

ART HOUSING FINANCE (INDIA) LIMITED
(Formerly known as ART Affordable Housing Finance (India) Limited)
Regd. Office: 107, First Floor, Best Sky Tower, Netaji Subhash Place, Pitampura, New Delhi-110034
Branch Office: 49, Udyog Vihar Phase 4, Gurugram, Haryana 122015

NOTICE UNDER SECTION 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

Undersigned, being the Authorized Officer of ART Housing Finance (India) Limited, a Financial Institution under Section 2(i)(iv) of the SARFAESI Act, 2002 having its registered Office at 107, Best Sky Tower, Netaji Subhash Place, Pitampura, Delhi-110034 hereinafter "The Secured Creditor" serve upon the present notice in below loan account number which were declared NPA as on 05.01.2025

S. No.	LOAN A/C NUMBER	NAME OF BORROWER & CO-BORROWER	ADDRESS OF THE BORROWER & CO-BORROWER	PROPERTY ADDRESS OF SECURED ASSETS	DATE OF DEMAND NOTICE 13(2)	OUTSTANDING DUES
1.	LNAHNO2717-160001437	AYAZ NOOR KHAN PATHAN & NAZIYA AYAH KHAN PATHAN	PLOT NO.11, DARGA DARARA ROAD, NEAR KADARI MASJID, MUKUNONAGAR, NAGAR, AHMADNAGAR, MAHARASHTRA-414001 & GHAR NO. 3197 HUMAN KAPADIA BAZAAR AHMEDNAGAR MAHARASHTRA-414001	PROPERTY BEING SERVEY NO. 339/2, PLOT NO. 85, "STAR PALACE APARTMENT" FLAT NO.05, 1 ST FLOOR, BUILD UP AREA 28.33 SQ. MTRS. OUT OF 226.56 SQ. MTRS. SITUATED AT BHINGAR, WITHIN THE LIMITS OF AMC AHMEDNAGAR, TAL & DIST. AHMEDNAGAR, MAHARASHTRA	06.01.2025	Rs.8,76,438/- (RUPEES EIGHT LAKH SEVENTY-SIX THOUSAND FOUR HUNDRED THIRTY-EIGHT ONLY) AS ON 06.01.2025

The Notice/s are called upon to pay the above said amount within 60 days from the date of this notice failing which AHFL will be constrained to exercise its rights of enforcement of security interest as against the Secured Assets given in the Secured assets mentioned herein. This notice is without prejudice to any other remedy available to the AHFL.

The Borrower's attention is invited to provision of the sub section (8) of section 13 of the act, in respect of time available, to redeem the secured assets.

Date : 11.01.2025
Place : AHMADNAGAR (MAHARASHTRA)

Sd/-
Authorized Officer
ART Housing Finance (India) Limited

SMFG GRIHASHAKTI
Corporate Off.: 503 & 504, 5th 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 Poonamallee Road, Porur, Chennai - 600116, TN

SMFG India Home Finance Co. Ltd.
(Formerly Fullerton India Home Finance Co. Ltd.)

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 Authorized 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 thereon till date of realization, due to SMHFC Secured Creditor from the Borrower(s) and Guarantor(s) mentioned herein below.

