

यूनियन बैंक Union Bank of India

Asset Recovery Branch, Pune - RO Pune Metro
Branch : Suyog Plaza, 1st Floor, 1278, Jangali Maharaj Road, Pune-411 004, Email : ubin0578789@unionbankofindia.bank, Mob : 8169178780

Mega E-Auction For Sale of Movable / Immovable Properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rule, 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 Creditor, the symbolic / physical possession of which has been taken by the Authorized Officer of Union Bank of India (secured creditor), will be sold on "As is where is", "As is what is" and "Whatever there is" on the date mentioned below, for recovery of dues as mentioned hereunder to Union Bank of India from the below mentioned Borrower (s) & Guarantor (s). The Reserve Price and the Earnest Money Deposit are also mentioned hereunder:

Sr. No.	Name of the Branch and Borrowers / Guarantors and Type of Possession	Amount Due	Description of the Properties	Reserve Price	Earnest Money Deposit	Min. Bid Increment By which the Bid is to be increased
1	ARB - PUNE (758358627) Amar Vasantao Bendre (Symbolic Possession)	Rs. 23,84,075.73 (Rupees Twenty Three Lakh Eighty Four Thousand Seven Hundred and Paise Seventy Three Only)	All the piece and parcel of property Flat No.01,admeasuring 674 sq.ft.carpet area,1395 sq.ft.salable area including attached garden and vharanda space located at ground floor in building No.A in SAI SHRADDHA apartment at CHANDRABHAGA CITY GARDEN CITY constructed on plot No.6 in CTS No.144,145 and 146 Godoli Satara	Rs.39,67,000/- (Rupees Thirty-Nine Lakh Sixty-Seven Thousand Only)	Rs.3,96,700/- (Rupees Three Lakh Ninety-Six Thousand Seven Hundred Only)	Rs. 25,000/- (Rupees Twenty Five Thousand Only)
2	ARB - PUNE (7498474301) M/s. Raj Steels And Tubes Through Partner, Mr. Manoj Pritviraj Dhoka, (Symbolic Possession)	Rs.3,36,58,216.63 (Rupees Three Crore Thirty-Six Lakh Fifty-Eight Thousand Two Hundred Sixteen and Paise Sixty-Three Only)	Property No.01. : All that piece and parcel of Immovable Property being Shop No.10 admeasuring about 30.10 Sq. mtrs. built up on ground floor in 'B' wing of the building known as 'Ankur Park II Apartments' situated at Survey No. 698 TPS III, Final Plot No.417, Sub-Plot No.1 D of Village Gultekadi Munjeri, Taluka Haveli District Pune and within the limits of Pune Municipal Corporation and within the Jurisdiction of Registration District of Pune, Sub-Registration Taluka Haveli.	Rs. 56,68,000 /- (Rupees Fifty-Six Lakh Sixty-Eight Thousand Only)	Rs. 5,66,800 (Rupees Five Lakh Sixty-Six Thousand Eight Hundred Only)	Rs. 1,00,000/- (Rupees One Lakh Only)
			Property No.02. : All that piece and parcel of Immovable Property being Flat No.03 admeasuring about 106.87 Sq. Mtrs. built up on Second floor along with parking space No.3 admeasuring about 9.29 sq. mtrs. in the building known as 'Venulaxmi Apartments' situated at Plot No.5, Survey No.699, Hissa No. 2A of Village Munjeri, Taluka Haveli District Pune and within the local limits of Pune Municipal Corporation and within the Jurisdiction of Registration of Pune, Sub-Registration Taluka Haveli.	Rs. 83,87,000 /- (Rupees Eighty-Three Lakh Eighty-Seven Thousand Only)	Rs. 8,38,700 /- (Rupees Eight Lakh Thirty-Eight Thousand Seven Hundred Only)	Rs. 1,00,000/- (Rupees One Lakh Only)
			Property No.03. : All that piece and parcel of Immovable Property being Office No.510 admeasuring about 300 Sq. ft. i.e.27.88 sq. mtrs. & Office No. 511 admeasuring about 315 sq. ft. i.e. 29.27 Sq. mtrs. totally admeasuring 615 sq. ft. i.e. 57.16 sq. mtrs. in built up area situated on 5th floor which area is inclusive of balconies and also proportionate area of staircase, lobbies, common passages etc and terrace above / adjoining office in the building known as 'The Pentagon' constructed on the land bearing Survey No. 42-A/3/1, Final Plot No.477-A, TP Scheme No. III of Parvati, Taluka Haveli, Dist. Pune and within the limits of Pune Municipal Corporation and within the Jurisdiction of Registration of Pune, Sub-Registration Taluka Haveli.	Rs. 54,86,000 /- (Rupees Fifty-Four Lakh Eighty Six Thousand Only)	Rs. 5,48,600 /- (Five Lakh Forty Eight Thousand Six Hundred Only)	Rs. 1,00,000/- (Rupees One Lakh Only)
			Property No.04. : All that piece and parcel of portion of the land being Plot No.4B admeasuring area 555.10 Sq. Mtrs.(inclusive of area of private road admeasuring about 44.10 Sq. Mtrs.) or thereabout out of Plot No.4 totally admeasuring about 22236 Sq.Ft. as per 7/12 extract and 219.75 Sq.Mtrs. as per Property Card bearing Survey No.202 Hissa No.1/2 having corresponding City Survey No.2162/A4 together with TDR 204.40 Sq. Mtrs. (approx.) and together with G+5 storied building admeasuring constructed area 10099.76 Sq. Ft. (carpet) i.e.12,500 Sq. Ft. approx. (Built up) consisting of ground plus five upper floors and top terrace plus parking space of 1800 Sq. Ft. (approx.) together also with her exclusive ownership of 12.Ft. wide private approach road to the said property from Pune Ahmednagar Road together with all amenities attached thereto lying and situated at Village Yerwada, situated within the Registration District of Pune, Sub-Registration Taluka Haveli, within the limits of Pune Municipal Corporation.	Rs. 7,26,68,000 /- (Rupees Seven Crore Twenty Six Lakh Sixty Eight Thousand Only)	Rs. 72,66,800 /- (Seventy Two Lakh Sixty Six Thousand Eight Hundred Only)	Rs. 1,00,000/- (Rupees One Lakh Only)

