**FINANCIAL EXPRESS** 

### PUBLIC NOTICE

The public at large is hereby informed that my clients Mr. Sanjay Pukhraj Gadiya and Mrs. Sangeeta Sanjay Gadiya, R/at:-Bazar Peth, Near Maharashtra Bank, Kamshet, Taluka Maval, District Pune - 410405, are the holders/owners of the Bungalow/ Rowhouse No. 5 situated in Ryewood Villa Co-operative Housing Society Limited, Lonavala, having paid-up shares bearing No. 21 to 25 being the members of the said society; which is more particularly described in the Schedule hereunder and hereafter referred to as the said Bungalow/ Rowhouse. The said Bungalow/ Rowhouse No. 5 was acquired by my clients from Mr. Devanand Gangasaran Giniwal and Mrs. Geeta Devanand Giniwal. Further, the said Mr. Devanand Gangasaran Giniwal and Mrs. Geeta Devanand Giniwal had acquired the said Bungalow/ Rowhouse No. 5 from M/s. Shah Sompura Construction Co. through Agreement of Sale dated 04.03.2009, bearing registration No. 576/2009 and through Sale Deed dated 16.05.2011, bearing registration No. 1970/2011 which were duly executed and registered at the office of Sub-Registrar, Lonavala. My clients have lost and/ or misplaced the original copy of the aforesaid Agreement of Sale dated 04.03.2009, bearing registration No. 576/2009. My clients have filed a Missing Complaint with Pune City Police on 02/03/2025, bearing Lost Report No. 32160/2025

Any person having possession of or knowledge about the aforesaid Agreement of Sale dated 04.03.2009, bearing registration No. 576/2009 should inform my clients within 15 (fifteen) days at the address mentioned hereinbelow and should abstain from misusing the same, otherwise appropriate legal action shall be initiated in the

SCHEDULE (Description of the said Bungalow/Rowhouse No.5 along with the said Land) All that piece and parcel of the Bungalow/ Rowhouse bearing No. 5 in the Residentia Society namely 'Ryewood Villas Co-Operative Housing Society Limited', admeasuring built-up area 1383 Sq. Fts., i.e. 128.48 sq. meters constructed on the land bearing CTS No. 229A admeasuring area about 8278 Sq. Meters situated at revenue village Lonavala within the local limits of Lonavala Municipal Council and within the registration limits of Sub-Registrar Lonavala, Sub-District Maval, District Pune,

> Sd/- Mr. Chetan R. Nagare, Advocate
> Office: 103, Sharmad Residency, Shilavihar Colony
> Kothrud, Pune-411038 Mob: 9890312123, Email: nagarechetan@gmail.com



Dated: 05/03/2025

Asset Recovery Branch Shop No 12 & 13, Diamond Mansion, Dr Vieges Street, Kalbadevi Main Road, Kalbadevi, Mumbai, Maharashtra 400002 Phone No. 7710001955 Mail: headarbmumbai@kvbmail.com

## 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 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 described immovable property mortgaged/charged to the Secured Creditor, The Karur Vysya Bank Ltd, the physical possession of which has been taken by the Authorised Officer of The Karur Vysya Bank Ltd., Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 26.03.2025 for recovery of Rs 24,81,633.69/- (Rupees Twenty Four Lakhs Eighty One Thousand Six Hundred Thirty Three and Paise Sixty Nine Only) as on 05.02.2025 with interest and expenses thereon from 06.02.2025 due to the Karur Vysya Bank Ltd, Secured Creditor from the borrower Sri Raj Kumar having address at S.No.73, Flat No. 3, B Wing, Prathmesh Apartment, Near Narayandham Mandir, Pune, Maharashtra - 411046.

Whereas the undersigned has decided to put up for E-auction of the immovable properties, offers are invited by way of E-Tender for purchase of the following assets on "AS IS WHERE IS", "AS IS WHAT IS", AND "WHATEVER THERE IS" basis. DESCRIPTION OF THE IMMOVABLE PROPERTIES AND OTHER DETAILS

Sr No	Property Details	Reserve Price	EMD Amount
1	All that piece and parcel on Residential Flat. No. 01, Ground Floor, Wing - A, "Srushti", Sy No. 46, Hissa No. 49/65 and 26/27, Old Sy No. 81, Tilekar Nagar, Behind Iskon Temple, Off Katraj Kondhwa Road, Mouje Kondhwa Bk, Tal. Haveii, Pune-411046 standing in the name of Mr. Rajkumar, built up area 43.23 sq mt	Rs 15,00,000/-	Rs 1,50,000/-

Bid Amount Incremental - Rs 50,000/-

For detailed terms and conditions of the sale, please refer to the link provided in our Bank's/Secured Creditor's website i.e www.kvb.co.in/Property Under Auction also at the web portal https://www.bankauctions.in of the service provider, M/s 4 Closure - Contact Person Mr. Nitesh D Pawar, Mobile No. 8142000725 and Mail id : nitesh@bankauctions.in

Statutory 15 days' Notice under Rule 9(1) of the SARFAESI Act, 2002 The borrower/s and guarantor/s are hereby notified to pay the dues as mentioned above along with up to date interest and ancillary expenses before the date of e-Auction, failing which the Schedule property will be auctioned/sold and balance dues, if any, will be recovered with interest and cost.