Sl. No.	Name of the Borrower(s) / Guarantor(s) LAN	Description of the Properties	Reserve Price : Earnest Money Deposit :	Date & Time of E-Auction	Date of EMD Submission
1.	Lan No. 601939210859836 1. Kalabhai Bhachabhai Boricha 2. Sakhiben Kalabhai Boricha	Flat No. 509, 5th Floor, C Building Phase 1 Apal Ghar Talegoan Dhambhare Gat No. 3439 Near Adarsh Gram Society, Ta Shiur Talegoan, Dhambhare, Pune - 412208.	Rs. 7,70,000/- Rs. 77,000/-	28.01.2025 at 11.00 AM to 01.00 PM	27.01.2025
2.	Lan No. 605008110511493 1. Rasul Moulasab Kankal 2. Amreen Rasul Kankal 3. Ronak Interior Gallery	All That Piece and Parcel of Land Bearing Shop No. 3 Ground Floor Galaxy Apartment Plot No. 2 Old C S No. 360/2/8 New S No. 322 B Area Adm. Built Up Area: 18.40 Mtr. Situated at Nehru Nagar, Taluka North Solapur Dist. Solapur, Maharashtra 413004 Bounded as East Road, West Land of Galaxy Apartment, South Shop No. 04, North Shop No. 2.	Rs. 5,60,000/- Rs. 56,000/-	28.01.2025 at 11.00 AM to 01.00 PM	27.01.2025

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 : Ganesh Ankush on his Mob. No. 7208065850, E-mail : Ganesh.Ankush@grihashakti.com, and Mr. Niloy Dey, on his Mob. 9920697801, E-mail : Niloy.Dey@grihashakti.com

Place : Pune, Solapur, Maharashtra
Date : 07.01.2025 / 07.01.2025

Sd/-
Authorized Officer, SMFG INDIA HOME FINANCE CO. LTD.
(Formerly Fullerton India Home Finance Co. Ltd.)

Registered Office:-6th Floor, Tower A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai 400013
Retail Asset Collection Department - DCB Bank Ltd, Cello Platina, Off.No.302, Third Floor, FC Road, Near Police Ground Opp. Lalit Mahal Hotel, Shivaji Nagar Pune - 411005.

DCB BANK

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

You the below mentioned borrower(s), co-borrower(s) have availed loan(s) facility(ies) from DCB Bank Limited by mortgaging your immovable properties (Securities). Consequently to your defaults your loans were classified as non-performing assets. DCB Bank Limited For the recovery of the outstanding dues, 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 service upon you. Details of the borrowers, co-borrowers, properties mortgaged, outstanding dues, demand notice sent under Section 13(2) of and amount claimed there under are given as under:

