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# **FINANCIAL EXPRESS**

### **PUBLIC NOTICE**

This is to inform the general public through this public notice that the immovable property described in the Schedule below was originally purchased by MR. VIJAY VISHNU WAGH from XRBIA NORTH HINJEWADI DEVELOPERS PRIVATE LIMITED vide Articles of Agreement dated 14/05/2018, duly registered with the Sub-Registrar of Lonavala under Document No 1943/2018. Subsequently, the said property was sold to MR. JITENDRA KUMAR, and thereafter. MR. SHRIKANT DNYANESHWAR SASWADKAR entered into an agreement to purchase the said property from MR. JITENDRA KUMAR. However, the original agreement dated 14/05/2018 (Document No. 1943/2018) has been lost/misplaced. Therefore, if any person is in possession of, or has found, the aforementioned missing document, they are requested to **immediately contact** the un-dersigned at the address mentioned below **within three (3) days** from the date of publication of this notice, along with the original documents

#### THE FIRST SCHEDULE ABOVE REFERRED TO

The land admeasuring Hectares 02 = 61 Ares bearing Gat No. 1 totally admeasuring Hectares 03= 33 Ares and land admeasuring Hectares 00= 3.15 Ares bearing Gat No.3 totally admeasuring Hectares 02-72 Ares of project known as "XRBIA HINJEWADI ROAD-PH-I" lying and being village Bebadohal Taluka Maval District of Pune and within the limits of the Zilla Parishad village Bebadoha and Grampanchayat village Bebiadohal and the same is bounded as follows. On or towards the East By land bearing Gat No. 3. 4 and Road, On or towards the South-By land bearing Gat No. pai. 4, 5 & Gaothan, On or towards the West -By Gaothan & River, On or towards the North -By land bearing Gat No.1

#### THE SECOND SCHEDULE ABOVE REFERRED TO

The Residential Flat admeasuring 26.89 sq.mtrs. carpet area bearing No A1-202 situate on the SECOND FLOOR FLOOR in A1 Building of the said Complex to be known as "XRBIA HINJEW-ADI ROAD-PH-II" together with the Enclosed Balcony admeasuring 0.00 sq.mtrs. and further together with the attached Balcony admeasuring 4.78 sq.mtrs, and further TOGETHER WITH the exclusive right of user of the Open Terrace at oye-level having an area of 0.00 sq. mtrs appurtenant thereto under construction on the land more particularly described in the First Schedule herein above

written Date: 25/06/2025

#### Adv. Rajesh Ugamsingh Rajpurohit Office: Sector 32/A, Opp. Ravet Police Station, Pawani Pride, Ravet, Pune – 412101 Mobile: 8484999111



#### Ghorpadi Branch :

Pune Contonment Building, Ghorpadi Bazar, Pune-411001 E-mail: brmgr184@mahabank.co.in/bom184@mahabank.co.in

# DEMAND NOTICE

[(Under Section 13(2) of the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act. 2002 (SARFAESI ACT) read with Rule 3(1) of the Security Interest (Enforcement) Rule, 2002)]

The accounts of the following Borrowers with Bank of Maharashtra, Ghorpadi Branch having been classified as NPA, the Bank has issued notices under S.13(2) of the SARFAESI Act on the date mentioned below. In view of the non service of the notice on the last known address of below mentioned Borrowers/Guarantors this public notice is being published for information of all concerned. The below mentioned Borrowers/Guarantors are called upon to pay to Bank of Maharashtra, Ghorpadi Branch within 60 days from the date of publication of this Notice the amounts indicated below due on the dates together with future interest at contractual rates, till the date of payment, under the loan/and other agreements and documents executed by the concerned persons. As security for the Borrowers' obligation under the said agreements and documents, the respective assets shown against the names have been charged to Bank of Maharashtra, Ghorpadi Branch. If the concerned Borrowers/ Guarantors shall fail to make payment to Bank of Maharashtra, Ghorpadi Branch as aforesaid, then the Bank of Maharashtra, Ghorpadi Branch shall be entitled to proceed against the above secured assets under Section 13(4) of the Act and the applicable Rules entirely at the risks of the concerned Borrowers/Guarantors as to the costs and consequences. In terms of provisions of SARFAESIACT, the Concerned Borrowers/ Guarantors are prohibited from transferring the above said assets in any manner, whether by way of sale, lease or otherwise without the prior written consent of Bank of Maharashtra, Ghorpadi Branch. Any contravention of the said provisions will render the concerned persons liable for punishment and /or penalty in accordance with the SARFAESI Act. The Borrower's attention is invited to the provisions of sub-section 8 of Sec 13 of the Act, in respect of time available, to redeem the secured assets. This notice is also being published in vernacular language. The English version shall be final if any question of interpretation arises.

Name & Address of Borrower / Guarantor	<b>Outstanding Amount</b>
<ol> <li>Mrs. Laxmi Appa Kasabe, Address: S No 215, Ganganagar, Phursungi, Dist. – Pune, Pin – 412308</li> <li>Mr. Mayur Appa Kasabe- Legal Heir Address: S No 215, Ganganagar, Phursungi, Dist. – Pune, Pin – 412308</li> <li>Smt. Priyanka Sham Thorat- Legal Heir, Flat 604 Pentagon Fortune East, Mundwa Kharadi Road, Kharadi, Pune 411014</li> <li>Mr. Rohit Appa Kasabe, Address: S No 215, Ganganagar, Phursungi, Dist. – Pune, Pin – 412308.</li> <li>Mr. Ram Sambhaji Kasabe- Guarantor, Address: Sr No 215/6 H No 3222/3, Ganganagar, Near Farande Shop, Phursungi, Dist. – Pune, Pin – 412308.</li> <li>Mr. Santosh Kumar Sahoo- Guarantor, Address: Sr No 84 7 Flat No 21, C Wing Priyanka Residency, Near Vaibhav Theater, Solapur Road Hadapsar, Pune, Pin – 412308</li> </ol>	Rs. 1,21,43,513.00 (Rupees One crore twenty one lakhs forty three thousand five hundred thirteen only) plus unapplied interest thereon @ above mentioned rates .w.e.f. 30.05.2025
Demand Notice : 30/05/2025	NPA : 29/05/2025

