

Office of Recovery and Sales Officer, Ambajogai Bv. DEENDAYAL NAGARI SAHAKARI BANK LTD. AMBAJOGAI Head Office, Parli Road, Ambaiogai - 431517 Ref.No.Din/V/W/A/M/7008-69/537/2024 Date.16/10/2024

THE INDIAN EXPRESS, SATURDAY, OCTOBER 19, 2024

(See sub-rule [11(Dd-1)] of rule 107) POSSESSION NOTICE FOR IMMOVABLE PROPERT

Whereas the Undersigned Recovery Officer Shri. Anant Gopalrao Deshpando Maharashtra Co-operative Society Rules 1961 and issued notice of demand dated 26/03/2018 Borrower: 1) Shri. Mane Vaijnath Eknath 2) Co-debtor Shri. Mane hagwat Vaijnath 3) Mane Parvati VaijnathThe amount mentioned in the notice given to is **Rs.4,00,618/-** (Rs. **Four Lakh Six Hundred Eighteen** Rupees only) From the date of receipt of the said notice and the debtor has defaulted in depositing th

The undersigned has issued a seizure notice dated 09/08/2024 and the hereinafte

Notice is hereby given to the debtor that the debtor has defaulted in depositing th amount and to all citizens, property specified below by the undersigned in accordance with the powers conferred on him/her under Rule 107 (11(d-1)) of the Maharashtra Co-operative Societies Rules, 1961, 16/10/2024 has taken possessic n the year 2024-25. In particular, the borrowers and citizens are hereby cautione not to transact any property and if transacted, by Special Recovery Officer Deendayal Nagari Co-operative Bank M., Branch - Ambajogai, in charge of Accour No. 7008-69 Amount Rs.4,00,618/- (Rs. Four Lakh Six Hundred Eighteen Rupee only) amount and interest thereon from 01/05/2017 shall be subject to.

Description of immovable property

1) Shri, Mane Vajinath Eknath Mauje Dindrud, Tg. Majalgaon, Dist. Beed, Gran Panchayat Property House No.1574 (including construction) area 1089 Sq. Foot whose square: Boundary East- Sunita Harishchandra Bhosale, West- Sunita Harishchandra Bhosale, **South**- Haridas Solanke, **North-** $1\underline{1}$ Foot Gram Panchaya

Place: Mauje Dindrud, Tq. Majalgaon. Dist. Beed. Recovery Office Date: 16/10/2024 (Mr. Deshpande Anant Gopalrao

Kotak Mahindra Bank Limited mas Plaza, 166/16, CST Road, Kolivery Village Kunchi alina Santacruz(E) Mumbai-400098 POSSESSION NOTICE

(For immovable property) (As per Appendix IV read with Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002)

of the Security Interest (Enforcement) Rules, 2002)
WHEREAS, The undersigned being the Authorised Officer of the Kotak Mahindra Bank Ltd. a banking company within the meaning of the Banking Regulation Act, 1949 having it's Registered Office at 27BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai – 400 051 and branch office at 4th Floor, Adamas Plaza, 166/16, C5T Road, Kolivery Village Kunchi Kurve Nagar, Kalina Santacruz(E) Mumbai-400098 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 8(1) of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated 26th July 2024 to 1. Mr. Bharat Ashok Thakare (Borrower/Mortgagor) 2. Mrs. Priti Bharat Thakare (Co-Borrower/ Mortgagor), all having address at: Flat No.2, Sai Atharva Residency, Jay Bhawani Road, Jachak Mala, Behind Viraj Sweets, Nashik, Maharashtra- 422101 ; And also at; Flat No.301, "B-Wing", Harz Krushna Apartment, Near Viraj Sweet, Artillarty Centre Road, Nashik-422101., And also at; Flat No.7, 2nd Floor, Building Known as "Parth Eliate" Near Moti Mangal Lawns, Hari Om Nagar, Mouje Deolali, Nashik-422101 to repay total outstanding amount Flat No.7, 2nd Floor, Building Known as "Parth Eliate" Near Moti Mangal Lawns, Hari Om Nagar, Mouje Deolali, Nashik- 422101 to repay total outstanding amount aggregating to Rs.25,71,491.37 /- (Rupees Twenty Five Lakhs Seventy One Thousand Four Hundred Ninety One and Thirty Seven Paisa Only) as on 26.07.2024 towards the outstanding amount for Loan Account No. HF39616312 & HF39632110 (Insurance Account), CRN No. 711036580 together with further interest and other charges thereon at the contractual rates upon the footing of compound interest from 27.07.2024 till it's actual realization ("outstanding amount") within 60 days from the date of publication of the said Demand Notice. The aforementioned Borrower/Co Borrower having failed to repay the amount, notice is hereby given to the Borrower/Co Borrower and the public in general that the undersigned has taken Symbolic 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 18th Day of October of the year 2024.

SARFAESI Act read with Rule 8 of the above said Rules on this 18th Day of October of the year 2024.

The Borrower/ Co Borrower mentioned hereinabove in particular and the public in general is 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 LIMITED, having branch address at 4th Floor, Adamas Plaza, 166/16, CST Road, Kolivery Village Kunchi Kurve Nagar, Kalina Santacruz(E) Mumbai-400098; for an amount of Rs. 25,71,491.37 /- (Rupees Twenty Five Lakhs Seventy One Thousand Four Hundred Ninety One and Thirty Seven Paisa Only) as on 26.07.2024 together with further interest and other charges thereon at the contractual rates upon the footing of compound interest and substitute interest, incidental, costs and charges etc. due from 27.07.2024 till the date of full repayment and / or realization.