S. No	Name and address of the borrower, co-borrower/ Guarantor, loan account no./loan amount	Secured property address	1) Demand notice date 2) Outstanding dues 3) NPA DATE
1.	1. LATE MR. VITHAL RAMCHANDRA SHILIMKAR, THROUGH HIS KNOWN AND UNKNOWN LEGAL HEIRS INCLUDING MRS. NEETA VITHAL SHILIMKAR, MR. VINAY VITTHAL SHILIMKAR AND MR. RUTURAJ VITTHAL SHILIMKAR, 2. MRS. NEETA VITTHAL SHILIMKAR, 3. MRS. SUKVIDHA ENTERPRISES, REPRESENTED BY ITS AUTHORIZED SIGNATORY, 4. MR. VINAY VITTHAL SHILIMKAR, 5. MR. RUTURAJ VITTHAL SHILIMKAR. All Address At-FLAT NO. 704, BUILDING NO. D2, LAKE TOWN CO-OP HOUSING SOCIETY, S.NO.11, HISSA NO.1 TO 8, BIBWEWADI, KATRAJ, PUNE-411046 Loan Account Number- DRBLPSR00510850 AND DRBLPSR00442256 Loan Amount Sanctioned: Rs. 89,40,000/-	ALL THAT PIECE AND PARCEL OF FLAT BEARING NO.704 ON SEVENTH FLOOR, ADMEASURING ABOUT 1305 SQ.FT. I.E. 121.23 SQ.MTRS. (BUILT UP AREA) IN WING D-2, ALONG WITH ADJACENT TERRACE THEREOF AND COVERED PARKING BEARING NO. D2-L02 ADMEASURING AREA ABOUT 9 SQ.MTRS. IN THE HOUSING SOCIETY KNOWN AS LAKE TOWN CO-OPERATIVE HOUSING SOCIETY LTD. CONSTRUCTED ON LAND BEARING SR. NO.11, HISSA NO.1+2+3+4+5+6+7+8 SITUATED AT VILLAGE BIBWEWADI, KATRAJ, TALUKA HAVELI DISTRICT PUNE WITHIN THE LIMITS OF PUNE MUNICIPAL CORPORATION PUNE (The Secured Assets).	1) 08-01-2025. 2) Rs.92,97,274.59/- (Rupees Ninety Two Lakhs Ninety Seven Thousand Two Hundred Seventy-Four and Fifty Nine Paise Only) as on 8th January, 2025 3) NPA Date - 04-04-2024
2.	1. MR. JAWID JABHAR MANIYAR, 2. MRS. AFRIN JAWID MANIYAR, 3. M/S ALANKAR BANGLE STORE (IT'S AUTHORIZED SIGNATORY MRS. AFRIN JAWID MANIYAR) All Address At-S No 167 SANT NAGAR ROAD NO DAZAD CHOWK LOHAGAON PUNE-411047 Loan Account Number- DRCPUE00577516 Loan Amount Sanctioned: Rs.7,26,000/-	ALL THE PIECE & PARCEL OF SHOP NO 1 GROUND FLOOR ADMEASURING 168 SQ. FT IN BUILDING KNOWN AS SAI VIHAR BEING CONSTRUCTED ON S NO 252/A SITUATED AT VILL:RANJANGAON DIST:PUNE BOUNDED BY TOWARDS EAST:S NO 252/B, TOWARDS SOUTH: S NO 253, TOWARDS WEST:9 MTR ROAD, TOWARDS NORTH: DEVASHTAN LAND (The Secured Assets)	1) 10-10-2024. 2) Rs.7,71,127/- (Rupees Seven Lakh Seventy One Thousand One Hundred Twenty Seven Only) as on 10th October, 2024 3) NPA Date - 04-09-2024
3.	1. MR. SACHIN NAMEDEV KHUDE, 2. MRS. JYOTI SACHIN KHUDE. All Address At-DEHU-ALANDI BY PASS ROAD 3RD FLOOR MAULI COMPLEX GATHA MANDIR WADACHA MALADEHUGAON PUNE-412109 Loan Account Number- DRHLPEUE00572923 Loan Amount Sanctioned: Rs.30,00,000/-	ALL THE PIECE & PARCEL OF THE PROPERTY BEARING FLAT 405 CARPET AREA ADMEASURING 55.94 SQ MTR INCLOSED BALCONY 4.2 SQ.MTRS, AND ADJACENT TERRACE 2.4 SQ.MTRS ON 4TH FLOOR IN A WING "MIDAS REGENCY" ON SURVEY NO.99/3 SITUATED AT VILLAGE VITTHALNAGAR PIMPRI PUNE. BOUNDED BY TOWARDS EASTS NO 99/4, TOWARDS SOUTH-S NO 99/3, TOWARDS WESTS NO 99/2, TOWARDS NORTH-S NO 99/3 (The Secured Assets)	1) 10-10-2024. 2) Rs.17,96,991/- (Rupees Thirty One Lakh Twenty Nine Thousand Six Hundred Twenty Five Only) as on 10th October 2024. 3) NPA Date - 04-09-2024