For detailed terms and condition of the sale, Branch contact detail, Registration and Login and Bidding Rules visit <https://ebkraj.in>. All bidders are requested to visit the above site & complete the registration, KYC updation & payment 3 to 4 days before date of E-auction to avoid last minute rush.

Attention is drawn to the borrowers/guarantors/mortgagors mentioned above, to whom notices were previously sent regarding the auction. You are directed to take note that the auction, formerly scheduled on the portal www.mstccommerce.com, will now be conducted on the e-auction website <https://ebkraj.in>. Your attention to this change is mandatory.

Date : 06/07/2024
Place : Pune

Date & Time of E-Auction: 14/08/2024 (12 NOON to 5.00 PM)

Authorized Officer, Union Bank of India

बँक ऑफ महाराष्ट्र Bank of Maharashtra

Asset Recovery Branch : Agarkar High School Bldg., 2nd Floor, Somwar Peth, Pune - 411011, Phone : 7030924078
E-mail: bmrgr1453@mahabank.co.in

Sale Notice for Sale of Immovable Properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization 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 and Guarantors that the below described immovable property mortgaged/ charged to the Secured Creditor i.e. Bank of Maharashtra, the **Physical Possession** of which has been taken by the Authorized Officer of Bank of Maharashtra, will be sold on "As is where is", "As is what is", and "Whatever there is" basis for recovery of the balance due to the Bank of Maharashtra (Secured Creditor) from the Borrower and Guarantors, as mentioned in the table. Details of the Borrower and Guarantors, amount due, Short Description of the immovable/movable property and encumbrances known thereon, possession type, reserve price and earnest money deposit & increment are also given as under:

Sr. No.	Name of Borrowers / Guarantors	Amount Due (Rs.)	Short description of the immovable property and Type of Possession	Reserve Price EMD Amt. Bid Increment Amt.
1	Borrower - M/s. AFM Collection, Through its Proprietor- Mr. Shaikh Masroor Manzoor Guarantor : Mr. Shaikh Manzoor Imamuddin Branch: Asset Recovery Branch, Pune. Contact Details: Mr. Sudhir Kulkarni, Assistant General Manager & Branch Head. Mob. No. 7030924078.	Rs. 48,55,891.00/- (Rupees Forty Eight Lakh Fifty Five Thousand Eight Hundred Ninety One Only) plus interest thereon at applicable rate w.e.f 30.08.2022 apart from costs and expenses, minus recovery if any.	Property Lot No. 1 : Flat No. 203 on the Second Floor admeasuring area about 730 Sq. ft. (67.82 Sq. Mtr.) built up area situated in the "Temple Tower" Building, S.No. 46, Hissa No. 13B/17, 13B/24, Kondhwa Khurd within local limits of Pune Municipal Corporation. • Encumbrances: Not Known • Possession: Physical	Reserve Price: Rs. 21,20,000/- (Rupees Twenty One Lakh Twenty Thousand Only) EMD: Rs. 2,12,000/- (Rupees Two Lakh Twelve Thousand Only) Bid Increment amount: Rs. 25,000/- (Rupees Twenty Five Thousand Only)
2	Borrower - Mr. Parth Pranabananda Majumdar. Mrs. Soma Parth Majumdar. Guarantor: - NA Branch: Asset Recovery Branch, Pune. Contact details: Mr. Sudhir Kulkarni, Assistant General Manager & Branch Head. Mob. No. 7030924078.	Rs. 20,89,389.50/- (Rupees Twenty Lakh Eighty Nine Thousand Three Hundred Eighty Nine and Paise Fifty Only) plus further interest at applicable rate thereon with monthly rest w.e.f 10.04.2021 plus penal interest, costs and expenses as applicable minus recoveries if any.	Property Lot No. 2 : All those residential premises Flat No. 10 on the 5th Floor, admeasuring area 821.00 Sq. Ft. i.e. 76.30 Sq. Mtrs. built up having property No. 6/0557/9 as in house property record of Manjri Gram Panchayat situated in the building called "Ambience Residency" constructed on S.No. 77, Hissa No. 2/13 behind HDFC Bank, Manjri Branch, Manjri Bk, Tal: Haveli, Pune 412307. Bounded as: On or towards East: By Open Plot. On or towards West: By Road. On or towards South: By Open Plot. On or towards North: By Flat No. 11. • Encumbrances: Not Known • Possession: Physical	Reserve Price: Rs. 22,50,000/- (Rupees Twenty Two Lakh Fifty Thousand Only) EMD: Rs. 2,25,000/- (Rupees Two Lakh Twenty Five Thousand Only) Bid Increment amount: Rs. 10,000/- (Rupees Ten Thousand Only)
3	Borrower: Mr. Nilesh Balkrishna Pate Branch: Asset Recovery Branch, Pune. Contact Details: Mr. Sudhir Kulkarni, Assistant General Manager & Branch Head. Mob. No.: 7030924078	Rs. 1,21,93,762.00/- (Rupees One Crore Twenty One Lakh Ninety Three Thousand Seven Hundred Sixty Two Only) plus interest thereon at applicable rate w.e.f 12.01.2022 apart from costs and expenses, minus recovery if any.	Property Lot No.3: Flat No. 1006 in the "B" Building admeasuring carpet area of 554 Sq. Ft. i.e. 51.47 Sq. Mtrs. situated on the 10 th Floor of the Building styled as "FIESTA" along with terrace adjoining to Flat No. 1006, admeasuring 113 Sq. Ft. i.e. 10.50 Sq. Mtrs. and one covered car parking admeasuring 100 Sq. Ft. i.e. 9.30 Sq. Mtrs., being constructed upon all that piece and parcel of the land and ground situated within the registration Sub District Taluka Haveli, Dist Pune and situated within the limits of Pune Municipal Corporation bearing S. No. 35/2/1/2, Mouje Baner, Pune admeasuring an area of 6000 Sq. Mtrs. i.e. 60 Are out of total area of 68.7 Are. Encumbrances: Not Known Possession: Physical	Reserve Price: Rs. 49,05,000/- (Rupees Forty Nine Lakh Five Thousand Only) EMD : Rs. 4,90,500/- (Rupees Four Lakh Ninety Thousand Five Hundred Only) Bid increment Amount: Rs. 25,000/- (Rupees Twenty Five Thousand Only)
4	Borrower: Mr. Nilesh Balkrishna Pate Branch: Asset Recovery Branch, Pune. Contact Details: Mr. Sudhir Kulkarni, Assistant General Manager & Branch Head. Mob. No.: 7030924078	Rs. 44,74,408.00/- (Rupees Forty Four Lakh Seventy Four Thousand Four Hundred Eight Only) plus interest thereon at applicable rate w.e.f 12.01.2022 apart from costs and expenses, minus recovery if any.	Property Lot No.5 : Flat No. 1106 in the "B" Building admeasuring carpet area of 548 Sq. Ft. i.e. 50.91 Sq. Mtrs. situated on the 11 th Floor of the Building styled as "FIESTA" and one covered car parking admeasuring 100 Sq. Ft. i.e. 9.30 Sq. Mtrs., being constructed upon all that piece and parcel of the land and ground situated within the registration Sub District Taluka Haveli, Dist Pune and situated within the limits of Pune Municipal Corporation bearing S. No. 35/2/1/2, Mouje Baner, Pune admeasuring an area of 6000 Sq. Mtrs. i.e. 60 Are out of total area of 68.7 Are. Encumbrances: Not Known Possession: Physical	Reserve Price : Rs. 40,30,000/- (Rupees Forty Lakh Thirty Thousand Only) EMD : Rs. 4,03,000/- (Rupees Four Lakh Three Thousand Only) Bid increment Amount: Rs. 25,000/- (Rupees Twenty Five Thousand Only)

