid to the satisfaction of the Bank within 60 days from the date of publication of this notice. You are also prohibited under Section 13(13) from Transferring by sale, lease or otherwise the secured assets.

Borrowers/Guarantors are advised to collect the original notice issued under Section 13(2) from the undersigned on any working day by discharging valid receipt.

Date: 07/03/2025
Place: Wani, Yavatmal

SEAL
Authorized Officer
State Bank of India



IDFC FIRST Bank Limited
CIN: L65110TN2014PLC097792
Registered Office: - KRM Towers, 8th Floor, Harrington Road, Chetpet, Chennai-600031.
Tel: +91 44 4564 4000 | Fax: +91 44 4564 4022

APPENDIX- IV-A [See proviso to rule 8 (6) & 9 (1)]
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) & 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), Co-Borrower (s) and Guarantor (s) as per column (iii) that the below described immovable properties as per column (iv) mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Formerly known as IDFC Bank Ltd. will be sold on "As is where is", "As is what is", and "Whatever there is" as described hereunder, for the recovery of amount due to IDFC FIRST Bank Limited (Formerly known as IDFC Bank Ltd) from Borrower (s) and Co-Borrower (s) as per column (i). For detailed terms and conditions of the sale, please refer to the link provided on IDFC FIRST Bank website i.e. www.idfcfirstbank.com.

S. No.	(i) Demand Notice Amount	(ii) Agreement Id	(iii) Name of Borrower (s), Co-Borrower (s) and Guarantor (s)	(iv) Mortgaged Property Address	(v) Reserve Price Amount	(vi) EMD Amount	(vii) Date and Time of Auction	(viii) Date and Time EMD of Auction	(ix) Date and Time of Inspection	(x) Authorized Officer Name & Contact Number	(xi) Property Images QR Code
1.	INR 5495076.91/- Demand Notice dated: 14-Oct-2023	15769816	Sarita Ramesh Gaud & Yash Ramesh Gaud	All that part and parcel of Flat No. 303 & 304 covering a respective built-up area of about 60.39 sq. mtrs & 51.87 sq. mtrs., including Balcony and premium area (super built up area = 72.46 sq. mtrs & 62.24 sq. mtrs respectively together admeasuring about 134.70 sq. mtrs.) Wing-B, together with 0.319% and 0.274% respective proportionate undivided share and interest in the land on Third Floor, Green Emerald-1, Green Space Infra's Green City, Kh. No. 5/1, Ph.No. 38/A, Mauza - Gotal-Panji, Nagpur, Maharashtra - 441108, and bounded as:- East: Field Survey No. 9, West: Pandhan, North: Field Survey No. 5/2 & South: Field Survey No. 5/3 And 5/4	INR 3329707.50/-	INR 332970.75/-	26-Mar-2025 11.00 AM to 1.00 PM	25-Mar-2025 10.00 AM to 5.00 PM	19-Mar-2025 10:00 AM To 4:00 PM	Name- Shashi Mishra Contact Number- 8788306722 Name- Abhishek Pawar Contact Number- 9029671255	

Disclaimer: Please note that the said notice is issued for sale of immovable property only and IDFC FIRST Bank Limited has no right to sale of the movable assets, if any, present at the immovable property.

Date: 07.03.2025
Place: Nagpur

Authorised Officer
IDFC FIRST Bank Limited
(Formerly known as IDFC Bank Ltd)



CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED
Corporate Office: "CHOLA CREST", C 54 & 55, Super B-4, Thiru Vi Ka Industrial Estate, Guindy, Chennai-600032.
Branch Office:- : Cholamandalam Investment and Finance Company Limited, ADDRESS: Plot No.12, 3rd Floor, L&T Building, Opposite to Wockhardt Hospital, Beside Karan Kothari Jewellers, Shankar Nagar, Nagpur-440010
Contact No: Mr. Ajay Tiwari, Mob.No. 9765416141

E-AUCTION 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 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower / Co-Borrower/ Mortgagor (s) that the below described immovable properties mortgaged to the Secured Creditor, the Physical Possession of which has been taken by the Authorised Officer of Cholamandalam investment and Finance Company Limited the same shall be referred herein after as Cholamandalam investment and Finance Company Limited. The Secured Assets will be sold on "As is where is", "As is what is" and "Whatever there is" basis through E-Auction. It is hereby informed to General public that we are going to conduct public E-Auction through website <https://auctionfocus.in/chola-lap>.