4.	1. MRS. NAJIYABEGUM SHARIF MULLA, 2. MRS. MAHAMADSHARIF ABDULHAMID MULLA. All Address At-FLAT NO G 1 AMORA APPRTMENT MAJREWADI SOLAPUR 413003 Loan Account Number- DAHLSOL00568684 Loan Amount Sanctioned: Rs.17,80,000/-	ALL THAT PIECE AND PARCEL OF PROPERTY BEARING NEW SURVEY NO. 547/8 /C ADMEASURING AREA 1299.30 SQ. MTRS. SURVEY NO. 547/8 /B ADMEASURING AREA 547.46 SQ. MTRS. SURVEY NO. 547/8 OUT OF PLOT NO. B-1 ADMEASURING AREA 464.68 SQ. MTRS. TOTAL ADMEASURING AREA 2335.44 SQ.MTRS. CONSTRUCTED ON FF AMORA 'F' CITY TOWER DEVELOPERS' APARTMENT OUT OF WING A FLAT NO. 101 ON FIRST FLOOR ADMEASURING CARPET AREA 34.90 SQ. MTRS. SITUATED AT MAJREWADI, TAL NORTH SOLAPUR, SOLAPUR WHICH IS BOUNDED AS UNDER: EAST- FLAT NO. 102, WEST- SIDE MARGIN, SOUTH - STAIRCASE, NORTH - SIDE MARGIN (The Secured Assets)	1) 09-10-2024. 2) Rs.17,96,991/- (Rupees Seventeen Lakh Ninety Six Thousand Nine Hundred Ninety One Only) as on 9th October 2024. 3) NPA Date - 04-10-2024
5.	1. MRS. YASHODA VENUGOPAL BADGANCHI, 2. MR. HARISH VENUGOPAL BADGANCHI. All Address At-FLAT NO 8 2ND FLOOR SAI VIHAR APARTMENT GANDHI NAGAR SOLAPUR 413005 Loan Account Number- DAHLSOL00565401 Loan Amount Sanctioned: Rs. 15,30,000/-	ALL THE PIECE & PARCEL OF FLAT NO. 605, ADMEASURING 34.42 SQ. MTRS. CAPET AREA, 39.58 SQ. MTRS BUILT UP AREA, GROUND FLOOR, IN THE BUILDING KNOWN AS "RUSHI HIGHTS", WHICH IS CONSTRUCTED ON PLOT NO.4 PART, OLD GAT NO.342, NEW GAT NO.106 PART, WHICH IS SITUATED AT MAJREWADI, TAL NORTH SOLAPUR DIST. SOLAPUR, WHICH IS BOUNDED BY TOWARDS EAST- LOBBYLIFT TOWARDS SOUTH - FLAT NO.806 TOWARDS WESTOPEN SPACE TOWARDS NORTH : SHOP NO.07.08 (The Secured Assets)	1) 07-10-2024. 2) Rs.15,89,065/- (Rupees Fifteen Lakh Eighty Nine Thousand Fifty Nine Only) as on 7th October 2024. 3) NPA Date - 04-09-2024
6.	1. MR. SATISH SUBHASH DARWATKAR, 2. MRS. SHRAVANI SATISH DARWATKAR. All Address At-FLAT NO 211 OM PARADISES N 1248 LAGAD INDUSTRIES NANDED PUNE 411041 Loan Account Number- DRHLPSR00600215 Loan Amount Sanctioned: Rs.55,00,000/-	ALL PIECE AND PARCEL OF PROPERTY BEARING FLAT NO.903 ON 9TH FLOOR ADMEASURING 47.92 SQ.MT CARPET+7.09 SQ.MT CARPET DRY BALCONY+8.54 SQ.MT CARPET TERRACE 1+13.39 SQ.MT CARPET TERRACE-2 (ENCLOSED BALCONY) +1 NO. OF RESERVE COVER SHED CAR PARKING SPACE 9.29 SQ.MT IN THE BUILDING KNOWN AS CHOWHAN RESIDENCY SITUATED AT S.NO. 41/ 1A/1/1 UNDRI PUNE. (The Secured Assets)	1) 07-11-2024. 2) Rs.55,57,384/- (Rupees Fifty Five Lakh Fifty Seven Thousand Three Hundred Eighty Four Only) as on 7th November 2024. 3) NPA Date - 04-11-2024
7.	1. MR. GIRISH BHALCHANDRA HAJARNIS, 2. MRS. ARUNA GIRISH HAJARNIS, 3. M/S ORIENT MARINE LINE LOGISTICS & WAREHOUSE PRIVATE LTD REPRESENTED BY MR. GIRISH BHALCHANDRA HAJARNIS All Address At-Plot No-95, SR. No. 85/86, GURUKRUPA BANGLOW, PADMASHREE HOUSING SOCIETY, BESHIND SHINDE SCHOOL, SAHAKAR NAGAR-2, PUNE-411009 Loan Account Number- DRBLPSR00413249/DRBLPSR00509911/DRBLPSR00549289/DRBLPSR00572858 Loan Amount Sanctioned: Rs.3,02,02,111/-	ALL PIECE AND PARCEL OF THE BUILDING STANDING ON PLOT NO.95 ADMEASURING 1438 SQ.FT IN PADMASHRI CO-OP HSG SOCIETY LTD SITUATED AT P.NO.85/86 C.TS NO.1670 PARVATI SAHAKARNAGAR NO.2 WITHIN THE LIMITS OF PUNE MUNICIPAL CORPORATION AND WITHIN THE SUB REGISTRATION DISTRICT OF TALUKA HAVELI DIST PUNE AND BOUNDED AS UNDER: ON OR TOWARDS THE EAST-BY ROAD ON OR TOWARDS THE WEST-BY CTS NO.1669 ON OR TOWARDS THE SOUTH-BY ROAD ON OR TOWARDS THE NORTH-BY CTS NO.1671 (The Secured Assets)	1) 09-01-2025. 2) Rs.2,44,23,252.21/- (Rupees Two Crore Forty Four Lakh Twenty Three Thousand Two Hundred Fifty Two and Twenty One Paise Only) As on 9th January 2025. 3) NPA Date - 04-01-2025