The Borrowers Attention is invited to the Provisions of Sub Section (8) of Sec 13 of the Act, in respect of time available, to redeem the secured asset;

Description of the Immovable Property

All that piece and parcel of the property bearing Flat No.07, area admeasuring 71.28 Sq.Mtrs. built up on Second Floor, in the Scheme Known as "Parth Elite Apartmen constructed on Plot No.28 area admeasuring 463.64 Sq.Mtrs, out of Survey No.44/3 situated at Village Mouje Deolali, Taluka & District Nashik within the limits of Nashi

shik (Authorised Officer) (Mrs. Shweta Kamath –Associate Vice President –Legal) Kotak Mahindra Bank Ltd. Date: 18/10/2024 Place: Nashik

Registered Office :- TJSB House, Plot No. B5, Road No. 2, Wagle Industrial Estate, Thane (West)-400604., 2 022-2587 8500

TJSB SAHAKAR BANK LTD. MULTI-STATI

Nashik Recovery Office: - Shop No.1-2, Kesharplaza Appt., DGP Nagar, Near Mauli Lawn: Ambad, Nashik 422010 ☎ 0253-2374351, 8691068937.

PUBLIC AUCTION

TJSB Sahakari Bank Ltd. has initiated recovery action against the following defaulted borrowers through the Authorized Officer of the Bank, appointed under, the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (In short "SARFAESI Act, 2002" and the rules made there under has issued Demand Notice on 12.12.2018 under section 13(2) of the said Act, to M/s. Ujwal Electricals through it's Prop. Mrs Ujwala Anil Sali (Borrower & Mortgagor) & Mr. Anil Ragho Sali (Guarantor)

The Borrower/Mortgagors & Guarantor have not repaid the amount o Rs.1.75.08.763.00 (Rupees One Crore Seventy Five Lakhs Eight Thousand Seven Hundred Sixty Three Only) as on 01.12.2018 with further interest from 01.12.2018 mentioned in the said Demand Notice within stipulated period; hence the Authorized Officer has taken the Possession of the immovable property mentioned herein below u/s 13(4) of the SARFAESI Act. 2002.

decided to sell the said property on "AS IS WHERE IS BASIS" without movable assets by inviting Tenders as laid down in prescribed laws.

, , ,			
Name of the Borrower(S) / Guarantor(S) / Mortgagor(S)	Description of Immovable Property		
M/s. Ujwal Electricals Through its Prop. Mrs. Ujwala Anil Sali (Borrower & Mortgagor) Mr. Anil Ragho Sali (Guarantor)	All that piece and parcel of immovable property in the form of Plot No. L-52 admeasuring 600.00 Sq. Mtr. Of village Nimbalak, Industrial Area, MIDC, Ahmednagar.		
Loan Account No. :- 142/ADVHYPR/9 & 142/CCR/16 (NRO RECOVERY)			
Place of Auction: TJSB Sahakari Bank Ltd., "Madhukar Bhavan", Recovery Department, 3rd Floor, Wagle Industrial Estate, Road No.16, Thane (West)-400604.	Reserve price: Rs. 59.28.300.00 EMD Amount: Rs. 5,92,830.00		
Date and Time of Inspection of Property	28.10.2024, between 11: 00 A.M. To 2:00 P.M		

Date and Time of Auction of Property 07.11.2024 at 2:00 P.M.

TERMS & CONDITIONS: 1. The offer to be submitted in a sealed envelope super scribed, "Offer for purchase of Immovable property i.e. Plot No. L-52, Village - Nimbalak Industrial Area, MIDC, Ahmednagar - 414 111." and bring/send the said offe sealed cover envelope at the above-mentioned venue on or before 06.11.2024 before 5.00 P.M. by the prospective bidder & EMD amount to be transfer by RTGS to Account No. 001995200000003. IFSC Code TJSB0000001 on o before 06.11.2024 before 5:00 P.M.

2. Offers so received by the undersigned will be opened and considered or 07.11.2024 at the above-mentioned venue at 2.00 P.M.

The undersigned reserves his right to accept or reject any offer and/modified

to cancel and/or postpone the Auction. . The Undersigned hereby informs to the Borrower/ Mortgagor/s, and/or lega heirs, Legal representative(s) (whether known or unknown), executor(s) administrator(s), successor(s) and assign(s) of the respective borrower(s)

Mortgagor(s) (if deceased) or absconding, as the case may be, to pay entire dues within 15 days from the date of the notice; otherwise Authorized office shall proceed to sell the secured asset mentioned herein above in accordance with the Rule 8(5) of Security Interest (Enforcement) Rules, 2002 5. All or any such person(s) having any share, right, title, benefit, interest claim, or demand in respect of the said property or to any part thereof by

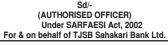
way of sale, allotment, exchange, mortgage, let, sub-let, lease, lien, charge maintenance, license, gift, inheritance, share, possession, easement, trust bequest possession, assignment or encumbrance of whatsoever nature or otherwise are requested to intimate to the undersigned in writing at the address mentioned below of any such claim accompanied with all necessary and supporting documents within 7 days from the date of publication hereof failing which transaction shall be completed without reference to such claim and any such person shall be deemed to have waived of his rights and the same shall not be binding on TJSB Sahakari Bank Ltd.

. Tender forms along with the terms and conditions sheet will be separately available with office of Authorized Officer at the cost of Rs. 100/- Plus Rs 18/- GST Total Rs. 118/- (Contact No. 8691068937/ 8422940658/ 0253 2374351).

The Auction will be finalized by the bank only. The bank does not authorize any other person or agency for the said auction.

This Publication is also 15 days' notice to the Borrower/Mortgagors Guarantors of the above said loan accounts.

Date: 19.10.2024 Place: Ahmednagar





Advertisement No.: 40/202

PUBLIC NOTICE Inviting comments in proceedings for verification of Renewable Purchase Obligation compliance targets

for FY 2014-15 to FY 2019-20 by Captive Power Plant users and Open Access consumers in Maharashtra As per the provisions of MERC (Renewable Purchase Obligation (RPO) its Compliance and implementation of Renewable Energy Certification framework) Regulations, 2010 (RPO Regulations, 2010) and RPC Regulations, 2016, the Maharashtra Electricity Regulatory Commission verifies the Compliance of RPO targets by Captive Power Plant users and Open Access consumers on yearly basis. Based on the data submitted by Maharashtra Energy development Agency (MEDA), the Commission nitiating the proceedings for FY 2014-15 to FY 2019-20 vide the following Cases and directs the concerned Captive Power Plant users and Open Access consumers to furnish details of compliance of RPO targets for F 2014-15 to FY 2019-20 to the Commission.