1. Note :

Sr. No.	Particulars	Date & Time
1.	Date and time of E- Auction	For Lot No. 1 to 5 26/07/2024 from 12.00 p.m. to 4.00 p.m
2.	Last Date of Submission of Bid with EMD	Before commencement of E-Auction (as per MSTC Rules)
3.	Inspection Date & Time	For Lot No. 1 to 5 15/07/2024 from 3:00 pm. to 5:00 pm

Important information : There may be some dues of respective society claiming maintenance charges etc. Bidders are therefore advised to confirm any dues from respective society for property put on auction or any Govt. due from Govt. Authorities or any unpaid dues of the builder. Charges if any due on the respective property shall be borne by the bidder.

Note : 1. Bank has Physical possession with No any known encumbrance. However, there can be some dues by respective societies, Government/local authority/ies claiming maintenance charges etc. Bidders are therefore advised to confirm the dues/charges/encumbrances from respective society/authority/ies. Dues/Charges/ encumbrances, if any due on the respective property, shall be borne by the bidder.

2. E-auction shall be conducted through the E-Bikray. Bidders have to log in on the website -- "<https://www.mstccommerce.com/auctionhome/lbapi/index.jsp>" and have to register themselves. In this regard, please note that verification of KYC documents takes 2-3 days' time. Hence, bidders are advised to register and upload KYC documents well in advance to avoid last minute anxiety / rush. For Registration related queries, the contact numbers are 9330102643; 9051077886; 9811146516 and 9911700233. Please also note that MSTC accepts EMD through NEFT (RTGS may not be accepted by MSTC).

For detailed terms and conditions of the sale, please refer to the link "https://www.bankofmaharashtra.in/properties_for_sale.asp" provided in the Bank's website.

Date: 11/07/2024
Place: Pune

Asst. Gen. Manager & Authorised Officer, Bank of Maharashtra

AMBIT FINVEST PRIVATE LIMITED
Corporate Office: Kanakia Wall Street, 5th Floor, A 506-510, Andheri-Kurla Road, Andheri East, Mumbai-400093

POSSESSION NOTICE (For Immovable Property) (Under Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002)

Whereas the undersigned being the authorized officer of **Ambit Finvest Private Limited** Having its registered office at Ambit House, 449, Senapati Bapat Marg, Lower Parel, Mumbai - 400 013, Corporate office at Kanakia Wall Street - 5th floor, A 506-510, Andheri-Kurla Road, Andheri East, Mumbai-400093, under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 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 mentioned hereunder calling upon the following borrowers to repay the amount mentioned in the notice being also mentioned hereunder within 60 days from the date of receipt of the said notice.

The following borrowers having failed to repay the amount notice is hereby given to the following borrowers and the and the public in general that undersigned has taken possession of the properties described herein below in exercise of powers conferred on him under sub section (4) of section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002.

