

SMFG

**SMFG India Home Finance Co. Ltd.** 

(Formerly Fullerton India Home Finance Co. Ltd.) Grihashakti Corporate Off.: 503 & 504, 5th Floor, G-Block, Insipre BKC, BKC Main Road, Bandra Kurla Complex, Bandra (E), Mumbai - 400051 Regd. Off.: Commerzone IT Park, Tower B, 1st Floor, No. 111, Mount Poonamallee Road, Porur, Chennai – 600116, TN

POSSESSION NOTICE FOR IMMOVABLE PROPERTY [(Appendix IV) Rule 8(1)] WHEREAS the undersigned being the Authorized Officer of SMFG India Home Finance Co. Ltd. (Formerly Fullerton India Home Finance Co. Ltd.) a Housing Finance Company [duly registered with National Housing Bank (Fully Owned by RBI)] (hereinafter referred to as "SMHFC") under Security Interest Act, 2002 (54 of 2002), and in exercise of the powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated mentioned below under Section 13(2) of the said Act calling upon you being the borrowers (names mentioned below) to repay the amount mentioned in the said notice and interest thereon within 60 days from the date of receipt of the said notice. The borrowers mentioned herein below having failed to repay the amount, notice is hereby given to the borrowers mentioned herein below and to the public in general that the undersigned has **Taken Possession** of the property described herein below in exercise of powers conferred on me under sub-section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002. The borrowers mentioned here in above in particular and the public in general are hereby cautioned not to deal with said property and any dealings with the property will be subject to the charge of "SMHFC" for an amount as mentioned herein under and interest thereon.

SI. lo.	Name of the Borrower(s) / Guarantor(s) LAN	Description of Secured Assets (Immovable Property)	Demand Notice Date & Amount	Date of Possession	
1.	LAN :- 601907510511860 & 601907210470674 1. Sachin Arun Sonar 2. Rupa Sachin Sonar	All That Peace and Parcel Flat No. 307, 3rd Floor, C Wing, Kuber Proparties, S No. 54, Hissa No. 18, Near Sun Bright School, Ambegaon Bk, Pune - 411046 Property Adm. 650 Sq. Ft. Property Bounded as Follow East-Opnen Space, South-D Wing, West-Flat No. 308, North -Duct & Wide Passage.	Rs. 18,23,614/- (Rs. Eighteen Lakh Twenty Three Thousand Six	15.02.2025	250

Place: Pune, Maharashtra

Authorized Officer, SMFG INDIA HOME FINANCE CO. LTD.

केनाटा बैंक Canara Bank 🕸

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

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Corrigendum

With reference to the Possession Notice published in the Financial Express + Loksatta, Pune Edition on 16/02/2025 in the account name of Shri. Ranjeet Ashok Pawar the Demand Date should be read as 26.11.2024 instead of 01.10.2024. All the other details remain same. sd/- Authorised Officer

Authorised Officer AU Small Finance Bank Limited

(Formerly Fullerton India Home Finance Co. Ltd.) Date: 15.02.2025

## AU SMALL FINANCE BANK LIMITED (A Scheduled Commercial Bank) Regd. Office: 19-A, Dhuleshwar Garden, Ajmer Road, Jaipur - 302001 (CIN:L36911RJ1996PLC011381)

APPENDIX IV [SEE RULE 8(I)] POSSESSION NOTICE Whereas, The undersigned being the Authorized Officer of the AU Small Finance Bank Limited (A Scheduled Commercial Bank) under the "Securitization 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 on the date as mentioned below calling upon the borrowers to repay the amount mentioned in the said notice within 60 days from the date of receipt of the said notice as per the details given in below table: -

