

PNB Housing Finance Limited
APPENDIX-IV A
E-AUCTION SALE NOTICE OF IMMOVABLE PROPERTY (IES)
 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

Registered Office: 9th Floor, Antikhil Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001. Phones:-011-23357171, 23357172, 23705414, Web:- www.pnbhousing.com

Pune Branch: PNB Housing Finance Limited, 5 A, B, C, D, Fifth Floor, Sheerang House, Opp. Jangli Maharaj Temple, J M Road, Shivaji Nagar, Pune, Maharashtra - 411005. **Warje Branch:** PNB Housing Finance Limited, 12, Spanthan, Survey No. 1171, Popular Nagar, Warje, Pune, Maharashtra - 411052. **Pimpri Chinchwad Branch:** PNB Housing Finance Ltd. Office No. 302, 3rd Floor, Gheewala complex, Stallion Road, Chinchwad, Pune, Maharashtra - 411019.

Notice is hereby given To The Public In General And In Particular To The Borrower(s) & Guarantor(s) Indicated In Column No-A That The Below Described Immovable Property (ies) Described In Column No-D Mortgaged/Charged To The Secured Creditor, The Constructive/Physical Possession Of Which Has Been Taken (As Described In Column No-C) By The Authorized Officer Of M/s PNB Housing Finance Limited/Secured Creditor, Will Be Sold On "As Is Where Is, As Is What Is And Whatever There Is Basis" As Per The Details Mentioned Below. Notice is hereby given To Borrower(s)/Mortgagor(s)/Legal Heirs, Legal Representative, (Whether Known Or Unknown), Executor(s), Assignee(s), Successor(s), Of The Respective Borrower(s)/Mortgagor(s) (since deceased) As The Case May Be Indicated In Column No-a Under Rule-8(6) & 9 Of The Security Interest Enforcement Rules, 2002 Amended As On Date. For Detailed Terms And Conditions Of The Sale, Please Refer To The Link Provided In M/s PNB Housing Finance Limited/Secured Creditor's Website i.e. www.pnbhousing.com.

Loan No./Name of the Borrower/Co-Borrower/Guarantor(s)/Legal Heirs (A)	Demand Amount & Date (B)	Nature of Possession (C)	Description of the Properties Mortgaged (D)	Reserve Price (RP) (E)	EMD (10% of RP) (F)	Last Date of Submission of Bid (G)	Bid Incremental Rate (H)	Inspection Date & Time (I)	Date of Auction & Time (J)	Known Encumbrances/Court Cases If Any (K)
HOU/PUN/0220778333, B.O. Pune Mahendra Namdev Kamblichaya Mahendra Kambale (manoj) Mahendra Kambale	Rs. 2077971.19 as on 16.06.2021	Physical Possession	Building 4th floor Flat No 407 Keshav Valika Gat No 98 P Opposite Disha Garden, Near Indira College Parandwadi, Tal. Maval, Pune, Maharashtra-410506, India.	Rs. 1,128,000	Rs. 1,12,800	28/06/2024	Rs. 10,000	24.06.2024 Between 12:00pm to 04:00pm	29.06.2024 Between 01:30pm to 03:00pm	Not Known
HOU/WRJ/0318/559858, B.O. Warje, sachin Sambhaji Rao Shembale / Mangalbal Sambhaji Rao Shembale	Rs. 2489522.12 as on 17.12.2021	Physical Possession	Building 3-(wing B), 5th Floor, 507, vanalika Paradise, gat No. 121, (old)/ 124 (new), village Prantap, Taluka Haveli, District pune, maharashtra-412115, india.	Rs. 1,688,000	Rs. 1,68,800	28/06/2024	Rs. 10,000	25.06.2024 Between 12:00pm to 04:00pm	29.06.2024 Between 01:30pm to 03:00pm	Not Known
HOU/PUN/0117349097, B.O. Pune Anilkumar Ravindran Raman / Vijita Yishwambarn Nair /	Rs. 1854252.34 as on 31.03.2021	Physical Possession	Flat no.11 (Means flat no.111), 1st floor, Gat no. 289, Gorhe, Pune, Riddhi siddhi Enclave, Pune, Maharashtra-411041, pune, india.	Rs. 1,296,000	Rs. 1,29,600	28/06/2024	Rs. 10,000	26.06.2024 Between 12:00pm to 04:00pm	29.06.2024 Between 01:30pm to 03:00pm	Not Known
HOU/PM/0417/376915 & HOU/PM/031/7365810 & HOU/PM/0317/363567, B.O. Pimpri Chinchwadnair / Deepak Chandrakant Wadkar/ashwini Deepak Wadkar	Rs. 963860.30 as on 31.03.2021	Physical Possession	Flat No 307 3rd Floor, gat No 455/0455 456 (new) wing P 1, swapna Nagar/1 And P1, village Chakan Tal. Khet. pune, maharashtra-410501, india.	Rs. 1,425,000	Rs. 1,42,500	28/06/2024	Rs. 10,000	24.06.2024 Between 12:00pm to 04:00pm	29.06.2024 Between 01:30pm to 03:00pm	Not Known

* Together with the further interest @ 18% p.a. as applicable, incidental expenses, cost, charges etc. incurred up to the date of payment and/or realization thereof. ** To the best knowledge and information of the authorized officer of PNB Housing Finance Limited, there are no other encumbrances/claims in respect of above mentioned immovable/secured assets except what is disclosed in the column no-K. Further such encumbrances to be catered/paid by the successful purchaser/bidder at his/her end. The prospective purchaser(s)/bidders are requested to independently ascertain the veracity of the mentioned encumbrances.