S. No.	Account No. and Name of Borrower, Co-Borrower, Mortgagors	Date & Amount as per Demand Notice U/s 13(2)	Descriptions of the property/Properties	Reserve Price, Earnest Money Deposit	E-Auction Date and Time	Notice Period/ Possession Type
1	LAN: HE01BHN0000014948 1. Sachin Chandrakumar Bhendarkar 2. Nisha Sachin Bhendarkar 3. Jay Mata Di Kirana And Paper Plate Sakoli, All above at - Mu. Salai Tola, Kanharpayli Shenda, Gondia Polytechnic, Collage, Gondia, Maharashtra - 441807	14/09/2023, Rs. 35,16,563/- as on 07.09.2023	Plot No. 42, admeasuring- 190 Sq. Mtrs. And Construction thereupon, bearing Gat No. 129/2, of Mouza- Sendurwafa, P.H.No. 20, Tah. Sakoli & Dist. Bhandara and the property bounded as : On the East: Nahar Road, On the West: Plot No. 43, On the North: Land of Gat no. 130, On the South: Plot No. 41.	Bid Increment Amount (In Rs.) Rs. 24,00,000/- Rs. 2,40,000/- Rs. 10,000/-	26-03-2025 at 11:00 am to 1:00 PM (with unlimited extension of 3 min each), 25-03-2025 (Up to 5.30 P.M.) 10-03-2025 (From to 11.00 A.M to 02.00 P.M.)	15 Days/ Physical Possession

ENCUMBRANCES/LIABILITIES KNOWN TO CIFCL: NOT KNOWN

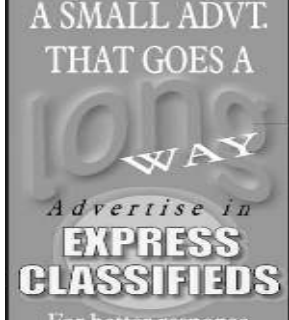
1. All Interested participants/bidders are requested to visit the website www.auctionfocus.in/chola-lap & www.cholamandalam.com/news/auction-notices. For details and support, prospective bidders may contact - Mr. Muhammed Rahees - 8124000030 / 6374845616, Email id: CholaAuctionLAP@chola.muru-gappa.com. For eAuction training alone, contact M/s. Auction Focus; Prachi Trivedi - 9016641848.

2. For further details on terms and conditions please visit <https://www.auctionfocus.in/chola-lap> & <https://cholamandalam.com/news/auction-notices> to take part in e-auction.

THIS IS ALSO A STATUTORY 15 DAYS SALE NOTICE UNDER RULE 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Date: 07-03-2025, Place: Nagpur

Sd/- Authorized Officer, Cholamandalam Investment and Finance Company Limited.



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For better response



बैंक ऑफ महाराष्ट्र
Bank of Maharashtra
पूना कार्यालय
एक परिवार एक बैंक

अंचलकार्यालय - चंद्रपुर उद्योग भवन बिल्डिंग, स्वेच स्टेशन रोड, चंद्रपुर
Zonal office - Chandrapur Udyog Bhavan Building, Railway station Road, Chandrapur
रेडियो/TELE : 07172-254518 ई-मेल/e-mail : cmraarc_chn@mahabank.co.in
ग्राम कार्यालय: जेलगाव, 1501, बिराजपुर, पुणे-6
Head Office: LOKMANGAL, 1501, SHIVAJINAGAR, PUNE-6



