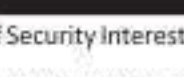
	JM Financial Home Loans Limited Corporate Office: 3rd Floor, Suhashini IT Park, Plot No. 68E, off Datta Pada Road, Opp. Tata Steel, Borivali (E), Mumbai - 400 066	DEMAND NOTICE
<p>Under Section 13 (2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 ("Rules").</p> <p>Whereas the undersigned being the Authorised officer of JM Financial Home Loans Limited (JMFWLL) under the Act and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Rules already issued detailed Demand Notice dated below under Section 13(2) of the Act, calling upon the Borrower(s) Co-Borrower(s)/Guarantor(s) [all singularly or together referred to "Obligors"/Legal Heir(s)/Legal Representative(s)] listed hereunder, to pay the amount mentioned in the respective Demand Notice, within 60 days from the date of the respective Notice, as per details given below. Copies of the said Notices are served by Registered Post and are available with the undersigned, and the said Obligor(s)/Legal Heir(s)/Legal Representative(s), may, if they so desire, collect the respective copy from the undersigned on any working day during normal office hours.</p> <p>In connection with the above, Notice is hereby given, once again, to the said Obligor(s)/Legal Heir(s)/Legal Representative(s) to pay to JMFWLL within 60 days from the date of the respective Notice(s), the amount indicated herein below against their respective names, together with further interest as detailed below from the respective dates mentioned below in column till the date of payment and / or realization, read with the loan agreement and other documents/writings, if any, executed by the said Obligor(s). As security for due repayment of the loan, the following Secured Asset(s) have been mortgaged to JMFWLL by the said Obligor(s) respectively.</p>		
Borrower(s), Co-borrower(s), Guarantor(s) Name and Loan Account Number	Property Description	Date of 13(2) Notice/ Date of NPA / Total Outstanding as on date
1. Mrs. Ponnima Sachin Achvite 2. Mr. Sachin Sitaram Achavite 3. Mr. Amit Ramchandrar Prakash Loan Account No. HPUN23000049306	All the piece and parcel of the Flat No. 401 area indicated about 472 Sq. Fts. i.e. 43.86 Sq. Fts. Carpet Situated on 4th floor in the project named and styled as "Shantani" constructed on land measuring 00 Hec 01 Aar carved out of the land bearing S. No. 47 Hissa No. 2/1a totally addressing about 00 Hec 04.23 Aar, situated at Village: Ghordoti, Tal. Havelli, Dist. Pune, Maharashtra - 411036. Boundaries:- East :- Road, West :- Flat No. 402, South :- Property of Akbar Khan North :- Property of Bhim Jadhav	1. 09-04-2025 2. 06-04-2025 3. Rs. 25,86,183/- (Rupees Twenty-Five Lakh Eighty-Six Thousand One Hundred and Eighty-Three Only) outstanding as on 07-APR-2025
<p>*with further interest, additional interest at the rate as more particularly stated in respective Demand Notices dated mentioned above, incidental expenses, costs, charges etc incurred till the date of payment and/or realization. If the said Obligor(s) shall fail to make payment to JMFWLL as aforesaid, then JMFWLL shall proceed against the above Secured Asset(s)/Immovable Property (ies) under Section 13(4) of the said Act and the applicable Rules entirely at the risk of the said Obligor(s)/Legal Heir(s)/Legal Representative(s) as to the costs and consequences.</p> <p>The said Obligor(s)/Legal Heir(s)/Legal Representative(s) are prohibited under the said Act to transfer the aforesaid Secured Asset(s)/Immovable Property (ies), whether by way of sale, lease or otherwise without the prior written consent of JMFWLL. Any person who contravenes or abets contravention of the provisions of the Act or Rules made thereunder shall be liable for imprisonment and/or penalty as provided under the Act.</p>		
S/d, Authorized Officer, JM Financial Home Loans Limited		
Date : 24-04-2025 Place : Maharashtra		