Name of Borrower/Co-Borrower/ Mortgagor/Guarantor/Loan A/c No.	13(2) Notice Date & Amount	Description of Mortgaged Property	Date of Possession Taken
(Loan A/C No.) L9001070828516662, Akash Hanumant Gore (Borrower), Anandi Hanumant Gore (Co-Borrower)	12-Jul-24 ₹ 15,16,463/- Rs. Fifteen Lac Sixteen Thousand Four Hundred Sixty- Three Only as on 11-Jul-24	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Property Situated At- R.S.No 127/1 Block No155 After Kjp Block No 155/57, Plot No 57, Moje Bagumara, Rajmandir Residency, Th- Palsana, Dist- Surat, Gujarat, Admeasuring 684 Square Feet	17-Feb-25
(Loan A/C No.) L9001060729614067, Shri Mahalaxmi Readymade & Cloth Stores (Borrower), Smt. Sujata Anant Bagul (Co- Borrower), Anant Narayan Bagul (Co- Borrower)	10-Oct-24 ₹ 19,08,943/- Rs. Nineteen Lac Eight Thousand Nine Hundred Forty- Three Only as on 10-Oct-24	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Property Situated At- GP House No. 125/A, Bsnl Office Road, Ganpati Chowk, At Post- Toka Tal- Newasa Dist- Ahmednagar, Maharashtra. Admeasuring 139.4 Sq. Mtr East - Road, West - Dinkar Dhas, North -Road, South - Laxman Bagul	13-Feb-25

The borrower having failed to repay the amount, therefore notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein above mentioned table in exercise of powers conferred on him/her under section 13(4) of the said [Act 2002] read with Rule 8 of the said rule on the date mentioned in the above table.

"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 borrower 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 AU Small Finance Bank Limited (A Scheduled Commercial Bank) for the amount and interest thereon mentioned in the above table Date : 18/02/2025

Place : Pune / Ahmednagar

FEDERAL BANK YOUR PERFECT BANKING PARTNER LCRD PUNE DIVISION

Ground Floor, JVA Mall, Shop No.3, Plot No. B, Wing D, Village Hingane Bk, Karve Nagar, Pune. Maharashtra, 411052. Phone No: +91-9309180037, Email: pnelcrd@federalbank.co.in Website: www.federalbank.co.in

SALE NOTICE

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

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described movable & immovable property Mortgaged Hypothecated / Charged to The Federal Bank Ltd. (Secured Creditor), the Physical Possession of which has been taken by the Authorised Officer of The Federal Bank Ltd. (Secured Creditor), will be sold on "As is where is" on 07/03/2025 for recovery of below mentioned amount due to The Federal Bank Ltd. (Secured Creditor) with further interest, cost and other charges plus expenses from the Borrowers as mentioned in Schedule below. The details of Reserve Price below which all the properties will not be sold, and the Earnest Money Deposit (10% of the Reserve Price) is also mentioned in the schedule below along with brief details of the Borrowers respectively. Please note that this is a brief sale notice detailing the Borrowers and the security held by the Federal bank Ltd. For detailed sale notice and terms and conditions of the sale, please refer to the link provided in in the website of The Federal Bank Ltd i.e. https://www.federalbank.co.in/web/guest/tender-notices

S. No.	Name of Borrowers	Date of Demand Notice	Current Outstanding	Description of property	Reserve Price & EMD (10% of Reserve Price) (Rs.)
1.	Mr. Santosh     Bhimrao Kamble     Mrs. Reshma     Santosh Kamble	01.09.2023	15.04.2024 under Loan A/c No. 15106900001015 &	Tata LPT 1918 5L BS-VI, NP Colour, having Chassis Number - MAT790207M1A01997, Diesel, 2021 Model, Engine No.: 5LNGDICR21AYX100292, Registration Number – NL 01 AE 8546	5,50,000/- & 55,000/-
2.	Prashant     Mahadev Kale     Harshada     Prashant Kale	28.08.2024	Rs. 38,59,237/- as on 20.01.2025 under Loan A/c No. 19466900000854	ASHOK LEYLAND GM4225/66 H CO, 2022 Model, Diesel, having Chassis No.:- MB1NGCHD3NRGY6656, Engine No.: NGHZ416668, NP Brown colour, bearing Registration No.: MH 12 VF 7787.	23,50,000/- & 2,35,000/-

Date: 18/02/2025 Place: PUNE.

Sd/-, (Authorized Officer under SARFAESI Act).