### PUBLIC NOTICE

This Notice is hereby stating that my clients Mrs. Shaheen Khalid Shaikh is absolute owner of Flat No. A-3, on First Floor, along with One Car Parking on Ground Floor, Building No. A in the scheme known as "Meloni Park", situated at: C.T.S. No. 958, / Survey No. 80, Nana Peth, Padamji Park, Pune-411002. And said Mrs. Shaheen Khalid Shaikh have lodge compliant regarding, "said Original Agreement of Sale dated 25/11/1988" has been lost at Pune on 03/07/2023 at around 12.20.24 p.m. and the said incident has been reported to Pune City Police vide their online portal and having Complaint No. 88246-2023 dated 07/10/2015 at time 18.30 p.m. Any person having found this document is hereby requested to kindly contact me at my below address or owner Mrs. Shaheen Khalid Shaikh here in above said Flat address.

Pune; Date: 27/06/2025 A. M. SHAIKH, Advocate, 2412, East Street, B-10, Yogesh House, Pune-411001, Mob. No. 98230 36620 &/Or Mrs. Shaheen Khalid Shaikh: Mob. No. 99757 88135

#### PUBLIC NOTICE

It is notified to all the public that My Client Mr. Rahul Narayan Doke residing at Jategaon Khu. To Shirur Dist. Pune based on the information and authority provided by my Client. Property Description:- Property situated at Village Mauje Jategaon Khu. Tal. Shirur, Dist. Pune, is a rillage property with Gram Panchavat Property No. 11-036-631, constructed in RCC method, area 77 feet

X 72 feet, total area 5544 sq. ft. Ground floor. The said property has been received from the Donor Smt. Mandabai Ashok Doke and the Donor

Savita Rahul Doke vide deed of Gift No. 4559/2025 dated 17/06/2025 registered at Sub Registrar office at hirur Tal, Shirur Dist, Pupe. Our client, Mr. Rahul Narayan Doke, is the sole heir of the late Ashok Narayan Doke, and apart from

m, there are no other heirs to Late Ashok Narayan Doke. However, if anyone has any rights, debt burden, boundary dispute, mortgage, inheritance, alimony,

court matter, or any other rights related to the said property, they should register a written objection, along with supporting documents, at the below-mentioned address within 07 days from the date of publication of this announcement and obtain a receipt. Alternatively, they may contact me on the mobile number 7798817878 to inform me. Otherwise, it will be noted that no one other than the mentioned owners has any rights or interests in the said property, or if they do, they have knowingly relinquished them. Any objection or complaint received after the deadline will not be binding on our client. Pune Dated : 26/06/2025

> Adv. Sandip S. Akhade Alandi Tal. Khed, Dist. PuneReg. No. MAH/1568/2013Mob: 7798817878 Email. akhadesandip90@gmail.com

#### **PUBLIC NOTICE**

Customers of Fedbank Financial Services Limited, Wagholi MSE LAP Branch situated, at A-409,4th Floor, Oxy Primo Building, Gate no.559/1, Pune-Nagar Road, Wagholi-412207- Maharashtra, are hereby informed that, business of this branch is going to be merged with Wagholi Gold Loan Branch, situated 1st floor, The Kalyan Sahakari Bank, Near Kaveri Hotel, Sant Tukaram Nagar, Wagholi, Pune - 412207, MAHARASHTRA with effect from 27/06/2025 Customers are therefore requested to visit / connect with our Wagholi Gold Loan Branch with reference to their account w.e.f 26/09/2025 Inconvenience caused, if any is regretted. We assure you our best services from our new location as well.

For and behalf of

S/d

FEDBANK FINANCIAL SERVICES LIMITED,

MSE LAP Branch – Wagholi

Mansarovar Industrial Area, Jaipur. 302020

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 where is". " As is what is ", and 'Whatever there is" basis. The details of the cases are as under,

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortagors	Dues As on	Date & Amount of 13(2)Demand Notice	Date of Poss- ession	Description of Property	Price For	Earnest Money For Property	Time of	Place of Tender Submission, Tender Open & Auction at Aavas Financiers Ltd.
SURESH JAWANMALJI PARMAR, REKHA SURESH PARMAR GUARANTOR : SHESHMAL BHIKHA RAMJI (AC NO.) LNKRD00319- 200120470	Rs. 43,89,540.00/- DUES AS ON 26 JUNE 2025	DUES AS ON	29 JUN 24	FLAT NO. 303, 3RD FLOOR "CRYSTAL CORNAR" A) SR. NO. 1/1/1 SITAUTED AT VILLAGE DIGHI, TAL. HAVELI .DIST .PUNE MAHARASHTRA <b>ADMEASURING 573 SQ. FT.</b>	Rs. 2610404/-	Rs. 261040/-	01.00 PM 26	101, GOLD CREST, S.NO.5/6, KHARADI, PUNE- 411014,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 above 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 bidders. The EMD is refundable if the bid is not successful. 2). The successful bidder will deposit 25% of the bidding amount adjusting the EMD amount as initial deposit mmediately or within 24hrs after the fall of the hammer towards the purchase of the asset. The successful bidder failing to deposit the said 25% towards initial payment, the entire EMD 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 seposited 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. H 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, IInd 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 aid 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.