The Commission invites written comments, suggestions and/or objections on the consolidated RPO statement (which is available on the Commission's website www.merc.gov.in in downloadable format prepared on the basis of MEDA reports and responses of obligated entities. E-Hearing on the verification of RPO compliances by the Captive Power Plant users and Open Access consumers will be held through video conference as per following schedule. Separate notice will not be issued for the purpose.

Sr. No.	Particulars	Case No.	Date of Hearing	Time
1	Verification of Renewable Purchase Obligation compliance targets for FY 2014-15 to FY 2019-20 by CPP Users	1/SM/2024	3 December 2024	10.30 am
2	Verification of Renewable Purchase Obligation compliance targets for FY 2014-15 to FY 2019-20 by Open Access Consumers	2/SM/2024	3 December 2024	

n response to the Public Notice published, every person who intends to file suggestions/ objections can submit the same in English or Marathi language in writing by uploading it through 'E-Public Consultation' Tab on MERC Website (www.merc.gov.in/e-public-consultation). In case of any difficulty in accessing this feature, concerned stakeholders can contact the MERC Office on Mobile No.: 8928071522 or on email id suggestions@merc.gov.in between 9.30 AM to 6.00 PM on all the

A Person who has uploaded suggestion and objection on 'E-Public Consultation' Tab need not file any hard copy of its submission. Persor who do not have access to electronic media can file their suggestion and objection in a hard copy addressed to 'The Secretary, Maharashtra Electricity Regulatory Commission, 13th Floor, Center No.1, World Trade Centre, Cuffe Parade, Mumbai-400 005. Suggestions/Objections filec through any other mode shall not be considered.

f the sender/objector who has submitted his comments/suggestions as per above and wants to be heard in person in e-Public Hearing, then he/she should specifically mention the same at the time of filing of suggestions /objections along with venue. In such cases, submission of valid email ID and Mobile Number would be mandatory.

All participants attending the e-Public Hearing shall follow the Practice Directions on 'Operational procedure and protocol to be followed for e nearing of the Petition before the Commission' issued by the Commission on 14 November 2022. The Commission, at its sole discretion, may permi such sender/objector to be heard in the e-Public Hearing to be held through video conference, for which no separate notice will be given

All comments, suggestions and/or objections received on or before 22 November 2024 will be considered by the Commission before finalising the Orders in respect of obligated entities. Sd/-(Dr. Rajendra G. Ambeka

Date: 19th October 2024 Place : Mumbai Secretary, MERC



The Malkapur Urban Co-Op, Bank Ltd., Malkapur H.O.: "DHANSHREE", MALKAPUR, Dist. Buldana

FORM - Z (See sub rule [11(D-1)] of Rule 107)
For Immovable Property

Whereas, the undersigned being the Recovery Officer of The Malkapur Urban Co-op Bank Ltd. Malkapur (under liquidation) under The Maharashtra Co-op Society Rules, 1961 issued a demand notice dated 19/08/2024 calling upon the judgement debtor.

Mr. Babasaheb Bhagorao Ghuge Prop. of M/s. Swaraj Enterprises has taken Hypothecation Loan from The Malkapur Urban Co-Op Bank Limited. Malkapur Branch Jawahar Colony, Chhatrapati Sambhajinagar and failed to repayment of dues, hence the bank has obtained Revenue Recovery Certificate under section 101 of The Maharashtra Co-operative Society Act 1960 from Assistant Registrar, Co-op Society (Deputation) Marathwada Urban Bank Co-op Asso. Ltd., Chhatrapati Sambhajinaga vide RRC No. section 101/559/2022-23 dated 18/08/2023.

1] Mr. Babasaheb Bhagorao Ghuge Prop. of M/s. Swaraj Enterprises Office Address: Gut No. 59 & 63, Near Tol Plaza, At. Limbejalgaon, Tq. Gangapur, Dist-Chhatrapati Sambhajinagar Res Add: II] Plot No. 9, Near Sai Hospital Samarth Nagar, Chhatrapati Sambhailnagar [Principa Borrower & Mortgagor. 2] Mr. Manchak Yadavrao Phad Address: 23 Omshantinagar, Galli No. 10, Jaybhavani Nagar, Chhtrapati Sambhajinagar [Guarantor] 3] Mr. Suryakant Vitthalrao Ambarwadikar Address: C/o Garden Coart Baar & Restaurant, Plot No. 5 & 6, Gut No. 103 Beed By Pass Road, Deolai, Chhtrapati Sambhajinagar [Guarantor] 4] M/s Ambarwadikar & Company Through its Partners Mr. Babasaheb Bhagorao Ghuge & others Address I] C/o Garden Coaurt Baar & Restaurant , Plot No. 5 & 6, Gut No. 103, Beed By Pass Road, Deolai Chhtrapati Sambhajinagar Res Add II] Plot No. 9, Near Sai Hospital Samarth Nagar, Chhatrapati Sambhajinaga[Guarantor & Mortgagor] 5] Mrs Surekha Vitthalrao Ambarwadikar, Address. C/o Garden Coart Baar & Restaurant, Plot No. 5 & 6, Gut No. 103, Beed By Pass Road, Deolai, Chhatrapati SambhajiNagar.[Guarantor & Mortgagor] to repay the amount mentioned in the demand notice dated 19/08/2024 being Rs. 2,08,51,371.77 [Rs. Two Crore Eight Lakh Fifty One Thousand Three Hundred Seventy One and Seventy Seven Paise Only] as on 30/06/2022 and interest, charges, surcharge thereon w.e.f 01/07/2022 and the judgement debtor having failed to repay the amount, the undersigned has issued a notice for attachment dated 24/09/2024 and attached the properties describe herein below.

The Judgment debtor having failed to repay the full amount, notice i hereby given to the judgment debtor and public in general that the undersigned has taken Symbolic Possession of the properties described herein below in exercise of power conferred on him/her under rule 107 [11(D-1)] of the Maharashtra Co-operative Societies Rules 1961 on thi 9th day of October of the year-2024.

