FINANCIAL EXPRESS

PUBLIC NOTICE

Know all men by this notice that the property described in the schedule written hereunder is owned and possessed by 1) Smt. Rekha Sumant Phadke 2) Smt. Vaishali Virai Abhyankar 3) Smt. Anushree Vinayak Dravid. My client is intending to purchase the said property from the above owners. The owners have assured my client that the title of the said property is good, clear and marketable. Any person having any interest, claim, lien, mortgage, attachment charge, maintenance right, easementary right, or any other right, title, etc. whatsoever, in the said property or any part thereof is hereby required to inform the undersigned/named, in writing along with documentary evidence within 10 days from publication of this public notice or else my client shall presume that no person has any interest in the said property. Any right then after claimed shall be deemed to be knowingly waived.

SCHEDULE All that piece and parcel of Flat No. 204, situated on 2nd Floor, in building known as "Snehpark Cooperative Housing Society Ltd", situated at Survey No 26/1/2/3/4, Village-Kothrud Taluka Haveli, District Pune which is situated within the local limits of Pune Municipal Corporation and also situated within the jurisdiction of sub registrar Haveli Pune having admeasuring carpet area about 883 Sq. Fts. i.e.82.03 sq. mtrs. (including terrace and Balcony) + one Covered Car parking No 3 (204) DATED: 03/09/2024

LAW SOURCE TEJRAJ RAMESH HAMBAR RASHMI TEJRAJ HAMBAR

Pune- 411030 Mobile: 9822762276

Advocate Flat No 102, First Floor, Nidish Building, Survey No. 292 A & B.

Near Vijay Talkies, Kothari Path, Narayan Peth,

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED OMKARA Corporate office at Kohinoor Square, 47th Floor, N.C. Kelkar Marg

R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028 POSSESSION NOTICE APPENDIX-IV (For immevable property) Rule 8 (1)

Whereas, The undersigned being the Authorised Officer of Omkara Assets Reconstruction Pvt. Ltd., (OARPL) a company incorporated under the provisions of the Companies Act, 1956 and duly registered with the Reserve Bank of India (RBI) as an Asset Reconstruction Company under section 3 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("The SARFAESI Act, 2002") having CIN No U67100TZ2014PTC020363 and its registered office at 9, M.P. Nagar, 1st Street, Kongu Nagar Extn, Tirupur 641607 and corporate office at Floor No. 47, Kohinoor Square, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai 400028, acting in its capacity as a Trustee of "Omkara PS 17/2020-21 Trust" has acquired all rights, title and interest of the entire outstanding of Borrower/Mortgagors/ Guarantors M/s, B.R. Udhvog through its proprietor Mr. Anilkumar Babulal Runthala, Mr. Omprakash Babulal Runthala & Mrs. Harsha Anilkumar Runthala from Thane Janta Sahakari Bank Ltd. (TJSB) under section 5 of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act. 2002 vide Assignment Agreement dated 28th January 2021,

And whereas, Authorised Officer of Thane Janta Sahakari Bank Ltd. (TJSB) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and in the exercise of powers conferred under section 13(2) read with Rule 9 of the Security Interest (Enforcement) Rules, 2002 had issued demand notice dated 29.06.2019 calling upon the Borrower/Mortgagors/Guarantors to repay the amount mentioned in the notice aggregating to Rs. 13,28,55,759.97/- (Rupees Thirteen Crores Twenty-Eight Lakhs Fifty-Five Thousand Seven Hundred Fifty-Nine and Paise Ninety Seven Only) as on 31.05.2019 together with further interest, expenses, costs, charges, etc. till the date of payment within 60 days from the date of receipt of the said notice.

It is on record that Thane Janta Sahakari Bank Ltd. (TJSB) the original creditor has assigned all its rights, title and interest of the entire outstanding debt lying against above referred Borrower/Mortgagors/ Guarantors loan account along with underlying securities in favor of Omkara Assets Reconstruction Pvt. Ltd. acting as Trustee of Omkara PS 17/2020-21 Trust under the provisions of SARFAESI Act vide Registered Assignment Agreement dated 28.01.2021.

Pursuant to the said assignment of debt/financial assets in favour of Omkara Assets Reconstruction Pvt. Ltd. (OARPL) has stepped into the shoes of Thane Janta Sahakari Bank Ltd. (TJSB) and has become entitled to recover the entire outstanding dues and

Borrower/Mortgagors/Guarantors, having failed to repay the amount, as per notice dated 29.06.2019 under section 13(2) of the SARFAESI Act. The Authorised Officer of Omkara Assets Reconstruction Pvt. Ltd., duly appointed under sub-section (12) of section 13 of the SARFAESI Act, 2002 has taken possession of the following secured assets/ immovable/movable properties described herein below in exercise of powers conferred on him under sub-section (4) of section 13 the said [Act] read with Rule 8 of the Security Interest Enforcement Rules, 2002 on 30.08.2024.