REF.NO.AX36/LEGAL/SARFAESI (13-2)/Chandrapur Branch/2024-25
Date: 13.01.2025

Demand Notice Under Section 13 (2) Sarfaesi Act 2002

To,

1. M/s Srinivas Traders (Partnership Firm)Borrower
Add: At. Shop no.5, Jain Complex, Bengali Camp, Mul Road, Chandrapur, Ta. & Dist Chandrapur-442401

2. Shri. Venkatswamy Nagaiah Panga..... Partner & Guarantor
Add: At. Plot no 29 & 30 Sr. No. 58/1, Near Haweli Building Kosara Kosara Chandrapur, Ta. & Dist Chandrapur-442401
Alternate Add: At. Plot no 47, Near Ayyappa Mandir D.O.C Road Tumkur Chandrapur, Ta. & Dist Chandrapur-442401

3. Shri. Krishna Anadama Yarava..... Partner & Guarantor
Add: At. Plot no. 47, Near Ayyappa Mandir D.O.C Road Tumkur Chandrapur, Ta. & Dist Chandrapur-442401. Alternate Add: At. Plot no 29 & 30 Sr. No. 58/1, Near Haweli Building Kosara Kosara Chandrapur, Ta. & Dist Chandrapur-442401

4. Shri. Bhurangi Mallayya Venkatanarayana..... Partner & Guarantor
Add: At. H. No. 6/116, Bajrang Hills, Near Yellamma Temple, Vennalagadda, Qutubulabadi, Rangareddi, Hyderabad, Telangana - 500054 Add: At. Plot no 29 & 30 Sr. No. 58/1, Near Haweli Building Kosara Kosara Chandrapur, Ta. & Dist Chandrapur-442401

5. Mrs. Rajeshwari Krishna Yarava..... Partner & Guarantor
Add: At. Plot no. 47, Near Ayyappa Mandir D.O.C Road Tumkur Chandrapur, Ta. & Dist Chandrapur-442401. Alternate Add: At. Plot no 29 & 30 Sr. No. 58/1, Near Haweli Building Kosara Kosara Chandrapur, Ta. & Dist Chandrapur-442401

Dear Sir/Madam,
Sub: Demand Notice U/Sec. 13(2) of Securitization & Reconstruction of Financial Assets and Enforcement of Security Act 2002.

1. That M/s Srinivas Traders (Partnership Firm) through their partners, i) Shri. Venkatswamy Nagaiah Panga, ii) Shri. Krishna Anadama Yarava, iii) Shri. Bhurangi Mallayya Venkatanarayana & iv) Mrs. Rajeshwari Krishna Yarava, has availed the following Loan facility from our Chandrapur Branch. i) Shri. Venkatswamy Nagaiah Panga, ii) Shri. Krishna Anadama Yarava, iii) Shri. Bhurangi Mallayya Venkatanarayana & iv) Mrs. Rajeshwari Krishna Yarava are stood as Guarantors for repayment of the dues under or in respect of the credit facilities granted to No.1.

2. That the details of the credit facilities, the securities charged in favour of the Bank and the present outstanding dues are as under:

Sr. No.	Nature & Amt of Credit facility	Present outstanding (as on 13.01.2025)
1.	Cash Credit Limit of Rs. 1,99,00,000/- (Rupees one Crore Ninety-Nine Lakhs Only) A/c No. 60320037064	Rs. 1,98,89,065.89/- Plus Unapplied Interest Rs. 4,74,216/-; Total Dues Rs. 2,03,63,281.89/- Plus unapplied interest @ 11.75% w.e.f. 13.01.2025.
2.	FTL of Rs. 65,00,000/- (Rupees Sixty-Five Lakhs Only) A/c No. 60387538723	Ledger Balance of Rs. 42,01,576.82/- Plus Unapplied Interest Rs. 81,588 -/-; Total Dues Rs. 42,83,164.82/- Plus unapplied interest @9.65% w.e.f. 13.01.2025.
3.	WCTL of Rs. 47,35,000/- (Rupees Forty-Seven Lakhs Thirty-Five Thousand Only) A/c No. 60387538701	Ledger Balance of Rs. 37,75,067.90/- Plus Unapplied Interest Rs. 13,218/-; Total Dues Rs. 37,88,285.90/- Plus unapplied interest @10.65% w.e.f. 13.01.2025
4.	GECL of Rs. 73,50,000/- (Rupees Seventy-Three Lakhs Fifty Thousand Only) A/c No. 60357513486	Ledger Balance of Rs. 17,53,316.63/- Plus Unapplied Interest Rs. 51,291/-; Total Dues Rs. 18,04,607.63/- Plus unapplied interest @9.25% w.e.f. 13.01.2025

