

AAVAS FINANCIERS LIMITED (Formerly known as Au HOUSING FINANCE 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

Name of Borrowers/ Co-Borrowers/	Dues As on	Date & Amount of 13(2)Demand	Date of Poss-	Description of Property	Reserve Price For	Earnest Money For	Date & Time of	Place of Tender Submission, Tender Open & Auction at
Manohar Thavaru Chavan, Mrs. Padma Manohar Chavan (Ac No.) LNPIM00314-150008409	Rs. 775769/- Dues as on 31 Jan 2024	Notice 31-Aug-16 Rs. 1037723/- Dues as on 31 Aug 16	ession 22- Nov-23	Flat No. – 07, 4Th Floor, Mauli Paradise, Sr. – No. – 17/3, Plot No 24 A, Village - Pimple Gaurav, Tal. – Haveli, Dist. – Pune, Maharashtra - Admeasuring – 651 Sq. Ft .	Rs. 2187360/-	Rs. 218736/-	11.00 AM TO 01.00 PM 18 Mar 2024	Aavas Financiers Ltd OFFICE NO.201, ATHARVA PLAZA, 2ND FLOOR, PUNE SATARA ROAD, DHANKAWADI, PUNE-411043, MAHARASHTRA- INDIA
SURAJ BHARAT LANGOTE, Mr. BHARAT LANGOTE, Mrs. SUMAN LANGOTE GUARANTOR: Mr. JIVANRAO SARJERAO JAMBHALE (Ac No.) LNKHP00618-190089784	Rs. 885524.41/- Dues as on 31 Jan 2024	7-Dec-22 Rs. 798013.41/- Dues as on 6 Dec 22	25- Oct-23	PROPERTY SITUATED AT PLOT NO. 7, R.S.NO. 8/1, 8/2, PATIL MALA, ICHALKARANJI, HATKANGALE, TAKAWADE, KOLHAPUR, MAHARASHTRA ADMEASURING 98.76 Sq. Mtrs	Rs. 1658400/-	Rs. 165840/-	11.00 AM TO 01.00 PM 18 Mar 2024	SHOP NO. 109, 1ST FLOOR, REVOLUTION, E- WARD, STATION ROAD, KOLHAPUR- 416001, MAHARASHTRA- INDIA
SAGAR DEEPAK PATIL, Mr. DEEPAK RAYGONDA PATIL, Mrs. SUREKHA DEEPAK PATIL (Ac No.) LNKHP00719-200115559	Rs. 3820123/- Dues as on 31 Jan 2024	3-Aug-22 Rs. 2801363/- Dues as on 3 Aug 22	9-Oct- 23	PLOT NO. 24 A, R S NO 1331, NEAR KIDKADI MANDIR, SITUATED AT NIYOJIT VISHWABHARTI SAH GRUH NIRMAN SANSTHA LTD. D WARD KARVEER, KOLHAPUR, MAHARASHTRA ADMEASURING 93 Sq. Mtrs	Rs. 2760320/-	Rs. 276032/-	11.00 AM TO 01.00 PM 18 Mar 2024	SHOP NO. 109, 1ST FLOOR, REVOLUTION, E- WARD, STATION ROAD, KOLHAPUR- 416001, MAHARASHTRA- INDIA
ASHA ARJUN RANSINGH, Mr. ARJUN RANSINGH (Ac No.) LNSHR00617-180051843	Rs. 960359/- Dues as on 31 Jan 2024	7-Sep-22 Rs. 627614/- Dues as on 7 Sep 22	24- Aug-23	NEW SYNO 12/41, NEAR SWAMI SAMARTH MANIDIR, GAJANAN COLONY, SUTGIRINI ROAD, SAGMER HIGHWAY, DATTANPURA, SHRIRAMPUR, AHMEDNAGAR, MAHARASHTRA ADMEASURING 833.47 Sq. Ft.	Rs. 543190.4/-	Rs. 54319/-	11.00 AM TO 01.00 PM 18 Mar 2024	GALA NO-204, FIRST FLOOR, DHRUVI LIFE STYLE, MAIN ROAD, SHRIRAMPUR- 413709, MAHARASHTRA- INDIA
NIKHIL GULABRAO JADHAV, Mrs. BHARATI GULABRAO JADHAV, Mr. GULABRAO HARIBHAU KANGADE GUARANTOR: Mrs. SUPRIYA SANDIP DESHPANDE, Mr. SANDEEP CHANDRASHEKHAR DESHPANDE (Ac No.) LNKRD00321-220222023	Rs. 6896863/- Dues as on 31 Jan 2024	11-Jul-23 Rs. 6344181/- Dues as on 4 Jul 23	30- Nov-23	FLAT NO. 501, 5TH FLOOR, AMRUTVEL RESIDENCY, ON PLOT NO. 2, S. NO. 116, HISSA NO. 5, CTS NO. 1051, NEAR WAKESHWAR CHOWK, PUNE, MAHARASHTRA ADMEASURING 70.81 Sq. Mtrs	Rs. 6204000/-	Rs. 620400/-	11.00 AM TO 01.00 PM 18 Mar 2024	101, GOLD CREST, S.NO.5/6, KHARADI, PUNE- 411014, MAHARASHTRA- INDIA
CHANDAN YASHWANT DESHMUKH, Mrs. SUJATA CHANDAN DESHMUKH GUARANTOR: Mr. NANDKISHOR EKNATH GOSAVI (Ac No.) LNHAD02216-170029471	Rs. 1540005.41/- Dues as on 31 Jan 2024	4-Sep-21 Rs. 1142171.41/- Dues as on 2 Sep 21	13- Sep-23	FLAT NO. 403, 4TH FLOOR, S. NO. 41, AKSHAY APT, JADHAV NAGAR, WADGAON BUDRUK, HAVELI, PUNE, MAHARASHTRA, ADMEASURING 300 Sq. Ft.	Rs. 960000/-	Rs. 96000/-	11.00 AM TO 01.00 PM 18 Mar 2024	OFFICE NO. L-218, 1ST FLOOR, WING- 'L', MEGACENTER, NEAR MAGAPATTA FLY OVER, SOLAPUR ROAD, HADAPSAR, PUNE- 411028, MAHARASHTRA- INDIA