You the borrower/s and co-borrowers/guarantors are therefore called upon to make payment of the above mentioned demanded amount with further interest as mentioned hereinabove in full within 60 days of this notice failing which the undersigned shall be constrained to take action under the act to enforce the above-mentioned securities. Your attention is invited to provisions of sub-section (8) of section 13 of the act by virtue of which you are at liberty to redeem the secured asset within period stipulated in the aforesaid provision. Please note that as per section 13(13) of the said act, you are restrained from transferring the above-refered securities by way of sale, lease or otherwise without our consent.

Place: Pune, Solapur.
Date: 11/01/2025

for DCB Bank Ltd
Authorized Officer

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED
CIN: U67100T2024PTC020363 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.: 022-69231111 | 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 Authorized Officer of OMKARA ASSETS RECONSTRUCTION PVT. LTD. (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 look 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, 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	Owner of the property	Outstanding Dues as on 10.01.2025 (IN NR)	Demand Notice Date	Physical Possession Date	Reserve Price (IN NR)	Bid Increment Amount (IN NR)	EMD (IN NR)	Date & Time of Inspection
1.	M/s. Sameera Enterprises (Borrower), Late Mr. Rashid Ali Khan (Through its known legal heirs: i) Mrs. Fahmida Rashid Khan, ii) Sameera Rashid Khan, iii) Rehan Rashid Khan, iv) Farhan Rashid Khan & all unknown legal heirs (Co-Borrower/Mortgagor) & Mrs. Fahmida Rashid Khan (Co-Borrower) (LAN: MPT00067N)	All that piece and parcel of Flat No.6, admeasuring area 559 sq. ft. i.e. 51.95 sq. mtrs. (Carpet Area), Second Floor, Kunal Heights, Sr No.30, Hissa No.4, Narhe, Pune-411041. On the East:- Property of Mr. Jagtap, On the West:- Sr.No.28, On the North:- Sr.No.30/2, On the South:- 15 Feet Wide Road	Late Mr. Rashid Ali Khan through its legal heirs: i) Mrs. Fahmida Rashid Khan, ii) Sameera Rashid Khan, iii) Rehan Rashid Khan, iv) Farhan Rashid Khan & all unknown legal heirs	Rs.16,23,595.35 (Rupees Sixteen Lakhs Twenty-Three Thousand Five Hundred Ninety Five and Paise Thirty Five Only)	18.04.2022	23.10.2024	Rs. 27,00,000/- (Rupees Twenty-seven Lakhs Only)	Rs. 10,000/- (Rupees Ten Thousand Only)	Rs. 2,70,000/- (Rupees Two Lakhs Seventy Thousand Only)	27.01.2025 12:30 pm to 1:30 pm

