


<div>  AAVAS FINANCIERS LIMITED (Formerly known as Au HOUSING FINANCE LIMITED) (CIN:L65922RJ2011PLC034297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020 </div>									
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 (Formerly known as "Au HOUSING FINANCE 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/Mortgors	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.	
Manohar Thavaru Chavan, Mrs. Padma Manohar Chavan (Ac No.) LNPM00314-150008409	Rs. 775769/- Dues as on 31 Jan 2024	31-Aug-16 Rs. 1037723/- Dues as on 31 Aug 16	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	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 SARKERAO 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 MANOIR, SITUATED AT NIYOUT 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 SY. NO 12/41, NEAR SWAMI SAMARTH MANIDIR, GAJANAN COLONY, SUTGIRINI ROAD, SAGMER HIGHWAY, DATANPURA, SHIRIRAMPUR, AHMEDNAGAR, MAHARASHTRA ADMEASURING 833.47 Sq. Ft.	Rs. 5431904/-	Rs. 54319/-	11.00 AM To 01.00 PM 18 Mar 2024	GALA NO-204, FIRST FLOOR, DHURVI LIFE STYLE, MAIN ROAD, SHIRIRAMPUR-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.) LNKR00321-220222023	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/O 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 - 'M', MG CENTRE, NEAR MAGAPATTA FLY OVER, SOLAPUR ROAD, HADAPSAR, PUNE-411028, MAHARASHTRA-INDIA	
GAHININATH SURYABHAN WAGHMODE, Mrs. VARSHA GAHININATH WAGHMODE (Ac No.) LNMP00290-210154032 & LNMP00520-210154232	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.) LNPN00318-190074238	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. 26/8, 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.) LNSNR00620-210149820	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 SHEKLE BANGALA, HEYWAY, VEDEGAVALI, 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, SURAJNAGAR, SHIRUR, TAL- SHIRUR, DIST- PUNE-412210, MAHARASHTRA-INDIA	
Vaishali Sunil Surashe, Mr. Sunil Ashok Surashe GUARANTOR: Mr. Namdev Madhav Abuj (Ac No.) LNSHSR02217-180061023	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, MOJUE - BHAIKAVATHNAGAR, GONDAVANI, TAL. - SHIRIRAMPUR, 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, SARJEPPURA, AHMEDNAGAR-414001, 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/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 interest 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 30 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 advertisement posted on the sale process without assigning any reason therefor. 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, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur 302020 or **Sadik Ali Siddiqui - 7071470482** 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 int. re 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 : 11-02-2024 **Authorised Officer Aavas Financiers Limited**


यूनियन बैंक ऑफ इंडिया
 A Government of India Undertaking

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

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	Description of the Properties	Reserve Price	Earnest Money Deposit	Min. Bid Increment by which the Bid is to be increased
1.	Mr. Ravi Modi & Mrs. Ranjeeta Modi (Borrowers) (Physical Possession) Branch : Koregaon Park (64460) Mr. Kamlesh Varlekar 8898225248	Rs. 16,25,000.00/- (Rupees Sixteen Lakhs Twenty-Five Thousand Only) Plus further interest, costs and expenses	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, East: Flat No.402, West: By Open Space	Rs. 24,75,000.00/- (Rupees Twenty-Four Lakhs Seventy-Five Thousand Only)	Rs. 2,47,500.00/- (Rupees Two Lakhs Forty-Seven Thousand Five Hundred Only)	Rs. 25,000.00/- (Rupees Twenty-Five Thousand only)
2.	Mr. Punesh Mahesh Saraf & Mrs. Rameshwari Punet Saraf (Borrowers) (Symbolic Possession) Branch : Satara LIC Building (06772) Mr. Vishwas Rahegaonkar	Rs. 7,78,013.00/- (Rupees Seven Lakh Seventy-Eight Thousand Thirteen Only) Plus further interest, costs and expenses	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 Margin, East: Open Road, West: Aishwarya Residency	Rs. 23,07,000.00/- (Rupees Twenty-Three Lakhs Seven Thousand Only)	Rs. 2,30,700.00/- (Rupees Two Lakhs Thirty-Seven Thousand Hundred Only)	Rs. 24,000.00/- (Rupees Twenty-Four Thousand Only)
3.	Mrs. Rekha Vijay Shelar & Mr. Vijay Sarjao Shelar (Borrowers) (Symbolic Possession) Branch : Shirur (14052) Mr. Pravin Bhanudas Kute 9595469085	Rs. 18,05,821.00/- (Rupees Eighteen Lakhs Five Thousand Eight Hundred Twenty-One Only) Plus further interest, costs and expenses	All that piece & parcel of the property bearing Flat No. 01, Stilt Floor, A Wing, Shirur 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)
4.	Mrs. Sapna Dinesh Kundaram & Mr. Dinesh Haridas Kundaram (Borrowers) (Symbolic Possession) Branch : Katraj (74430) Mr. Pankaj Deogade 9981701221	Rs. 13,56,074.99 (Rupees Thirteen Lakhs Fifty-Six Thousand Seventy-Four & Paise Ninety-Nine Only) Plus further interest, costs and expenses	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 Bhord 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)

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 Update & payment 3 to 4 days before time of E-auction to avoid last minute rush.