Place : Jaipur Date : 27-06-2025 **Authorised Officer Aavas Financiers Limited** 





AAVAS FINANCIERS LIMITED

CIN:L65922RJ2011PLCO34297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square,

AUCTION NOTICE 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

#### Description of the property Mortgaged-

 EM of property at Old S No 175, New S No 214 of Fursungi village Plot No 214/2/1, 0.02 R with RCC work of 1629 sft Milkat No 4657/9613 and bounded by: East - Kumar Infinia, South - Kumar Infinia, West - 20 feet road, North - Sri, Ganesh Shinde property,

2. Description of the property Mortgaged- EM of flat No 604 Building B/4 pentagon Fortune east. Mundwa Kharadi Road, Kharadi, S No 12 Hissa No 1/1+1/2C situated at Kharadi.

Date : 27/06/2025 Place : Pune

Chief Manager & Authorized Officer Bank of Maharashtra, Ghorpadi Branch, Pune

FEDBANK FINANCIAL SEVICES ITD.

FEDBANK

Registered Office : Unit No. 1101 , 11th Floor, Cignus, Plot No 71 A.Powai, Paspoli, Mumbai 400087 DEMAND NOTICE Under The Provisions of The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("The Act") and The Security Interest (Enforcement) Rules, 2002 ("The Rules")

The undersigned being the authorized officer of FEDBANK FINANCIAL SEVICES ITD, under the Act and in exercise of powers conferred inder Section 13 (12) of the Act read with the Rule 3, issued Demand Notice(s) under Section 13(2) of the Act, calling upon the following borrower(s) to repay the amount mentioned in the respective notice(s) within 60 days from the date of receipt of the said notice. The undersigned reasonably believes that borrower(s) is/are avoiding the service of the demand notice(s), therefore the service of notice is being effected by affixation and publication as per Rules. The contents of demand notice(s) are extracted herein below:

#### LAN / Borrower(s) /Co-Borrower(s) / Guarantor(s) / Address

Loan Account No. FEDKGB0HL0490747. 1. Mr. Ramesh Dattatray Bhosale (Borrower) 2. Mrs. Alka Ramesh Bhosale (Co Borrower) 3. Mr. Dattatray Dnyanu Bhosale (Co – Borrower) 4. Mrs. Sunanda Dattatray Bhosale (Co – Borrower) All having address at: G No.929 AP Bhadole Tal Hatakangle Yashavant Nagar Navin Mahadev Mandir Kolhapur - 416112 Also at: Gat No. 1910 A/p Bhadole, Tal-Hatkanangale, Dist-Kolhapur - 416112 Also at: Rajlakshmi Jewellers Near Warana Bazar AP Bhadhole Hatkangale Kolhapur - 416112 | Demand Notice Date & Amount 16/06/2025. Rs. 21,55,205/- (Rupees Twenty One Lakhs Fifty Five Thousand Two Hundred Five only) as on 14/06/2025 |Date of NPA 04-06-2025 |Description of Property Property bearing Gat No.1910 area admeasuring 0.03 R also having Milkat No.2470 area admeasuring 30.00 Sg.Mtr along with construction thereon situated in Mouje Bhadole Tal;Hatkananagle Dist;Kolhapur & having bounded as follow: East - Shri Vishwas Pandu Patil West - Shri Maruti Dyanu Bhosale South - Road North - Shri Raghunath Balu Patil

Loan Account No. FEDPCMSTL0500227. 1. Mr. Shirkant Hanumant Yelwande (Borrower) 2. Mrs. Sarika Shrikant Yelvande (Co -Borrower) All having address at: House no. 1019, at post bhivari, Tal. Purandhr, Dist. Pune Also at: Gat No.798, at Post Bhivari, Tal- Purandhar, Dist. Pune - 412301 | Demand Notice Date & Amount 16/06/2025. Rs. 26.38.023/- (Rupees Twenty Six Lakhs) Thirty Eight Thousand Twenty Three only) as on 14/06/2025 | Date of NPA 12-06-2025 | Description of Property All that piece and parcel of agricultural land bearing Gat No.798, Total admeasuring 00 H. 29 R. + Potkharaba admeasuring 00 H 20 R Total and admeasuring 00 H. 49 R out of which land admeasuring 00 H. 11 R. along with construction of RCC building admeasuring 40x40 bearing Grampanchayat property no. 1372 situated at village – Bhivari, Taluka- Purandar and district – Pune and within the limits of Gram Panchayat – Bhivari, Taluka Panchayat Samiti Purandar & Zilla Parishad- Pune. Bounde as under: East – Gat No. 797 West – Gat No. 786 South – Gat No. 799 North – Gat No. 790

Loan Account No. FEDSOLSTL0504072. 1. Mr. Shivaputra Waghamare (Borrower) 2. Mrs. Laxmibai Shivputra Waghamare (Co-Borrower) All having address at: Bock No. 25 Harlayanagar Road Solapur Near Nirmala Hospital - 413004 Also at: Plot No. 65. Block No. 25, Haralayya Nagar, S No.603, 606 & 715 Near Nirmala Nursing Home, Neharu Nagar, Vijapur Road North Solapur 413004 Demand Notice Date & Amount 16/06/2025. Rs. 22,05,901/- (Rupees Twenty Two Lakhs Five Thousand Nine Hundred One only) as on 14/06/2025 |Date of NPA 04-06-2025 |Description of Property All that part and parcel of plot no.65, admeasuring 111.52 Sq. Mt., out of Survey Nos. 603, 606 & 715 in Harlayya Samaj Sahkari Housing Soicety Ltd., at Nehru Nagar, Taluka North Solapur, District Solapur, within the area of Solapur Municipal Corporation. Bounded by: East – Property of Chandrakant Shinde West - Property of N.P. Waghamare South - Road North - Property of Dhulrao Malleshi

