

## 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 undersigned 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 measuring Hectares 02 = 61 Acres bearing GAT No. 1 totally admeasuring Hectares 03 = 33 Acres and land admeasuring Hectares 00 = 3.15 Acres bearing GAT No.3 totally admeasuring Hectares 02-72 Acres of project known as "XRBIA HINJEWADI ROAD-PH-I" lying and being village Behadoli Taluka Maval District of Pune and within the limits of the Zilla Parishad village Behadoli and Grampanchayat village Behadoli 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. 4, 5 & Gaohin, On or towards the West-By Gaohin & 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 situated on the SECOND FLOOR FLOOR in A1 Building of the said Complex to be known as "XRBIA HINJEWADI ROAD-PH-I" 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 oyle-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. Rajesh Puri Station, Pawani Pride, Ravet,  
Pune - 411011 Mobile: 848499111

## 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 complaint 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

&amp;/Or Mrs. Shaheen Khalid Shaikh: Mob. No. 99757 88135

## PUBLIC NOTICE

It is notified to all the public that My Client **Mr. Rahul Narayan Dake** residing at Jategaon Khu, Tq. Shirur Dist. Pune based on the information and authority provided by my Client.

Property Description: Property situated at Village Masgaon, Jategaon Khu, Tal. Shirur, Dist. Pune, is a village property with Gram Panchayat 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 Dake and the Donor Savita Raju Dake vide deed of Gift No. 4559/2025 dated 17/06/2025 registered at Sub Registrar office at Shirur Tal. Shirur Dist. Pune.

Our client, **Mr. Rahul Narayan Dake**, is the sole heir of the late **Ashok Narayan Dake**, and apart from him, there are no other heirs to Late Ashok Narayan Dake.

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 7798517878 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. Pune Reg. No. MAH/1568/2013MOb: 7798817878  
Email: akhadesandip90@gmail.com

## PUBLIC NOTICE

Customers of Fedbank Financial Services Limited, Wagholi MSE LAP Branch situated, at A-409/42nd 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

## AAVAS FINANCIERS LIMITED

(CIN:L65922RJ2011PLCO34297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020

## 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 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/Mortgagors	Dues As on	Date & 13(2) Demand Notice	Date of Possession	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.
SURESH JAWANMALJI PARMAR, REKHA SURESH PARMAR GUARANTOR: SHESHMAL BHIKHA RAMJI (AC NO.) LNKRD000319-200120470	Rs. 43,89,540.00/- DUES AS ON 26 JUNE 2025	7 NOV 23 3469432/- DUES AS ON 4 NOV 23	29 JUN 24	FLAT NO. 303, 3RD FLOOR 'CRYSTAL CORNER' A) SR. NO. 1/1/1 SITUATED AT PUNE MAHARASHTRA ADMEASURING 573 SQ. FT.	Rs. 2610404/-	Rs. 2610404/-	11.00 AM TO 01.00 PM 26 JULY 2025	101, GOLD CREST, S.NO.5/6, KHARADI, PUNE-411014, MAHARASHTRA-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 or 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 the 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 immediately 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 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, 1Ind Floor, South End Square, Mansarovar Industrial Area, Jaipur-302020 or Pushpendra Meena - 9875895876 or respective branch 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 dues are not repaid in full.

Place: Jaipur

Date: 27-06-2025

Authorised Officer Aavas Financiers Limited

## NIWAS HOUSING FINANCE PRIVATE LIMITED

(Formerly known as Indostar Home Finance Private Limited, hereinafter referred as NHFPL)

Regd. Office: Unit No. 305, 3rd Floor, Wing 2/E, Corporate Avenue, Andheri- Ghatkopar Link Road, Chakala, Andheri (East), Mumbai - 400093

## Notice under Section 13 (2) of Securitization and Reconstruction of Financial Assets and 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 SARFAESI Act, 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.

Sr. No	Location/ Loan Account Number	Name of Borrower/ Co-Borrowers/ Guarantor	Date of Demand Notice Sent	Amount as per Demand Notice
1	PUNE SWARGATE LNPUNHL-04220025016	SANGEETA NARESH ZENDE (BORROWER), NARESH DASHRATH ZENDE (CO-BORROWER)	23-06-2025	Rs. 1944239/- (Rupees Nineteen Lakh FortyFour 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 PORTIONATE AREA OF PASSAGE ON FOURTH FLOOR, 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 80 AREES OUT OF TOTAL AREA ADMEASURING 04 HECTOR 14 AREES OF LAND BEARING SURVEY NO.94 HISSA NO.1 AUTADE-HANDEWADI, (OLD S.N.581 URU DEVACHI), TALUKA HAVELI, DISTRICT PUNE, WITHIN THE 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.