The judgement debtor in the particular and the public in general is hereb cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of The Malkapur Urban Co-op Bank Limited Malkapur Branch Jawahar Colony, Chhatrapati **Sambhajinagar** for an amount of **Rs. 2,08,51,371.77** [Rs. Two Crore Eight Lakh Fifty One Thousand Three Hundred Seventy One and Seventy Seven Paise Only] as on 30/06/2022 and interest, charges, surcharge thereon w.e.f **01/07/2022.**

DESCRIPTION OF THE IMMOVABLE PROPERTY

(Out of the total Properties mortgaged by the borrower for the said loar the following Properties have been Attached & Symbolic possession ha Property No.1] That all part, parcel and piece of the Property Gut No.42

pearing sanctioned lay out Plot No.101 & 102 admesuring area 204.00 Sq Meter, each Plot and Plot No.103 admeasuring area 176.970 Sq. Meter totally Three Plots admeasuring 584.97 Sq. Meter situated at Gandheli, Tq & Dist-Chhatrapati Sambhajinagar Which Bounded as under. Towards the East: Plot No.104,105 & 106, Towards the West: 9.00 Meter Wide Road, Towards the **North**: - Gut No. 100, Towards the **South**: - Gut No. 40. Property No.2] That all part, parcel and piece of the Property Gut No.168 out of of plot No.58 admesuring area 280 Sq. Meter, situated at Satara Tg, & Dist-Chhtrapati Sambhajinagar Which Bounded as under. Towards the East :- Plot No. 57, Towards the West :- Plot No. 59, Towards the North: Plot No.62 & 63. Towards the South: 9.00 Meter Wide Road.

Property No.3] That all part, parcel and piece of the Property Gut No. 49 Admeasuring land area 2H 80 R (7 Acre)Out of land 1 H 40 R situated at Mauje, Pardari Tq & Dist-Chhtrapati Sambhajinagar which bounded as under Towards the East :- Land of Gut No,49 Chandmal. Towards the West: Land of Gut No,49 Vock Ratan, Towards the North: Governmen Road, Towards the South :- Gut No,50.

Property No.4] That all part, parcel and piece of the Property Gut No,168 out of Plot No.56 admeasuring area 280 Sq. Meter situated at Satara Tq. & Dist-Chhatrapati Sambhajinagar Which bounded as under. Towards the East :- Plot No.55, Towards the West :- Plot No.57, Towards the North : Plot No.64 & 65, Towards the South: 9.00 Meter Wide Road.

Recovery Office The Malkapur Urban Co-op Bank Ltd Malkapu Date: 09/10/2024 (Under Liquidation Place: Chhatrapati Sambhajinagar

(As under appendix IV READ WITH RULE8(1) as 5 Loan Account No: LNAWB02021-220002995

Whereas the undersigned being the Authorized Officer of the IKF Home Finance Limited under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Intere Act, 2002 and in exercise of the powers conferred under section 13 (12) read with Rule 9 & 3 of the Security Interest (Enforcement) Rules, 2002 issued a **Demand Notice dated: 27.05.202**calling upon 1) Mr. Kakasaheb Laxman Magar S/o. Laxman Magar Died Represented by his Legal Heirs as the Borrower 2) Mrs. Alaka Kakasaheb Magar W/o. Kakasaheb Laxmaı **Magar**, H.No: 105, Trimurti Nagar, Ranjangaon, Tq. Gangapur Dist, Near Bhagatsingh Schoo Aurangabad- 431001 **and also** Satala Road At. Post Nillod Tq. Sillod, Aurangabad-431135 **a** the Co-Borrower/ Legal Heir, 3) Mr. Shivaji Atmaram Wankhede S/o. Atmaram Wankhed G.No: 5/156, Surewadi, Jadhawwadi, Nr. Pinkaneshwar, Kirana Shop, Aurangabad- 431008 at the Guarantor and also 116, Khadki Post, Hasnabad Tq. Bhokardan Dist St. Jalna-431135 Mr. Rihit Magar S/o. Mr. Kakasaheb Laxman Magar, 5) Ms. Rutuja Magar D/S/o. M Kakasaheb Laxman Magar, Legal Heir H.No: 105, Trimurti Nagar, Ranjangaon, Tq. Gangapu Dist, Near Bhagatsingh School, Aurangabad - 431001, to repay the outstanding amou mentioned in the notice being an amount of Rs. 5,18,881/- (Rupees Five Lakhs Eightee Thousand Eight Hundred Eighty One Only) due and payable as on 27-05-2024 together wi interest, penal interest, charges, costs etc., within 60 days from the date of said notice.

The borrower, having failed to repay the amount, notice is hereby given to the borrower, particular and the public, in general, that the undersigned has taken possession of the proper escribed herein below in exercise of powers conferred on him under section 13(4) of the said Ac ad with rule 9 of the said Rules on this 16.10.2024.

The borrower's attention is invited to the provisions of sub-section (8) of Section 13 of the act, respect of time available, to redeem the secured assets.

The Borrower, in particular, and the public, in general, are hereby cautioned not to deal with th property and any dealings with the property will be subject to the charge of the I**KF Home financ** Limited, for an amount of Rs.5,18,881/- (Rupees Five Lakhs Eighteen Thousand Eigh Hundred Eighty One Only) due and payable as on 27-05-2024 together with interest, pen

Part-1:: SCHEDULE-1:: DESCRIPTION OF PROPERTY All that piece and Parcel of the property Milkat No. 3001, Plot No: 41, House No. 1, Admg 35

Sq. ft Gat No: 54, hanuman Nagar, Mauje Kamalapur Ta. Gangapur Dist. Aurangaba Bounded as follows: East: Open Plot, West: 20 ft Road, South: House of Sudiv Patil, North Sd/- Authorised Officer, IKF Home Finance Ltd Date: 16.10.2024, Place: Aurangabad

MKARA OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED

Corporate Office: Kohinoor Square, 47th Floor, N.C Kelkar Marg, R. G. Gadkari Chowle Dadar West, Mumbai - 400028. Contact No-9773406175 Sale notice for sale of immovable properti