Loan Account No. FEDSOLOHL0489398. 1. Mr. Vinayak Ghadage (Borrower) 2. Mrs. Pooja Vinayak Ghadage (Co - Borrower) All having address at: Plot No. 49 Link Road Isbavi Pandharpur Near MSEB Office Pandharpur Dist Solapur - 413304 Also at: Plot No. 4/2 (Southern Part of Plot No 4) Gat No.44, Swami Samarth nagar within Shanti Vasahat Link Road, Near Shantinath Maharaj Math at Easbavi at Post Pandharpur Taluk Pandharpur Dist, Solapur - 413304 Demand Notice Date & Amount 16/06/2025. Rs. 24,63,274/- (Rupees Twenty Four Lakhs Sixty Three Thousand Two Hundred Seventy Four only) as on 14/06/2025 Date of NPA 04-06-2025 | Description of Property D. Solapur Sub-District, Tal. Pandharpurm built-up plot space of plot number 2 in the approved layout plan of uncultivated group number 44/4 in Isbavi, Mouge, today. Its total area is 153.27 sq m. it is in this 18.00 sq m. Shop space and 23.5 sq.m. RCC construction house space and the rest is open space. Swami Samart Nagar, Link Road at-Isbavi Tal-Pandharpur, Sit-Solapur. Bounded as: East - Road in the layout plan South - Group No. 45 West - Open space in the layout plan North – Layout plan : Plot No. 4/1

## **Enforcement of Security Interest Act, 2002**

NHFPL has sanctioned home loan/mortgage loan/construction loan to the following borrowers against mortgage of residential premises. The repayment of the said loans were irregular and the accounts are finally classified as Non-Performing Asset in accordance with directions and guidelines of National Housing Bank/RBI NHFPL has therefore invoked its rights and issued a notice under section 13(2) of the SARFAESIACT, 2002 and called upon the borrowers to repay the total outstanding mentioned against respective borrowers within 60 days from the date of the demand notice. The following borrowers are hereby called upon by this publication to pay the total dues mentioned against them plus further charges & interest accrued till payment within 60 days from the date of the said demand notice, failing which NHFPL shall resort to all or any of the legal rights to take possession of the properties,

dispose/sale it and adjust the proceeds against the outstanding amount. The borrowers are also restrained from alienating or creating third party interest on the ownership of the properties.

- 1.5	_				
	Sr. No	Location/ Loan Account Number	Name of Borrower/ Co-Borrowers/ Guarantor	Date of Demand Notice Sent	Amount as per Demand Notice
2	1	PUNE SWARGATE LNPUN0HL-04220025016	SANGEETA NARESH ZENDE (BORROWER), NARESH DASHRATH ZENDE(CO-BORROWER)	23-06-2025	Rs.1944299/-(Rupees Nineteen Lakh FourtyFou Thousand Two Hundred NinetyNine Only)

Description of property : ALL THAT PIECE AND PARCEL OF THE PROPERTY BEARING FLAT NO.406 ADMEASURING ABOUT 44.128 SQ.MTS (475 SQ.FT) CARPET ALONG WITH DRY TERRACE AND TERRACE CARPET ADMEASURING ABOUT 8.407 SQ.MT (90.5 SQ.FT) IE 57.134 SQ.MT (615 SQ.FT) SALEABLE BUILT UP INCLUDING PROPORTIONATE AREA OF PASSAGE ON FOURTH FLOR, ALONG WITH THE EXCLUSIVE RIGHT TO USE ONE CAR PARKING SPACE IN THE BUILDING NO.C2 IN THE SAID SCHEME KNOWN AS KINGSTON SERENE BEING CONSTRUCTED UPON THE SAID PROPERTY. ALL THAT PIECE AND PARCEL OF PORTION ADMEASURING 01 HECTOR 60 ARES OUT OF TOTAL AREA ADMEASURING 04 HECTOR 14 ARES OF LAND BEARING SURVEY NO.94 HISSA NO.1 AUTADE-HANDEWADI.(OLD S.N.581 URULI DEVACHI), TALUKA HAVELI, DISTRICT PUNE. WITHINTHE LIMITS OF ZILLA PARISHAD, PUNE, TALUKA PANCHAYAT SAMITEE HAVELI PUNE, AND WITHIN THE LIMITS OF THE REGISTRATION DISTRICT OF PUNE. SUBREGISTRAR. HAVELI PUNE THE FOLLOWING BOUNDARIES ARE EAST-BY PORTION BELONGING TO MR.OSWAL & WADKAR OUT OF S.NO.94/2, WEST- BY PROPERTY BELONGING TO MR. ANANT BABURAO JADHAV, NORTH- BY REMAINING PORTION OUT OF S.NO.94/1, SOUTH- BY REMAINING PORTION OUT OF S.NO.94/1

Description of property : ALL THAT PIECE AND PARCEL OF THE PROPERTY BEARING PLOT NO.7 AND PLOT NO.8 TOTALLY ADMEASURING ABOUNT 2000 SQ.FTS I.E 185.87 SQ.MTRS ALONG WITH THE CONSTRUCTION STANDING THEREON OUT OF THE LAND AREA ADMEASURING ABOUT 00H.10 AAR CARVED OUT OF THE LAND BEARING GAT NO.151 TOTALLY ADMEASURING ABOUT 03 H. 23 AAR SITUATED AT VILLAGE PIMPRI SANDAS, TAL HAVELI, DIST: PUNE AND WHICH IS BOUNDED AS EAST- PROPERTY OF GAT NO.150, WEST- BY INTERNAL 18 FOOT ROAD, NORTH- BY INTERNAL PLOT NO.9, SOUTH- BY INTERNAL PLOT NO.6 Date: - 27.06.2025 sd/-

Authorised Officer NIWAS HOUSING FINANCE PRIVATE LIMITED

#### Edelweiss | Ect. **ECL FINANCE LIMITED** Registered Office Situated At Tower 3, 5th Floor, Wing 'B', Kohinoor City Mall , Kohinoor City, Kirol Road, Kurla (West), Mumbai – 400 070.