The Borrower/Mortgagors/Guarantors 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 Omkara Assets Reconstruction Pvt Ltd acting as Trustee of Omkara PS 17/2020-21 Trust" having corporate office at Floor No. 47, Kohinoor Square, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai 400 028 for an amount of Rs. 13,28,55,759.97/- (Rupees Thirteen Crores Twenty-Eight Lakhs Fifty-Five Thousand Seven Hundred Fifty-Nine and Paise Ninety Seven Only) as on 31.05.2019 together with further interest, expenses, costs, charges, etc. till the date of payment and realization. The Borrower'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 and whose possession has been taken are given

DESCRIPTION OF THE IMMOVABLE PROPERTY

 All The Piece And Parcel of The Property For Shop No. 01 On Ground Floor Carpet Area 22.06 Sq. Mtrs. And Built-up Area 22.57 Sq. Mtrs. Situated With In Registration District Solapur Taluka North Solapur Within The Limits of Solapur Municipal Corporation, Solapur New Paccha Peth, Solapur Having City Survey No. 10387(part) T.P. Scheme No. 1 Final Plot No. 33/1/a/3 Total Admeasuring 1455.42 Sq. Mtrs. Constructed On "shree Apartment A" Building Being The Mortgaged Property Belonging To Mr. Omprakash Babulal Runthala. Which Is Bounded By: Towards East: Side Margin/open To Sky, Towards South: Garage No. 01, Towards West: Shop No. 02, Towards North: Side Margin / Road

All That Piece And Parcel of The Property Shop No.2 On Ground Floor Carpet Area 18.95 Sq. Mtrs And Built-up Area 21.08 Sq. Mtrs Situated Within Registration District Solapur Taluka North Solapur Within The Limits of Solapur Municipal Corporation, Solapur New Paccha Peth, Solapur Having City Survey No. 10387 (part) T.p. Scheme No. I Final Plot No. 33/1/a/3 Total Admeasuring 1455.42 Sq. Mtrs Constructed On "shree Apartment A" Building Being The Mortgaged Property Belonging To Mr. Omprakash Balulal Runthala. Which is Bounded By: Towards East: Shop No. 1 & Garage No. 1, Towards West: Shop No.03, Towards South: Garage No.2, Towards North: Side Margin / Road

3. All That Piece And Parcel of The Property Garage No.1 On The Ground Floor Carpet Area 19.26 Sq Mtrs And Built-up Area 21.42 Sq. Mtrs Situated Within The Registration District Solapur Taluka North Solapur Within The Limits of Solapur Municipal Corporation, Solapur New Paccha Peth, Solapur Having City Survey No. 10387 (part) T.p. Scheme No. 1 Final Plot No 33/1/a/3 Total Admeasuring 1455.42 Sq. Mtrs Constructed On "shree Apartment A" Building Being The Mortgaged Property Belonging To Mr. Omprakash Balulal Runthala. Which Is Bounded By: Towards East: Side Margin/open Sky, Towards West: Shop No. 2, Towards South: Staircase/stilt, Towards North: Shop No. 01

 All The Piece And Parcel of The Property of Garage No. 02 On Ground Floor Carpet Area 19.08 Sq. Mtrs. And Built-up Area 21.23 Sq. Mtrs. Situated With In Registration District Solapur Taluka North Solapur Within The Limits of Solapur Municipal Corporation, Solapur New Paccha Peth. Solapur Having City Survey No. 10387(part) T.p. Scheme No. 1 Final Plot No. 33/1/a/3 Total Admeasuring 1455.42 Sq. Mtrs. Constructed On "shree Apartment A" Building Being The Mortgaged, Property Belonging To Mr. Omprakash Babulal Runthala: Which is Bounded By: Towards East: Staircase, Towards West: Open To Sky, Towards South: Open To Sky, Towards North; Shop No. 02 & Shop No. 03

For Omkara Assets Reconstruction Pvt Ltd. Date: 30.08.2024 (Acting in its capacity as a Trustee of Omkara PS 17/2020-21 Trust) Place: Solapur Authorised Officer

PLACE: PUNE

DATE:- 01.09.2024

CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED Chola

Corporate Office: Chola Crest, Super B, C54 & C55, 4, Thiru Vi Ka Industrial Estate, Guindy, Chennai-600 032. E-AUCTION SALE NOTICE (Sale Through e-bidding Only)
SALE NOTICE OF IMMOVABLE SECURED ASSETS Issued under Rule 8(6) and 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) indicated in COLUMN (A) that the below described immovable property(ies) described in COLUMN (C) Mortgaged / Charged to the secured creditor the CONSTRUCTIVE POSSESSION of which has been taken as described in COLUMN (D) by the Authorized Officer of Housing CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED Secured Creditor, will be sold on "As is Where is", "As is what is" and "Whatever there is" as per details mentioned below :

Notice is hereby given to Borrower / Mortgagor(s) / legal heir, legal representatives (Whether Known or unknown), executor(s), administrator(s), successor(s) and assign(s) of the respective Borrower(s) / Mortgagor(s) (Since deceased), as the case may be indicated in COLUMN (A) under Rule 8(6) of the Security Interest (Enforcement) Rules 2002. For detailed terms & conditions of the sale, please refer to the link provided in CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED secured Credition's website e. https://www.cholamandalam.com and www.auctionfocus.in