Account No.: 055505010221, Name of the Beneficiary: OMKARA PS 30/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (E) Mumbai, IFSC Code: ICIC000555

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.bankauction.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: 11.01.2025
Place: Pune

Sd/- Authorized Officer, OMKARA ASSETS RECONSTRUCTION PVT LTD.
(Acting in its capacity as a Trustee of OMKARA PS 30/2021-22 Trust)

Canara Bank
Regional Office Pune II, S. No. 436, 3rd Floor, Sukhwani Business Hub, Near Nashik Phata Metro Station, Kasarwadi, Pune 411026. Mob.: 9406880047, 8055811876

Notice for exercising the right of redemption under Section 13 (8) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "the Act").

Regd. Post with Ack. Due

The undersigned being the Authorized Officer of Canara Bank (hereinafter referred to as "the secured creditor"), appointed under the Act do hereby issue this notice under Section 13(8) of the Act read with Rule 8(6) of the SARFAESI Rules, to you all as under:

As you all are aware that the secured creditor had issued the Demand Notice under Section 13(2) of the Act below mentioned dated to the borrower/firm the mortgagor and the guarantors (below mentioned names), demanding to pay within 60 days from the date of receipt of the said notice.

Since, the Borrowers / Firm, the mortgagors and the Guarantor (below mentioned names) having failed to repay the amount mentioned in the above said demand notice, the Authorized Officer under Section 13(4) of the Act had taken possession of the secured assets described in the Possession Notice. Further, the said possession notice was duly published in below mentioned newspapers.