#### AAVAS FINANCIERS LIMITED (CIN:L65922RJ2011PLCO34297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square,

Mansarovar Industrial Area, Jaipur. 302020 **AUCTION NOTICE** 



For The Federal Bank Ltd.

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

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of AAVAS FINANCIERS LIMITED Secured Creditor, will be sold on "As is

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortagors	Dues As on	Date & Amount of 13(2)Demand Notice	Date of Poss- ession	Description of Property	Reserve Price For Property	Earnest Money For Property	Date & Time of Auction	Place of Tender Submission, Tender Open & Auction at Aavas Financiers Ltd
CHANDRAKANT TUKARAM KUDALE, MRS. VANDANA CHANDRAKANT KUDALE GUARANTOR: MR. SACHIN SHANKAR KUDALE (AC NO.) LNPUN00313- 140006913	Rs. 63,43,942.00/- DUES AS ON 17 FEB 2025	2-MAY-19 Rs, 1365140.41/- DUES AS ON 2-MAY-19	18 MAR 20	GAT NO. 3960/1 PAIKI, FLAT NO. 101, 1ST FLOOR, 'SUNDAR SANKUL', BING -A, GRAM & GRAM PANCHYAT - TALEGAON DHAMDHERE, TALUKA - SIRUR, DISTRICT - PUNE, MAHARASHTRA. ADMEASURING 758 SQ. FT.	Rs. 1719144/-	Rs. 171914/-	11.00 AM TO 01.00 PM 21 MAR 2025	OFFICE NO.201, ATHARVA PLAZA, 2ND FLOOR, PUNE SATARA ROAD, DHANKAWADI, PUNE-411043, MAHARASHTRA- INDIA
SURYABHAN GANGADHAR BADADHE, SUNIL SURYABHAAN BADADHE,MRS. SHOBHA SUNIL BADADHE,MR.BABASAHE B SURYABHAN BADADHE,MR. SATISH BHANUDAS BHAGAT (AC NO.) LNSHR00615-	Rs. 21,02,408.00/- DUES AS ON 17 FEB 2025	9 APR 21 Rs. 816371/- DUES AS ON 9 APR 21	21 JUN 23	CITY SURVEY NO. 11, MOUJE - BELAPUR KH., GRAMPANCHAYAT - BELAPUR, PANCHAYAT SAMITI - SHRIRAMPUR, TAL SHRIRAMPUR PAIKI, DISTRICT - AHMEDNAGAR, MAHARASHTRA, ADMEASURING AREA 230 SQ. MTR.	Rs. 1479060/-	Rs. 147906/-	11.00 AM TO 01.00 PM 21 MAR 2025	GALA NO-204, FIRST FLOOR, DHRUVI LIFE STYLE, MAIN ROAD, SHRIRAMPUR- 413709, MAHARAS HTRA-INDIA

Terms & Conditions: 1). The person, taking part in the tender, will have to deposit his offer in the tender form provided by the AFL which is to be collected from the above branch offices during working hours of any working day, super scribing "Tender Offer for name of the property" on the sealed envelope along with the Cheque/DD/pay order of 10% of the Reserve Price as Earnest Money Deposit (EMD) in favour of AAVAS FINANCIERS LIMITED payable at Jaipur on/before time of auction during office hours at the abdove mentioned offices. The sealed envelopes will be opened in the presence of the available interested parties at above mentioned office of AAVAS FINANCIERS LIMITED The Inter-se bidding, if necessary will also take place among the available bidder strength bidder failing to deposit 25% towards initial deposit immediately or within 24hrs after the fall of the hammer towards the purchase of the saset. The successful bidder failing to deposit the said 25% towards initial payment, the entire EMD is referred to the said 25% towards initial payment. deposited will be forfeited & balance amount of the sale price will have to be deposited within 15 days after the confirmation of the sale by the secured creditor; otherwise his initial payment deposited amount will be forfeited. 3). The Authorised officer has absolute right to accept or reject any bid or adjourn/postpone the sale process without assigning any reason therefore. If the date of tender depositing or the date of tender opening is declared as holiday by Government, then the auction will be held on next working day. 4). For inspection and Interested parties who want to know about the procedure of tender may contact AAVAS FINANCIERS LIMITED 201,202, find Floor, South End Square, Mansarovar Industrial Area, jaipur-302020 or Pushpendra Meena - 9875896876 or respective branch during office hours. Note: This is also a 15/30 days notice under Rule 9(1)/8(6) to the Borrowers/Guarantors/Mortgagor of the above said loan accounts about tender inter se bidding sale on the above mentioned date. The property will be sold, if their out standing duesare not repaid in full. Date: 19-02-2025