	[A]	[B]	[C]	[D]	[E & F]	[G]
SR. NO.	LOAN ACCOUNT NO.	C/s, DUES TO BE RECOVERED DESCRIPTION OF THE IMMOVABLE PROPERTY / SECURED		TYPE OF POSSESSION	RESERVE PRICE (IN 1)	DATE OF
	NAMES OF BORROWER(S) / MORTGAGER(S) / GAURANTOR(S)		ASSET		EARNEST MONEY DEPOSIT (IN ?)	AUCTION & TIME
1.	LAN: HL04SAG000015191&HL11SAG000031667 1. Mr. / Mrs. Sunil Kashim Waghole 2. Mr. / Mrs. Akshay Waghole 3. Mr. / Mrs. Meena Waghole All Are R/At: 112 Astity Bangla, Shamrao Nagar, Sangli Miraj Sangli, Near Janta Bank Colony, Sangli-416 416; Also At: New S. No. 113/2, (Old S. No. 416/2) / Plot No. 29, Shamrao Nagar Area, NA Sangli Miraj, Sangli-416 416, Near Vishnu Anna Market, Miraj-416 416; Also At: New S. No. 113/2, (Old S. No. 416/2,) / Plot No. 29, Shamrao Nagar Area, NA Sangli Miraj, Sangli-416 416, Nr. Vishnu Anna Market Miraj-416416; Also At: Behind Arwade Highschool Gaon Bhag Kris, Hnamay Road, Near Sulabh Souchalay, Sangli, Near Sulabh Souchalay, Sangli-416 416; Also At: Plot No. 29, S. No. 416/2, New Bhumapan No. 113/2, Plot No. 29 Shamrao Nagar Area, At. Sangli, Tal. Miraj, Dist. Sangli-Miraj-Kupwad-416 416, Vishnu Anna Fruit Market / Nr. Sangli-Kolhapur Highway, Sangli-416 416.	32,17,002/- (Rs. Thirty Two Lakhs Seventeen Thousand Two Only) due as On 02.09.2024	All That Piece & Parcel of The Property Bearing Plot No. 29 Admeasuring About 180.05 Sq. Mirs. Out of S. No. 416/2, It's New S. No. 113/2 Alon With R. C. C. Construction Thereon Area Admeasuring 68.62 Sq. Mirs., Situated At Miraj & Kupwad, Tal. Miraj, District: Sangli, Which is Within Local Limits of Miraj & Kupwad City Corporation in City Sangli And Within The Limits of Sub-Registrar Miraj & Kupwad, Tal. Miraj, District-Sangli, The Said Is Bounded As Under: * East: Plot No. 28 (Shaikh); * West: Plot No. 30 (Bedgakar); * North: Road; * South: Survey No. 416/3.	CONSTRUCTIVE POSSESSION	30,44,855/- (Rs. Thirty Lakhs Forty FourThousand Eight Hundred and Fifty FiveOnly) 3,04,485/- (Rs. Three Lakhs Four Thousand Four Hundred Eighty Five Only)	10.10.2024 from 02.00 P. M. to 04.00 P. M. (with automated extensions of 5 minutes each in terms of the Tender Doc.)

3. LAST DATE OF SUBMISSION OF BID / EMD / REQUEST LETTER FOR PARTICIPATION IS 09.10.2024 before 5.00 P. M. Together With Further Interest As Applicable In Terms Of Loan Agreement With, Incidental Expenses, Costs, Charges Etc. Incurred Up To The Date Of Payment And / Or Realisation Thereof. For Any Assistance Related To Inspection Of The Property, Or For Obtaining The Bid Document And For Any Other Queries, Please Get In Touch With Mr. Jaydeep Vanjari on his Mobile No. 9822004399. E-mail ID: jaydeepsy@chola.murugappa.com / Mr. Mohd. Abdul Qawi on 7305990872. Official of Cholamandalam Investment And Finance Company Limited to The Best of Knowledge And Information of The Authorized Officer of Cholamandalam Investment and Finance Company Limited there Are No. Encumbrances in Respect Of The Above Immovable Properties / Secured Assets:

Date: 03.09.2024 AUTHORIZED OFFICER, For Cholamandalam Investment and Finance Company Limited Place: Sangli, Maharashtra

OMKARA ASSETS RECONSTRUCTION PVT. LTD. CIN: U67100TZ2014PTC020363

Regd. Office: 9, M.P. Nagar, 1st Street, Kongu Nagar Extn, Tirupur 641607.Ph No. 04212221144 Corporate Office: at Kohinoor Square, 47th Floor, N.C. Kelkar Marq, R.G. Gadkari Chowk, Dadar (West), Mumbai 400028, 022-69231111/7303021311

[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 Securitisation 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 mmovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Omkara ARC Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" and without recourse basis on 24/09/2024 at 11.00 am (last date and time for submission of bids is 23/09/2024 by 5.00 pm). The sale is under SARFAESI though "Swiss Challenge Method" based on an existing offer in hand ("Anchor Bid"), by way of e-auction for recovery of below mentioned dues to the Omkara Assets Reconstruction Pvt Ltd (Secured Creditor) 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 Sahakari Bank Ltd (Assignor Bank) along with underlying security from assignor bank.