Name of the Borrower/ Co-Borrowers/ Guarantors & Loan Account Number	Demand Notice Date & Amount	Date of Possession Type of possession
1. GANESH ENTERPRISES 2. YOGITA CHOUDHARY S. KUSHAL CHOUDHARI LAN No. PUN00000083541	17.05.2024 Rs. 1,44,35,187.30/- (Rupees One Crore Forty Four Lakh Thirty Five Thousand One Hundred Eighty Seven And Thirty Paise Only) As on 15.05.2024	09.07.2024 Symbolic Possession

Description Of Immovable Property / Properties Mortgaged

ALL THE PIECE AND PARCEL OF THE PROPERTY BEARING GAT No. 1029 PLOT No. 39, AREA ADMEASURING 02 H. 81 R + POTKHARBA 00 H 23 R TOTAL AREA ADMEASURING 03 H. 04 R ASSESSED AT 06 RS. 77 PAISE OUT OF THAT 00 H 02 R. I.E. 2000 SQ. FT IN WHICH 29 *15 = 435 SQ. FT. 2 SHUTTER, AND 33*29 = 957 SQ. FT. NEW RCC CONSTRUCTION, GRAMPANCHAYAT MILKAT NO. 0726 OF VILLAGE PERNE, PERNE FATA, TAL. HAVELI, DIST. PUNE - 412 216, IN THE LOCAL LIMITS OF ZILLA PARSHAD PUNE AND IN THE JURISDICTION SUB REGISTRAR OFFICE HAVELI NO. 01 TO 28. BOUNDARY OF THE SAID PROPERTY : EAST : PLOT NO. 39 OF PURCHASER SOUTH PUNE NAGAR ROAD WEST : PROPERTY OF MR. BHOSALE NORTH : GAT No. 1029 REMAINING PLOT

The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the Charge of **Ambit Finvest Private Limited** for an amount mentioned herein above and interest thereon. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Date : 11.07.2024. Place: Pune
SD/ Authorised Officer - **Ambit Finvest Private Limited**

TATA CAPITAL LIMITED
Registered Office: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai 400013.

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

Whereas, the undersigned being the Authorized Officer of the Tata Capital Ltd (formerly and before merger known as Tata Capital Financial Services Ltd. under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(2) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, has issued a Demand Notice as below calling upon the Borrowers/Co-borrowers/Obligors to repay the amount mentioned in the notice together with further interest applicable thereon more particularly mentioned in the respective demand notice within 60 days from the date of the said notice. If the said Borrowers/Co-borrowers/Obligors fails to make payments to Tata Capital Ltd (TCL) as aforesaid, then TCL shall proceed against the secured asset(s)/immovable property(ies) under Section 13(4) of the said act and the applicable rules entirely at the risk of the said Borrowers/Co-borrowers/Obligors as to the costs and consequences. The said Borrowers/Co-borrowers/Obligors are barred from transferring the secured asset or creating any interest or rights by way of tenancy or license or any other rights whatsoever, in or over the secured asset, or otherwise dealing with the secured assets in any manner whatsoever to the prejudice of the interest of us, without obtaining our prior written consent and the same is also prohibited under sub-section (13) of section 13 of the said Act. It may also be noted that as per Section 29 of the Act, if any person contravenes or attempts to contravene or abets the contravention of the provisions of this Act or rules made there under, he shall be punishable with imprisonment for a term which may extend to one year, or with fine, or with both. The said Borrowers/Co-borrowers/Obligors kind attention is invited to provisions of sub-section (8) of section 13 of the SARFAESI Act where under you can tender the entire amount of outstanding dues together with all costs, charges and expenses incurred by the TCL only till the date of publication of the notice for sale of the secured asset(s) by public auction, by inviting quotations, tender from public or by private treaty. Please also note that if the entire amount of outstanding dues together with the costs, charges and expenses incurred by the TCL is not tendered before publication of notice for sale of the secured assets by public auction, by inviting quotations, tender from public or by private treaty, you may not be entitled to redeem the secured asset(s). Any person who intervenes or abets contravention of the provisions of the act or rules made thereunder shall be liable for imprisonment and/or penalty as provided under the Act.