[See proviso to rule 8 (6) read with rule 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 ead with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002 lotice is hereby given to the public in general and in particular to the Borrower an

Mortgagor 1. Mrs. Ranjana Sureshsing Pardeshi 2. Sureshsing Dhansingh Pardeshi 3 Mrs. Seema Omprakash Pardeshi 4. Mr. Om Prakash Dhansingh Pardeshi that the belo escribed Movable and Immovable property mortgaged/charged to the Secured Credito e., Omkara Assets Reconstruction Pvt Ltd. (OARPL) Further vide Registered Assignmen agreement dated 28.01.2021. Thane Janta Sahakari Bank Ltd (TJSB) has absolute ssigned & transferred the financial asset/entire outstanding debt lying against the sair borrowers & mortgagors & guarantors along with underlying securities and their all rights and powers in favor of OARPL acting in the capacity of Trustee of PS 17/2020-21 Trust elated to the credit facility provided to Borrower/ mortgagors /Guarantors. Furthe Authorised officer of Omkara Assets Reconstruction Pvt Ltd. (OARPL) has taken Physica Possession of the secured asset on 18.04.2023.

ccordingly, OARPL has stepped into the shoes of Thane Janta Sahakari Bank Ltd, the riginal secured creditor and become is entitled to recover dues and enforce the securities roperty will be sold in exercise of rights and powers under the provisions of sections 13 (2 and (4) of SARFAESI Action "As is where is", "As is what is", and "Whatever there is" and without recourse basis on 07.11.2024 at 1.00 P.M to 3 P.M (last date and time for ubmission of bids is 06.11.2024 by 6.00 PM), for recovery of Rs.38,86,699/- (Rupees Thirty Eight Lakhs Eighty Six Thousand Six Hundred and Ninety Nine Only) as or November 1st. 2015 plus accrued interest/unrealized interest at the contractual rate(s ogether with incidental expenses, costs, charges, etc

he description of the Immovable Properties, reserve price and the earnest money depos and known encumbrances (if any) are as under:

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ı	DESCRIPTION OF THE PRO	Reserve Price	EMD	
	All that piece and parcel of immovable p Mrs. Ranjana Sureshsing Pardeshi property situated in flat no. 05, area adm ft, i.e., 99.72 Sq. mtrs Built up flat no. 06 a 983 Sq. ft, i.e., 91.36 Sq. mtrs, built up covered parking area 25 Sq. ft, i.e., 2.3 building known as Delia Park, Kale Nag Nagar, Near Shree Guruji Hospital, Plc 25/1/1A, Anandwali Shiwar, Tukaram Ka 422013, Maharashtra.	30,00,000	Rs. 5,80,000/	
ı	Date of E- Auction	07.11.2024 at 1.0	00 P.M to 2.00 P	.M
ı	Minimum Bid Increment Amount	Rs. 25,000/- (Twenty-Five Thousand only		
ı	Last date and time for submission of	06.11.2024 by 6:	00 pm	
ı	bid letter of participation/KYC			
ı	Document/Proof of EMD:			
ı	Date of Inspection	30.10.2024 betw	een 11.00 AM to	o 02.00 P.N
ı	Known Liabilities	Not Known		

his Publication is also a fifteen Days' notice to the borrowers/ Mortgagor under Rule 8(6 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 ecured creditor website i.e., http://omkaraarc.com/auction.php. and the contact details of authorised officer Pratiksha Patel (Contact No. 9773406175 and Raiendra Dewarde – 9324546651 and Email- <u>pratiksha.patel@omkararc.com</u> Bidder may also visit the website http://www.bankeauction.com or contact service provider M/s. C1 India Pvt. Ltd", Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID:

support@bankeauctions.com, Mr. Bhavik Pandya, Mobile :88666 82937 E mail Maharashtra@c1india.com. Intending bidders shall comply and give declaration under section 29A of insolvency and bankruptcy code 2016. **Authorized Officer** Date: 19.10.2024 Omkara Assets Reconstruction Pvt Ltd Place: Nashik

(Acting in its capacity as a Trustee of Omkara PS 17/2020-21 Trust)

OMKARA OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED Regd. Office: 9, M.P. Nagar, 1st Street, Kongu Nagar Extn, Tirupur-641607 Corporate office at Kohinoor Square, 47th Floor, N.C.Kelkar Marg, R.G.Gadkari Chowk, Dadar (West), Mumbai - 400028

POSSESSION NOTICE APPENDIX-IV (For immovable property) Rule 8 (1)

Whereas. The undersigned being the Authorized Officer of Omkara Assets Reconstruction Pvt Ltd. (OARPL) a Company incorporated under the provisions of the Companies Act 1956, and duly registered with Reserve Bank of India (RBI) as an Asset Reconstruction Company under Section 3 of the Securitisation And Reconstruction of Financial Assets And Enforcement Of Security Interest Act, 2002 (54 of 2002) ("The SARFAESI Act, 2002") having CIN No U67100TZ2014PTC020363 and its registered office at 9, M.P Nagar, 1s Street, Kongu Nagar Extn. Tirupur 641607 and Corporate office at Kohinoor Square, 47th loor, N.C.Kelkar Marg, R.G.Gadkari Chowk, Dadar (West), Mumbai - 400028, acting in its capacity as trustee of Omkara PS 25/2021-22 Trust has acquired all rights, titles & nterest of financial assets of Shri Ashok Bhausaheb Ukirde (Borrower & Mortgagor) Smt.Shakuntala Ashok Ukirde (Borrower/Co-Borrower), Shri.Radhakisan Devidas Ukirde (Guarantor) and Shri. Bhagwandas Bhausaheb Mule (Guarantor) along with the underlying securities from Khamgaon Urban Co-op Bank Limited under section 5 of Securitisation and Reconstruction of Financial Asset and Enforcement of Security Interest Act. 2002 vide Assignment Agreement dated 28.12.2021. Pursuant to the said assignmen of debt OARPL has stepped into the shoes of Khamgaon Urban Co-op Bank Limited and has become entitled to recover entire outstanding dues and enforce the security.