Parties interested to buy the property may bid for any higher amount and the original offeror will have a right to match the same. And in case the original offeror fails to match the highest bid, the property will be sold to the highest bidder. The details are mentioned as under

Sr. No.	Name of Borrower	Name of Director/Guarantors/Co-borrower/	Date of Notice U(s.13(2) of SARFAESI Act, 2002	Dues as per Notice U/s.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. Kirtikumar Champaklal Maniyar (Guarantor) and Mr. Vinod Champaklal Maniyar (Guarantor)	27.06.2014	Rs. 14,23,89,522 /-

eserve EMD DESCRIPTION OF THE PROPERTY Price 1. All that piece and parcel of property of Survey No. 146/3 area admeasuring 15 "R" (including area acquired by govt. authority, if any) Rs. Situated at Tethawade, Taluka Mulshi, Dist. Pune, being lying within the jurisdiction of Grampanchayat Paud, Panchayat Samiti Mulshi and 1125.00 112.50 Zilha Parishad Pune and Registration Jurisdiction of Sub Registrar Mulshi (Paud) Pune and the said property is Bounded as under:- On or Lakh | Iskh toward East-Property S. No.146/4, On or towards South-Property of Rajaram Baburao Pawar, On or towards West-Property of Arjun

Baburao Pawar, On or towards North-Government Road. All that piece and parcel of property of Survey No. 146/4 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 Zifha Parishad Pune and Registration Jurisdiction of Sub Registrar Mulshi (Paud) Pune and the said property is Bounded as under; On or toward 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.

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 toward 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, 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 toward 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. 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 toward 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,

6. All that piece and parcel of property of Survey No. 163 area admeasuring 66,33 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 toward 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. . 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 toward 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. 8, All that piece and parcel of property of Grampanchayat Property Card No.160, 161, 162, 163 and 164 united 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-Registrat 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

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 toward 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.

 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 toward 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.

 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 toward East. Ghat Road, On or towards South Property of NR Shinde, On or towards West. Govt. Road, On or towards North. Pawna River.

Date of E- Auction	24/09/2024 at 11.00 am to 12.00 pm
Inter-se Bidding amount	Rs. 60,00,000/- (Rupees Sixty Lakh only)
Last date and time for submission of bid letter of participation/ KYC Document/Proof of EMD:	23/09/2024 by 5:00 pm
Date of Inspection of property and documents	13/09/2024 between 01.00 pm to 02.00 pm
Known Liabilities	There are no know liabilities.
Known litigation	SA bearing No. Dairy No. 1579/2024 pending before DRT- Pune. No Stay operating to conduct the auction and issuance of sale certificate till date.
This Bublication is also a Eifteen Douglastics to the homeusers suggest	tor under Dula SIE) read with Dula D/1) of the Security Interest (Enforcement)

his 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.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 or Mr. Bhavik Pandya, Mobile : 8866682937 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.

Authorized Officer, Omkara Assets Reconstruction Pvt Ltd. Date: 04.09.2024 (Acting in its capacity as a Trustee of Omkara PS 17/2020-21 Trust) Place : Pune

PUBLIC NOTICE

This is to inform the Public at Large that, by registered Will dated

08/04/2022 registered in the Office of Joint Sub-Registrar Borivali No. 1 Mumbai Sub- Urban at Serial No. 5347/2022 the owner of the said flat Late Mrs. Sheela G. Katatkwar, has bequeathed/given the said flat in favour of her son Mr. Anand Katakwar. Late Mrs. Sheela G. Katatkwar, has passed away on 26/06/2024 at Bhugaon, Tal. Mulshi, Dist. Pune. After her demise her son Mr. Anand Katakwar, has using and occupying the said flat as owner thereof. Hence any person claiming any right, title or interest in the said flat, by way agreement to sell, lease, license, gift, maintenance, mortgage, charge, easement, lis-pendency, inheritance or any other claim of whatsoever nature, in the said flat or any portion thereof, should intimate the same in writing with all available relevant documents as ownership of the flat with documentary proofs thereof within 07 (Seven) days of publication of this Notice, failing which all such claims, if any shall be deemed to have waived and abandoned. My client will be provided will certificate of good and marketable title of the said flat.