AAVAS FINANCIERS LIMITED

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

AUCTION NOTICE



SAPRE AAPER SATHE RAMAJALA

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 & Amount of 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.
ANAND RAKHAMAJI SHINDE, SWAPNALI ANAND SHINDE (AC NO.) /LNHSR01419-200112157	Rs. 11,52,838.00/- DUES AS ON 17 APR 2025	8 FEB 24 Rs. 950563/- DUES AS ON 6 FEB 24	7 MAR 25	FLAT NO 204, SECOND FLOOR, SALVAVIDAS BUILDING, GAT NO 525/3, LONI BK, RAHTA, AHMEDNAGAR PIN: 413712 ADMEASURING 625 SQ. FT.	Rs. 1147700/-	Rs. 114770/-	11.00 AM TO 01.00 PM 24 MAY 2025	OFFICE NO.8, 1ST FLOOR, AMARDEEP COMPLEX, ABOVE LAPTOP BAZAAR, SARIEPURA, AHMEDNAGAR-414001, MAHARAS HTRA-INDIA
SHRIKANT PRABHAKAR DASARI, PREMI LAL DASARI (AC NO.) /INPUN02216-170033747	Rs. 7,71,463.00/- DUES AS ON 17 APR 2025	12 SEP 24 Rs. 651462/- DUES AS ON 11 SEP 24	5 MAR 25	FLAT NO 18, 4TH FLOOR SR NO 16 "RAMESWAR HEIGHT" HISSE NO. 3/1/8, AMBEGAON BK, PUNE, NEAR SILVER PARK AT VILLAGE AMBEGAON BK TAL. HAVELI, DIST-PUNE, MAHARASHTRA PIN-411046 ADMEASURING 300 SQ.FT.	Rs. 900000/-	Rs.- 90000/-	11.00 AM TO 01.00 PM 24 MAY 2025	OFFICE NO.201, ATARVAHA PLAZA, 2ND FLOOR, PUNE SATARA ROAD, PUNE-411043, 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 during office hours at the above mentioned offices. 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 information and to the person who want to know about the procedure of tender they may contact AAVAS FINANCIERS LIMITED 201,202, 11th 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 dues are not repaid in full.


Place : Jaipur Date : 24-04-2025
Authorised Officer Aavas Financiers Limited

 **पंजाब नैशनल बैंक**  **punjab national bank**
...प्रगति का प्रतीक ! ...the name you can BANK upon !

**Circle Sastra Centre, Kolhapur : 1182/17, Ground Floor,
Rajaram Puri, 4th Lane, Takala, Kolhpaur- (Maharashtra) -
416008 Email: cs8264@pnb.co.in, Ph : 0231-2524017**