Regional Office at: Office No. 407-410, 4th Floor, Kakade Bizz Icon, CTS 2687B, Ganeshkhind Road, Bhamburde, Shivaji Nagar, Pune, Maharashtra 411016.

#### **E-AUCTION – STATUTORY 30 DAYS SALE NOTICE**

Sale by E-Auction under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and The Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to public in general and in particular to borrower and guarantor that below mentioned property will be sold on "AS IS WHERE IS, "AS IS WHAT IS" AND "WHATEVER THERE IS" for the recovery of amount as mentioned in appended table till the recovery of loan dues. The said property is mortgaged to M/s. ECL Finance Limited for the loan availed by Borrower(s). Co borrower(s) and Guarantor(s). The secured creditor is having Symbolic possession of the below mentioned Secured Asset

Name of Borrower(s)/Co Borrower(s)/ Guarantor(s)	Amount of Recovery	Reserve Price and EMD	Date & Time of the Auction		
NILESH TOPA PATIL (Borrower) & SHITAL PATIL (Co-Borrower)	Rs.35,20,242.00/- + Rs.8,88,862.00/- i.e. aggregat- ing total of Rs.44,09,104.00/- (Rupees Forty Four Lakhs Nine Thousand One Hundred and Four Only) for Lan no. LPUNLAP0000003487 & LPUN- LAP0000013495 as on 26.06.2025 + Further Interest thereon+ Legal Expenses	Rs.96,18,000.00/- (Rupees Ninety Six Lakhs Eighteen Thousand Only) Earnest Money Deposit Rs.9,61,800.00/- (Rupees Nine Lakhs Sixty One Thousand ad Eight Hundred Only)	30.07.2025 Between 11.AM to 12 Noon (With 5 Minutes Unlimited Auto Extensions)		
Date & Time of the Inspection:- 21.07.2025 between 11.00 am to 3.00 pm Symbolic Possession Date:- 14-05-2025					
<b>Description of the secured Asset:</b> All That Piece And Parcel Of The Industrial Unit/Gala No.139, Area Admeasuring 608 Sq Ft I.E. Sq Mtr Including Mezzanine Area On The First Floor In The Building Known As "Parmar Industrial Complex" And In The "Parmar Industrial Complex" Co- Operative Society Ltd Situated On The Land Bearing S. No. 142/1 Bearing Cts No. 5101 Of The Revenue Village Akurdi Within The Limits Of Pimpri					

Note:- 1) The auction sale will be conducted online through the website https://sarfaesi.auctiontiger.net and Only those bidders holding valid Email, ID PROOF & PHOTO PROOF, PAN CARD and have duly remitted payment of EMD through DEMAND DRAFT/ NEFT/RTGS shall be eligible to participate in this "online e-Auction". 2) The intending bidders have to submit their EMD by way of remittance by DEMAND DRAFT / RTGS/NEFT to: Beneficiary Name: ECL FINANCE LIMITED, Bank: STATE BANK OF INDIA Account No. 61300847940, SARFAESI-Auction, ECL FINANCE LIMITED, IFSC code: SBIN0001593. 3) Last date for submission of online application BID form along with EMD is 29-07-2025.

#### Inviting Proposals from Start-ups for Incubation Centre at NRDC. New Delhi

VRDC invites applications from start-ups for physical or virtual incubation a its headquarters in New Delhi. Funding support up to ₹2 lakhs is provided to selected incubatees as per the terms & conditions, NRDC nurtures, mentors and handholds start-ups for their growth and establishment. For eligibility criteria and terms and conditions, please visit NRDC website www.nrdcindia.com

Start-ups interested in incubation may fill out the prescribed proforma available on the website and send it to incubation.centre@nrdc.in. ruchi.s@nrdc.in

The call for the application will be open till 05-08-2025.

CBC 36206/11/0005/2526



Registered Office: Radhika, 2nd Floor, Law Garden Road, Navrangpura, Ahmedabad, Gujarat, Pincode-380009 Regional Office:- 1st Floor, Wilson House, Old Nagardas Road, Near Amboli Subway, Andhari (e), Mumbai 400069 And Its Various Branch's in Maharashtra

#### DEMAND NOTICE UNDER SECTION 13(2) OF THE SARFAESI ACT, 2002

You, below mentioned borrowers, co-borrowers and guarantors have availed loan(s) facility(ies) from HDB Financial Services Limited by mortgaging your immovable properties (securities) you have not maintained your financial discipline and defaulted in repayment of the same. Consequent to your defaults your loans were classified as non-performing assets as you to avail the said loan(s) along with the underlying security interest created in respect of the securities for repayment of the same. The HDBFS has right for the recovery of the outstanding dues, now issued demand notice under section 13(2) of the Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 (the Act), the contents of which are being published herewith as per section 13(2) of the act read with rule 3(1) of the security interest (enforcement) rules, 2002 as and by way of alternate service upon you. Details of the Borrowers, Co-borrowers, Guarantors, Loans, Securities, Outstanding dues, Demand Notice sent under section 13(2) and Amount claimed there under are given below:-