And whereas, Authorised Officer of OARPL, under the Securitisation and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued demand notice dated 06.07.2024 calling upon the Borrowers/Co-Borrower/Mortgagros/Guarantors Shri. Ashok Bhausaheb Ukirde (Borrower & Mortgagor), Smt.Shakuntala Ashok Ukirde (Borrower/Co-Borrower) Shri.Radhakisan Devidas Ukirde (Guarantor) and Shri. Bhagwandas Bhausahek Mule (Guarantor) to repay the amount mentioned in the notice aggregating to Rs.45.37.023.53/- (Rupees Forty Five Lakhs Thirty Seven Thousand Twenty Three and Fifty Three paisa only) as on 30.06.2024 together with further interest and all costs charges and expenses., at the contractual rate(s) together with incidental expenses costs, charges, etc. till the date of payment within 60 days from the date of the notice

The Borrower/ Co-borrowers/Guarantors /Mortgagors having failed to repay the amoun as per notice dated 06.07.2024 under section 13(2) SARFAESI Act. The Authorized Officer of Omkara Assets Reconstruction Private Limited, duly appointment under sub section 12) of section 13 of the SARFAESI ACT 2002 has taken Possession of the property as described herein below in exercise of powers conferred upon him under sub-section (4) of Section 13 of the Act, read with rule 8 of the Security Interest (Enforcement) rules, 2002 or his 16th day of October 2024. The Borrowers/Co-borrowers/Guarantors/Mortgagors in particular and the public in

general is hereby cautioned not to deal with the property and any dealings with such roperty will be subject to the charge of the Omkara Assets Reconstruction Pvt Ltd acting in its capacity as trustee of Omkara PS25/2021-22 Trust, having corporate office a Kohinoor Square, 47th Floor, N.C.Kelkar Marg, R.G.Gadkari Chowk, Dadar (West) Mumbai - 400028 for an amount of Rs.45,37,023.53/- (Rupees Forty Five Lakhs Thirty Seven Thousand Twenty Three and Fifty Three paisa only) as on 30.06.2024 plus further accrued interest/unrealized interest thereon, at the contractual rate(s) together wit cidental expenses, costs, charges, etc.

The Borrower's / Guarantors' / Mortgager's attention is invited to the provisions of sub-Section 8 of Section 13 of the Act, in respect of time available, to redeem the secured assets. The details of the assets / properties hypothecated / assigned / charged / mortgaged to our Company in the above account & whose possession has taken given hereunder

DESCRIPTION OF IMMOVABLE PROPERTY Property situated at Mauje: Karmad, Grampanchayat Milkat No.367 (Old) 437(New)

total Adm. Area 1200 Sq. Ft. including constructed thereon and all the part and parcel up to the extent of Tq. & Dist. Aurangabad owned by Ashok Bhausaheb Ukirde and bounded as follows Towards East - Agricultural Land, Towards West - Bazar Galli, Towards South Land of Dharma Jadhav, Towards North - Land of Ashok Ukirde

Property situated at Mauje: Karmad, Grampanchayat Milkat No.368 (Old) 438(New) total Adm. Area 1200 Sq. Ft. including constructed thereon and all the part and parcel up to the extent of Tg. & Dist. Aurangabad owned by Ashok Bhausaheb Ukirde and bounded as follows Towards East - Agricultural Land, Towards West - Bazar Galli, Towards South Land of Ashok Ukirde, Towards North - Land of Keshav Kulkarni

Authorised Officer- Pratiksha Patel
For Omkara Assets Reconstruction Pvt Ltd
(Acting in its capacity as a Trustee of Omkara PS25/2021-22Trust)

OMKARA OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED Regd. Office: 9, M.P. Nagar, 1st Street, Kongu Nagar Extn, Tirupur-641607 Corporate office at Kohinoor Square, 47th Floor, N.C.Kelkar Marg, R.G.Gadkari Chowk Dadar (West) Mumbai - 400028

POSSESSION NOTICE APPENDIX-IV (For immovable property) Rule 8 (1)

Whereas, The undersigned being the Authorized Officer of Omkara Assets Reconstruction Pvt Ltd. (OARPL) a Company incorporated under the provisions of the Companies Act 1956, and duly registered with Reserve Bank of India (RBI) as an Asset Reconstruction company under Section 3 of the Securitisation And Reconstruction of Financial Asset And Enforcement Of Security Interest Act. 2002 (54 of 2002) ("The SARFAESI Act. 2002") naving CIN No U67100TZ2014PTC020363 and its registered office at 9, M.P Nagar, 1si Street, Kongu Nagar Extn, Tirupur 641607 and Corporate office at Kohinoor Square, 47th Floor, N.C.Kelkar Marg, R.G.Gadkari Chowk, Dadar (West). Mumbai - 400028 . acting in its capacity as trustee of Omkara PS 25/2021-22 Trust has acquired all rights, titles & nterest of financial assets of M/s. Sheetal Bharat Gas Gramin Vitarak - (Borrower) Krishna Bhausaheb Ukirde - (Partner), Shri. Ashok Bhausaheb Ukirde (Partner & Mortgagor), Smt.Shakuntala Ashok Ukirde (Partner),Shri.Radhakisan Devidas Ukirde (Guarantor), Shri. Bhagwandas Bhausaheb Mule (Guarantor), along with the underlying securities from Khamgaon Urban Co-op Bank Limited under section 5 of Securitisation and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 vide Assignment Agreement dated 28.12.2021. Pursuant to the said assignment of debt OARPL has stepped into the shoes of Khamgaon Urban Co-op Bank Limited and nas become entitled to recover entire outstanding dues and enforce the security.