3. The above said credit facility is duly secured by way of mortgage of assets more specifically described in the schedule hereunder, by virtue of the relevant documents executed by you in Bank's favour. Since you had failed to discharge your liabilities as per the terms and conditions stipulated, the Bank has classified the debt as NPA on 08.01.2025. Hence, we hereby issue this notice to you under Section 13(2) of the subject Act calling you to discharge the entire liability of Total Dues Rs. 3,02,39,340.24/- (Rupees Three Crores Two Lakh Thirty-Nine Thousand Three Hundred Forty and Paise Twenty-Four Only) plus interest as applicable thereon w.e.f. 13.01.2025 Only) with accrued and up-to-date interest and other expenses, within sixty days from the date of the notice, failing which we shall exercise all or any of the rights under Section 13(4) of the Subject Act. The powers available under the Act inter alia include -

a) To take possession of the secured assets wherein the security interest has been created as above mentioned together with the right to transfer by way of lease, assignment or sale, for realizing the secured asset.

b) To take over the management of the secured assets including right to transfer by way of lease assignment or sale.

c) To appoint any person as Manager to manage the secured assets, the possession of which will be taken over by us and the Manager shall manage the secured assets and any transfer of secured assets shall vest in the transferee all rights in or in relation to, the secured assets, as if the transfer had been made by you.

d) To write to or issue notice in writing to any person, who has acquired any of the secured assets against which security interest has been created from whom any money is due or may become due to you to pay us the money.

4. Further, you are hereby restrained from dealing with any of the secured assets mentioned in the schedule in any manner whatsoever, without our prior consent. This is without prejudice to any other rights available to us under the subject Act and/or any other law in force.

5. Your attention is invited to provisions of sub-section (8) of Section 13 of the SARFAESI Act, in respect of time available, to redeem the secured asset.

6. This notice has been issued without prejudice to our right to file suit/ application against you before competent authority, for recovery of the aforesaid dues. Please note that the present notice shall not affect the recovery proceeding initiated by the Bank, under various provisions of law, in other NPA accounts in respect of the secured assets.

7. The demand notice has also been issued to you by Registered Post Acknowledgment Due to your last known address available in the Chandrapur Branch record.

SCHEDULE

The specific details of the assets Mortgaged / Hypothecated as enumerated hereunder:

Sr. No.	Security
1.	All those pieces and parcel of residential Property bearing Plot no. 4, Survey no. 68/3, having total admeasuring area 490 Sq. mtr. Situated at Mouza: Korpana, Tal: Korpana, Dist: Chandrapur; Bounded as: East: Layout plot no. 5; West: Layout plot no. 3; North: 12 Mtr layout road; South: Layout plot no. 7 & 8 Together with all the building structure and construction annexed thereon and all the furniture and fixtures annexed thereon. Name of the Owner: Shri. Krishna Yanadiah Yarava. (As per Sale Deed no. 1287/2012 dated 04.12.2012)
2.	All those pieces and parcel of residential house Property bearing Plot no. 29 & 30, Survey no 58/1, having total admeasuring area of plots are 492.12 Sq. mtr. and 498.25 Sq. mtr. respectively (total admeasuring area of 990.37 Sq. mtr.) Situated at Mouza: Kosara, Tal: & Dist: Chandrapur; Bounded as: East: 9 mtr layout road. West: Land of Survey no. 59; North: 9 mtr layout road. South: Layout plot no 31 and land of Survey no. 59;