Date : 06.03.2025 Place : Mumbai

**Authorized Officer** The Karur Vysya Bank Ltd.,

### PUBLIC NOTICE

(for Loss of document) Notice is hereby give to the Public at large, Agreement Sr. No. 19543/2019 executed between ACE Construction through its partner Mr. Nilesh Popatlal Gada and 1) Prabhakar Sheshopant Kulkarni, 2) Ravindra Prabhakar Kulkarni, 3) Deepa Ravindra Kulkarni which is duly registered in the office of Sub-Registrar Haveli No. 12, Pune dated 03/12/2019 along with Index II and Receipt for the property bearing addressed at the Flat No. B2/1304, admeasuring about 50.15 sq.mtrs. Carpet along with Architectural Features area admeasuring 0.90 sq.mtrs., + usable floor area of attached balcony area admeasuring 5.92 sq.mtrs + attached usable floor area of Terrace admeasuring 7.06 sq.mtrs, Situated on 13th Floor, in building B2, along with Covered Car parking space, in the project known as "ANUTHAM" constructed on land bearing Survey No. 257A/17B/1, 257A/17B/2, 257A/17A, 257A/17B/3, 257A/16A+257A/16B/1A. Situate, lying and being at Revenue Village Hadapsar, Taluka Haveli, District Pune. The said original documents has been lost from custody of 1) Prabhakar Sheshopant Kulkarni, 2) Ravindra Prabhakar Kulkani, 3) Deepa Ravindra Kulkami. All person are hereby informed not to deal or carry out any transaction with anyone on the basis of the said missing documents. If anyone has already carried out or being carried out kindly inform the undersigned in writing on the below mentioned address within 15 (fifteen) days from this present. Place Pune.

Saily Tasgaonkar, Advocate "Tasgaonkar Bunglow", Sr. No. 67/1, Plot No. 8, Tingrenagar, Pune - 411032. Mob: 9764620011 Email: adv.saily@gmail.com

### **PUBLIC NOTICE**

NOTICE is hereby given that Mr. Shankar Dnyaneshwar Shinde, Mr. Dattatrava Dnyaneshwar Shinde, Mrs. Sunita Dattrava Mulik, Mrs. Anita Bipin Shingade, Mrs. Urmila Santosh Jori & Mr. Sachin Bansilal Gayaval, are owners of properties more particularly described in Schedule written hereunder. Our client is negotiating with them to purchase the said properties and their right, interest and title therein. The above-named owners has assured our client that the said properties is/are free from all encumbrances and they is/are having clear and marketable title and all the legitimate rights and interest in the said properties which can be transferred to our client and no third person is having any right over the said properties.

We hereby call upon the public that, any person having any right, title and interest over the said properties, by way of lease, lien, gift, agreement to sale, succession, inheritance partition, easements, maintenance, mortgage or by any other way, should meet us with prior appointment, on the following address along with the relevant original documents within 15 (fifteen) days from the publication of this notice. The claims made beyond said period shall not be entertained and our client will presume that a person having any rights have knowingly and wilfully waived and given-up his/her/their rights and our client shall proceed further to complete the transaction in respect of the said properties.

SCHEDULE OF THE PROPERTY

All that piece and parcel of land admeasuring 0 H. 88.50 R (including potkharaba) assesst 40 Rs. 00 Paise bearing Survey no. 87/1/A/4 revenue village Nive, Tal:-Mulshi, Dist-Pune within the limits of Grampanchyat Nive and within the jurisdiction of sub-registrar Mulshi and Hijewadi bounded as follows:- On or towards East: Remaining Portion S. No. 87/2A, On or towards South:- S. No. 88, On or towards West:- S. No. 89/A, On or towards North: S. No. 87/1A/3 & an admeasuring 01 H. 20 R out of an admeasuring 06 H. 35 R assesst 02 Rs. 62 Paise bearing Survey no. 87/2/A revenue village Nive, Tal:-Mulshi, Dist:-Pune within the limits of Grampanchyat Nive and within the jurisdiction of sub-registrar Mulshi and Hijewadi bounded as follows:- On or towards East:- Pune-Kolad Road, On or towards South:- Forest, On or towards West:- S. No. 87/1A/4, On or towards North:-Remaining Portion S. No. 87/2A,

Adv. ANIL V. JADHAV

Place:- Pune Date:- 07/03/2025 Flat No 3, 1st Floor, Omkar Apartment, Lane No 3, Behind Om Sai Hotel, Baydhan Khurd Pune 411021.