Date : 09/02/2024
Place : Pune
Date & Time of E-Auction: 14/03/2024 (12:00 Noon to 5:00 PM)
Authorized Officer, Union Bank of India

CAUTION PUBLIC NOTICE

Public at large are hereby cautioned by this Public Notice, that an Agreement 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 Mr. S. Sanas Builders in respect 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+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 at Lullanagar, Revenue Village: Bibhevadi (Munjeri), Taluka: Pune City, District: Pune, which is more particularly described in the schedule written hereunder and hereinafter referred to as the 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 on 15/06/2017 the Learned Sole Arbitrator passed an award in said arbitration proceedings and our client has challenged the said Award before the Hon'ble District Judge, Pune 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 final adjudication and our client has also registered a Notice of Lis-Pendence dated 18/08/2020 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 pending 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 Taber Shabbir Rangwala and Adhnan Shabbir Rangwala in respect of the part of the said property and our client has 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. for Cheating and Forgery has been registered with Bharati Vidapeeth Police Station, Pune in respect of illegal sale of two flats in the building known as "Beverly Hills", which is part of the said property against Nitin Gajanan Patankar & S. Ors., by Mr. Subhash Sanas and 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 be subject to the decision in the aforesaid Civil M.A. No. 853/2017 and Civil M.A. No. 472/2017 and further are cautioned 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 XAVIER BUTTERFIELD and/or Taber 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 by present, past or future transaction in respect of the said property or any part thereof by/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 XAVIER BUTTERFIELD and/or Taber Shabbir Rangwala and/or Adhnan Shabbir Rangwala, Mr. Nitin Gajanan Patankar & Ors., or with any person 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 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+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 at Lullanagar, Revenue Village: Bibhevadi (Munjeri), Taluka: Pune City, District: Pune and the contiguous block admeasuring 6069.60 sq.mtrs. is bounded as under:-

On or towards East: by land bearing CTS No. 3351, Bibhevadi; On or towards South: by land bearing Survey No. 609, Bibhevadi; On or towards West: by land bearing CTS No. 3347, Bibhevadi; On or towards North: by Public Road.

Together with multi storied building known as "Beverly Hills", having an aggregate 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 Chambers

Adv. Sunita Bansal / Adv. Nitish Chorbele
 Address : Office No.313, 8th Floor, Antarkish Towers, Near Collector Office, Pune 411001.
 E-mail : mail@bcawclawchambers.com. Mobile: 9011059145 / 9422320820


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

ENCOREARC/VSB/LC/2324/0201 **Date: 09.02.2024**

1. **M/s. Lattice Constructions** through its prop. **Avinash Abasheh Jamal**, S No. 3/7, Flat No. 24, Bhairavnath Nagar, Narhe, Dhayari, Pune - 411041. Also at: S No. 23/26/2, Bungalow No. 180, Rajas Society, Katraj, Pune - 411045

2. **Shri Amol Kaluram Walhekar (Mortgagor)** through his power of attorney holder Avinash Abasheh Jamal, S No. 62/11/B/7, pimple Nalikh Taluka haveli Distr. Pune - 411027

3. **Sou. Shubhagini Avinash Jamal (Guarantor)**, S No. 23/26/2, Bungalow No. 180, Rajas Society, Katraj, Pune - 411046

4. **Shri Ramesh Rajaram Bhadale (Guarantor)**, S No. 29, Flat no. 5, Nikhil Heights, Vadgaon Budruk, Pune - 411051

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 over 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 Asset Reconstruction Company Pvt. Ltd. ("Encore ARC") has acquired the financial assistance granted to the Borrower by The Vishweshwar Sahakar Bank Ltd. (VSBL) along with all underlying securities vide an Assignment Agreement dated 20.02.2019.

Prior to acquisition of the financial assistance by Encore ARC, VSBL had issued notices under 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 date 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 assignment, 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) of the Rules, that the Authorised Officer of Encore ARC will be selling the Secured Asset as more particularly mentioned herein below on 13.02.2024 by way of public e-auction. That, upon expiry of 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 Rules.

The description of the Secured Asset and the Reserve Price fixed is mentioned herein below:-

Description of Secured Asset		Reserve Price	EMD (In Rs.)
Schedule A: All that piece and parcel of the land bearing S No. 32 Hissa no. 6 admeasuring 1200 sq mtrs i.e. 00H-12R out of total area 00H-59R of village Narhe Taluka Haveli Distr. Pune within the limits of Gram panchayat Narhe Taluka Panchayat Samitee Haveli Zilla Parishad Pune and within the jurisdiction of Sub-Registrar Haveli No.1 to 20 Pune and bounded as under:- On or towards East - By property of Shri Nihar, On or towards South- By property of S no. 32/8 of Shri Satyawan Walhekar, On or towards West- By property of Shri Dada Kaluram Walhekar, On or towards North- By 20 ft road & land bearing S No. 32/5.		Rs. 69.00,000/-	Rs. 6.90,000/-
Schedule B: All that piece and parcel of the 12 flats admeasuring total area 8840 sq ft described herein below in "C" wing in the building to be constructed on the land more particularly described in the Schedule A written herein above			
Floor	Flat no.	Saleable Area (Sq ft)	
First	101	590	
First	103	935	
Second	206	590	
Second	205	685	
Second	204	935	
Third	301	590	
Third	303	935	
Fourth	405	685	
Fourth	404	935	
TOTAL AREA		6880	