1.Borrower and Co-Borrowers: 1. Mankar Dosa Centre, R/o:- S No 15/1/1 Shop No 8 Mohite Twin Tower Hingane Khurd Pune - 411051 And Also Flat No.306 Building No.C. 3rd Floor Madhukosh Apartments S No 4/2 16 17 (Part Plot 1) 14/4B Village Vadgoan Khu Pune - 411041 2. Mohan Babanrao Mankar, 3. Jayashree Mohan Mankar, Both R/o:- 306 C Madhukosh Apartment Sinhgad Road Near Dhayan Bridge Vadgaon Khurd Pune 411041. 2) Loan Account Number:- 36720936. 3) Loan Amount in INR: Rs.56,00,000/- (Rupees Fifty Six Lakhs Only). 4) Detail description of the Security:- Mortgage Property:- All that piece and parcel of Flat No. 306 Admeasuring 54.35 Sq. Meter I.E 585 Sq. Feet on the 3rd Floor Along with Attached Terrace Area Admeasuring About 12.08 Sq. Meter in the Building No. C, in the Scheme Known as Madhukosh Apartments (Building A, B, C And D Condominium) which is Constructed on the Property Bearing S No 4/2 + 16 + 17 (Part Plot No 1) + 14/4B Situated Al Revenue Village Vadgaon Khurd, Taluka Haveli, District Pune, Which is within the local limit of Pune Municipal Corporation And within the Jurisdiction of Registration District Sub Registrar Taluka Haveli, District Pune. 5) Demand Notice Date:- 16.06.2025. 6) Total Amount due in INR: Rs.53,29,029.27/- (Rupees Fifty Three Lakh Twenty Nine Thousand Twenty Nine & Twenty Seven Paise Only) as of 11.06.2025 and future contractual interest till actual realization together with incidental expenses, cost and charges etc.

1. The Borrower and Co-Borrowers/Guarantors are called upon to make payment of the above mentioned demanded amount with further interest as mentioned herein above in full within 60 days of this notice failing which the Undersigned Authorized Officer of HDBFS shall be constrained to take action under the Act to enforce the above mentioned securities. Please note that, as per section 13(13) of the said Act 2. Mortgagers are restrained from transferring the above-referred securities by way of sale, lease, Leave & License or otherwise without the consent of HDBFS. 3. For any query or Full and Final Settlement, Please Contact: Mr.Chetan Dhangar Mobile No. 7820829423, Mr. Javed Pathan Mobile No. 9156028276, Mr. Chandrakant Koli Mob No. 7875395737 Authorized Officer:- Mr. Vijaykumar Sapkal Mobile No. 8888873781 HDB Financial Services Limited.

PLACE : Pune	SD/- For HDBFS
DATE : 27-06-2025	Authorised signatory



Loan Account No. FEDYAVSTL0525730. 1. Mrs. Manisha Pravinrao Bongirwar (Borrower) 2. Mr. Pravin Prabhakarrao Bongirwar (Co - Borrower) All having address at: W/O Pravinrao Bongirwar Jamb Road Mungasaji Nagar Wadgaon Dnyandeep Convent Yavatmal 445001 Also at: Plot No. 47, Survey No. 35/3, Mouje Wadgaon Road, Tah. & Dist. Yavatmal Also at: Yogiraj Daily Needs and ICE Cream Parlour Pathawari Colony, Jay Vijay Chowk, Yayatmal - 445001 | Demand Notice Date & Amount 16/06/2025, Rs. 21,14,950/- (Rupees Twenty One Lakhs Fourteen Thousand Nine Hundred Fifty only) as on 14/06/2025 | Date of NPA 04-06-2025 Description of Property Plot No. 47, area admeasuring about 168.95 sq. mtr., and construction thereon of house having built up area 50.76 sq. mtr., out of field Survey No. 35/3, situated at Wadgaon Road, Tq. Dist. Yavatmal. As Boundaries: East - Layout 6 mtr. Road West - Layout Plot no. 46 North - Layout Plot no. 48 South - Layout 9 mtr. Road

Loan Account No. FEDPUNLAP0500049. 1. M/S. Dev Associates (Borrower) Through its Proprietor 2. Mr. Sameer M Devkar (Co-Borrower) 3. Mrs. Sharda Samir Deokar (Co - Borrower) All having address at: Office No. B-613, 5th Floor, Mega Center, Magarpatta City Hadapsar, Pune - 411028 Also at: Office No.612, 5th Floor, B wing, Mega Center, Magarpatta City, S No.153 A/1 to 4/1, 1 to 4/5, Hadapsar - 411028 Also at: A 19, Navjivan Park Sasane Nagar, Hadapsar Siwer Apts. Hadapsar Pune - 411028 Demand Notice Date & Amount 16/06/2025. Rs. 28,08,603/- (Rupees Twenty Eight Lakhs Eight Thousand Six Hundred Three only) as on 14/06/2025 |Date of NPA 04-06-2025 |Description of Property Schedule I All that piece and parcel of Land earmarked for Civic and Cultural zone as per the Development Plan approved under the Maharashtra Regional Town Planning Act (MRTP), 1966 of Pune City bearing Survey Nos. 153 A/1 to 4/1, 153 A/1 to 4/2 and 153 A/1 to 4/5 totally admeasuring 05 Hectare 7047 Areas i.e. 57047 sq. mtrs. Forming part of project Magarpatta City situated in Magarpatta area of village Hadapsar, within the limits of Pune Municipal Corporation, Taluka Haveli, District Pune and which said land is bounded as under: North – Area Appurtenant South - Solapur Road East - Magarpatta Road West - H.No. 1 to 4/1/1