### AU SMALL FINANCE BANK LIMITED (A SCHEDULED COMMERCIAL BANK) Regd. Office: 19-A, Dhuleshwar Garden, Ajmer Road, Jaipur - 302001, Rajasthan, (India). (CIN:L36911RJ1996PLC011381)

APPENDIX-IV-A- [See proviso to rule 8(6)] 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)/Co-Borrower (s)/Mortgagor (s) and Guarantor (s) that the below described mmovable properties mortgaged to the Secured Creditor, the constructive/physical possession of which has been taken by the Authorised Officer of AU Small Finance Bank Limited (A Scheduled Commercial Bank), the same shall be referred herein after as AUSFB. The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis through E-Auction for recovery of amount mentioned in the table below along with further interest, cost, charges

and expenses being due to AUSFB viz. Secured Creditor. It is hereby informed you that we are going to conduct public E-Auction through website https://sarfaesi.auctiontiger.net

Loan A/c No./ Name of Borrowers/Co Borrowers/ Mortgagors/Guarantor	Date & Amount of 13(2) Demand Notice	Date Of Possession	Description of Property	Reserve Price For Property	Earnest Money For Property	Date & Time Of E-Auction	Date of Bid Submission	E-Auction Place of Tender Submission	Contact Person and Property Visit Date
(Loan A/C No.) L9001060126089390, Ajinkya Enterprises (Borrower), Nivruti Chintaman Galkwad S/O Chintaman (Co-Borrower) Smt. Shalla Nivruti Galkwad (Co-Borrower)	17-Nov-23 Rs. 6,37,043/- Rs. Six Lac Thirty-Seven Thousand Forty- Three Only As On 10-Nov-23	15-Oct-24	Property Situated At- Flat No. 502, Fifth Floor, Planet Orchid, Old Gat No. 24, Gat No. 119, Village Bhukum, Tal. Mulshi, Dist. Pune, Maharashtra. Admeasuring 352 Sq.Ft	Rs. 7,55,000/- Rs. Seven Lakh Fifty- Five Thousand Only.	Rs. 75,500/- Rs. Seventy- Five Thousand Five Hundred. Only.	03-Apr- 25 2,00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before 01-Apr- 25	AU Small Finance Bank Ltd., Branch Address: - Atharwa Plaza, 3rd Floor, Pune Satara Road, Dhanakwadi, Dist. Pune, Maharashtra - 411043	Ravindra Devare / Yogesh Bhalerao / Deepak Jain 7039052930 9309194121 9773358234 auctions@ aubank.in 28-Mar-25

The terms and conditions of e-auction sale:

(1). The E-Auction sale of Secured Asset is on "as is where is", "as is what is", "whatever there is" and "no recourse" basis for and on behalf of the Secured Creditor viz. AUSFB and there is no known encumbrance which exists on the said property.

(2). For participating in online e-auction sale, Bid document, copies of PAN Card, Board Resolution in case of Company and photo ID, address proof are required to be submitted along with EMD, which is payable by way of RTGS/NEFT/DD in the name of MSME AUCTION POOL ACCOUNT OF AU Small Finance Bank Limited, Current account No. 1921201121711599 AU SMALL FINANCE BANK LIMITED Fifth and Sixth Floor Sunny Big Junction STC Khasra No. 64 to 67, Gram Sukhaipura New Atish Market Jaipur 302020, IFSC Code: AUBL0002011, Once an Online Bid is submitted, same cannot be withdrawn. Further any EMD submitted by bidder will be required to send the UTR/Ref no /DD no. of the RTGS/NEFT/DD with a copy of cancelled cheque on the

following email IDs i.e. auctions@aubank.in (3). All Interested participants / bidders are requested to visit the website https://sarfaesi.auctiontiger.net & https://www.aubank.in/bank-auction for further details including Terms & Conditions, to take part in e-auction sale proceeding and are also advised to contact e-mail of auctions@aubank.in

Please Note: This is also a 15 days notice Under Rule 8(6) read with Rule 9(1) to the Borrowers/Co Borrowers/Mortgagors of the above said loan account about sale through tender / inter se bidding on the above-mentioned date. The property will be sold, if their outstanding dues are not repaid in full by the borrower in the given notice period, Authorised Officer AU Small Finance Bank Limited Date : 06/03/2025