GAHININATH SURYABHAN WAGHMODE, Mrs. VARSHA GAHININATH WAGHMODE (Ac No.) LNPMP02920-210154032 & LNPMP00520- 210154232	Rs. 2454856/- & Rs. 1249800/- Dues as on 31 Jan 2024	7-Apr-22 Rs. 2100542/- & Rs. 1030983/- Dues as on 5 Apr 22	16- Sep-23	PROPERTY BEARING GAT NO. 1247, VARSHA NIWAS, CHIKHALI, PIMPRI CHINCHWAD, PUNE, MAHARASHTRA & PROPERTY BEARING GAT NO. 1247, CHIKHALI, HAVELI, PIMPRI CHINCHWAD, PUNE, MAHARASHTRA ADMEASURING 500 Sq. Ft. & 1000 Sq. Ft.	Rs. 3849000/-	Rs. 384900/-	11.00 AM TO 01.00 PM 18 Mar 2024	OFFICE NO. 2/22, GROUND FLOOR, MAHALAXMI HEIGHT, MORWADI, NEAR BANK OF MAHARASHTRA, PIMPRI, PUNE- 411018, MAHARASHTRA- INDIA
VIJAY DATTU JADAV, Mr. DATTU SUKDEV JADHAV, Mrs. SHOBHA DATTU JADHAV (Ac No.) LNCHA00616-170036132	Rs. 1141787.41/- Dues as on 31 Jan 2024	24-Nov-21 Rs. 887112.41/- Dues as on 24 Nov 21	28- Nov-23	INTERNAL PLOT NO. 11, GAT NO. 24+27+30+31+32+33+34, TOTALLY ADM. 12475.322 SQ. MTRS OUT OF WHICH AREA ADM. 2421 SQ. FT. OUT OF WHICH AREA 1210.05 SQ. FT., AT POST. KADACHIWADI, CHAKAN, KHED, PUNE, MAHARASHTRA Admeasuring 1210.5 Sq. Ft.	Rs. 2046240/-	Rs. 204624/-	11.00 AM TO 01.00 PM 18 Mar 2024	3RD FLOOR, GHANWAT PLAZA, A-WING, 3RD FLOOR, OFFICE NO.301, CHAKAN- TALEGAON ROAD, CHAKAN-410501, MAHARASHTRA- INDIA
SHEKAR SADHU GHOGARE, Mrs. SANJANA SADHU GHOGARE GUARANTOR: Mr. AKASH SHAM NIKAM (Ac No.) LNPUN00318-190074238	Rs. 1916271/- Dues as on 31 Jan 2024	5-Jan-23 Rs. 1811341/- Dues as on 4 Jan 23	19-Jul- 23	FLAT NO. 101, 1ST FLOOR, CTS NO 544, ARVI ROAD, AMBEGAON BK, HAVELI, PUNE, MAHARASHTRA ADMEASURING 591.58 Sq. Ft.	Rs. 1515520/-	Rs. 151552/-	11.00 AM TO 01.00 PM 18 Mar 2024	OFFICE NO.201, ATHARVA PLAZA, 2ND FLOOR, PUNE SATARA ROAD, DHANKAWADI, PUNE-411043, MAHARASHTRA- INDIA
RAJANI SUHAS TALEKAR, Mr. SUHAS SHRIRANG TALEKAR (Ac No.) LNSAN02819-200124777	Rs. 3703179/- Dues as on 31 Jan 2024	4-Jun-22 Rs. 2868970/- Dues as on 4 Jun 22	28-Jul- 23	FLAT NO. A-02, FIRST FLOOR, SAI VISHWA RESIDENCY, GAT NO. 26/B, VILLAGE SAKHARALE, WALWA, SANGLI, MAHARASHTRA & ADMEASURING 87.67 Sq. Mtrs	Rs. 2638480/-	Rs. 263848/-	11.00 AM TO 01.00 PM 18 Mar 2024	STILT FLOOR, SHIVRATAN APARTMENT, SHOP NO. M-1, COLLEGE CORNER, SANGLI- 416416, MAHARASHTRA- INDIA
RAVINDRA JANAJI SONAWANE, Mrs. POOJA RAVINDRA SONAWANE GUARANTOR: Mr. VISHAL SUNIL PAWAR (Ac No.) LNSRR00620-210149820	Rs. 1306982.33/- Dues as on 31 Jan 2024	7-Apr-22 Rs. 837836/- Dues as on 5 Apr 22	21-Jul- 23	PROPERTY SITUATED AT GAT NO. 414/1, GAVTHAN GROUND, NEAR SANDIP SHELKE BANGALA, HEYWAY, VEDEGAVAN, AHMEDNAGAR, MAHARASHTRA ADMEASURING 00 H 02 R	Rs. 2033280/-	Rs. 203328/-	11.00 AM TO 01.00 PM 18 Mar 2024	OFFICE NO.103, 1ST FLOOR, SAI BUSINESS COURT, SURAINAGR, SHIRUR, TAL- SHIRUR, DIST- PUNE-412210, MAHARASHTRA- INDIA
Vaishali Sunil Surashe, Mr. Sunil Ashok Surashe GUARANTOR: Mr. Namdev Madhav Abuj (Ac No.) LNHSR02217-180061023	Rs. 1915888.41/- Dues as on 31 Jan 2024	18-Dec-20 Rs. 908072.41/- Dues as on 18 Dec 20	11- Oct-23	SURVEY NO. 174/276 (OLD SURVEY NO. 2/2), SUB PLOT NO. 67 TO 72/10, PLOT NO. 10 PAIKI, GREEN PHASE 3, ROW HOUSE NO. 17, MOUJE - BHAIRAVNATHNAGAR, GONDAVANI, TAL SHRIRAMPUR, DISTRICT - AHMEDNAGAR, MAHARASHTRA. ADMEASURING 55.275 SQ. MTRS.	Rs. 799040/-	Rs. 79904/-	11.00 AM TO 01.00 PM 18 Mar 2024	OFFICE NO-8, 1ST FLOOR, AMARDEEP COMPLEX, ABOVE LAPTOP BAZAAR, SARJEPURA, AHMEDNAGAR- 414001