of Financial Asset and Enforcement of Security Interest Act, 2002 and in exercise o powers conferred under section 13(12) read with rule 3 of the Security Interest Enforcement) Rules, 2002 issued demand notice dated 06.07.2024 calling upon the Borrowers/Co-Borrower/Mortgagros/Guarantors M/s. Sheetal Bharat Gas Gramir Vitarak - (Borrower), Krishna Bhausaheb Ukirde - (Partner), Shri. Ashok Bhausaheb Ukirde (Partner & Mortgagor), Smt.Shakuntala Ashok Ukirde (Partner),Shri.Radhakisan Devidas Ukirde (Guarantor), Shri. Bhagwandas Bhausaheb Mule (Guarantor) to repay the amount mentioned in the notice aggregating Rs.33,25,197.67 /- (Rupees Thirty Three Lakhs Twenty Five Thousand One Hundred Ninety Seven and Sixty Seven paisa only) as on 30.06.2024 plus further accrued interest/unrealized interest thereon, at the contractual rate(s) together with ncidental expenses, costs, charges, etc. till the date of payment within 60 days from the date of the notice. The Borrower/Co-borrowers/Guarantors /Mortgagors having failed to repay the amount,

And whereas, Authorised Officer of OARPL, under the Securitisation and Reconstruction

as per notice dated 06.07.2024 under section 13(2) SARFAESIAct. The Authorized Officer of Omkara Assets Reconstruction Private Limited, duly appointment under sub section 12) of section 13 of the SARFAESI ACT 2002 has taken Possession of the property as escribed herein below in exercise of powers conferred upon him under sub-section (4) of Section 13 of the Act, read with rule 8 of the Security Interest (Enforcement) rules, 2002 or his 16th day of October 2024.

The Borrowers/Co-borrowers/Guarantors/mortgagors in particular and the public in general is hereby cautioned not to deal with the property and any dealings with such property will be subject to the charge of the Omkara Assets Reconstruction Pvt Ltd acting in its capacity as trustee of Omkara PS25/2021-22 Trust, having corporate office at Cohinoor Square, 47th Floor, N.C.Kelkar Marg, R.G.Gadkari Chowk, Dadar (West), Mumbai - 400028 for an amount of Rs.33,25,197.67 /- (Rupees Thirty Three Lakhs Twenty Five Thousand One Hundred Ninety Seven and Sixty Seven paisa only) as on 30.06.2024 plus further accrued interest/unrealized interest thereon, at the contractual rate(s) together with incidental expenses, costs, charges, etc.

The Borrower's / Guarantors' / Mortgager's attention is invited to the provisions of sub-Section 8 of Section 13 of the Act. in respect of time available, to redeem the secured assets. The details of the assets / properties hypothecated / assigned / charged / mortgaged to our Ompany in the above account & whose possession has taken given hereunder:

DESCRIPTION OF IMMOVABLE PROPERTY

Property situated at Mauje: Karmad, Grampanchayat Milkat No.367 (Old) 437(New) total Adm. Area 1200 Sq. Ft. including constructed thereon and all the part and parcel up to the extent of Tg. & Dist. Aurangabad owned by Ashok Bhausaheb Ukirde and **bounded** as follows Towards East - Agricultural Land, Towards West - Bazar Galli, Towards South Land of Dharma Jadhav, Towards North - Land of Ashok Ukirde

Property situated at Mauje: Karmad, Grampanchayat Milkat No.368 (Old) 438(New) total Adm. Area 1200 Sq. Ft. including constructed thereon and all the part and parcel up to the extent of Tg. & Dist. Aurangabad owned by Ashok Bhausaheb Ukirde **bounded as** follows Towards East - Agricultural Land, Towards West - Bazar Galli, Towards South Land of Ashok Ukirde, Towards North - Land of Keshav Kulkarni

Authorised Officer- Pratiksha Pate For Omkara Assets Recons (Acting in its capacity as a Trustee of Omkara PS25/2021-22Trust)

OMKARA OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED Regd. Office: 9, M.P. Nagar, 1st Street, Kongu Nagar Extn, Tirupur-64160: Corporate office at Kohinoor Square, 47th Floor, N.C.Kelkar Marg, R.G.Gadkari Chowk, Dadar (West), Mumbai - 400028

POSSESSION NOTICE APPENDIX-IV (For immovable property) Rule 8 (1)

Whereas, The undersigned being the Authorized Officer of Omkara Assets Reconstruction Pvt Ltd. (OARPL) a Company incorporated under the provisions of the Companies Act 1956, and duly registered with Reserve Bank of India (RBI) as an Asset Reconstruction Company under Section 3 of the Securitisation And Reconstruction of Financial Assets And Enforcement Of Security Interest Act, 2002 (54 of 2002) ("The SARFAESI Act, 2002") having CIN No U67100TZ2014PTC020363 and its registered office at 9, M.P. Nagar, 1s Street, Kongu Nagar Extn, Tirupur 641607 and Corporate office at Kohinoor Square, 47th Floor, N.C.Kelkar Marg, R.G.Gadkari Chowk, Dadar (West), Mumbai - 400028, acting in its capacity as trustee of **Omkara PS 25/2021-22** Trust has acquired all rights, titles & interest of financial assets of M/s Maharudra Stone Crusher & Sand Company (Borrower), Shri Ashok Bhausaheb Ukirde (Partner and Mortgagor), Shri. Krishna Bhausaheb Ukirde (Partner & Mortgagor), Smt.Shakuntala Ashok Ukirde (Mortgagor & Guarantor), Smt.Shushilabai Bhausaheb Ukirde (Mortgagor & Guarantor), Meera Krishna Ukirde (Mortgagor & Guarantor), Shri. Ganesl Bhausaheb Ukirde (Mortgagor & Guarantor) Smt. Jyoti Ganesh ukirde (Mortgagor & Guarantor), Shri. Radhakisan Devidas Ukirde (Guarantor), Shri. Bhagwandas Bhausaheb Mule (Guarantor), Shri Shayam Sudam Pophale (Guarantor) along with the underlying securities from Khamgaon Urban Co-op Bank Limited under section 5 of Securitisation and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 vide Assignment Agreement dated 28.12.2021. Pursuant to the said assignmen of debt OARPL has stepped into the shoes of Khamgaon Urban Co-op Bank Limited and