Sr. No.	Loan AC No.	Name of Obligor(s)/Legal Heir(s)/Legal Representative(s)	Amount of Demand Notice	NPA Date
1	TCFLA02 1 77000011 065235	1) Ms. Himalaya Tradelinks, Represented Through its Partner Mr. Vilas Madhav Atal 2) Ms. Himalaya Distributors Represented Through its Partner, Mr. Vilas Madhav Atal 3) Mr. Vilas Madhav Atal, 4) Mr. Anurag Vilas Atal Sr. No. 1 to 4 having add: Unit No. 1, 2,3, Kasat Chemical Road, Sai Industrial Estate, Kothrud, Pune 411038 Also Add: Showroom No. 19 (As per Index II - Showroom No. 119), 1st Floor, Galaxy One, Near EON IT Park, Sr. No. 75, Hissa No. 1, Village Kharadi, Pune-411014. Also Add: Flat No. 601 6th Floor, Building A-7, Karishma Society, Kothrud, Pune 411038 9) Rachana Nitin Kotwal Add: Shree Shalika Apartment, Prabhkar Road, Nr. Income Tax Office 11/11 A, Erandwane, Pune 411004 Also Add : Ms. Himalaya Tradelink, Unit No. 1,2,3, Sai Estate, Kothrud, Pune 411038	Rs. 2,19,11,341/- (Rupees Two Crore Nineteen Lakh Eleven Thousand Three Hundred Forty One Only) due as on date 06/06/2024 Date of Demand Notice 10/06/2024	07/06/2024

Description of secured Asset: All that piece and parcel of the Showroom No.119 (As per Sanction Plan Showroom No.19) Carpet area admeasuring 91.96 Sq. Mtrs. i.e. 990 Sq. Fts. in First Floor, in the Building known as "Galaxy One" which is constructed on the property bearing Survey No. 75 Hissa No.1, admeasuring about 01 Hectar 81 Aar plus Potkharaba admeasuring about 00H 01 Aar totally admeasuring about 01 H-82 Aar out of that 01H-51 25 Aar, situated at revenue village Kharadi, which is within local limits of Pune Municipal Corporation and within the limits of jurisdiction of registration Taluka: Haveli, District: Pune. Along with One covered Car Parking.

Date : 11 July 2024
Place : Pune

Authorized Officer
Tata Capital Limited

OMKARA ASSETS RECONSTRUCTION PVT. LTD.
Corporate Office: At Kohnore Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai 400028. 022-69231111/703023111

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

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the below mentioned Borrower and Guarantors that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of Omkara ARS Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" and without recourse basis on 31/07/2024 at 11.00 am (last date and time for submission of bids is 30/07/2024 by 5.00 pm). For recovery of below mentioned dues to the M/s Omkara Assets Reconstruction Pvt.Ltd Secured Creditor from below mentioned borrower and guarantors.

The Omkara Assets Reconstruction Pvt.Ltd (acting in its capacity as Trustee of Omkara PS 17/2020-21 Trust) has acquired entire outstanding debts lying against below mentioned borrower vide Assignment Agreement dated 28/01/2021 from TJSB Sahakar Bank Ltd (Assignor Bank) along with underlying security from assignor bank.

Sr. No.	Name of Borrower	Name of Director/Guarantors/Co-borrower	Date of Notice Us.13(2) of SARFAESI Act, 2002	Dues as per Notice Us.13(2) as on 31.05.2014
1.	Vipul S Plastocraft Pvt Ltd (in liquidation) (Borrower/Mortgagor)	Mr. Vijayan T.P. (Guarantor/Mortgagor), Mrs. Lathika Vijayan (Guarantor/Mortgagor) Mr. Jitendra Rajkumar Mehta (Guarantor), Mr. Neelam Jitendra Mehta (Guarantor), Mr. Kirlikum Chhampakali Maniyar (Guarantor) and Mr. Vinod Chhampakali Maniyar (Guarantor)	27.06.2014	Rs. 14,23,89,522.1-

The description of the Immovable Properties, reserve price and the Earnest Money Deposit (EMD) are as under:

DESCRIPTION OF THE PROPERTY	Reserve Price	EMD
1. All that piece and parcel of property of Survey No. 1463 G area admeasuring 15 "R" (including area acquired by govt. authority, if any) Situated at Tathawade, Taluka Mulshi, Dist. Pune, being lying within the jurisdiction of Grampanchayat Paud, Panchayat Samiti Mulshi and Zilha Parishad Pune and Registration Jurisdiction of Sub Registrar Mulshi (Paud) Pune and the said property is Bounded as under- On or towards East-Property S. No. 1464, On or towards South- Property of Rajaram Baburao Pawar. On or towards West-Property of Arjun Baburao Pawar. On or towards North- Government Road.	Rs. 97,00,000/- (Rupees Ninety Seven Lakh Only)	Rs. 9,70,000 Lakh
2. All that piece and parcel of property of Survey No. 1464 G area admeasuring 15 "R" (including area acquired by govt. authority, if any) Situated at Tathawade, Taluka Mulshi, Dist. Pune, being lying within the jurisdiction of Grampanchayat Paud, Panchayat Samiti Mulshi and Zilha Parishad Pune and Registration Jurisdiction of Sub Registrar Mulshi (Paud) Pune and the said property is Bounded as under- On or towards East-Property of Mr. Dnyanoba Balu Pawar, On or towards South-Property of Gajanan Dagdu Pawar, On or towards West-Property of Prabhakar Maruti Pawar, On or towards North-Government Road.	Rs. 49,05,000/- (Rupees Four Lakh Ninety Thousand Five Hundred Only)	Rs. 4,90,500/- (Rupees Four Lakh Ninety Thousand Five Hundred Only)
3. All that piece and parcel of property of Survey No. 160 area admeasuring 58.12 Sq. mtrs Situated at Tathawade, Taluka Mulshi, Dist. Pune, being lying within the jurisdiction of Grampanchayat Paud, Panchayat Samiti Mulshi and Zilha Parishad Pune and Registration Jurisdiction of Sub Registrar Mulshi (Paud) Pune and the said property is Bounded as under- On or towards East-Property of S. No. 159, On or towards South-Property of Arjun Pawar, On or towards West-Property of S. No. 161, On or towards North-Grampanchayat Road.	Rs. 61,45,000/- (Rupees Sixty One Lakh Forty Five Thousand Only)	Rs. 6,14,500/- (Rupees Six Lakh Fourteen Thousand Five Hundred Only)
4. All that piece and parcel of property of Survey No. 161 area admeasuring 58.12 Sq. mtrs Situated at Tathawade, Taluka Mulshi, Dist. Pune, being lying within the jurisdiction of Grampanchayat Paud, Panchayat Samiti Mulshi and Zilha Parishad Pune and Registration Jurisdiction of Sub Registrar Mulshi (Paud) Pune and the said property is Bounded as under- On or towards East-Property of S. No. 160, On or towards South-Property of Arjun Pawar, On or towards West-Property of S. No. 162, On or towards North-Grampanchayat Road.	Rs. 61,45,000/- (Rupees Sixty One Lakh Forty Five Thousand Only)	Rs. 6,14,500/- (Rupees Six Lakh Fourteen Thousand Five Hundred Only)
5. All that piece and parcel of property of Survey No. 162 area admeasuring 58.12 Sq. mtrs Situated at Tathawade, Taluka Mulshi, Dist. Pune, being lying within the jurisdiction of Grampanchayat Paud, Panchayat Samiti Mulshi and Zilha Parishad Pune and Registration Jurisdiction of Sub Registrar Mulshi (Paud) Pune and the said property is Bounded as under- On or towards East-Property of S. No. 161, On or towards South-Property of Arjun Pawar, On or towards West-Property of S. No. 163, On or towards North-Grampanchayat Road.	Rs. 25,000/- (Rupees Twenty Five Thousand Only)	Rs. 2,500/- (Rupees Twenty Five Thousand Only)
6. All that piece and parcel of property of Survey No. 163 area admeasuring 63.33 Sq. mtrs Situated at Tathawade, Taluka Mulshi, Dist. Pune, being lying within the jurisdiction of Grampanchayat Paud, Panchayat Samiti Mulshi and Zilha Parishad Pune and Registration Jurisdiction of Sub Registrar Mulshi (Paud) Pune and the said property is Bounded as under- On or towards East-Property of S. No. 162, On or towards South-Property of Arjun Pawar, On or towards West-Property of S. No. 164, On or towards North-Grampanchayat Road.	Rs. 25,000/- (Rupees Twenty Five Thousand Only)	Rs. 2,500/- (Rupees Twenty Five Thousand Only)