Sr. No	Location/ Loan Account Number	Name of Borrower/ Co-Borrowers/ Guarantor	Date of Demand Notice Sent	Amount as per Demand Notice
2	PUNE SWARGATE LNPUNHL-02240040421	SUDHIR KANTIL SATPUTE (BORROWER), MRS NARAJANA KANTIL SATPUTE (CO-BORROWER)	17-06-2025	Rs. 1231255/- (Rupees Twelve Lakh ThirtyOne Thousand Two Hundred FiftyFive Only)

**Description of property:** ALL THAT PIECE AND PARCEL OF THE PROPERTY BEARING PLOT NO.7 AND PLOT NO.8 TOTALLY ADMEASURING ABOUT 2000 SQ.FT IE 185.87 SQ.MTRS ALONG WITH THE CONSTRUCTION STANDING THEREON OUT OF THE LAND AREA ADMEASURING ABOUT 00H. 10AAR CARVED OUT OF THE LAND BEARING GAT NO.151 TOTALLY ADMEASURING ABOUT 03 H. 23AAR SITUATED AT VILLAGE PIMPRI SANDAS, TAL HAVELI, DISTPUNE 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

Place: Pune

sd/-

Authorised Officer

NIWAS HOUSING FINANCE PRIVATE LIMITED

## ECL FINANCE LIMITED

Registered Office Situated At Tower 3, 5th Floor, Wing 'B', Kohnor City Mall, Kohnor City, Kirod Road, Kuria (West), Mumbai - 400 070. Regional Office at: Office No. 407-410, 4th Floor, Kakade Bazz Icon, CTS 28878, Ganeshkhind Road, Bhandure, 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.

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)	Rs.36,18,000.00/- + Rs.8,88,862.00/- i.e. aggregating total of Rs.44,99,104.00/- (Rupees Forty Four Lakhs Nine Thousand One Hundred and Forty Nine Only)	Rs.36,18,000.00/- (Rupees Ninety Six Lakhs Eighteen Thousand Only) Earnest Money Deposit Rs.9,61,800.00/- (Rupees Nine Lakhs Sixty One Thousand and Eight Hundred Only)	30.07.2025 Between 11AM to 12 Noon (With 5 Minutes Unlimited Auto Extensions)

**Description of the secured Asset:** 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 "Parnar Industrial Complex" And In The "Parnar 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 Chinchwad Municipal Corporation Pune.

**Note:-** 1) The auction sale will be conducted online through the website <https://sarfaesi.auctiontignert.net> and Only those bidders holding valid Email, ID PROOF & PHOTO PROOF, PAN CARD and have duly submitted 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.

4) For detailed terms and condition of the sale, please visit the website <https://sarfaesi.auctiontignert.net> or Please contact Mr. Maulik Shrimali Ph. +91-6351896643/917328277, Help Line e-mail ID: Support@auctiontignert.net

Mobile No. 8097555076/9764338822

Date: 27.06.2025

SD/- Authorized Officer

ECL Finance Limited.



PhoenixARC  
Regd. Office: 3rd Floor, Wallace Tower 139-140/B1, Crossing of Sahar Road and Western Express Highway Vile Parle (East) Mumbai-400 057 Tel: 022-6849 2450, Fax: 022-6741 2313  
CIN: U07190MH2007PTC168303 Email: info@phoenixarc.co.in, Website: www.phoenixarc.co.in

**PUBLIC NOTICE FOR E-AUCTION CUM SALE**

**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 provision to rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.**

Notice is hereby given to the public in general and in particular to the borrower and guarantor that below 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 WHAT EVER THERE IS AND WITHOUT RECOURSE BASIS", by way of "online e-auction" for recovery of dues and further interest and charges and costs etc. as detailed below in terms of the provisions of SARFAESI Act, 2002 and the Security Interest (Enforcement) Rules, 2002 through website: [www.phoenixarc.co.in](http://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: LXPUN0115-160014781 Branch: Pune Borrower: Ravindra Balasah Patil Co-Borrower: Deepali Ravindra Patil	09-06-2018 For Rs. 8,62,470/- (Rupees Eight Lacs Sixty Two Thousand Four Hundred Seventy Only)	Flat No 18.47H Floor Apurva Heritage Tal. Haveli SR No 50, Hissa No 15/1, Shivaji Nagar, Chinchwad, Pune, Maharashtra 411014	Reserve Price: Rs.6,56,000/- (Six Lakh Fifty Six Thousand Only) EMD: Rs. 65,000/- (Sixty Five Thousand Six Hundred Only) Last date of EMD Deposit: 16-07-2025