And whereas, Authorised Officer of OARPL, under the Securitisation and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued demand notice dated 06.07.2024 calling upon the Borrowers/Co-Borrowers/Mortgagros/Guarantors M/s Maharudra Stone Crusher & Sand Company (Borrower), Shri Ashok Bhausaheb Ukirde (Partner and Mortgagor) Shri, Krishna Bhausaheb Ukirde (Partner & Mortgagor), Smt.Shakuntala Ashok Ukirde (Mortgagor & Guarantor), Smt.Shushilabai Bhausaheb Ukirde (Mortgagor & Guarantor), Meera Krishna Ukirde (Mortgagor & Guarantor), Shri. Ganesh Bhausaheb Ukirde (Mortgagor & Guarantor) Smt. Jyoti Ganesh ukirde (Mortgagor & Guarantor), Shri. Radhakisan Devidas Ukirde (Guarantor), Shri. Bhagwandas Bhausaheb Mule (Guarantor), Shri Shayam Sudam Pophale (Guarantor) to repay the amount mentioned in the notice aggregating to Rs.11,81,76,478.78 /- (Rupees Eleven Crore Eighty One Lakhs Seventy Six Thousand Four Hundred Seventy Eight and Seventy Eight paisa only) as on 30.06.2024 plus further accrued interest/unrealized interest thereon, at the contractual rate(s) together with incidental expenses, costs

has become entitled to recover entire outstanding dues and enforce the security.

charges, etc. till the date of payment within 60 days from the date of the notice. The Borrower/Co-borrowers/guarantors /mortgagors having failed to repay the amount as per notice dated 06.07.2024 under section 13(2) SARFAESI Act. The Authorized Officer of OARPL is, duly appointment under sub-section (12) of section 13 of the SARFAESIACT 2002 has taken Possession of the property as described herein below in exercise o powers conferred upon him under sub-section (4) of Section 13 of the Act, read with rule 8 of the Security Interest (Enforcement) rules, 2002 on this 16th day of October 2024.

The Borrowers/co-borrowers/guarantors/mortgagors in particular and the public i general is hereby cautioned not to deal with the property and any dealings with such property will be subject to the charge of the Omkara Assets Reconstruction Pvt Ltd acting in its capacity as trustee of Omkara PS25/2021-22 Trust. having corporate office at C/515 Kanakia Zillion, Junction of LBS Road and CST Road BKC Annexe, Near Equinox, Kurla (West), Mumbai 400070 for an amount of Rs.11,81,76,478.78 /- (Rupees Eleven Crore Eighty One Lakhs Seventy Six Thousand Four Hundred Seventy Eight and Seventy Eight paisa only) as on 30.06.2024 plus further accrued interest/unrealized interest nereon, at the contractual rate(s) together with incidental expenses, costs, charges, etc. The borrower's / guarantors' / mortgager's attention is invited to the provisions of sub-Section 8 of Section 13 of the Act, in respect of time available, to redeem the secured assets. The details of the assets / properties hypothecated / assigned / charged / mortgaged to our Company in the above account & whose possession has taken given hereunder:

DESCRIPTION OF IMMOVABLE PROPERTY 1.Property situated at Mauje: Karmad, Grampanchayat Milkat No.367 (Old) 437 (New) total Adm. Area 1200 Sq. Ft. including constructed thereon and all the part and parcel up to the extent of Tq. & Dist. Aurangabad owned by Ashok Bhausaheb Ukirde and **bounded** as follows Towards East - Agricultural Land, Towards West - Bazar Galli, Towards South Land of Dharma Jadhav, Towards North - Land of Ashok Ukirde.

2. Property situated at Mauje: Karmad, Grampanchayat Milkat No.368 (Old) 438(New), total Adm. Area 1200 Sq. Ft. including constructed thereon and all the part and parcel up to the extent of Tg. & Dist. Aurangabad owned by Ashok Bhausaheb Ukirde bounded as follows Towards East - Agricultural Land, Towards West - Bazar Galli, Towards South - Land of Ashok Ukirde, Towards North - Land of Keshav Kulkarni.

3.Property situated at Mauje: Karmad, CTS No. 189, Grampanchyat Milkat No.439, Adm. Area 1345 Sq. Ft. (125 Sq. Mtr.) Tq. & Dist. Aurangabad Owned by Krishna Bhausaheb Ukirde Aurangabad bounded as follows Towards East - Agricultural Land, Towards West - Bazar Galli, Towards South - Land of Dharma Jadhav, Towards North Land of Ashok Ukirde

4. N. A. Property situated at Mauje: Dhanora, Gut No. 105, all the part & parcel up to the extent of Adm. Area 7 H 27 R (72,700 Sq. Mtr.) Tq. Fulambri & Dist. Aurangabad Owned by Shri. Ashok Bhausaheb Ukirde & Krishna Bhausaheb Ukirde bounded as follows: Towards East - Land of Mohan Gaware & Nandu Salunke, Towards West - Land of Namdeo Bhuigal, Towards South - Land of Nandu Salunke, Towards North - Land of

5. Property situated at Mauje: Dhanora, Gut No. 106 all the part & parcel up to the exten of Adm. rea 3 H 85 R. Tq. Fulambri & Dist. Aurangabad Owned by Shri Ashok Bhausaheb Ukirde & Krishna Bhausaheb Ukirde up to the extent of 1 H 95 R & Ashok Bhausaheb Ukirde & Ganesh Bhausaheb Ukirde up to the extent of 1 H 95 R. Bounded as follows: 1H 95 R - I (Owned by Ashok Bhausaheb Ukirde & Ganesh Bhausaheb Ukirde), Towards East - Land of Ashok Ukirde & Krishna Ukirde, Towards West - Nala, Land of Ashok Ukirde & Krishna Ukirde, Towards South - Land of Namdeo Fakira Bhuigal, Towards North - Lanc

of Ashok Ukirde & Krishna Ukirde 1H 95 R - II (Owned by Ashok Bhausaheb Ukirde & Krishna Bhausaheb Ukirde), Towards East - Land of Mohan Gaware & Nandu Salunke, Towards West - Land of Namded Bhuigal, Towards South - Land of Nandu Salunke & Govt Land, Towards North - Land of Januba Salunke

> Authorised Officer: Pratiksha Patel For Omkara Assets Recon-

(Acting in its capacity as a Trustee of Omkara PS25/2021-22Trust)