**Authorised Officer Aavas Financiers Limited** 

### PUBLIC CAUTION NOTICE

Know all men that my client Mr. Sadanand Janardan Barve is the owner of the property described in the schedule written herein below. The Original Agreement to Sale (Sathekhat) executed between Mr. Vitthal Mhalu Navghane, Mr. Ananda Mhalu Navghane and Meenal Sadanand Barve dated 18/06/1990 which is duly registered in the office of Sub Registrar Haveli No. 1 at Sr. No. 8220/1990 along with the original Index 2 and Registration Receipt thereof are misplaced. Further, a Sale Deed was executed between Mr. Vitthal Mhalu Navghane, Mr. Ananda Mhalu Navghane and Meenal Sadanand Barve dated 14/03/1991 which is duly registered in the office of Sub Registrar Haveli No. 1 at Sr. No. 3804. The Original Index 2 of the said Sale Deed dated 14/03/1991 is misplaced. Hereinafter referred to as "said Documents". That my client has taken best effort to search the said Documents. In spite of the same the said Documents are not traceable. By the way of abundant caution my client has logged a Police complaint Online with Kothrud Police Station, Pune or 10/02/2025 and 17/02/2025 having "Lost Report No: 21025-2025 and 24991-2025" respectively. By this notice the public at large is made aware of the above facts. Any person dealing in respect of the said Property or on basis of the said Documents shall be doing so at his/their own costs. consequences and risks. Such person/s shall not be entitled to any right, interest or title in the said Property. Hence this Public Caution Notice. If any person has possession or found the said documents, then should inform about the same or his right on the same, only if informed within 8 days. If no communication is received within 8 days, it will be presumed that no one has found the said documents or no one has claim over the said property documents. SCHEDULE PROPERTY

All that piece and parcel of the land admeasuring 00H 35R out of the total area admeasuring 00H 60R bearing old Gat No. 143, New Gat No. 155/2 situated at revenue Village Arvi, Taluka Haveli. District Pune and within the jurisdiction of the Sub-Registrar Haveli, Pune. The land has the boundaries as mentioned herein below: On or towards East: Arvi-Shivapur Road, On or towards South: Land out of Gat no. 140, 141 and 142. On or towards West: Land out of Gat No. 171. On or towards North: Land out of Gat No. 144.

Advocate Suraj M. Gaikwad B.S.L., L.L.B Add ; 9, Bldg. No. 21, Anand Nagar Park Society Mayur Colony, Kothrud, Pune-411038. Mobile No: 7798751099 Email ID: gaikwadsm1994@gmail.com

पंजाब नैशनल बैंक

punjab national bank

Circle SASTRA: - Kolhapur Circle, 1182/17, Ground Floor, Rajarampuri, 4" Lane, Takala, Kolhapur-416008 Émail id: cs8264@pnb.co.in Telephone: 0231 - 2524017 / 2524018 / 2524019

### POSSESSION NOTICE (For Immovable property)

Whereas, the undersigned being the Authorized Officer of the Punjab National Bank under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of Powers conferred under Section 13 read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice dated 15/12/2024 calling upon the Borrower Mr. Rohit Sonawane and Guarantor Mr. Vinayak Sonawane to repay the amount mentioned in the notice being ₹ 14,12,909.00 (Rupees Fourteen Lakh Twelve Thousand Nine Hundred and Nine Only) with further interest and charges until payment in full, within 60 days from the date of notice/date of receipt of the said notice

The borrower having failed to repay the amount, notice is hereby given to the 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 under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest Enforcement) Rules, 2002 on this 12" day of February of the year 2025.