# **OMKARA ASSETS RECONSTRUCTION PVT. LTD.**

CIN: U67100TZ2014PTC020363 Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028, Mob.: +91 7558392736 Email: s.banerjee@omkaraarc.com

[Appendix - IV-A][See proviso to rule 8 (6) r/w 9(1)]| PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES 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) 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), Co-borrower(s) and Guarantor(s) that the below described immovable properties mortgaged/ charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of Omkara Assets Reconstruction Private Limited (OARPL). 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 securities as on 04.11.2022. 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:

All that part and parcel of the property bearing flat no. 101, on 1st floor, the building known as "Palm One", S. No. 66/10/17/18, Kondhwa-Katraj Road, Budruk, Pune-411048. Flat admeasuring 66 sq.mtrs i.e. 710.42 sq.ft carpet area with 1 (One) Car Parking and Open Terrace Balcony of 12.75 sq.mtrs i.e. 137.24 sq.ft Bounded as: - Internal Road West: - Open Plot Google Location: 18°27′15.3"N 73°53′04.4"E  All that part and parcel of the property bearing flat no. 701, on 7th floor, the building known as "Palm One", S No. 66/10/17/18, Kondhwa – Katraj Road, Budruk, Pune – 411048. Flat admeasuring 66 sq.mtrs i.e. 710.42 sq.ft carpet area with 1 (One) Car Parking and Open Terrace Balcony of 15.62 sq.mtrs i.e. 168.13 sq.ft Bounded as: - North: - Sada Laundry / Residential House, South: - Katraj – Kondhwa Road , East: - North: - Sada Laundry / Residential House, South: - Katraj – Kondhwa Road , East: - North: - Sada Laundry / Residential House, South: - Katraj – Kondhwa Road , East: - North: - Sada Laundry / Residential House, South: - Katraj – Kondhwa Road , East: - North: - Sada Laundry / Residential House, South: - Katraj – Kondhwa Road , East: - North: - Sada Laundry / Residential House, South: - Katraj – Kondhwa Road , East: - North: - Sada Laundry / Residential House, South: - Katraj – Kondhwa Road , East: - North: - Sada Laundry / Residential House, South: - Katraj – Kondhwa Road , East: - North: - Sada Laundry / Residential House, South: - Katraj – Kondhwa Road , East: - North: - Sada Laundry / Residential House, South: - Katraj – Kondhwa Road , East: - North: - Sada Laundry / Residential House, South: - Katraj – Kondhwa Road , East: - North: - Sada Laundry / Residential House, South: - Katraj – Kondhwa Road , East: - North: - Sada Laundry / Residential House, South: - Katraj – Kondhwa Road , East: - North: - Sada Laundry / Residential House, South: - Katraj – Kondhwa Road , East: - North: - Sada Laundry / Residential House, South: - Katraj – Kondhwa Road , East: - North: - Sada Laundry / Residential House, Sout	Name of Borrower(s)/ Guarantors/ Mortgagors	Details of the Secured Asset	Owner of the property	Demand Notice Date and Amount Demanded	Reserve Price	EMD	Bid Increment Amount
- Internal Road ,West: - Open Plot Google Location: 18°27'15.3"N 73°53'04.4"E	Sarda (Borrower) 2.Mrs. Sona Sunil	known as "Palm One", S. No. 66/10/17/18, Kondhwa-Katraj Road, Budruk, Pune-411048. Flat admeasuring 66 sq.mtrs i.e. 710.42 sq.ft carpet area with 1 (One) Car Parking and Open Terrace Balcony of 12.75 sq.mtrs i.e. 137.24 sq.ft Bounded as: - North: - Sada Laundry / Residential House South: - Katraj – Kondhwa Road East: - Internal Road West: - Open Plot <b>Google Location:</b> 18°27'15.3"N 73°53'04.4"E  All that part and parcel of the property bearing flat no. 701, on 7th floor, the building known as "Palm One", S No. 66/10/17/18, Kondhwa – Katraj Road, Budruk, Pune – 411048. Flat admeasuring 66 sq.mtrs i.e. 710.42 sq.ft carpet area with 1 (One) Car Parking and Open Terrace Balcony of 15.62 sq.mtrs i.e. 168.13 sq.ft Bounded as: - North: - Sada Laundry / Residential House, South: - Katraj – Kondhwa Road, East:	Badrinarayan Sarda & Sona Sunil Sarda	Rs. 1,75,00,343/- (Rupees One Crore Seventy- Five Lakhs Three Hundred and Forty-Three Only)	45,05,000/- Rs.	4,50,500/-	25,000/- Rs.