SCHEDULE OF THE SAID FLAT

Flat No. 402, on fourth floor, admeasuring area about 1126.23 sq. ft. i.e. 104.63 sq. mtrs. and Terrace admeasuring 176.41 sq. ft. i.e. 16.39 sq. mtrs., along with ground level Stilt Car Parking No. SP-253, in Tower No. 1, in the project known as "F RESIDENCES" also known as "F RESIDENCES TOWER NO. 1, 2, 3, 4 WING I CO. OP. HOUSING SOCIETY LTD.". constructed and situated on land bearing S. No. 7/1, 7/2, 7/3, 7/4, 7/5, 8/1/1/2, 38A Hissa No. 1B/1 and S. No. 38B, S. No. 3/2 Part, village Vadgaon Sheri, Pune PUNE, Date: 04/09/2024

Adv. MR. MADHAV V. SOLANKAR

Office: - Chaitanya, Opp. Of Bhairavanath Temple, Gaonthan, Vadgaon sheri, Pune 411 014. Mob. 9021997899

AUTHUM AUTHUM INVESTMENT & INFRASTRUCTURE LIMITED Registered Office: 707, Raheja Centre, Free Press Journal Road, Nariman Point, Mumbai-400 021. Ph.: (022) 6747 2117 Fax: (022) 6747 2118 E-mail: info@authum.com

APPENDIX- IV-A [See proviso to rule 8 (6)] | Public Notice For E-Auction Cum Sale (Appendix -IV A) (Rule 8(6)) Sale of Immovable property mortgaged to Authum Investment & Infrastructure Limited ("AIIL") (Resulting Company pursuant the demerger of lending business from Reliance Commercial Finance Limited ("RCFL") to AIIL vide NCLT order dated 10.05.2024) having Corporate Office at The Ruby 11th Floor, North-West wing, Plot No.29, Senapati Bapat Marg, Dadar(west), Mumbai- 400028 and Branch Office at:- Authum Investment & Infrastructure Limited, Office No. 209 & 210, 2nd Floor, Aside Zenith Complex, Anutej Atharv Society, Narveer Tanaji Wadi, Shivajinagar, Pune- 411005 under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002(hereinafter "Act").

Whereas the Authorized Officer ("AO") of Authum Investment & Infrastructure Limited had taken the possession of the following property/ies pursuant to the notice issued U/S 13(2) of the Act in the following loan accounts/prospect nos. with a right to sell the same on "AS IS WHERE IS BASIS & AS IS WHAT IS BASIS" for realization of Authum Investment & Infrastructure Limited dues, The Sale will be done by the undersigned through e-auction platform provided at the website:www.bankeauctions.com.

Borrower(s) / Co-orrower(s)	Demand Notice Date and	Date of Physical Possession	Reserve Price, Earnest Money Deposit / Bid Increment Amount					
/Guarantor(s)	Amount	Total Outstanding						
Loan A/c No: RLHLPUN000119933	05-07-2022 &	17-10-2023	Rs. 1,15,00,000 (Rupees One					
Branch: PUNE	Rs. 28670582 (Rupees	Total Outstanding as on Date:	Crores Fifteen Lakhs Only)					
1. BALKRISHNA HANMANTRAO	Two Crores Eighty-	21st Aug, 24	Earnest Money Deposit (EMD) :					
SURYAWANSHI	Six Lakhs Seventy	Rs. 3,70,63,019 (Rupees Three	Rs. 11,50,000/- (Rupees Eleven					
2. SANYUKTA BALKRISHNA	Thousand Five Hundred	Crores Seventy Lakh Sixty-Three	Lakhs Fifty Thousand Only)					
SURYAWANSHI	Eighty-Two Only)	Thousand Nineteen Only)	. ,,,					
Description Of The Immovable Property/ Secured Asset : All The Dioce and Darcel of The Properties Regging Flat No Desidential								

Description Of The Immovable Property/ Secured Asset: All The Piece and Parcel of The Properties Bearing Flat No Residential Row House No C-11 Omega Heritage Nr Dsk Vishwa Dhayari Pune 411041

Date of Inspection of property: **EMD LAST DATE:** Date/ Time of E-Auction : 10th Sept 2024 11:00-14:00 20th Sept 2024 till 05:00 PM 23rd Sept 2024 11:00 -13:00 Mode Of Payment: - All payment shall be made by demand draft in favour of "M/s. Reliance commercial Finance Limited" payable at PUNE or through RTGS/NEFT The accounts details are as follows: a) Name of the account: - Authum Investment & Infrastructure Limited CCD A/c, b) Name of the Bank: - HDFC BANK LTD, c) Account No: - 99999917071990, d) IFSC Code: HDFC0001119.

TERMS & CONDITIONS OF ONLINE E- AUCTION SALE:-

- 1. The Property is being sold on "AS IS WHERE IS, WHATEVER THERE & WITHOUT RECOURSE BASIS". As such sale is without any kind of warranties & indemnities.
- 2. For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service Provider M/S C1 India Pvt Ltd ,Plot No- 68, 3rd floor Sector 44 Gurgaon Haryana -122003 (Contact no. 7291981124,25,26)Support Email - Support@ bankeauctions.com, Mr. Bhavik Pandya Mob. 8866682937. Email: Gujarat@c1india.com

3. For further details and gueries, contact Authorised Officer: SUNIL MOHITE - (Mob: 9834951599) 4. This publication is also 15 (Fifteen) days notice to the Borrower / Mortgagor / Guarantors of the above said loan account pursuant to

rule 8(6) of Security Interest (Enforcement) Rules 2002, about holding of auction sale on the above-mentioned date / place. PLEASE REFER THE WEBSITE FOR DETAILED TERMS AND CONDITIONS (Use Code: 176336 and see the NIT Document) (https://www.bankeauctions.com)