Schedule II All that piece and parcel of Land admeasuring 18,143.58 sq. mtrs. Out of land earmarked for Civic and Cultural Zone for Commercial Shopping Complex out of said property described in Schedule I hereinabove which said land is bounded as under: North – Area Appurtenant South – Solapur Road East – Area Appurtenant, Hospital and Telephone Exchage West – H.No. 1 to 4/1/1

Schedule III All that Premises bearing Shop/office No. 612 admeasuring built up area of 525 sq.ft. ie. 48.77 sq. mtrs. On 5th floor in the B wing in the said building known as MEGACENTER situated upon the said land more particularly described in Schedule II hereinabove along with all amenities, allotments, membership rights and shares of respective association of all unit purchasers, company, society, apartment or otherwise.

The borrower(s) are hereby advised to comply with the demand notice(s) and to pay the demand amount mentioned therein and rereinabove within 60 days from the date of this publication together with applicable interest, additional interest, bounce charges, cost and expenses till the date of realization of payment. The borrower(s) may note that FEDFINA is a secured creditor and the loan facility availed by the Borrower(s) is a secured debt against the immovable property/properties being the secured asset(s) mortgaged by the borrower(s). In the event borrower(s) are failed to discharge their liabilities in full within the stipulated time. FEDFINA shall be entitled to exercise all the rights under Section 13(4) of the Act to take possession of the secured asset(s) including but not limited to transfer the same by way of sale or by invoking any other remedy available under the Act and the Rules thereunder and realize payment. FEDFINA is also empowered to ATTACH AND/OR SEAL the secured asset(s) before enforcing the right to sale or transfer. Subsequent to the Sale of the secured asset(s), FEDFINA also has a right to initiate separate legal proceedings to recover the balance dues, in case the value of the mortgaged properties is insufficient to cover the dues payable to the FEDFINA This remedy is in addition and independent of all the other remedies available to FEDFINA under any other law. The attention of the borrower(s) is invited to Section 13(8) of the Act, in respect of time available, to redeem the secured assets and further to Section 13(13) of the Act, whereby the borrower(s) are restrained/prohibited from disposing of or dealing with the secured asset(s) or transferring by way of sale, lease or otherwise (other than in the ordinary course of business) any of the secured asset(s), without prior written consent of FEDFINA and non-compliance with the above is an offence punishable under Section 29 of the said Act. The copy of the demand notice is available with the undersigned and the borrower(s) may, if they so desire, can collect the same from the undersigned on any working day during normal office hours. Date: 27.06.2025. Place: MAHARASHTRA Sd/- Authorised Officer Fedbank Financial Services Limited

4) For detailed terms and condition of the sale, please visit the website https://sarfaesi.auctiontiger.net or Please contact Mr. Maulik Shrimali Ph. +91- 6351896643/9173528727, Help Line e-mail ID: Support@auctiontiger.net

Sd/- Authorized Officer

ECL Finance Limited.

Mobile No. 8097555076/9764338822 Date: 27.06.2025

Chinchwad Municipal Corporation Pune.

Place:- Pune

Phoenix ARC High	e:3rd Floor, Wallace Tower 13 way Vile Parle (East) Mumbai-	RC Private Limited 9-140/B/1, Crossing of Sahar Road and V 400 057 Tel: 022- 6849 2450, Fax : 022- : info@phoenixarc.co.in, Website: www.p	FOR E-AUCTION	
E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and to the borrowers/guarantors/mortgagors in particular, that the under mentioned property mortgaged to Phoenix ARC Private Limited pursuant to assignment of debt by Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited -Assignor) will be sold on "AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS", by way of "online e-auction" for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002) through website : www.phoenixarc.co.in/ as per the details given below				
Date and time of E-Auction -17-07-2025 11:00 Am to 02:00 Pm (with unlimited extensions of 5 minute each)				
Borrower(s) /Co-Borrower (s)/ Guarantor(s) / Loan Account	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price, EMD & Last Date of Submission of EMD	
LAN: LXPUN00115-160014781 Branch: Pune Borrower: Ravindra Balasaheb Patil Co-Borrower: Deepali Ravindra Patil	09-06-2018 For Rs: 8,62,470/- (Rupees Eight Lac Sixty Two Thousand Four Hundred Seventy Only)	Flat No 18,4Th Floor Apurva Heritage Tal. Haveli Sr No 50, Hissa No 15/1, Village Narhe Nr Kanhaiyalal Company,Dhayari 411041 Pune Maharashtra India	Reserve Price: Rs.6,56,000/-(Six Lakh Fifty Six Thousand Only) EMD: Rs. 65,600/-(Sixty Five Thousand Six Hundred Only) Last date of EMD Deposit:16-07-2025	
Patil Only Ferms and Conditions of E- Auction: 1. The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure se but therein. Bidders may visit to the Web Portal: https://www.auctionbazaar.com/ of our e-Auction Service Provider, M/s. ARCA EMART PRIVATE LIMITED for bidding information & support, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online. The interested buyers may agy brough the auction terms & conditions and process on the same portal and may contact to Ashish Sharad Dhapte 8976791951 & Ashok Dnyaneshwar Gopal 0763155455, Sailesh lyengar 9833801159, details available in the above mentioned Web Portal and may contact their Centralised Help Desk: + 91 83709 69696 E-mail ID: contact@auctionbazaar.com. 2. All the intending purchasers/ bidders are required to register their name in the portal mentioned above as https://www auctionbazaar.com/ and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned aforesaid. 3. For participating in the e-auction, intending purchasers/ bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the Reserve Price of the nentioned above. Intending purchasers/bidders are required to submit separate EMDs for each of the Items/Properties detailed herein above. 4. At any stage of he auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-pone the auction without assigning any reason thereof and without an prior notice. 5. The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, applicable GST on the purchase consideration, stamp duty egistration fees, etc. that is required to be paid in order to get the secured asset conveyed/delivered in his/her/its favour as per the applicable law. 6. The intending percentation of Phoenix. The authorized officer of Phoenix shall not be responsible in any way for any third-party claims/rights/				
bidders should make their own independer assets, including statutory dues, etc prior representation of Phoenix. The authorized bidder shall furnish an undertaking that he such undertaking along with the KYC door	ent enquiries regarding encum r to submitting their bid. The d officer of Phoenix shall not b e/she is not dis-qualified as po	Ibrances, title of secured asset put on auc auction advertisement does not constitut e responsible in any way for any third-par er provisions of Sec.29 (A) of Insolvency	ction and claims/rights/dues affecting the secured e and will not constitute any commitment or any ty claims/rights/due. 7.The prospective/intending and Bankruptcy Code,2016 and failure to furnish	