Account No.: 344905001015, Name of the Beneficiary: Omkara PS33/2020-21 Trust, Bank Name: ICICI Bank, Branch: BKC, Mumbai, IFSC Code: ICIC0003449. Date & Time of Inspection:- Date: 20.03.2025 (Thursday) Time: 01.00 PM to 04.00 PM

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 E- Auction & Time:- 26.03.2025 at 11:00 am to 02:00 pm (noon) TERMS & CONDITION OF THE AUCTION: For detailed terms and conditions of the sale please refer to the link provided in http://omkaraarc.com/auction.php.

The auction shall be conducted online through OARPL. The last date of submission of bid (online as well as in hard copy) along with EMD (DD/ Pay Order in original or remittance by way of NEFT/ RTGS) is 25.03.2025 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 "M/s. C1 India Pvt. Ltd", Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: support@bankeauctions.com, and for any property related query contact the Authorized Officer, Pratiksha Patel (Contact No. 9773406175) and Rajendra Dewarde-9324546651, Email- Pratiksha.patel@omkaraarc.com in official hours and working days. Intending bidders shall comply and shall have to submit declaration under the Section 29A of Insolvency and Bankruptcy Code, 2016 and subject to independent evaluation of the same. In case of failure in the same bid shall be rejected.

\$1002, STATUTORY NOTICE FOR SALE UNDER Rule 8(6) r/w 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES

This notice is also a mandatory Notice of not less than 15 (Fifteen) 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 with the advice to redeem the assets if so desired by them, by paying the outstanding dues as mentioned herein above together with further interest and all costs charges and expenses any time before the closure of the Sale. In case of default in payment, the property shall at the discretion of the Authorized Officer/Secured Creditor be sold through any of the modes as prescribed under Rule 8 (5) of Security Interest (Enforcement) Rule, 2002.

Date: 06.03.2025 Place: Mumbai

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



## TRUCAP FINANCE LIMITED

Registered Office: Register office at 3th 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 24" March 2025 at Baramati at 11:00 A.M.

Branch address: TruCap Finance Ltd, Ground Floor, Frontier Automotives, Marwad Peth, Baramti, Pune 413102.

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 Customers mentioned below with branch name.

	~.			
Baramati Branch: GL000	00	000248302, GL00000002	03	141,GL0000000209384,
GL0000000209123	4	GL0000000208475	į,	GL0000000208365
GL0000000260904	Ŋ.	GL0000000319867	ä	GL0000000240715
GL0000000238015	W.	GL0000000251074	ř	GL0000000257288
GL00000000222067		GL0000000237461	į.	GL0000000246813
GL0000000311362	,	GL0000000310534	ř	GL0000000254862
GL0000000257990		GL0000000254307		GL0000000260898
GL0000000289247		GL0000000300694	10	GL0000000250487
GL0000000255014		GL0000000259260	i	GL0000000262232
GL0000000289073	,	GL0000000293391		GL0000000293867
GL0000000251156		GL0000000250585		GL0000000250154
GL0000000259465	Ý.	GL0000000262459		GL0000000262217
GL00000000262001	9	GL0000000260916	ö	GL0000000289220
GL0000000289122	30	GL0000000292063	ï	GL0000000291765
GL0000000291643	76.	GL0000000291522	Ė	GL0000000294012
GL0000000295019	10	GL0000000297260	6	GL0000000296186
GL0000000298481	ca.	GL0000000298230	ė	GL0000000300361
GL0000000300158	,	GL0000000302516	10	GL0000000180435
GL0000000182955 GL0000000182705	,	GL0000000176942		GL0000000179181

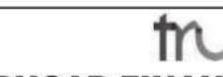
For more details, please contact TruCap Finance Limited.

Contact Person: Vinod Maskar

### Contact Number(s): 9870424107

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



# TRUCAP FINANCE LIMITED

Registered Office: Register office at 3rd 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 24" March 2025 at Vishrantwadi at 11:00 A.M.

Branch address: TruCap Finance Limited,. A-11, 2nd floor, Kanakdhara Bldg, above Saraswat Bank, Kasturba housing society, Alandi road, Vishrantwadi Pune - 411015 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

The Gold Ornaments to be auctioned belong to Overdue Loan Accounts of our various Customers mentioned below with branch name.