Place : Pune **Authorised Officer** Date: 04.09.2024

केनरा बैंक Canara Bank अ S. No. 436, 3^ल Floor, Sukhwani Business Hub, Near ि रिगडिकेट Syndicate

Regional Office Pune II:

Nashik Phata, Metro Station, Kasarwadi, Pune 411026 Ph: 9406880047, 8055811876

Branch: Uruli Kanchan

Sale Notice

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

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the Physical Possession of which has been taken by the Authorised Officer, Uruli Kanchan Branch, Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on 19.09.2024, for recovery of Rs. 22,60,900.44/- (Rupees Twenty Two Lakh Sixty Thousand Nine Hundred and Forty Paisa Four Only) being the amount due as on 11.04.2022 along with further interest thereon w.e.f 11.04.2022 at contractual rate of interest till the date of payment, incidental expenses, other charges, costs etc. due to the Uruli Kanchan Branch, Canara Bank, from Mrs. Vaishnavi Vikrantsingh Chavhan, Flat No 206 2nd Floor, Swayambhu Shrusti, Tupe Wasti, A/P Uruli Kanchan, Tal Haveli, Pune, Maharashtra-412202.

The details and full description of the property and reserve price, earnest money deposit, date of deposit of earnest money is as under: (All amounts in actual Rupees)

Location, Details of the Properties & EMD & last date Reserve Price to deposit EMD Known Encumbrance EMT of All part and parcel for Flat no 206, on second Floor admeasuring Rs. 1.39 Lakhs Rs. 13.90 Carpet area in 28.58 sq.mtrs, Balcony enclosed 7.28 sq.mtrs open Lakhs 18/09/2024 attached terrace 3:30 sq. mtrs one parking area 9:29 sq. mtrs in the project by 5.00 p.m known as Swayambhu Shrusti being constructed on land bearing Gat no 62, admeasuring 00H 10Are, out of total Area admeasuring Hector 0.98 Are situated at village Urli Kanchan within the registration sub District, Taluka Haveli, Dist. Pune and bounded as under: Boundaries: North: By Land Owned by Shri Ghamecha and Shri Gore, South: By Land Owned by Laxman Raghunath Jagtap, East: By Remaining Land of Land Owner, West: By Land Owner of Mahatma Gandhi Sarvoday Singh, Known Encumbrance: Not Known to Bank

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website (www.canarabank.com) or may contact, Canara Bank Uruli Kanchan Branch (Ph No. 020-26926777/9637379781) E-mail ID: cb15352@canarabank.com, during office hours on any working day. Date: 03/09/2024. Authorized Officer, Place: Pune

Canara Bank

APPENDIX -IV-A - E-AUCTION-PUBLIC SALE NOTICE of IMMOVABLE PROPERTY/IES E-AUCTION-SALE NOTICE FOR SALE OF IMMOVEABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002) Reg. Off.: 9° Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001, Phones:-011-23357171, 23357172, 23705414, Web:-www.pnbhousing.com B. O.: KONDHWA: 5th Floor, Marvet Vista, Sr. No-599A, Office No. - 560, Sahney Sujan Park, Lulla Nagar, Kondwa, Pune - 411040, PIMPRI CHINCHWAD: 302, 3rd Floor, Gheev Chinchwad Station Road, Chinchwad Pune 411033, KHARADI: 3th floor, Ganlaxmi Complex, Nr. Radisson Hotel, Kharadi, Pune - 411014 Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column no-A that the below described immovable property (ies) described in Column no-D mortgaged/charged to the Secured Creditor, the constructive/Physical Possession of which has been taken (as described in Column no-C) by the authorized Officer of 'M/s PNB Housing Finance Limited/Secured Creditor, will be sold on "AS IS WHERE IS, AS IS WHAT IS and WHATEVER THERE IS BASIS" as por the details mentioned below. Notice is hereby given to borrower(s)/mortgagor(s)/Legal Heirs, Legal Representative, (whether Known or Unknown), executor(s), administrator(s), successor(s), assignee(s) of the respective borrowers/mortgagor(s)/Legal Heirs, Legal Representative, (whether Known or Unknown), executor(s), since deceased) as the case may be indicated in Column no-A under Rule-8(6) & 9 of the Security Interest Enforcement Rules, 2002 amended as bit date. For detailed terms and conditions of the security Interest Enforcement Rules, 2002 amended as bit date. For detailed terms and conditions of the security Interest Enforcement Rules, 2002 amended as bit date. For detailed terms and conditions of the security Interest Enforcement Rules, 2002 amended as bit date. For detailed terms and conditions of the security Interest Enforcement Rules, 2002 amended as bit date.