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 (Formerly known as "Au HOUSING FINANCE LIMITED"). The Interested parties at above mentioned office of AAVAS FINANCIERS LIMITED (Formerly known as "Au HOUSING FINANCE LIMITED"). The Interested parties at above mentioned office of AAVAS FINANCIERS LIMITED (Formerly known as "Au HOUSING FINANCE LIMITED"). The Interested parties at above mentioned office of AAVAS FINANCIERS LIMITED (Formerly known as "Au HOUSING FINANCE LIMITED"). The Interested parties at above mentioned office of AAVAS FINANCIERS LIMITED (Formerly known as "Au HOUSING FINANCE LIMITED"). The Interested parties at above mentioned office of AAVAS FINANCIERS LIMITED. (Formerly known as "Au HOUSING FINANCE LIMITED"). The Interested parties at above mentioned office of AAVAS FINANCIERS LIMITED. (Formerly known as "Au HOUSING FINANCE LIMITED"). The Interested parties at above mentioned office of AAVAS FINANCIERS LIMITED. (Formerly known as "Au HOUSING FINANCE LIMITED"). The Interested parties at above mentioned office of AAVAS FINANCIERS LIMITED. (Formerly known as "Au HOUSING FINANCE LIMITED"). The Interested parties at above mentioned office of AAVAS FINANCIERS LIMITED. (Formerly known as "Au HOUSING FINANCE LIMITED"). The Interested parties at above mentioned office of AAVAS FINANCIERS LIMITED. (Formerly known as "Au HOUSING FINANCE LIMITED"). The Interested parties at the Interested parties at above mentioned of AAVAS FINANCIERS LIMITED. (Formerly known as "Au HOUSING FINANCE LIMITED"). The Interested parties at the Interested parties at above mentioned of AAVAS FINANCIERS LIMITED. (Formerly known as "Au HOUSING FINANCE LIMITED"). The Interested parties at above mentioned of AAVAS FINANCE LIMITED. (Formerly known as "Au HOUSING FINANCE LIMITED"). The Interested parties at above mentioned of AAVAS FINANCE LIMITED. (Formerly known as "Au HOUSING FINANCE LIMITED"). The Interested parties at above mentioned at the Interested 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 (Formerly known as "Au HOUSING FINANCE LIMITED") 201,202, Ilnd Floor, South End Square, Mansarovar Industrial Area, jaipur-302020 or Sadik Ali Siddqui – 7073470482 or respective branch during office hours. Note: This is also a 15/30 days notice under Rule 9(1)/8(6) to the Borrowers/Guarantors/Mortgagor of the above said loan accounts about tender inter se bidding sale on the above mentioned date. The property will be sold, if their out standing duesare not repaid in full.

Authorised Officer Aavas Financiers Limited Place: Jaipur Date: 11-02-2024

FE SUNDAY

CAUTION PUBLICATOR CE

for Sale dated 05/08/2011, was executed and registered between our client M/s. EOS Lifescapes Private Limited (At present M/s. EOS Lifescapes LLP) and the owner Mr. Subhash Baburao Sanas, being the Sole Proprietor of M/s Sanas Builders in respec of the property, i.e. all that piece and parcel of contiguous block of land admeasuring 6033.60 sq. mtrs., formed of all those pieces and parcels of land or ground admeasuring 2173 Sq.mtrs., 2000.20 sq.mtrs. and 1860.40 sq.mtrs., bearing Plot Nos. 178+179+18 its corresponding CTS Nos. 3348+3349+3350 respectively out of the sanctioned layou in respect of land bearing Survey No. 604/1+605+608 situated at Lullanagar, Revenue Village: Bibvewadi (Munjeri), Taluka: Pune City, District: Pune, which is mor particularly described in the schedule written hereunder and hereinafter referred to as th said property and our client has paid Rs. 12,00,00,000/- (Rupees Twelve Crores only towards the part sale consideration of the said property and our client has claim, right, title

and interest over the said property. That the said property was the subject matter of the Arbitration Proceedings, and o 15/06/2017 the Learned Sole Arbitrator passed an award in said arbitration proceeding and our client has challenged the said Award, before the Hon'ble District Judge, Pun vide Appeal u/s 34 of Arbitration and Conciliation Act bearing No. Civil. M.A No 853/2017 and our client has also filed an Application u/s 9 of Arbitration and Conciliation Act for interim reliefs and upon the liberty/favorable order received from Hon'ble High Court of Bombay the interim reliefs application and the Appeal is pending for fin adjudication and our client has also registered a Notice of Lis-Pendence dated 18/08/202 in respect of the said property in the Office of Sub-Registrar Haveli No. 1 bearing Sr. No.