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Borrower/Mortgagor), 2. Mrs. Shubhangi Laxminarayan Mane (Co-Borrower/ Mortgagor) and 3. Mrs. Mandakini Chandrakant Mane (Co-Borrower/ Mortgagor) all having address at: Shop No.16/17, Mulshi, Chinchwad Road, Om Sai market, Pune Maharashtra- 412108, also at: Ground Floor, Sanket Lodge, Murarji Peth, Saraswati Chowk, Solapur, Maharashtra – 413001 and also at: Layout Lot No. A-5, Final Plot No.89/4/1 A, T.P. No.2, Shrishailya Nagar, Bhavani Peth, Solapur, Maharashtra – 413003 to repay total outstanding amount aggregating to Rs.81,93,566.25/- (Rupees Eighty One Lakhs Ninety Three Thousand Five Hundred Sixty Six and Twenty Five Paisa Only) as on 26.03.2025 for loan account number LAP19044709 & 1849556116. CRN No. 118416240. (It is to be noted that your common CRN number is 118416240. Due to your Overdraft account no. 1849556116 account being classified as NPA on 01st Day of March 2025, hence your Loan against property account No. LAP19044709 is also classified as NPA on 01st Day of March 2025, in the bank's book of account which is in consonance to the RBI Master Circular bearing reference No. RBI/2015-14/25 UBD.BPD. (PCB) MC No.3/09.14.000/2014-2015 date July 01st 2014. Clause 2.2.2 (i read as: "In respect of the borrower having more than one facility with a bank, all the facilities granted by the bank will have to be treated as NPA and not the particular facility or part thereof which has become irregular.") together with further interest and other charges thereon at the contractual rates upon the footing of compound nterest from 27.03.2025 till it's actual realization ("outstanding amount") within 60 days from the date of publication of the said Demand Notice. The aforementioned Borrower/Co Borrower having failed to repay the amount, notice is hereby given to the Borrower/ Co Borrower and the public in general that the undersigned has taken Symbolic Possession of the property described herein below in exercise of powers conferred on him / her under Section 13(4) of the SARFAESI Act read with Rule 8 of the above said Rules on this 23rd Day of June of the year 2025.

The Borrower/Co-borrower mentioned hereinabove in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the KOTAK MAHINDRA BANK LIMITED, having branch address at 2nd Floor, Adamas Plaza, 166/16, CST Road, Kolivery Village Kunch Kurve Nagar, Kalina Santacruz(E) Mumbai-400098 for an amount Rs.81,93,566.25/ (Rupees Eighty One Lakhs Ninety Three Thousand Five Hundred Sixty Six and Twenty Five Paisa Only) as on 26.03.2025 for loan account number LAP19044709 8 1849556116, CRN No. 118416240 (It is to be noted that your common CRN number is 118416240, Due to your Overdraft account no. 1849556116 account being classified as NPA on 01st Day of March 2025, hence your Loan against property account No. LAP19044709 is also classified as NPA on 01st Day of March 2025, in the bank's book of account which is in consonance to the RBI Master Circular bearing reference No. RBI/2015-14/25 UBD.BPD. (PCB) MC No.3/09.14.000/2014-2015 date July 01st 2014. Clause 2.2.2 (i) read as: "In respect of the borrower having more than one facility with a bank, all the facilities granted by the bank will have to be treated as NPA and not the particular facility or part thereof which has become irregular.") together with further interest and other charges thereon at the contractual rates upon the footing of compound interest and substitute interest, incidental, costs and charges etc. due from 27.03.2025 till the date of full repayment and / or realization.

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

#### DETAILED DESCRIPTION OF THE MOVABLE PROPERTIES MORTGAGED TO KMBL:

#### Description of the Immovable Property

All that piece and parcel along with structures constructed thereon of Layout Plot No.A admeasuring 206.25 Sq.mtrs out of T.P.No.2, Final Plot No.89A, City Survey No.89A/4/1A. Situated at Bhavani Peth. Taluka- North Solapur, Dist.- Solapur, which is bounded by: On or Towards North- Reserved Vegetable Market, CTS No.89A/1, On or Towards South – Sub Plot No.A-4, C.T.S No.89A/4/1B, On or Towards East- T.P. No.2.89 (P), 6 Mtr. Wide Internal Road, On or Towards West- T.P. No.2 FP No.87 (p), portion of Bhavani Peth (Authorised Officer) Date- 23 /06/2025 (Mrs. Shweta Kamath – Associate Vice President –Legal) Place: Solapur Kotak Mahindra Bank Ltd.