Chandan Nagar Branch: GL0000000208665 GL0000000207678 GL0000000199919. GL0000000207649 GL0000000197309 GL0000000313577 GL0000000225261 GL0000000301825 GL0000000297143 . GL0000000291298 GL0000000249412, GL0000000301010 GL0000000254436 GL0000000253355 GL0000000300970 GL0000000256755 GL0000000259878, GL00000000262124 GL0000000261601 GL0000000290417 GL0000000300317 , GL0000000250157 , GL0000000255337 GL0000000253480 . GL0000000260197 . GL0000000291001 GL0000000300801 , GL0000000302412 , GL0000000323844, GL0000000178066 , GL0000000181229 , GL0000000177578 .

Hadapsar Branch: GL0000000262087 , GL0000000246043, GL0000000268205 GL0000000255433 GL0000000297956. GL0000000250541 , GL0000000297044 GL0000000302526. GL0000000246613 GL0000000249625 GL0000000261857 GL0000000296159 GL0000000297770 GL0000000298189. GL0000000299118 GL0000000301700 GL0000000252105 GL0000000259351 , GL0000000292267 GL0000000294896. GL0000000297949 , GL0000000299990 , GL0000000302179, GL0000000300754 GL0000000180467

Katraj Branch: GL0000000195638 , GL0000000211082 , GL0000000322749 GL0000000295573 GL0000000295193 GL0000000210765 GL0000000203856 GL0000000208684 GL0000000297496. GL0000000261518 GL0000000300032 GL0000000293072 GL0000000298916 GL0000000250056 GL0000000254082 GL0000000255612 GL0000000256248 GL0000000299547 GL0000000256922 GL0000000260048 GL0000000261540. GL0000000292599 GL0000000297824 GL0000000297522. GL0000000300501 GL0000000250584, GL0000000246962 GL0000000297480, GL0000000256014 GL0000000257909 GL0000000298167 GL0000000297003 GL0000000296310 GL0000000302230 GL0000000179142 GL0000000181942. GL0000000183018

Loni Kalbhor Branch: GL0000000225186 GL0000000248388. GL0000000246844 GL0000000241182 GL0000000256929. GL0000000253086 GL0000000249851 GL0000000212887 GL0000000297684 GL0000000300421 GL0000000298268 GL0000000258127 GL0000000300637 GL0000000296329 GL0000000252373 GL0000000255277 GL0000000255995, GL0000000296980 GL0000000259764 GL0000000297682, GL0000000297580 GL0000000299258 GL0000000301433. GL0000000251775 GL0000000249547 GL0000000257494, GL0000000290131 GL0000000294415 GL0000000298889. GL0000000298534 GL0000000298229 GL0000000185866. GL0000000183045 GL0000000180636 GL0000000180883 GL0000000180511 , GL0000000179397 , GL0000000181050, GL0000000179851

Vishrantwadi Branch: GL0000000212328 GL0000000260865 GL0000000203360 GL0000000204379. GL0000000210396 GL0000000308634 GL0000000200169, GL00000000254143 GL0000000254192 GL0000000299486 GL0000000290743, GL0000000301482 GL0000000296485 GL0000000299448, GL0000000253909 GL0000000293902 GL0000000299978. GL0000000246987 GL0000000248382 GL0000000256562, GL0000000258695 GL0000000258864 GL0000000291576. GL0000000292457 GL0000000299031 GL0000000292543 GL0000000258950 GL0000000260847 GL0000000299080 GL0000000300111 GL0000000300056 GL0000000300402, GL0000000301665 GL0000000254448 GL0000000255485, GL0000000292330 GL0000000291110 , GL0000000292816, GL0000000297979. GL0000000294819 , GL0000000299016 , GL0000000299529 , GL0000000299143 GL0000000299241 GL0000000302221 , GL0000000302164

Warje Branch: GL0000000258093 , GL0000000257736 , GL0000000256695 GL0000000299391 , GL0000000256509 GL0000000257366, GL0000000292747 . GL0000000292695 GL0000000293293, GL0000000251197 GL0000000295221 GL0000000301663 GL0000000289740. GL0000000295542 GL0000000295386 GL0000000294308. GL0000000294527 , GL0000000294565 GL0000000298447 , GL0000000298109 , GL0000000300521 .