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					
Lot No.	Name of the Branch Name of the Account Name & Addresses of the Borrower / Guarantors Account	Description of the Immovable Properties Mortgaged / Owner's Name (Mortgagors of property(ies)) & Details of the encumbrances known to the secured creditors	A) Date of Demand Notice u/s 13(2) of SARFESI ACT 2002 B) Outstanding Amount as on 31/03/2025 C) Possession Date u/s 13(4) of SARFESI ACT 2002 D) Nature of Possession Symbolic / Physical / Constructive	Reserve Price EMD Bid Increase Amount	Date / Time of E-Auction
1	Branch : Kolhapur Account Name : Sandeep Chandrakant Mandarekar	Flat 102, 1st Floor, C S No. 1940, Anjana Heritage Builtup area 73.42 sq. mtr Mtr Near Gandhi Putala, Valiwade, Gandhi Nagar, Kolhapur Encumbrance - Not Known	A) 31.01.2023 B) Rs. 90,76,967 + further interest C) 02.04.2023 D) Symbolic Possession	Rs. 24.50 Lac Rs. 2.45 Lac Rs. 0.25 Lac	Dt. 14.05.2025 11.00 A.M. to 4.00 P.M.
2	Borrower : Mrs. Manisha Sandeep Mandarekar	Shop No. 3 & 4, Ground Floor C S No. 1940, Anjana Heritage, Admeasuring 44.60 Sq. Mtr Near Gandhi Putala, Valiwade, Gandhi Nagar, Kolhapur. Encumbrance - Not Known	A) 31.01.2023 B) Rs. 90,76,967 + further interest C) 02.04.2023 D) Symbolic Possession	Rs. 28.00 Lac Rs. 2.80 Lac Rs. 0.25 Lac	Dt. 14.05.2025 11.00 A.M. to 4.00 P.M.
3	Branch : Sangli Account Name : Satish Laxman Mane Borrower : Hotel Satish Palace Prop. Satish Laxman Mane	Equitable Mortgage of Property of Hotel Satish Palce, Plot No.6 and 11, R.S. No-153/15+13B/2, Kolhapur-Sangli Road, Jaysinghpur, Tal-Shirol, Dist-Kolhapur Encumbrance - Not Known	A) 07.06.2023 B) Rs. 83,37,419.90 + further interest C) 05.09.2023 D) Symbolic Possession	Rs. 162.00 Lac Rs. 16.20 Lac Rs. 0.25 Lac	Dt. 14.05.2025 11.00 A.M. to 4.00 P.M.
4	Branch : Solapur	MIDC Land & Building bearing F-70 total adm. 7712.00 sq. mtrs. & built up area adm. 1619.20 sq. mtrs. in Chincholi Industrial Area at Village Chincholi Kati Taluka-Mohol Dist-Solapur, in name of M/s Rohan Oil Industries through Prop. Harish Javerchand Gala (HUF) Encumbrance - Not Known	A) 25.09.2024 B) Rs. 14,16,71,818.29 + further interest C) 04.12.2024 D) Symbolic Possession	Rs. 315.00 Lac Rs. 31.50 Lac Rs. 0.25 Lac	Dt. 14.05.2025 11.00 A.M. to 4.00 P.M.
5	Account Name: M/s Rohan Oil Industries (HUF) Borrower : Karta Mr. Harish Javerchand Gala	Property situated in District & Sub District Solapur, Tal – North Solapur bearing City Survey No. 8338/A/5/2/2 total admeasuring 371.00 Sq. Mtrs out of this Flat No 5 on the 5th floor having its carpet area adm 112.84 sq mtr known as "Anusha Apartment", situated at Railway Line, Solapur within the limits of Solapur Municipal Corporation belonging to Mrs. Heena Harish Gala Encumbrance - Not Known	A) 25.09.2024 B) Rs. 14,16,71,818.29 + further interest C) 04.12.2024 D) Symbolic Possession	Rs. 90.00 Lac Rs. 9.00 Lac Rs. 0.25 Lac	Dt. 14.05.2025 11.00 A.M. to 4.00 P.M.