3706/2020 in respect of the said Civil M.A. No. 853/2017. Our client has also learnt that inspite of having knowledge about the pendin litigation in respect of the said property Mr. Subhash Baburao Sanas has entered into Deed of Conveyance/Sale with One Ikon Landmarks LLP, through its partners in respect of part of the said property and as well as has entered into one Agreement to Sale with Yunus Mohammed Shaikh, Rehana Yunus Shaikh and also entered into one Agreement with Cage Xavier Butterfield and one Agreement with Taher Shabbir Rangwala and Adhnan Shabbir Rangwala in respect of the part of the said property and our client ha

initiated action in respect of same as well in above referred pending Appeal. Our client has also recently learnt through various newspapers that a F.I.R fo Cheating and Forgery has been registered with Bharati Vidyapeeth Police Station, Pune i respect of illegal sale of two flats in the building known as 'Beverly Hills' which is par of the said property against Nitin Gajanan Patankar & 8 Ors., by Mr. Subhash Sanas an

the said matter is under investigation. General public is hereby cautioned that, the said transactions as well as the documents mentioned hereinabove are not binding upon our client and those shall b subject to the decision in the aforesaid Civil M.A. No. 853/2017 and Civil M.A. No. 472/2017 and further are cautioned to not to enter into any kind of transaction with Mr Subhash Baburao Sanas and/or M/s Sanas Builders and/or One Ikon Landmarks LLP and/or Yunus Mohammed Shaikh, Rehana Yunus Shaikh and/or Cage Xavie Butterfield and/or Taher Shabbir Rangwala and/or Adhnan Shabbir Rangwala, Mr Nitin Gajanan Patankar & Ors., or anyone acting on behalf of them in respect of the said property or part or thereof by way of Lease, Gift, Charge, Lien, Sale, Exchange Loan or Mortgage or in other way and any past, present or future transaction in respec of the said property or any part thereof by/with Mr. Subhash Baburao Sanas and/or M/ Sanas Builders and/or One Ikon Landmarks LLP and/or Yunus Mohammed Shaikh Rehana Yunus Shaikh and/or Cage Xavier Butterfield and/or Taher Shabbir Rangwal and/or Adhnan Shabbir Rangwala, Mr. Nitin Gajanan Patankar & Ors., or with any persor acting on behalf of them, will be illegal and not binding in any manner on our client which please note.

Schedule of Property:- All that piece and parcel of the contiguous block of lan admeasuring 6033.60 sq. mtrs. formed of all those pieces and parcels of land or ground admeasuring 2173 Sq.mtrs., 2000.20 sq.mtrs. and 1860.40 sq.mtrs., bearing Plot Nos 178+179+180 its corresponding CTS Nos. 3348+3349+3350 respectively out of the sanctioned layout in respect of land bearing Survey No. 604/1+605+608 situated a Lullanagar, Revenue Village: Bibvewadi (Munjeri), Taluka: Pune City, District: Pund and the contiguous block admeasuring 6033.60 sq.mtrs. is bounded as under: On or towards East: by land bearing CTS No. 3351, Bibvewadi; On or toward South: by land bearing Survey No. 609, Bibvewadi; On or towards West: by land bearin

CTS No. 3347, Bibvewadi; On or towards North: by Public Road. Together with multi storied building known as 'Beverly Hills', having an aggregation built-up area of 1829.25 sq.mtrs and the independent ground floor structure admeasuring 592.145 sq.mtrs., standing thereon. For Bansal Chorbele Law Chamber

Pune, 08/02/2024 Adv. Sunita Bansal /Adv. Nitish Chorbele

Address: Office No.313, 8th Floor, Antariksh Towers, Near Collector Office., Pune 411001 E-mail: mail@bclawchambers.com. Mobile: 9011059145 / 9422320820

ENCORE ASSET RECONSTRUCTION earc COMPANY PRIVATE LIMITED (ENCORE ARC) 5TH FLOOR, PLOT NO. 137, SECTOR 44, GURUGRAM - 122 002, HARYANA (WITHOUT PREJUDICE)

ENCOREARC/VSBL/LC/2324/0201 Date: 09.02.2024 1. M/s. Lattice Constructions through its prop. Avinash Abasaheb Jamale, S No. 3/7, Flat no 24, Bhairavnath Nagar, Narhe, Dhayari, Pune -411041, Also at:- S No. 23/26/2, Bungalow No 180, Raias Society, Katrai, Pune-411046.