The borrower's /guarantor's /mortgagor'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 borrower 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 Punjab National Bank for an amount of ₹ 14,12,909.00 (Rupees Fourteen Lakh Twelve Thousand Nine Hundred and Nine Only) and interest & Charges thereon.

Description of Immovable Property:

Equitable Mortgage of Flat No. S-4, Second Floor, Indrayani Apartment in Plot No. 17 & 18, C. S. No. 467/7B/23 & 467/7B/24, Near Sahayog Hospital, Sadarbazar, Tal. & Dist. Satara - 415001; in the name of Vinayak Kashinath Sonwane; Bounded by: On East: Open to Space On West: Open to Space, On South: Open to Space, On North: Staircase & Flat No. S - 3.

Date: 12/02/2025 Authorised Officer. **Puniab National Bank** Place: Satara

Asset Recovery Branch: Suyog Plaza, यूनियन बैंक 🕼 Union Bank 1" Floor, 1278, Jangali Maharaj Road, Deccan Gymkhana, Pune-411 004.

## [Rule - 8 (1)] POSSESSION NOTICE

Email: ubin0578789@unionbankofindia.bank

Whereas, the undersigned being the authorised officer of Union Bank of India, Asset Recovery Branch, Pune, under the Securitisation and Reconstruction of Financial Assets and Enforcement Security Interest (Second) Act, 2002 (Act No. 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 a demand notice dated 03.06.2024 calling upon the borrower/guarantors, M/s Sai Dairy Products, Mr. Deepak Balasaheb Pharate, Mrs. Manisha Deepak Pharate, Mrs. Suman Subhash Pharate and Mr. Subhash Balasaheb Pharate, repay the amount mentioned in the notice being Rs.1,45,80,978.16 (Rupees One Crore Forty-Five Lakhs Eighty Thousand Nine Hundred Seventy-Eight and Paise Sixteen Only) within 60 days from the date of receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken 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 14"day of February 2025.

The borrower 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 Union Bank of India for an amount Rs. 1,45,80,978.16 (Rupees One Crore Forty-Five Lakhs Eighty Thousand Nine Hundred Seventy-Eight and Paise Sixteen Only) and further interest, expenses thereon. The borrower's attention is invited to provisions of sub-section (8) of

section 13of the Act, in respect of time available to the borrower to redeem the secured assets.

# Description of Immovable Property

- All that piece and parcel of property being land admeasuring about 00H 20 R out of land bearing GAT No.28. Hissa No.3 totally admeasuring about 1H27R situated at Village-Mandvgan Pharata, situated within the Registration District of Pune, Sub Registration Taluka-Shirur.
- All that piece and parcel of property being land admeasuring about 03H 00R bearing Gat No.730, Hissa No.2 situated at Village Mandygan Pharata, situated within the Registration District of Pune, Sub Registration Taluka- Shirur and the same is bounded as: East:- By property Gat No.28/2, South:- By Road, West:-By property Gat No.33, North: - By Remaining area of Gat no.28/3.

Date: 14/02/2025 Place: Pune

Chief Manager & Authorised Officer. Union Bank of India

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This notice is also being published in vernacular. The English version shall be final if any question of interpretation arises.

## रांजाबा नैशनल बैंक 🕒 punjab national bank ...the name you can BANK upon ! ...भरोसे का प्रतीक !

Circle Sastra Pune: Ground Floor, Aurora Towers, 9, Moledina Road, Pune- 411001, Ph No.: 020-26133926, E mail: cs8762@pnb.co.in