Sr. No.	Branch Name & Name of the Borrower / Guarantor / Mortgagor	Ref. No. & Date of Redemption Notice 13/8	Date of Demand Notice Date of Possession	News Papers and Paper Publication Date of 13/4	Outstanding Amount
1.	Branch : Hinjewadi Borrower : (1) M/s SkyLeaps Industries Pvt. Ltd. Shed No. 2B 3 4, Ground Floor, Gat No. 142, Shivare Bhor, Pune 412205, (2) Mr. Prasad Govind Hajare, S/o Govind Hajare, 105 Ashok Chowk Nana Peth, Kumbharwada, Dist. Pune 411002, (3) Mr. Sanket Rajendra Kadu, S/o Rajendra Kadu, S.R.P.F Camp, Road, Vyanktesh Colony, Near Wadali Naka, Amravati Camp 444602, (4) Mr. Preetam Pramod Ghatkar, S/o Pramod, Flat No. 901, Vineet Galaxy, S. No. 350, Bavdhan Budruk Pune, Maharashtra-411021, (5) Mr. Kailash Marutao Gaikwad, S.No. 137 138 1 A 1, Vidya Vilas Colony, Marutao Gaikwad Nagar, Pune-411067, (6) Mr. Manoj Shetty Kusalkar, CO Shetty Kaluram Kusal, Nr Chandraprakash Bunglow 336, Wadarwadi Pune City Model Colony, Pune 411016, (7) Mrs. Babita Manoj Kusalkar, Kusalkar Bunglow Wadar Wadi, Shivajinagar 411016, (8) Mrs. Sharda alias Radhika Akash Dhote, 336-2, Golandaj Chowk Wadaradi Pune City, Model Colony Pune-411016, (9) Ms. Karuna Manoj Kusalkar, Nr Chandraprakash Bunglow 336 Wadarwadi Model Colony, Pune City, Pune 411016, (10) Mr. Ajay Shankar Mhaskar, Gat No. 1689, Veer Tal-Purandar, Dist. Pune 412104 (11) Mrs. Aditi K Gaikwad (Aditi Sanket Kadu), D/o Kailash Gaikwad, Flat no.-3, Gaikwad Bunglow, Gaikwad Nagar, Aundh Pune City-411007	Ref. No. 6952/REC2/2024/SARFAESI/ SKYLEAPS DATED: 08/01/2025	21/10/2024 03/01/2025	Loksatta and Financial Express dated 07/01/2025	Rs. 5,31,46,058.71/- (Rupees Five Crore Thirty-One Lakh Forty-Six Thousand Fifty-Eight and Paise Seventy-One Only) as on 20.10.2024, plus subsequent interest, costs and expenses in full.
2.	Branch : Kesurdi Borrower : (1) M/s Shree Ganesh Enterprises, Near ChaupalaAt Post. Sangavi, Tal. Khandala, Satara, Maharashtra-412801 (2) Jaysri Sunil Nevase, Rameshwar Colony, Khandala, Shirwal, Dist. Satara 412801	Ref. No. 6952/REC2/2024/SARFAESI/ GANESH DATED: 08/01/2025	23/10/2024 04/01/2025	Loksatta and Financial Express dated 07/01/2025	Rs. 28,92,291/- (Rupees Twenty-Eight Lakh Ninety-Two Thousand Two Hundred Ninety-One Only) as on 22.10.2024, plus subsequent interest, costs and expenses in full.
3.	Branch : Daund Borrower : (1) Mr. Baburao Pandurang Rupnawar, Panchratna Society, Handalwadi Road, Kedgaon, Tal. Daund, Dist. Pune, (2) Mrs. Kanchan Baburao Rupnawar, A P3 Shantiban Apt. Ashoknagar, Baramati, Dist. Pune-413102, (3) Mr. Bhausaheb Dnyandeo Khaire, A P Irrigation Colony, Khadkwasala Sub Dev No 2, Patas Tal Daund, Dist. Pune, Maharashtra-413801	Ref. No. 6952/REC2/2024/SARFAESI/ Baburao DATED: 09/01/2025	23/06/2022 01/12/2023	Loksatta and Financial Express dated 07/12/2023	Rs. 26,23,465.01/- (Rupees Twenty-Six Lakh Twenty-Three Thousand Four Hundred Sixty-Five and Paise One Only) as on 25.02.2022, plus subsequent interest, costs and expenses in full.

To comply with the provisions of SARFAESI Act, 2002 read with Rule 8(6) of SARFAESI Rules, you all are hereby given a last and final opportunity to redeem and reclaim the secured assets, which are in possession of the secured creditor within 30 days from the receipt of this notice, by discharging the liability of failing which the sale/auction notice under the Act will be published in the newspaper specifying one of the following modes mentioned below, to sell the secured assets:

- By obtaining quotations from the persons dealing with similar secured assets or otherwise interested in buying assets; or
- By inviting tenders from the public; or
- By holding public auction including through e-auction mode; or
- By private treaty.

As per Section 13(8) of the Act, you are entitled to redeem the secured Assets at any time before the date of publication of sale notice in Newspapers, failing which your Right to redeem the mortgaged property as per Section 13(8) of the Act shall stand extinguished.

This is without prejudice to any other rights available to the secured creditor under the subject Act/ or any other law in force.