2. Shri Amol Kaluram Walhekar (Mortgagor) through his power of attorney holder Avinas Abasaheb Jamale, S No. 62/1/1B/7, plimpale Nilakh Taluka haveli Distr. Pune-411027 3. Sou. Shubhangi Avinash Jamale (Guarantor), S No. 23/26/2, Bungalow No. 180, Raja

4. Shri Ramesh Rajaram Bhadale (Guarantor), S No. 29, Flat no. 5, Nikhil Heights, Vadgaoi

Dear Sir/Madam Sub: Notice for public e-Auction sale of secured asset of account of M/s. Lattice Constructions ("Borrower") under Rule 8 (6) read with proviso to Rule 9 (1) of the Security Interest (Enforcement) Rules, 2002 ("Rules") possession of which has been taken ove

under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act., 2002 ("SARFAESI Act") read with Rules. As you are aware that pursuant to the provisions of the SARFAESI Act. 2002. Encore Asse

Reconstruction Company Pvt. Ltd. ("Encore ARC") has acquired the financial assistance granted to the Borrower by The Vishweshwar Sahakari Bank Ltd. (VSBL) along with a underlying securities vide an Assignment Agreement dated 20.02.2019. Prior to acquisition of the financial assistance by Encore ARC, VSBL had issued notices unde

Section 13 (2) of the SARFAESI Act, 2002 dated 13.08.2015 advising you to pay the dues as mentioned therein. As you have failed & neglected to pay the dues within 60 days from the dat of receipt of the said notices issued under Section 13(2) of the SARFAESI Act, 2002, the Authorised Officer of VSBL took over the physical possession of the immovable secured asset as per the description given below on 06.04.2016 That, pursuant to the aforesaid assignmen the physical possession of the Secured Asset lies with the Authorised Officer of Encore ARC. In view of the above, we hereby give you notice under Rule 8 (6) read with proviso to Rule 9(1) o the Rules, that the Authorised Officer of Encore ARC will be selling the Secured Asset as mon particularly mentioned herein below on 19.03.2024 by way of public e- auction That, upon expiry of notice period of fifteen days, the Authorised Officer will accordingly take steps for publication of the notice of public e-auction under proviso to Rule 8 (6) read with Rule 9 (1) of The description of the Secured Asset and the Reserve Price fixed is mentioned herein below

1	De	scription	of Secured Asset		Reserve Price	EMD (In Rs.
Hissa area the li Have Regis towa By pr towa or tow Sche adme wing	no. 6 adm 00H-59R o mits of Gra Il Zilla Paris strar Haveli rds East - B operty out rds West - E wards North dule B: / easuring tot in the bu	easuring 12: f village Nar am panchay: shad Pune : No.1 to 20 f by property o of S no. 32/ By property o n- By 20 ft ro. All that pie lal area 8840 illding to b	d parcel of the land bearing S 00 sq mtrs i.e. 00H-12R out the Taluka Haveli Distr. Pune at Narhe Taluka Panchayat S and within the jurisdiction of Pune and bounded as under: of Shri Nahar, On or towards 8 of Shri Satyawan Walhekar of Shri Dada Kaluram Walhel ad & Land bearing S No. 32/5 ace and parcel of the 12 1 sq ft described herein below e constructed on the land Schedule A written herein ab	of total within samitte of Sub- On or South- On or kar, On 2 flats vin "C"	Rs. 69,00,000/-	Rs. 6,90,000/-
	Floor	Flat no.	Saleable Area (Sq ft)	1		
	First	101	590			
	First	103	935	1		
	Second	206	590			
	Second	205	685]		
	Second	204	935]		
	Third	301	590]		
	Third	303	935	1		

TOTAL AREA 6880 The detailed terms and conditions of the sale will also be uploaded on Encore ARC's website i.e https://www.encorearc.com and https://sarfaesi.auctiontiger.net/EPROC/ as per Rule 9 (7) or

935

Rules. (Dharmendra Maurya) Authorised Officer Date: 08.02.2024 Encore Asset Reconstruction Company Pvt. Ltd.



Credit Recovery And Legal Service Department Regional Office: 411 & 412, 4th Floor, Connaught Place, Bundgarden Road, Near Wadia College, Pune- 411001, Maharashtra.

Mob.: 9657209286

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

414001, MAHARASHTRA-

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 Symbolic / Physical possession of which has been taken by the Authorized Officer of Union Bank of India (secured creditor), will be sold on "As is where is", "As is what is" and "Whatever there is" basis on the date mentioned below, for recovery of dues as mentioned hereunder to Union Bank of India from the below mentioned Borrower(s) & Guarantor(s). The Reserve Price and the Earnest Money Deposit are also mentioned hereunder:

Sr. No.	Name of Borrowers / Guarantors and Type of Possession	Amount Due	Amount Due Description of the Properties	Reserve Price	Earnest Money Deposit	Min. Bid Increment By which the Bid is to be increased
	Name of the Branch and Contact Details			riice		
-	Mr. Ravi Modi & Mrs. Ranjeeta Modi (Borrowers) (Physical Possession)	Sixteen Lakhs Twenty- Five	All that piece & parcel of the property bearing Flat No. 401, B Wing, 4th floor, Phinix Vrundavan, Near Siddhivinayak Sankalp, Near Amit Project, Undri, Pune S. No. 54/7 (Old S. No. 87), Haveli, Pune. Bounded by: North : By open space, South : By open Space	Seventy-Five		Rs. 25,000.00/- (Rupees Twenty- Five Thousand only)
	Branch : Koregaon Park (64460) Mr. Kamlesh Varlekar 8898225248	Thousand Only) Plus further interest, costs and expenses				
2.	Mr. Punit Mahesh Saraf & Mrs. Rameshwari Punit Saraf (Borrowers) (Symbolic Possession)	Seven Lakh Seventy-Eight Thousand Thirteen Only) Plus	All that piece and parcel of property bearing Bungalow No B-1, S. NO. 327/2, 333A/333B/334A/1B, Plot No 45, Arkshalanagar, Near Gajanan Maharaj Mandir, Satara-415002. Bounded by: North : Plot No. 44, South : Side	(Rupees Twenty-	(Rupees Two	Rs.24,000.00/- (Rupees Twenty- Four Thousand Only)
	Branch: Satara LIC Building (06772) Mr. Vishwas Rahegaonkar	further interest, costs and expenses	Margin, East: Open Road, West: Aishwarya Residency			
- 13 <u>-</u>	Mrs. Rekha Vijay Shelar & Mr. Vijay Sarjerao Shelar (Borrowers) (Symbolic Possession)	Eighteen Lakhs Five Thousand Eight Hundred Twenty- One	All that piece & parcel of the property bearing Flat No. 01, Stilt Floor, A Wing, Shivraj Residency, Gat No 185/2/1 Shirur Tal Shirur Dist Pune, Bounded by: North : Flat No 02, South : By Land of Gat No 985/2A, East : By Road, West : Land of Gat No 986	Rs.13,31,000.00/- (Rupees Thirteen Lakhs Thirty-One Thousand Only)	Rs.1,33,100/- (Rupees One Lakh Thirty-Three Thousand One Hundred Only)	Rs. 14,000.00/- (Rupees Fourteen Thousand Only)
	Branch: Shirur (14052) Mr. Pravin Bhanudas Kute 9595469085	Only)Plus further interest, costs and expenses				
4.	Mrs. Sapna Dinesh Kundaram & Mr. Dinesh Haridas Kundaram (Borrowers) (Symbolic Possession)	Thirteen Lakhs Fifty-Six Thousand Seventy-Four & Paise	All that piece & parcel of the property bearing Flat no 408, Gat No 602, Toransparsh, 4th Floor, Near Khed shivapur Toll Plaza, village Khopi Tal Bhor Dist Pune 412205 Bounded by: East : By Open Space, West : By entrance, North : By flat No 407, South : By staircase& Flat No .401	Rs.15,79,000.00/- (Rupees Fifteen Lakhs Seventy- Nine Thousand Only)	Rs.1,57,900.00/- (Rupees One Lakh Fifty-Seven Thousand Nine Hundred Only)	Rs.16,000.00/- (Rupees Sixteen Thousand Only)
	Branch : Katraj (74430) Mr. Pankaj Deogade 9981701221	Ninety-Nine Only) Plus further interest, costs and expenses				

For detailed terms and condition of the sale, Branch contact detail, Registration and Login and Bidding Rules visit https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp Note: All bidders are requested to visit the above site & complete the registration, KYC Updation & payment 3 to 4 days before date of E-auction to avoid last minute rush.

> Date & Time of E-Auction: 14/03/2024 (12:00 Noon to 5:00 PM) This notice is also being published in vernacular. The English version shall be final if any question of interpretation arises.

Authorized Officer, Union Bank of India

PUBLIC NOTICE

FOR ORIGINAL DOCUMENT LOST IN TRANSIT

I Jyoti Balchand Daswani do hereby inform the public at large that I have lost my Original Degree For The Bachelor Of Science Course issued by Swami Ramanand Teerth Marathwada University. It has been lost on 09.01.2024 during the process of travelling to office from my home in Pune City. I have lodged an online Lost Report No. 21305-2024 on 09.02.2024. If any person finds the Original Degree, it is requested to return the same to me at the below mentioned address.

JYOTI BALCHAND DASWANI Add: Todkar Garden, B1 Building, Flat No. 19,

Bibwewadi-Kondhwa Road, Bibwewadi, Pune Mob: +91-98990 66887. E-Mail: jdaswani05@gmail.com



The South Indian Bank Ltd. Regional Office,802, B Wing, Parinee Crescenzo G Block, Bandra Kurla Complex(BKC), Bandra East, Mumbai, Maharshtra - 400051 Phone No:

022-67868888, Email: ro1001@sib.co.in, www.southindianbank.com

E - AUCTION SALE NOTICE E-Auction Sale Notice for Sale of Immovable Assets under the

of Security Interest Act, 2002 read with proviso to Rule 8(6) and 9(1) of the Security Interest (Enforcement) Rules, 2002. 1.M/s. M.K Ashraf & Co. Represented by its partners Shop No. 730, Shree

Securitisation and Reconstruction of Financial Assets and Enforcement

Chatrapati Shivaji MarketGultekadi, Pune, Maharashtra, Pin - 411 037 2.Mr. Ajeesh Menilakath Asharaf S/o Kochumuhammed, Menilakath House Karuvannur, Porathissery, Thrissur, Kerala, Pin-680711

3.Mr. Asharaf Menilakath Kochumuhammed S/o Kochumuhammed, Menilakath House, Karuvannur, Porathissery, Thrissur, Kerala, Pin-680711 4.Mr. Gurjeetsingh Sona Flat No. 1, Ground Floor Bella Vista, CTS No. 148 Plot No. 21/3. Samrat Chowk Vimannagar, Lohegoan Pune, Pin - 411014 5.Mrs. Rajvinder Kaur Flat No. 1, Ground Floor Bella Vista, CTS No. 148 Plot

No. 21/3, Samrat Chowk Vimannagar, Lohegoan Pune, Pin -411014 Notice is hereby given to the public in general and in particular to the borrower/quarantor that the below described immovable property mortgaged to the South Indian Bank Ltd, Branch Vishrantawadi Branch (Secured Creditor), the symbolic possession of which has been taken by the Authorised Officer of The South Indian Bank Limited (Secured Creditor), will be sold on "as is where is" basis, "as is what is" and "whatever there is" condition on 28-03-2024 for recovery of an amount of Rs. 1,57,74,454.68/- (One Crores Fifty Seven Lakhs Seventy four Thousand Four Hundred and Fifty Four and Piasa Sixty Eight Only as on 06-02-2024 with future interest, costs and expenses etc. thereon due to The South Indian Bank Limited. Branch Andheri East (Secured Creditor), from the above mentioned Borrower(s) and guarantor(s).