# Sale Notice for Sale of Immovable Properties

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

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

	Name of the Breeze	Description of the	A) Dt. Of Demand Notice u/s 13(2)     of SARFESI ACT 2002		Date / Time of E-Auction
-	Name of the Branch Name of the Account	Immovable Properties	B) Outstanding Amount	Reserve Price	
Lot. No.	7/19400100-1940010-19400010-1940010-1940010-1940010-1940010-1940010-1940010-1940010-194000-1940010-1940000-	Mortgaged / Owner's Name	as on	EMD	
	Guarantors Account	(Mortgagers of property(ies)) & Details of the encumbrances known to the	C) Possession Date u/s 13(4) of SARFESI ACT 2002	Bid Increase	
		secured creditors	D) Nature of Possession Symbolic / Physical / Constructive		
1	Branch : Aundh	Plot No. 3-B, S. No. 313-A, Santosh Nagar,	A) Dt. 01/10/2021	Rs. 54.43 Lakh	Dt. 06/03/2025
	Brahma Enterprises	Near Chinchwad Railway Station, Behind Astha Hospital, Station Road, Chinchwad,	B) 85,23,112.19	Rs. 5.45 Lacs	at 11.00 Hrs to 15.00 Hrs
	(Prop : Ramesh Vasudeo Kulkarni)	Pune-411033	C) Dt. 14/12/2021	Rs 21,000/-	(with extension
	At Maan, Near Infosys Circle, Maan Village, Hinjewadi, Taluka Mulshi, Dist: Pune 411057 & Also at Plot No. 3-B, S. No. 313-A, Santosh Nagar, Near Chinchwad Railway Station, Behind Astha Hospital, Station Road, Chinchwad, Pune- 411033	Encumbrances : Not Known	D) Physical Possession		of 10 minutes if necessary)

TERMS & CONDITIONS: The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions: 1) The property/ies are being sold on "AS IS WHERE IS", "AS IS WHAT IS BASIS" WHATEVER THERE IS BASIS". 2) The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation, 3) The Sale will be done by the undersigned through e-auction platform provided at the Website https://baanknet.com on 06/03/2025 @ 11:00 AM, 4) For detailed term and conditions of the sale, please refer "https://baanknet.com" & www.pnbindia.in.

Date: 15/02/2025 Place: Pune

Authorised Officer, Punjab National Bank (Secured Creditor)

financialexp.epapr.in

### PUBLIC NOTICE

NOTICE is hereby given that MR. ABHAY MARUTI KAMBLE & MRS. KAVITA ABHAY KAMBLE, Both Permanently residing at S. No. 89, Kalas Alandi Road, Pune 411015 are the joint owners and have agreed to sell to my client the residential premises bearing Row House No. X-7, admeasuring about 1441.51 sq. ft. i.e. equivalent to 133.92 sq. mtrs. on ground, first & second floor, along with overhead terrace admeasuring about 729 sq.ft., and Garden admeasuring about 569 sq.ft. along with car parking space admeasuring about 992 sq. ft. in 'X' Wing of the building Known as 'CRESCENDO' at "Gera Harmony" in "Harmony Co-Operative Housing Society Ltd." situated at property/land admeasuring about 6639 sq. mtrs. bearing Final Plot No. 22-A, Town Planning Scheme No. 1, carved out of Survey No. 220, Hissa No. 2 of Village Yerwada, Pune 411006, Taluka Pune City, District Pune and within the jurisdiction of Sub Registrar, Haveli No. 1 to 27, Pune.

The owners have further assured my client that the said property is free from all encumbrances and/or defects in title.

Any person/s having any claims by way of sale, mortgage, lease, lien, gift, easement, exchange, possession, inheritance, succession or otherwise howsoever in respect of the same are required to intimate the same in writing to the undersigned together with proof thereof within 10 days of publication of this notice failing which my client shall complete the sale/transaction and all such claims, if any, shall be deemed to have been waived and/or abandoned.

This Notice dated this 19th day of February 2025.

Sushanth Shetty, B.Com, LL.B., Advocate Office No G5, Metro House, Opp Conrad Hotel, Mangaldas Road, Pune 411 001 Email: adv.sushanth@yahoo.co.in Ph. 9922229999

NOTICE BY WAY OF SUBSTITUTED SERVICE UNDER RULE 38 NCLT RULES. IN THE NATIONAL COMPANY LAW TRIBUNAL.