Thanking You,
Authorised officer, Canara Bank

पंजाब नैशनल बैंक Punjab National Bank
Circle Sastra Pune : Ground Floor, Aurora Towers, 9, Meledina Road, Pune-411001, Ph No. : 020-26133926, E mail: cs8762@pnb.co.in

Sale Notice for Sale of Immovable Properties

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

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive / physical / symbolic possession of which has been taken by the Authorized Officer of the Bank/ Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

SCHEDULE OF THE SECURED ASSETS

Lot No.	Name of the Branch Name of the Account Name & Addresses of the Borrower / Guarantors Account	Description of the Immovable Properties Mortgaged / Owner's Name (Mortgagors of property(ies)) & Details of the encumbrances known to the secured creditors	A) Dt. Of Demand Notice u/s 13(2) of SARFESI ACT 2002 B) Outstanding Amount as on C) Possession Date u/s 13(4) of SARFESI ACT 2002 D) Nature of Possession Symbolic / Physical / Constructive	Reserve Price EMD Bid Increase Amount	Date / Time of E-Auction
1	Branch : Aundh (450800) Vistacore Infraprojects Private Limited	Plot No. 31, CST No. 2100/K/77, Ward-E, Mahadik Mal, Hind Co-op Housing Society, Ruikar Colony, Kolhapur. Encumbrances : Not Known	A) Dt. 22/03/2019 B) Rs. 19,16,52,080.18 as on 31/12/2024 + further interest C) Dt. 09/07/2019 D) Symbolic Possession	Rs. 193.50 Lacs Rs. 19.35 Lacs N.A.	Dt. 12/02/2025 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
		Land bearing Plot No. & CST No. 2100/K/264, E-Ward, Mahadik Mal, Kolhapur Encumbrances : Not Known	A) Dt. 22/03/2019 B) Rs. 19,16,52,080.18 as on 31/12/2024 + further interest C) Dt. 09/07/2019 D) Symbolic Possession	Rs. 193.50 Lacs Rs. 19.35 Lacs N.A.	Dt. 12/02/2025 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
		Flat no. 1004, 10th Floor, Building A-2, Prism Apartments, Aundh, Pune Encumbrances : Not Known	A) Dt. 03/10/2024 B) 45,34,622.22 + further interest w.e.f 31.12.2021 C) Dt. 11/12/2024 D) Symbolic Possession	Rs. 140.40 Lacs Rs. 14.04 Lacs N.A.	Dt. 12/02/2025 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
2	Branch : Co-Pe, Main (450800) M/s. Rutu Enterprises	Commercial Shop No. 30 and Showroom No. 13 Ground Floor, at Bizz Bay Mall, opp. SBI Bank, Near Dorabjee Mall, NIBM Road, Kondhwa Khurd, Pune in the name of Mr. Tushar Ashok Munao. Encumbrances : Not Known	A) Dt. 04/02/2021 B) 17,73,67,773.13+ further interest w.e.f 31.12.2024 C) Dt. 16/06/2021 D) Physical Possession	Rs. 273.60 Lacs Rs.27.36 Lacs N.A.	Dt. 12/02/2025 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
3	Branch : Pimpri eOBC Mr. Lukman Harun Nadaf & Mrs. Sana Sikandar Pansare	Survye No. 19/3-4 19/5A-5B 20/7, Flat No. 14, Of 3rd Floor, Sukhwani Residency, Dapodi, Pune 411012 Encumbrances : Not Known	A) Dt. 03/10/2024 B) 45,34,622.22 + further interest w.e.f 31.12.2021 C) Dt. 11/12/2024 D) Symbolic Possession	Rs. 48.60 Lacs Rs. 4.90 Lacs N.A.	Dt. 12/02/2025 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)

TERMS & CONDITIONS : The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions : 1) The property/ies are being held on "AS IS WHERE IS", "AS IS WHAT IS BASIS" WHATEVER THERE IS BASIS" , 2) The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation, 3) The Sale will be done by the undersigned through e-auction platform provided at the Website <https://banknet.com> on 12/02/2025 @ 11:00 AM, 4) For detailed term and conditions of the sale, please refer "https://banknet.com" & www.pnbIndia.in.

Date : 10/01/2025 Place: Pune

Authorised Officer,
Punjab National Bank (Secured Creditor)