6		Property situated in District & Sub District Solapur, Tal – North Solapur bearing City Survey No. 8338/A/5/2/2 total admeasuring 371.00 Sq. Mtrs out of this Flat No 6 on the 6th floor having its carpet area adm 108.07 sq mtr having Built-up area adm 152.31 sq. mtr known as "Anusha Apartment", situated at Railway Line, Solapur within the limits of Solapur Municipal Corporation belonging to Mr. Harish Javerchand Gala & Mrs. Heena Harish Gala Encumbrance - Not Known	A) 25.09.2024 B) Rs. 14,16,71,818.29 + further interest C) 04.12.2024 D) Symbolic Possession	Rs. 105.00 Lac Rs. 10.50 Lac Rs. 0.25 Lac	Dt. 14.05.2025 11.00 A.M. to 4.00 P.M.
7	Branch : Solapur Account Name: Mahalaxmi Traders	Flat No. T-1, 3rd Floor, Ishwari Apartment, Waman Nagar Condominium admeasuring capter area 40.45 Sq. Mtrs, Total Carpet area 57.28 Mq. Mtrs situated at Survey No 154/153/1, Plot No. 18, Majrewadi, Near KLE School, Jule Solapur, Solapur – 413004 Encumbrance - Not Known	A) 30.05.2023 B) Rs. 1,07,37,544.44 + further interest C) 19.08.2023 D) Symbolic Possession	Rs. 22.00 Lac Rs. 2.55 Lac Rs. 0.10 Lac	Dt. 14.05.2025 11.00 A.M. to 4.00 P.M.
8	Borrower : Prop. Jyoti Dhangapure	Flat No. 304, 3rd Floor, Shree Bhagwati Tower Apartment, Plot No. 45A+45B, Plot No 93 (As per 7/12), Old Survey No 315/2B, New Survey No. 129/2B, Majrewadi, Near Dawat Hotel, Jule Solapur, Dist Solapur – 413004 admeasuring 80.49 Sq. Mtrs Encumbrance - Not Known	A) 30.05.2023 B) Rs. 1,07,37,544.44 + further interest C) 19.08.2023 D) Symbolic Possession	Rs. 31.50 Lac Rs. 3.15 Lac Rs. 0.10 Lac	Dt. 14.05.2025 11.00 A.M. to 4.00 P.M.
9	Branch : Sangli Account Name: M/s Narash Agro Industries Borrower : Mr. Babaso Prabhu Adamuthe (Partner) Mr. Chetan Babaso Patil (Partner) Mr. Pramod Kallapa Chougule	Mortgage of Northern Area out of Gat No. 23, near Sanjivani agro, At Mouje Tamadalghe, Tal Shirol, Dist- Kolhapur in the name of Babaso Prabhu Adamuthe and Mr. Chetan Babaso Patil having northern side area H0-29R along with structure thereon Encumbrance - Not Known	A) 13.12.2022 B) Rs. 86,65,689.41+ further interest C) 04.03.2023 D) Symbolic Possession	Rs. 42.00 Lac Rs. 4.20 Lac Rs. 0.25 Lac	Dt. 14.05.2025 11.00 A.M. to 4.00 P.M.
10	Branch : Ichalkaranji Account Name: Gudasahab Mohammad Chinchale	Existing Land situated in Ichalkaranji in R.S. No. 455/1 admeasuring 1H7R & building thereon bearing W.No 13, HNo 459/1 & 459/2, Kadapure Tal, Kulkarni Mala, Ichalkaranji, Tal – Hatkanangale, Dist – Kolhapur Encumbrance - Not Known	A) 03.10.2023 B) Rs. 1,04,67,106.00+ further interest C) 15.12.2023 D) Symbolic Possession	Rs. 67.50 Lac Rs. 6.75 Lac Rs. 0.25 Lac	Dt. 14.05.2025 11.00 A.M. to 4.00 P.M.
11	Branch : Sangli Account Name: M/s. Singh Dairy Products Borrower : Krishna Kumar Singh (Partner)	Land along with structure thereon, constructed at Gat no. 1191 on Kavathe Ekand Tq. Tasgaon, Sangli Encumbrance - Not Known	A) 31.05.2022 B) Rs. 1,40,70,294.12+ further interest C) 02.12.2022 D) Physical Possession	Rs. 40.50 Lac Rs. 4.05 Lac Rs. 0.25 Lac	Dt. 14.05.2025 11.00 A.M. to 4.00 P.M.
12	Shailesh Kumar Singh (Partner) Mrs. Pushpa Singh	Plant & Machinery owned by M/s Singh Dairy Products at Gat no. 1191 on Kavathe Ekand Tq. Tasgaon, Sangli Encumbrance - Not Known	A) 31.05.2022 B) Rs. 1,40,70,294.12+ further interest C) 02.12.2022 D) Physical Possession	Rs. 16.20 Lac Rs. 1.62 Lac Rs. 0.10 Lac	Dt. 14.05.2025 11.00 A.M. to 4.00 P.M.