MUMBAI (BENCH-I) IN THE MATTER OF: Ravindra Madhukar Kulkarni ...Financial Creditor

Ameyas Buildcons Private Limited .Corporate Debtor Company Petition. (IB)/766(MB)2024

(Section 7 of the Insolvency & Bankruptcy Code, 2016)

Corporate Debtor: Ameyas Buildcons Private Limited

Vijigeesha, 17, Prashant Nagar, Navi Peth, Pune - 411030 MH IN With reference to the captioned matter, Mr. Ravindra Madhukar Kulkarni (Financial Creditor) filed the Application for initiation of Corporate Insolvency Resolution Process (CIRP) against M/s. Ameyas Bulldcons Private Limited

The hearing for the aforesaid application was held on 04 February 2025, before the Hon'ble National Company Law Tribunal (NCLT), Mumbai Bench- I. In its order the Hon'ble Tribunal directed the undersigned to serve you "the Addressee" notice through substituted service.

TAKE NOTICE that the above-captioned matter will now be listed on 05 March 2025 before the Hon'ble NCLT. You may either appear in person or through your Authorized Representative.

TAKE NOTICE that in default of your appearance on the day before mentioned, the Applicant will be heard and determined in your absence.

Adv. Bhupendra Dave

NAAVICK LEGAL LLP 122, First Floor, Great Western Building, Kalaghoda, Fort, Mumbai 400001

Last date for submission of claims

Email: legal@naavick.com Mobile:9730883281

## FORM A

PUBLIC ANNOUNCEMENT (Regulation 14 of the Insolvency and Bankruptcy Board of India (Voluntary Liquidation Process) Regulations, 2017)

**GRA INDIA PRIVATE LIMITED GRA INDIA PRIVATE LIMITED** Name of Corporate Person Date of incorporation of Corporate Person 14th October 2013 Authority under which Corporate Registrar of Companies, Pune

Person is Incorporated /Registered Corporate Identity Number / Limited Liability U01122PN2013PTC149140 Identity Number of Corporate Person

Address of the registered Office and 611, 6th Floor, Global Square, Deccan College Road Principal office (if any) of Corporate Person | Yerawada, Pune, Maharashtra, India, 411006 Liquidation commencement date of 17th February 2025

Corporate Person Name, address, email address, telephone Name: VASUDEVAN GOPU number and the registration number of Address: G.V. Enclave' 18/30, Ramani Street, K.k. the Liquidator Pudur, Saibaba Colony (4th Right Opp. Road To.

Saibaba Colony Hotel Annapoorna Road), Coimbatore - 641038 Tamil Nadu, India Email: vasudevangopu.ip@gmail.com, vasudevanacs@gmail.com Telephone No.: 0422-4347063 Regn. No.: IBBI/IPA-002/IP-N00291/2017-18/10849

Tuesday, March 18, 2025 Notice is hereby given that GRA INDIA PRIVATE LIMITED has commenced voluntary liquidation on 17th The stakeholders of GRA INDIA PRIVATE LIMITED are hereby called upon to submit a proof of their claims, on or before 18th March 2025 to the liquidator at the address mentioned against item 7.

The financial creditors shall submit their proof of claims by electronic means only. All other stakeholders may submit the proof of claims in person, by post or by electronic means. Submission of false or misleading proofs of claim shall attract penalties. Vasudevan Gopu

Liquidator of GRA INDIA PRIVATE LIMITED Registration No: IBBI/IPA-002/IP-N00291/2017-18/10849 Date: 18.02.2025 AFA No.: AA2/10849/02/311225/203731 Valid upto: 31.12.2025 Place: Coimbatore