Name of Property Owner: Mr. Gurjeetsingh Sona & Mrs. Rajvinder Kaur

Description of the Property: All that part and parcel of Residential Flat No. 3 admeasuring 1105.46 Sq ft / 102.70 Sq Mtr (built-up area) on the 1st floor, along with Car Parking Space No. 3 admeasuring 9.29 Sq Mtr in the building known as BELLA VISTA CONDOMINIUM, together with interest in common areas and facilities amenities and 16.22% UDS over the land admeasuring 49209.05 Sq Mtr bearing Plot No. 21/3 in the Sanctioned Layout Plan in Sy No. 199, 204, 205, 206/1 & 209/1 (CTS No. 148) at Lohagaon, Vimannagar, Haveli Taluk, Pune District and owned by Mr. Gurjeetsingh Sona and Mrs. Rajvinder Kaur, more fully described in Agreement to Sale Sr. No. 10524/2011 dated 13.10.2011 of Sub-Registrar Office Haveli No. 8 Pune and Deed of Assignment Sr. No. 11014/2011 dated 25.10.2011 of Sub-Registrar Office Haveli No. 8, Pune and bounded as follows, North: By 40' wide road East: By Plot No. 21(p) South: By Plot No. 21(p) West: By 50' wide road

All that part and parcel of Residential Flat No. 1 admeasuring 923.22 Sq ft / 85.77 Sq Mtr (built-up area) on the 1st floor, along with Garden Area admeasuring 134.75 Sq Mtr and saleable area of 1356.26 Sq. ft in the building known as BELLA VISTA CONDOMINIUM, along with all other rights together with interest in common areas and facilities / amenities and 13.55% UDS over the land admeasuring 499.05 Sg M bearing Plot No. 21/3 in the Sanctioned Layout Plan in Sy No. 199, 204, 205, 206/1 & 209/1 (CTS No. 148) at Lohagaon, Vimannagar, Haveli Taluk, Pune District and owned by Mr. Gurjeetsingh Sona and Mrs. Rajvinder Kaur, more fully described in Agreement to Sale Sr. No. 10523/2011 dated 13.10.2011 of Sub-Registrar Office Haveli No. 8, Pune and Deed of Assignment Sr. No. 11015/2011 dated 25.10.2011 o Sub-Registrar Office Haveli No. 8, Pune and bounded as follows, North: By 40' wide road East: By Plot No. 21(p) South: By Plot No. 21(p) West: By 50' wide road Reserve Price: Rs.1,82,65,000/-(Rupees One Crores Eighty Two Lakhs Sixty

Tow Thousand Only) Earnest Money Deposit: Rs.18,26,500/- (Rupees Eighteen Lakhs Twenty Thousand Only)

EMD amount mentioned hereinabove shall be deposited via Demand Draft in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Mumbai at the address mentioned above or through RTGS to Account No:0147073000003011 held by "The Authorised Officer" in The South Indian Bank Ltd, Branch Pune (IFSC Code: SIBL0000147) by 04.00 p.m. on or before 27-03-2024

Date and time of E-auction: 28-03-2024 from 12.00 to 1.00 PM (with 5 minute unlimited auto extensions till sale is concluded) Encumbrances known to the Bank: Nil/ Encumbrances from 01-01-2006 to 09-

Bid Increment amount: Rs.10,000/- (Rupees Ten Thousand Only).

12-2022 and it contains no encumbrance For detailed terms and conditions of the sale, please refer to the link provided in web portal of South Indian Bank Ltd, (Secured Creditor) website i.e. www southindianbank.com. Details also available at https://southindianbank.auctiontiger.net-For any further clarification with regards to inspection of property, terms and conditions of the e-auction or submission of bids, kindly contact South Indian Banl

Ltd on may contact 9446894511 / 9562280905 / 9074563915 (contact number)

Place: Mumbai

Authorised Officer (Chief Manager)

SAI PRERNA CO.OP.CREDIT SOCIETY LTD., MUMBAI Office No.210, 2nd Floor, Devi Annapurna Premises Co.Op.Society Ltd. Plot No.8, Sector 18, Vashi, Navi Mumbai – 400 705 Tel No. 022-46089842

(Registration No.B.O.M./W-A/R.S.R./321/Since 1987) **AUCTION FOR SALE of IMMOVABLE PROPERTIES** Auction Sale Notice for Sale of Immovable Assets Under Section 1961 Rules 107 (11) (E)