Loan No. Name of the Demanded Nature of Borrower/Co-Borrower Amount & Posses Description of the Properties Price (10% of Submitted Submitted Date & Auction & Burning Control									
Demanded Amount & Date (B)	Nature of posses- sion (C)	Description of the Properties mortgaged (D)	Price (RP) (E)	(10% of RP) (F)	Last Date of Submission of Bid (O)	Bid Incremal entental Rate (H)	Inspection Date & Time (I)	Date of Auction & Time (J)	Recest Ensurations on Court Case & step (II)
8304855.85 & 17.01.2023	Physical	Office No 10. Sr No 52 1, Bid A 1st Floor, Soles Park, Ghorpadi, Pune, Maharashtra-411001, Pune, India. Park, Ghorpadi, Pune, Maharashtra-411001, Pune, India.	Rs. 3,404,000	Rs. 340,400	18.9.2024	Rs. 10000	02-09-2024 between12 30 to 4.00pm	19.09.2024 between 1.30 to 3.00pm	not known
		Office No 9, Sr No 52 1, Bid A 1st Floor, Soles Park, Ghorpadi, Pune, Maharashtra - 411001, Pune, India.	Rs. 3,411,000	Rs. 341,100	18.9.2024	Rs. 10000	02-09-2024 between12.30 to 4.00pm	19:09:2024 between 1:30 to 3:00pm	not known
&	55	FLAT NO 905, SR NO 9 2 1, 9TH Floor, Kanchan Sunratna, Near Vidyashiip Public School, KONDHWA BK, Pune, Pune, Maharashtra, India, 411048	Rs. 4,929,000	Rs. 492900	18.9.2024	Rs. 10000	03-09-2024 between 12,30 to 4.00pm	19-09-2024 between 1.30 to 3.00pm	not known
- &	85	PLAT BEAPING NO A101, FIRST FLOOR, GOKULAM, Behind ISKCON temple, S No 50/2/4/14 S No 50/2/4/15 S No 50/2/4/16 S No 50/2/4/16 S No 50/2/4/18 and S No 50/3A/4/10, Kondhwa Budruk, Pune, MAHARASHTRA - 411048, Pune, India.	Rs. 5,003,000	Rs. 500300	18.9.2024	Rs. 10000	04-09-2024 between 12:30 to 4:00pm	19-09-2024 between 1.30 to 3.00pm	not known
&	Physical	Flat No 406,4th floor, Phase II Building A, Oxy Galaxy, Gat No. 458, At Kesnand, Tal-Haveli, Dist. Pune 412 207, Pune, Maharashtra, India-414501	Rs. 2,724,000	Rs. 272400	18.9.2024	Rs. 10000	05-09-2024 between 12:30 to 4:00pm	19-09-2024 between 1.30 to 3.00pm	not o known
8,01,863.01 & 17-10-2019		309 3rd Floor, Gat No 4595 (Old) Gat 455 456(New), Wing 0 1, Swapna Nagari, Village-Chakan, Tal Khed, Pune, Maharashtra, India, 410501	Rs. 1,398,000	Rs. 139800	18.9.2024	Rs. 10000	.9-09-2024 between 12.30 to 4.00pm	19-09-2024 between 1.30 to 3.00pm	not known
&	99,50057.0	FLAT NO 1004, GAT NO 205, 10TH FLOOR, TOWER NO 6, Lodha belmondo, Near Subroto Roy Stadium, GAHUNJE, Pune, Pune, Maharashtra, India, 412101	Rs. 7,483,000	Rs. 748300	18.9.2024	Rs. 10000	10-09-2024 between 12.30 to 4.00pm	19-09-2024 between 1.30 to 3.00pm	not known
8		Building C, Eighth Floor, 806, Nandini Bellus, Sr No 87, Hissa No 2/1 and 2/2, Opp Manjiri, Nandini Takle Nagar, Manjiri, Pune., Pune, Maharashtra - 412307,	Rs. 3,067,000	Rs. 306700	18.9.2024	Rs 10000	11-09-2024 between 1230 to 4.00pm	19-09-2024 between 1.30 to 3.00pm	not o known
	\$8304855.85 8304855.85 8 17.01.2023 \$801463.48 8 21-04-2023 3054186.63 4 6-02-2023 3356077.82 8 14-06-2023 8,01,863.01 8 17-10-2019 7753951.73 8 17-01-2019 2692747.53	8304855.85 Physical 8 17.01.2023 Physical 8 21-04-2023 S56077.82 Physical 8 14-06-2023 Physical 8 17-10-2019 Physical 8 17-10-2019 Physical 8 17-01-2019	Description of the Properties Description of the Properties Date (8)	Description of the Properties Priscal Bosses Description of the Properties Priscal Bosses Bosses	Description of the Properties Bosseries Bosserie	Description of the Properties mortgaged (D) Section Section	Description of the Properties mortgaged (D) September Septem	Description of the Properties mortgaged (D) Physical Short S	Description of the Properties mortgaged (D) Representation of the Properties mortg

*Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred upto the date of payment and/or realization thereof. **To the best knowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances/ claims in respect of above mentioned immovable/secured assets except what is disclosed in the Column No-K. Further such encumbrances to be catered/paid by the successful purchasen/bidder at his/her end. The prospective purchasen/s)/bidders are requested to independently ascertain the veracity of the mentioned encumbrances. (1,) As on date, there is no order restraining and/or court injunction PNBHFL/the authorized Officer of PNBHFL from selling, allerating and/or disposing of the above immovable properties/secured assets and status is mentioned in column no-K (2,) The prospective purchasen/bidder and interested parties may independently lake the inspection of the pleading in the proceedings/orders passed etc. if any, stated in column no-K. Including but not imited to the title of the documents of the title pertaining thereto available with the PNBHFL and satisfy themselves in all respects prior to submitting tender/bid application form or making Offer(s). The bidder(s) has to sign the terms and conditions of this auction along with the Bid Form. (3.) Please note that in terms of Rule 9(3) of the Security interest (Enforcement) Rules, 2002, the bidder(s) the purchaser is legally bound to deposit 25% of the amount of sale price by the secured creditor in accordance with Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the sale consideration amount has to be deposited by the purchaser within 15 days from the date of acknowledgement of sale confirmation letter and in detauti of such deposit, the authorized officer shall fore resold as per the provisions of Sarfaesi Act. (4,) MIS C1 India Private Limited would be assisting the Authorised office in conducting sale through an e-Auction payable to

in general is hereby cautioned not to deal with the property and any dealings with the properties will be subject to the charge of Bank of Maharashtra, for an amount hereinabove mentioned. The borrower's attention is invited to provisions of Sub-Section (8) of Section

Baramati Branch: Fulchand House,

Canal Road, At Post Baramati, Tal. Baramati,

Dist. Pune - 413 102, Ph : 9028381367

e-mail: bom73@mahabank.co.in, brmgr73@mahabank.co.in

Possession Notice

(Appendix IV under the Act-Rule-8(1))

Whereas, the undersigned being the Authorised Officer of Bank of

Maharashtra under the Securitization and Reconstruction of Financial

Assets and Enforcement of Security Interest Act, 2002, and in exercise

of the powers conferred under Sub-Section (12) of Section 13 read with

Rule 3 of the Security Interest (Enforcement) Rule, 2002, issued a

Demand Notice dated 01/06/2024 calling upon the Borrower,

Mrs. Mina Nagin Veragda & Mr. Nagin Ambalal Veragda to repay an

outstanding amount of Rs. 13,72,572.09 (Rupees Thirteen Lakh

Seventy Two Thousand Five Hundred Seventy Two and paise nine)

plus unapplied interest @ 10.20 % p.a. & penal interest w.e.f.

29/05/2024 and interest thereon within 60 days from the date of receipt of

The Borrower as well as co borrower having failed to repay the amount

Notice is hereby given to the borrower as well as co borrower

Guarantors 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

said Act read with Rule 8 of the said rules on this 30" Day of August of

The borrower as well as co borrower/guarantor in particular and the public

13 of the Act, in respect of time available, to redeem the secured assets. The details of the property Mortgaged to the Bank and taken

Physical possession by the Bank is as follows: Registered Mortgage of Flat No.A-2 at Second Floor, Wing A

Abhimanyu Nagari, Gat No.38 in Maule Rui Village, Tal-Baramati, Dist-

Bank of Maharashtra

Date :30/08/2024 Chief Manager & Authorised Officer, Place: Baramati

बैंक ऑफ महाराष्ट्र Bank of Maharashtra एक परिवार एक बँक Ph.: 020-24459184 / 24514007 Email: cmmarc_per@mahabank.co.in

Pune East Zone: Janamangal Building, 2" Floor, S. No. 7 A/2, Opp. Kirloskar Prieumatics Co Ltd., Hadapsar Industrial Estate, Hadapsar, Pune 411 013.

Possession Notice

(Appendix IV under the Act-Rule-8(1))

Whereas the undersigned being the Authorized Officer of the Bank of Maharashtra under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Sub-Section (12) of Section 13 read with Rule 3 of Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated 01/07/2024 calling upon the Borrower Samarth Udyog Prop Mrs. Prajakta Santosh Patil and Guarantors to repay the amount mentioned in the notice Rs. 3,10,32,868/- (Rupees Three Crore Ten Lakh Thirty Two Thousand Eight Hundred and Sixty Eight Only) plus unapplied interest, further Interest, costs, charges and expenses etc within 60 days from the date of the said Notice.

The Borrower Samarth Udyog Prop Mrs. Prajakta Santosh Patil and Guarantors having failed to repay the amount, Notice is hereby given to the Borrowerand the Public in general that the undersigned has taken Symbolic Possession of the property described herein below in exercise of the powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said Rules on 02" September 2024

The Borrower/s and Guarantor/s 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 Bank of Maharashtra, Vadgaonsheri Branch for the amount mentioned hereinabove. 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.

The details of the property mortgaged to the Bank and taken possession by the Bank is as follows:

All those piece and parcel of land and building and furniture and fixtures bearing Flat No. 1204, Twelfth Floor C Wing, L-Axis Co Operative Housing Society, Pharande Spaces Spine Road Sector 6 Plot No. 12 Moshi, Tal.: Haveli Dist:Pune-411039

Chief Manager & Authorised Officer Date : 02/09/2024 Bank of Maharashtra, Pune East Zone Place: Pune Vadgaonsheri Branch

Pune

SD/-AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED

Pune

the Year 2024.