# PUBLIC NOTICE

Notice is hereby given that we are investigating the title of Mr. Suresh Balram Chugani (the said "Owner") with respect to immovable property more particularly described in the Schedule hereunder written (hereinafter referred to as the said "Flat") that the said Owner has agreed to sell the said Flat to my Client. The Owner assert that they hold the said Flat as absolute and lawful

owner and have valid, clear and marketable title thereto along with right to use and are in possession of and hold valid title deeds to the said Flat and that the said Flat is absolutely free from all encumbrances, claims and demands of any nature whatsoever. All or any person/s, financial institution/s is/are having any claim

right, title, demand or interest by virtue of any sale, gift, lease, tenancy, license, exchange, partition, mortgage, charge, lien, inheritance, succession, trust, maintenance, possession, easement, agreement, stay order, attachment, decree, specific performance or otherwise or any other right of whatsoever nature in or over the said Flat are required/ called upon to convey their objection/s in writing at the address mentioned below, within 15 (fifteen) days from the issuance/ publication of this present notice. along with all supporting documents relating to such claim, failing which it shall be presumed that there is/are no claim/s and such claim/s if any, shall be considered to be waived and abandoned in respect of the said Flats, and my clients shall proceed with the transaction as if there are no claims of whatsoever nature on the said Flat and objection/s received thereafter shall not be entertained and further the same will not be enforceable/ binding on our client, assign/s, transferee/s. SCHEDULE I HEREINABOVE REFERRED TO:

[Description of the said Flats] All that piece and parcel of Flat No. 6 in Building No. G.

admeasuring an area of 1110 sq. ft. i.e. 103.23 Sq. Mtrs. Area (inclusive of the balconies) on Third Floor, along with Car Parking Space on the Ground Floor, in the Complex known as Konark Estates Co-operative Housing Society Ltd lying and situate at Survey No. 9154, Municipal House No. 11, on 9 Cannaught Road in the city of Pune, Taluka Pune, District Pune within the limits of Pune Municipal Corporation. Dated this 18th day of February 2025.

> SIDDHARTH A. KHANDELWAL, Advocate, 432, Somwar Peth, Opp. Antariksh Towers Near Zilla Parishad, Pune - 411001, Mo: +91 9923910213

Email: advsiddharthkhandelwal@gmail.com

**U GRO Capital Limited** 4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070

Whereas, the undersigned being the Authorized Officer of UGRO Capital Limited, having its registered office at 4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of the powers conferred under Section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice to repay the amount mentioned in the notice together with interest thereon, within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken possession of the property 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 said rules of the Security Interest (Enforcement) Rules 2002 on the day, month and year mentioned below. The borrowers 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 UGRO Capital Limited for the amount mentioned in the notice together with 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.

POSSESSION NOTICE APPENDIX IV (SEE RULE 8(1)) (FOR IMMOVABLE PROPERTY)

SI. No.	Borrower Details	Demand Notice	Mortgaged Property	Physical Possession Da		
	M/s. Jena Plumbing and Engineering     Smrutiranjan Parsuram Jena     Pusparani Jena Loan Account Number: HCFPUNSEC00001047427	Demand Notice dated 07.05.2024 for an amount of Rs. 83,64,481/- as on 08-05- 2024	"All that piece and parcel of Flat No. 101 area admeasuring 86.64 Sq.mtrs. (Carpet) along withenclosed balcony area 15.30 Sq.mtrs., having Terrace area 9.24 Sq.mtrs. and Deck/Terrace area admeasuring 3.57 Sq.mtrs. on the First Floor in the project known as "VTP ALPINE", constructed on land area admeasuring 5871.45 Sq.mtrs. out of Sector R-1 (Phase1) being a portion of land area admeasuring 4,18,297 Sq.mtrs. formed of the land bearing S. No. 40(2/1) 2, 40(2/2) 4, 40/3, 41(1) 2, 41/4, 42/1, 42(2)A, 42/3, 42/4, 42/5, 42/6, 42/7, 42/9, 42/10, 42/2-B, 42/8, 42/13, 43/1, 43/2/1, 43/2/2, 44/1, 44/2, 45(Part), 46/1, 46/2, 46/3, 46/4, 46/5, 46/6, 46/7, 46/8, 46/9, 46/10, 47/1, 47/2 and 47/3, Situated at Mhalunge, Tal-Mulshi, DistPune within the local limits of Grampanchayat Mhalunge and also within the limits of Sub-Registrar Haveli, Tal-Mulshi, Dist-Pune."	15-02-2025		
	Place: Pune Sd/-(Authorised Office) Date: 19.02.2025 For UGRO Capital Limi					