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

# Contact Number(s): 9870424107

financialexp.epapr.in

TTruCap 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



Asset Recovery Branch Shop No 12 & 13, Diamond Mansion, Dr Vieges Street, Kalbadevi Main Road, Kalbadevi, Mumbai, Maharashtra

400002 Phone No. 7710001955

### Mail: headarbmumbai@kvbmail.com 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 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 Borrowe (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, The Karur Vysya Bank Ltd, the symbolic possession of which has been taken by the Authorised Officer of The Karur Vysya Bank Ltd., Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 26.03.2025, for recovery of Rs 19,09,819.31/- (Rupees Nineteen Lakhs Nine Thousand Eight Hundred Nineteen and Paise Thirty One Only) as on 05.02.2025 with interest and expenses thereon from 06.02.2025 due to the Karur Vysya Bank Ltd, Secured Creditor from Borrower 1 Mrs. Snehal Umesh Pawar residing at Sal Harchuram Apart, Monika Building, No 1 Bhairavanath Nagar NR Gajanan Mithramandal, Pimpri Pune-411017

DESCRIPTION OF THE IMMOVABLE PROPERTY

All the pieces and parcel of Flat no T-1, Builtup area of 47.53 sqmtrs. 3RD Floor, Monika Apartment, Sai Harchuram Baba, Wing A, S. No 309, Hissa No. 4/2, 13, CIS No 6745 to 6749, 6759 to 6763, Bhairawnath Nagar, Near Aditya Homeopathic, Mouje-Pimpri Waghere, Tal. Haveli, Dist Pune-411018 Reserve Price: Rs 16,50,000/-

### EMD: Rs 1,65,000/-Bid Amount Incremental: Rs 50,000/-

For detailed terms and conditions of the sale, please refer to the link provided in our Bank's/Secured Creditor's website i.e www.kvb.co.in/Property Under Auction also at the web portal https://www.bankauctions.in of the service provider, M/s 4 Closure - Contact Person Mr. Nitesh D Pawar, Mobile No.

8142000725 and Mail id : nitesh@bankauctions.in Statutory 15 days' Notice under Rule 9(1) of the SARFAESI Act, 2002 The borrower/s and guarantor/s are hereby notified to pay the dues as mentioned above along with up to date interest and ancillary expenses before the date of e-Auction, failing which the Schedule property will be auctioned/sold and balance dues, if any, will be recovered with interest and cost.

Date : 06.03.2025 Place: Mumbai

**Authorized Officer** The Karur Vysya Bank Ltd.,



## TRUCAP FINANCE LIMITED

Registered Office: Register office at 3rd 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 24"March 2025 at Dange Chowk, Pune at 11:00 A.M. Branch address: TruCap Finance Ltd., 1ST FLOOR, NEAR LAD CHILDERNS CLINC ARUN PLAZA, DANGE CHOWK, YASHODA COLONY, THERGAON, PCMC MAHARASHTRA-411033.

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 Customers mentioned below with branch name.

Bhosari Branch: GL0000000251063, GL0000000214429, GL0000000199042 GL0000000201644 , GL0000000203411 , GL0000000202889 GL0000000326147 , GL0000000301544 , GL0000000252544 GL0000000255285 , GL0000000254027 , GL0000000256018 GL0000000296758 , GL0000000297791 , GL0000000247428 GL0000000293668 , GL0000000295469 , GL0000000296340 GL0000000296923 . GL0000000300068 . GL0000000299947 GL0000000262331 . GL0000000292964 . GL0000000295353 GL0000000297464 . GL0000000297100 . GL0000000298627 GL0000000301007 , GL0000000300661 , GL0000000184261

GL0000000180076, GL0000000184285. Chakan Branch: GL0000000204009, GL0000000199273, GL0000000201276 GL0000000208266 . GL0000000228837 . GL0000000258605 GL0000000297470 , GL0000000260506 , GL0000000262361 GL0000000251030 , GL0000000253738 , GL0000000293252 GL0000000293196 , GL0000000296109 , GL0000000253239 GL0000000294026 , GL0000000293997 , GL0000000295047 GL0000000299039 , GL0000000300172 , GL0000000301770 GL0000000176703 , GL0000000182743 , GL0000000177382

GL0000000182106. Dange Chowk Branch: GL0000000196188 , GL0000000187697 GL0000000255776 , GL0000000291692 , GL0000000198017 GL0000000257920 , GL0000000301244 , GL0000000255645 GL0000000297685 , GL0000000298495 , GL0000000246499 GL0000000289430 , GL0000000291695 , GL0000000297230 GL0000000296967 , GL0000000301164 , GL0000000301107

GL0000000178773, GL0000000175692. For more details, please contact TruCap Finance Limited

# Contact Person: Vinod Maskar

Contact Number(s): 9870424107

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

STRESSED ASSETS MANAGEMENT BRANCH No 10, 1st Floor, Indian Bank Buildings K G Road, Bengaluru 560009