7. All that piece and parcel of property of Survey No. 164 area admeasuring 89.21 Sq. mtrs. Situated at Tathawade, Taluka Mulshi, Dist. Pune, being lying within the jurisdiction of Grampanchayat Paud, Panchayat Samiti Mulshi and Zilha Parishad Pune and Registration Jurisdiction of Sub Registrar Mulshi (Paud) Pune and the said property is Bounded as under- On or towards East-Property of S. No. 163, On or towards South-Property S. No. 183, On or towards West-Grampanchayat Road. On or towards North-Grampanchayat Road.	Rs. 40,30,000/- (Rupees Forty Lakh Thirty Thousand Only)	Rs. 4,03,000/- (Rupees Four Lakh Three Thousand Only)
8. All that piece and parcel of property of Grampanchayat Property Card No.160, 161, 162, 163 and 164 unlet comprising total area admeasuring 431.39 Sq. Mtrs. built up (out of which 259.82 Sq. mtrs on ground floor and 171.57 Sq. Mtrs on first floor) Situated at Tathawade, Taluka-Mulshi, Dist. Pune and lying within the jurisdiction of Grampanchayat Paud, Panchayat Samiti Mulshi and Zilha Parishad Pune and Registration Jurisdiction of Sub-Registrar Mulshi (Paud) Pune and the property is Bounded as under- On or towards East-Property S.No. 159, On or towards South -Grampanchayat Road, On or towards West-Grampanchayat Road, On or towards North-Grampanchayat Road.	Rs. 25,000/- (Rupees Twenty Five Thousand Only)	Rs. 2,500/- (Rupees Twenty Five Thousand Only)
9. All that piece and parcel of property of Survey No. 183 area admeasuring 75.83 Sq. mtrs. Situated at Tathawade, Taluka Mulshi, Dist. Pune, being lying within the jurisdiction of Grampanchayat Paud, Panchayat Samiti Mulshi and Zilha Parishad Pune and Registration Jurisdiction of Sub Registrar Mulshi (Paud) Pune and the said property is Bounded as under- On or towards East-Property of S. No. 182, On or towards South-Grampanchayat Road, On or towards West-Grampanchayat Road, On or towards North-Property S.No. 164.	Rs. 25,000/- (Rupees Twenty Five Thousand Only)	Rs. 2,500/- (Rupees Twenty Five Thousand Only)
10. All that piece and parcel of property of Survey No. 183 area admeasuring 75.83 Sq. mtrs. And one storeyed factory shed with AC Sheet roof area admeasuring 65.40 Sq. mtrs. Situated at Tathawade, Taluka Mulshi, Dist. Pune, being lying within the jurisdiction of Grampanchayat Paud, Panchayat Samiti Mulshi and Zilha Parishad Pune and Registration Jurisdiction of Sub Registrar Mulshi (Paud) Pune and the said property is Bounded as under- On or towards East-Property of S. No. 163, On or towards South-Property of S. No. 163, On or towards West-Grampanchayat Road, On or towards North-Grampanchayat Road.	Rs. 25,000/- (Rupees Twenty Five Thousand Only)	Rs. 2,500/- (Rupees Twenty Five Thousand Only)
11. All that piece and parcel of property of Survey No. 718 area admeasuring 3604 Sq. Ft. Situated at Tathawade, Taluka Mulshi, Dist. Pune, being lying within the jurisdiction of Grampanchayat Paud, Panchayat Samiti Mulshi and Zilha Parishad Pune and Registration Jurisdiction of Sub Registrar Mulshi (Paud) Pune and the said property is Bounded as under- On or towards East- Ghat Road, On or towards South Property of NR Shinde, On or towards West- Govt. Road, On or towards North- Pawna River.	Rs. 5,00,000/- (Rupees Five Lakh Only)	Rs. 50,000/- (Rupees Fifty Thousand Only)

Date of E-Auction 31/07/2024 at 11.00 am to 12.00 pm

Minimum Bid Increment Amount Rs. 5,00,000/- (Rupees Five Lakh Only)

Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD: 30/07/2024 by 5:00 pm

Date of Inspection 20/07/2024 between 01.00 pm to 02.00 pm

Know Liabilities There are no known liabilities.

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

For detailed terms and conditions of the sale please refer to the link provided in secured creditor website i.e. <http://omkaraarc.com/auction.php>. Bidder may also visit the website <http://www.bankofmaharashtra.com> or contact service provider M/s. C1 India Pvt. Ltd., Tel. Helpline: +91-7291981124/25/26, Helpline E-mail: support@bankofmaharashtra.com or Mr. Bhavik Pandya, Mobile : 886682937 E mail maharashtra@c1india.com. At the time of submission of the bid, bidder should submit affidavit in the spirit of Section 29(A) of Insolvency Bankruptcy Code, 2016.

Date: 11/07/2024
Place: Pune

Authorized Officer, Omkara Assets Reconstruction Pvt.Ltd
(Acting in its capacity as a Trustee of Omkara PS 17/2020-21 Trust)