**Terms 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 set out therein. Bidders may visit to the Web Portal: <https://www.auctionbazaar.com/> or the e-Auction Service Provider: M/s. ARCA E-MART 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 go through the auction terms & conditions and process on the same portal and may contact to **Ashish Sharad Dhapre 9879791951 & Ashok Dnyaneshwar Gopale 9763155455, Sateesh Jayaraj 9833801199**, details available in the above mentioned Web Portal and may contact their Centralised Help Desk: + 91 83709 69996. E-mail ID: [contact@auctionbazaar.com](mailto: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/>. The authorized officer of Phoenix shall not be responsible in any way for any third-party claim/rights due. 7. The prospective/tendering bidder shall furnish an undertaking that he/she is not dis-qualified as per provisions of Sec.29 (A) of Insolvency and Bankruptcy Code 2016 and failure to furnish such undertaking along with the KYC documents, shall automatically disqualify or he/she bid will be rejected.

Place: Maharashtra

Date: 27.06.2025

SD/- Authorized Officer,

Phoenix ARC Private Limited

## NATIONAL RESEARCH DEVELOPMENT CORPORATION

(An Enterprise of DSIR, Ministry of Science & Technology, Govt. of India)

20-22, Zamrudpur Community Centre, Kailash Colony Extension, New Delhi 110048

Ph: +91 11 29240401-47, E-mail: [incubationcentre@nrdc.in](mailto:incubationcentre@nrdc.in)

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

NRDC invites applications from start-ups for physical or virtual incubation at 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](http://www.nrdcindia.com).

Start-ups interested in incubation may fill out the prescribed proforma available on the website and send it to incubationcentre@nrdc.in, [ruchis@nrdc.in](mailto:ruchis@nrdc.in)

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

CBC 36206/11/0005/2526

## HDB FINANCIAL SERVICES

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, Andheri (E), Mumbai-400069 And its Various Branches 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 and as 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 Mohie Twin Tower Hingane Khurd Pune - 411051 And Also Flat No 306 Building No C. 3rd Floor Madhukosh Apartments S No 42/2 16/17 (Part Plot 1) 144/8 Village Vadgaon Khu Pune - 411041 2. Mohan Babanar Mankar, 3. Jayashree Mohan Mankar, Both R/o:- 306 C Madhukosh Apartment Shinghad 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) **Detailed description of the Security - Mortgage Property:** All that piece and parcel of Flat No.306 Admeasuring 54.35 Sq. Meter/ 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 42/2 - 16/17 (Part Plot No 1) - 144/8 Situated At 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(1) of the said Act 2. Mortgages 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

DATE : 27-06-2025

SD/- For HDBFS

Authorised signatory

## Kotak Mahindra Bank Limited

Registered Office: 27BKC, C-27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400050. Branch office: 2nd Floor, Adarsh Plaza, 166/16, CST Road, Koliwari Village, Kurla East, Kurla, Kalina, Santacruz (E), Mumbai - 400098

## POSSESSION NOTICE

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

WHEREAS, The undersigned being the Authorised Officer of the Kotak Mahindra Bank Ltd. a banking company within the meaning of the Banking Regulation Act, 1949 having it's Registered Office at 27BKC, C-27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400 051 and branch office at 2nd Floor, Adamas Plaza, 166/16, CST Road, Koliwari Village Kurchi Kurla Nagar, Kalina Santacruz (E) Mumbai-400098 under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") and in exercise of the powers conferred on the undersigned by section 13(2) read with Rule 8(1) of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated 11th April 2025 to 1. Mr. Laxminarayn Chandrakant Mane (Borrower/Mortgagor), 2. Mrs. Shubhangi Laxminarayn Mane (Co-Borrower/ Mortgagor/Co-Borrower) and 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, Muraji Pet, Saraswati Chowk, Maharashtra - 413001 and also at: Layout Lot No. A-5, Final Plot Kurve Nagar, Kalina Santacruz (E) Mumbai-400098. In an amount: Rs.83,93,566.25/- (Rupees Eighty One Lakhs Ninety Three Thousand Five Hundred Sixty Six and Twenty Five Paise Only) as on 26.03.2025 for loan account number LAP19044709 & 1849556116, CRN No. 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 dated 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 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 the Symbolic Possession of the property described