Ref.: Under the M.C.S. Act 1960 Section 101 issue Recovery Certificate No.621 o 28.06.2018 by Assistant Register, Co-Operatice Societies, B Ward, Mumbai Notice is hereby given to the Public in General And in Particular to the Following Borrower(S) And Guarantor(S) that the Below Described Immovable Properties Mortgaged/Charged to Sai Prerna Co.Op.Credit Society Ltd., the Physical Possession of which has been taken by Authorized Officers of Sai Prerna Co.Op.Credit Society Ltd. wil be Sold on "as is Where is Basis", "as is What is Basis" And "Whatever There is Basis" from Mandal Adhikari Wadgaon Anand, Tal. Junnar, Dist. Pune for Recovery of Respective dues as per below Mentioned Detailed

Sr. No.	Name of the Borrower	Discription of the Properties	Reserve Price	EMD of the Property
1	1) Mrs Sangeeta Nilesh Bhatkal & 2) Mr.Nilesh Harishchandra Bhatkal	Agree Land is situated in At.Post - Bhatkalwadi, Pimpalwandi, Tal. Junnar, Dist. Pune Khate No.273, Gut No.66, Hissa No.6 Area 0 Hector 64 R, Potkharaba 0 Hector 06 R, Total Area 0 Hector 70 R, Assess – Rs 2 Ps 44	63,00,000/-	3,15,000/-
		Bounded As – East : Gut No.66/7, South : Gut No.66/10, West : Gut No.66/8, North : Gut No.66/9		

The above Mentioned Property will be Sold by Auction for Recovery of an amount of Rs.1,18,15,436/- (Rupees One Crore Eighteen Lakh Fifteen Thousand Four Hundred Thirty Six Only) as on 09.02.2024 with further Interest till Payment thereon And other Expenses.

Name of the Borrower – 1) Mrs Sangeeta Nilesh Bhatkal 2) Mr.Nilesh Harishchandra Bhatkal

3. Name of the Guarantors - 1) Mr. Dnyaneshwar Tukaram Tambe 2) Mr. Sudhir Madhav Bhangre

4. The above Property will not be Sold below the Reserve Price Mentioned as above. Bidders are Advised to Visit Administrative Office or Aalephata Branch of Sai Prerna Co.Op.Credit Society Ltd. for detaile Terms And Conditions of Auction Sale and others details on working Days after paying Rs. 1000/-. The Date of Inspection of the Property at Site between 11.00 am. to 02.00 pm on 13.02.2024.

The Interested Bidders may also Inspect of the Property from 15.02.2024 to 08.03.2024 in Working Dates with Prior Appointment of above Mentioned Respective Branches. The Contact Numbers given against Respective Branches 02132-262409, 9967330118 / 7350828247.

The Intending Bidders should the Duly filled in Bid Form in a Sealed Cover Addressed the Administrative Office or Concern Branch.

The Intending Bidders should the Duly filled in Bid Form along with the NEFT/RTGS/ DD/ PO in the Name of "Sai Prerna Co.Op.Credit Society Ltd." The Deposit Amount will be Interest Free and No Interest will be Paid or Earned on it.

9. For Participation in the Auction, Intending Bidders have to deposite a Refundable EMD of Reserve Price before 11.03.2024 of Sai Prerna Co.Op.Credit Society Ltd. through Administrative Office or Concern Branch. The EMD amount shall not carry any

10. All the Sealed Bids will be opened at Administrative Office on 14.03.2024 At 1.30 P.M. in the presence of the Director Board & Staff of the Sai Prerna Co.Op.Credit Society Ltd., Mumbai. During the Auction Bidders wil be allowed to offer higher Bid in Inter-Se Bidding over and above the last Bid Qoute.

11. For taking Part in Auction Application/Process Compliance Form And other KYC Document along with NEFT/ RTGS/ DD/ PO Remittance Pertaining to EMD are required to be deposited in a Closed Cover with Authorized Officer within above

Mentioned Schedule. 12. The Successful Bidder shall have to deposit 15% of the Bid amount, Less EMD

amount Deposited, Latest by the next working day. 13. If the Successful Bidder fails to pay 15% of the Bid amount within the Priscribed time

herein above, the EMD shall be forfeited without any Notice. 14. Along with Deposited 15% of Bid Amount the Successful Purchaser shall Deposit

Balance 85% of Bid amount within 30 days failing which the Sai Prerna Co.Op.Credit Society Ltd. shall forfeit amounts already Deposited by the Purchaser. In default of Payment, the Defaulting Purchaser shall not have any Claim whatsoever.

15. The Successful Bidder shall bear all Charges/Fees Payable for Conveyance Such as Application Stamp Duty/Registration Fees or any other Cost of Applicable a Per the

16. All the Statutory / Non-Statutory Dues, Taxes, Rates, Assessment Charges, Fees Etc. will be the Responcibility of the Successful Bidder Only.

17. The Authorised Officer/Credit Society is not Bound to accept the Highest Offer and has the absolute Right & Discretion to accept or Reject any or all offer(S) or Adjourn/Postpone/Cancel the Auction thereof from the Auction Proceedings at any

stage without Assigning Any Reason there for. 18. The Interested Bidders can not Participate in Auction if their Bid Price is Less than the

The Exclusive Jurisdiction for any Disputes shall be Mumbai High Court/Sai Prernal Co.Op.Credit Society Ltd. Mumbai Date: 10.02.2024

Authorized Officer Place : Vashi, Navi Mumbai Note: Recovery Officer cannot give a reson to stop Auction more than 7 Days. For that there is no need to give other Information.

financialexp.epapr.in

Date: 09/02/2024

Place: Pune

Pune

Sale Notice for Sale of Immovable **Properties**

Fourth 405

Fourth 404

Mega E-auction For Sale of Movable / Immovable Properties