NIDO HOME FINANCE LIMITED					
(formerly known as Edelweiss Housing Finance Limited) Regd Office: 5th Floor, Tower 3, Wing B, Kohninoor City Mall, (formerly Kirti, Kirol Road, Kurla (W), Mumbai-400070. Regional Office at: Office No. 407-410, 4th Floor, Kakade Bizz Incn, CTS 2667B, Goshikhand Road, Bhamburda, 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 Secured Interest (Enforcement) Rules, 2002.					
Notice is hereby given to public in general and in particular to borrower co-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 Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited) for the loan availed by Borrower(s), Co borrower(s) and Guarantor(s). The secured creditor is having Symbolic/Constructive possession of the below mentioned Secured Asset.					
Sl. No.	Name of Borrower(s)/Co Borrower(s)/ Guarantor(s)	Amount of Recovery	Reserve Price and EMD	Date & Time of the Auction	
		Rs.33,59,327/- (Rupees Thirty Three Lakhs Fifty Nine Thousand Three Hundred Twenty Seven Only) for Lan no.LPUN01000092658 and	Rs.75,59,500/- (Rupees Seventy Five Lakhs Fifty Nine Thousand Five Hundred Only)	09.06.2025	
1.	Ranjit Rajendra Deshmukh (Borrower) Rajendra Dagdu (Co Borrower)	Rs.38,02,626/- (Rupees Twenty Three Lakh Eight Thousand Two Hundred Sixty Only) for Lan no. LPUN01000092679 as on 22.04.2025 + Further Interest thereon Legal Expenses	Rs.75,59,500/- (Rupees Seventy Five Lakhs Fifty Nine Thousand Five Hundred Only)	11.am to 12 Noon (With 5 Minutes Unlimited Auto Extensions)	
	Sangita Rajendra Deshmukh (Co-Borrower)		Earnest Money Deposit		
			Rs.7,55,950/- (Rupees Seven Lakhs Fifty Five Thousand Nine Hundred Fifty Only)		
Date & Time of the Inspection: 08.05.2025 between 11.00 am to 3.00 pm Symbolic Constructive Possession date:- 28-03-2025					
Description of the Secured Asset: All The Part And Parcel Bearing Block No.38 Entire Construction Thereon Area Admeasuring 223.56 Sq. Mtr i.e. 2077 Sq Ft.36kh (Ground Floor Area Admeasuring 76.64 Sq Mtr + First Floor Area Admeasuring 37.16 Sq Mtr + 8.36 Sq Mtr + Open Space) In Sanskruti Co-Operative Housing Society Ltd Which is Constructed On Plot No.22n 22n Area Admeasuring 554.31 Sq Mtr. Survey No.187/1b+187/2b+187/3/1/2 Situated At Village Wadgaon Tal Maval Dist Pune Within The Limits Of Sub Registrar Of Wadgaon Maval. The Said Property is Bounded As: North: Block No.35 & 36 South: 20 Ft Wide Road East: Block No.39 West: Block No.37					
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, NIDO HOME FINANCE LIMITED BANK: STATE BANK OF INDIA, Account No. 65226845199, SARFAESI-Auction, NIDO HOME FINANCE LIMITED, IFSC Code: SBIN001593. 3) The last date for submission of online application BID form along with EMD is 08.06.2025. 4) For detailed terms and condition of the sale, please visit the website https://sarfaesi.auctiontiger.net or Please contact Mr. Maulik Shrivani Ph. +91- 6351896643/9173528727, Help Line e-mail ID: Support@auctiontiger.net .					
Mobile No. 7400110339 / 7400113287 Date: 24.04.2025				Sd/- Authorized Officer Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited)	