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) and Guarantor (s that the below described immovable properties mortgaged/ charged to the Secured Creditors, the Symbolic possession of which has been taken by the Authorised Officers of Indian Bank, Stressed Asset Management - Small Branch, the Secured Creditor, will be sold on "As is Where is", "As is What is", and "Whatever there is" on 26-03-2025 for recovery of Rs. 242,65,64,167.00/- (Rupees Two Hundred Forty-Two Crores Sixty-Five Lakhs Sixty-Four Thousand One Hundred and Sixty-Seven Only) as on 28-02-2025 with further interest and charges and expenses due to the Indian Bank, SAM Branch Bangalore, Secured Creditor from: M/s Mantri Developers Private Limited, 'MANTRI HOUSE', #41, Vittal Mallya Road, Bangalore-560001 represented by its Directors No. 2 to 7. 02. Shri. Sushil Pandurang Mantri (Promoter Director) 'MANTRI HOUSE', #41 Vittal Mallya Road, Bangalore 560001' .03. Smt.Snehal Mantri (Promoter Director) 'MANTR HOUSE', # 41, Vittal Mallya Road, Bangalore 560001. 04. Shri. Rajesh Omkarnath Malpan (Director) 'MANTRI HOUSE', #41, Vittal Mallya Road, Bangalore 560001. 05. Shri.Rajat Tandon (Additional Director) 'MANTRI HOUSE', #41, Vittal Mallya Road, Bangalore 560001. 06. Shri. Jan Willaim Adriaan De Gues (Director) 'MANTRI HOUSE', # 41, Vittal Mallya Road, Bangalore 560001. 07.Shri. Pratik Sushil Mantri (Director) 'MANTRI HOUSE', # 41, Vittal Mallya Road, Bangalore 560001. 08.M/s. Gurukrupa Developers, a Partnership Firm having its Registered Office 767/5, Bhandarkar Institute Road, Pune - 411004 represented by its Partners No. 09 to 13 hereunder. 09. Mr. Yogesh Mangalsen Behl, Partner of M/s. Gurukrupa Developers situated at 767/5, Bhandarkar Institute Road, Pune - 411004. 10.Mr. Sunil Tatya Singh Malke Partner of M/s. Gurukrupa Developers situated at 767/5, Bhandarkar Institute Road, Pune - 411004, 11.Mr.Dilip Madhukar Giramkar, Partner of M/s. Gurukrupa Developers situated at 767/5, Bhandarkar Institute Road, Pune - 411004. 12.Mr. Sandeep Yashwant Dighe, Partner of M/s. Gurukrupa Developers situated at 767/5, Bhandarkar Institute Road, Pune - 411004.13.Mr. Ashok ShivnarayanThepade, Partner of M/s. Gurukrupa Developers situated at 767/5, Bhandarkar Institute Road, Pune 411004.14. M/s.Mantri Homes Private Limited, 'Mantri House', # 41, VittalMallya Road, Bangalore 560001. 15.M/s.Mantri Mansion Private Limited, 'Mantri House', #41, VittalMallya Road, Bangalore 560001. The specific details of the properties intended to be brought to sale through e-auction mode

Description of the entire property: All that piece and parcel of Land area 02 Hectare 42.74 Ares in Survey no 197 Hissa No 2/A + 7B (Old Survey no 197 Hissa no 2/B + 4B to 7B) situated at Village Lohegaon Pune Taluka Haveli Pune City Pune in the jurisdiction of Sub Registrar Haveli No 07 Pune, Bounded on the East by: Survey no. 196 and 193 of Lohegaon, West by: Survey no. 192 Lohegaon, North by: Remaining portion of survey no. 197/2+4 to 7B (part) Lohegaon, and South by: Survey no 197/2+4 to 7A of Lohegaon.

ı	Prior Encumbrances on property	NIL
ı	Reserve Price	Rs.48,45,000,00/-
ı	EMD Amount	Rs.4,84,50,000/-
ı	Bid incremental amount	Rs.10,00,000/-
ı	Date and time of e-auction	26-03-2025, 11:00 A.M. to 5:00 P.M.
ı	Property ID No	IDIB30025884476P
ı	Ridders are advised to visit the websi	te (https://haanknet.com) of our e auction service pro

PSB Alliance Pvt. Ltd. to participate in online bid. For Technical Assistance Please Call 8291220220. For Registration status with PSB Alliance Pvt. Ltd and for EMD status please contact support.baanknet@psballiance.com. For property details and photograph of the property and auction terms and conditions please visit:

https://baanknet.com and for clarifications related to this portal, please contact PSB Alliance Pvt. Ltd. Contact No. 8291220220 Bidders are advised to use Property ID Number mentioned above while searching for the property

in the website with https://baanknet.com.

E-auction www.indianbank.in website

Date: 06-03-2025 Place: Bangalore





Property

Property

Sd/-Authorised Officer, Indian Bank

Photos of

Property

Pune