KOTAK MAHINDRA BANK LIMITED

Registered Office at 27BKK, C-27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai – 400 051, also branch office at Admas Plaza 4th Floor 166/CSJ Road Kollivry Village Kunchi Kurve Nagar, Near Hotel Hare Krishna Santacruz East Mumbai-400098

DEMAND NOTICE

Under Section 13(2) of the Securitization And Reconstruction of Financial Assets And Enforcement of Security Interest Act, 2002 read with Rule 3 (1) of the Security Interest (Enforcement) Rules, 2002. The undersigned is the Authorized Officer of Kotak Mahindra Bank Ltd. (KMBL) under Securitization And Reconstruction of Financial Assets And Enforcement of Security Interest Act, 2002 (the said Act). In exercise of powers conferred under Section 13(12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, the Authorized Officer has issued Demand Notices under section 13(2) of the said Act, calling upon the following Borrower(s) (the "said Borrower(s)"), to repay the amounts mentioned in the respective Demand Notice(s) issued to them that are also given below. In connection with above, Notice is hereby given, once again, to the said Borrower(s) to pay to KMBL, within 60 days from the publication of this Notice, the amounts indicated herein below, together with further interest as detailed in the said Demand Notice(s), from the date(s) mentioned below till the date of payment and/or realization, payable under the loan agreement read with other documents/writings, if any, executed by the said Borrower(s). As security for due repayment of the loan, the following assets have been mortgaged to KMBL by the said Borrower(s) respectively.

Sr. No.	Loan Account No./ Name and Address of the Borrower(s)/ Co-borrower(s)/Guarantor(s)	Demand Notice Date and Amount	Description of Secured Asset (Immovable Property)
1.	LOAN ACCOUNT NO. HF39777809 & HF39869457 CRN 639615295, Mr. Rajat Sudhakar Sakunde (Borrower/Mortgagor) 2. Mrs. Prajakta Rajat Sakunde (Co-Borrower/ Mortgagor) Having Address At: Sr.No.72, Shilvnagari MIDC, Dighli, Opp. Gawade Floor Mill, Pune, Maharashtra- 411015 And also at: Flt.No.605, 6th Floor, in the building known as Mrudula Residence, CTS No.866 to 877, 879 & 923, near Budhia Vihar, Opp to Gavhane Talim, Bhosari, Pune, Maharashtra- 411039.	Demand Notice Dated: 11th April 2025 Total aggregating to all loan accounts Rs.17,01,736.35 /- (Rupees Seventeen Lakhs One Thousand Seven Hundred Thirty Six and Thirty Five Paise Only) as on 02nd Day of April 2025	All that piece and parcel of Apartment/ Flat No.605 on the 6th Floor, admeasuring 27.65 Square meters carpet area (including balcony) in the building called "Mrudula Residency being constructed on part of CTS No.866 to 877, 879 & 923 situated at village Bhosari, Tal. Haveli, Dist. Pune, under the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub- Registrar Haveli.

NPA Dates:- it is to be noted that your common CRN number is 639615295. Due to your Credit Card account no. 090406100002865359 account being classified as NPA on 06th Day of February 2025, hence your Home Finance account Nos. HF39777809 & HF39869457 is also classified as NPA on 06th Day of February 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;"

In the said Borrowers shall fail to make payment to KMBL as aforesaid, KMBL shall proceed against the above secured assets under Section 13(4) of the Act and the applicable Rules, entirely at the risks of the said Borrowers as to the costs and consequences. The said Borrowers are prohibited under the Act from transferring the aforesaid assets, whether by way of sale, lease or otherwise without the prior written consent of KMBL. Any person who contravenes or abets contravention of the provisions of the said Act or Rules made there under, shall be liable for imprisonment and/or penalty as provided under the Act.

Place: Pune

Date: 24/04/2025

Sd/- (Authorized Officer)

For Kotak Mahindra Bank Limited



A horizontal banner advertisement for Financial Express. The background is dark blue with faint white line graphs. On the left is a red stylized flame logo. In the center, a rolled-up newspaper titled "FINANCIAL EXPRESS" is shown, with headlines like "Did you get a loan and more pledged shares?", "The stock market's going to take a breather today", and "Opportunity to trade". Below the newspaper is the website "financialexpress.com". On the right is the text "FOR DAILY BUSINESS." and another red stylized flame logo. At the bottom, there are four sets of color calibration bars (grey, cyan, magenta, yellow, black).