1. As on date, there is no order restraining and/or court injunction PNBHFL/authorized officer of PNBHFL from selling, alienating and/or disposing of the above immovable properties/secured assets.

2. The prospective purchaser/bidder and interested parties may independently take the inspection of the pleading in the proceedings/orders passed etc. if any, stated in column no-K. Including but not limited to the title of the documents of the title pertaining thereto available with the PNBHFL and satisfy themselves in all respects prior to submitting tender/bid application form or making Offer(s). The bidder(s) has to sign the terms and conditions of this auction along with the Bid Form.

3. Please note that in terms of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002, the bidder(s)/the purchaser is legally bound to deposit 25% of the amount of sale price, (inclusive of earnest money, if any, deposited) on the same day or not later than next working day. The sale may be confirmed in favour of bidder(s) only after receipt of 25% of the sale price by the secured creditor in accordance with Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the sale consideration amount has to be deposited by the purchaser within 15 days from the date of acknowledgement of sale confirmation letter and in default of such deposit, the property/secured asset shall be resold.

4. C1 INDIA PRIVATE LIMITED would be assisting the Authorized Officer in conducting sale through an e-Auction having its corporate office at Plot No.68, 3rd Floor, Sector 44, Gurgaon, Haryana 122003 Website:- www.bankauctions.com. For any assistance related to inspection of the property or obtaining the Bid Documents and for any other query or for registration, you have to co-ordinate with Abhijit Gaikwad Contact Number 1800 120 8600, auction@pnbhousing.com. is authorized person of PNBHFL or refer to www.auction@pnbhousing.com

Place : Pune, Date: 14-06-2024 Authorized Officer, Mis PNB Housing Finance Limited

NOTICE

This is to inform investors that, MR. NIKHIL SHYAM CHADHA, formerly recognized as an "Authorized Person" of Anand Rathi Share and Stock Brokers Ltd. member of NSE / BSE / MCX / NCDEX / MSEI (SEBI Regn No IN2000170832) is no longer associated with our organization.

Investors and stakeholders are hereby cautioned and advised against engaging in any financial transactions or dealings with the aforementioned individual in the capacity of an Authorized Person of Anand Rathi Share and Stock Brokers Ltd. Any such engagement shall be at the sole risk and responsibility of the parties involved.

The details of the AP is as below:

EXCHANGE	NAME	TRADE NAME	EXCHANGE REGISTRATION NO.	DATE OF REGISTRATION
NSE	NIKHIL SHYAM CHADHA	NIKHIL SHYAM CHADHA	AP0182104041	15-JUN-2023
NSE F&O	NIKHIL SHYAM CHADHA	NIKHIL SHYAM CHADHA	AP0182104041	15-JUN-2023
MCX			MCX/AP/162037	31-JUL-23

REG. ADDRESS: OFFICE NO.312, PLATINUM SQUARE, SR.No.30/3A,30/3B,31/1, NEXT TO HYATT HOTEL, NAGAR ROAD, VIMANNAGAR, PUNE, MAHARASHTRA - 411014

Date: 14/06/2024 Anand Rathi Share and Stock Brokers Ltd.

NOTICE

Notice is hereby given that the Share Certificate No. 2173, for 562 fully paid up Equity Shares of Rs. 2/- each of Kiroskar Brothers Limited bearing Distinctive Nos. 1805934 to 1806495 under folio number J000339 standing in the name of Jagannath Govind Joshi has/have been reported to be lost or mislaid and the undersigned has applied to the Company to issue duplicate Certificate for the said shares. Any claim relating to these share certificate should be notified within Fifteen days from the date of publication of this NOTICE to the Registered Office of the Company Yarnara, Survey No. 98 (3-7), Baner, Pune, Maharashtra, 411045, else the company will proceed to issue duplicate Certificate.

Date : 15/06/2024 Name of Applicant Place : Pune Vinay Jagannath Joshi

AU SMALL FINANCE BANK LIMITED
 (A SCHEDULED COMMERCIAL BANK)
 Regd. Office: 19-A, Dhuleshwar Garden, Ajmer Road, Jaipur - 302001, Rajasthan, (India).
 (CIN:L36911RJ1996PLC01381)

Demand Notice Under Section 13(2) of Securitisation Act of 2002

As the loan account became NPA therefore the Authorized officer under section 13(2) of "The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002" had issued 60 days demand notice to the borrowers/co-borrowers/ Mortgagors/Guarantors (collectively referred as "Borrowers") as given in the table. According to the notice if the borrowers do not deposit the entire amount within 60 days, the amount will be recovered from auction of the mortgage properties/secured assets as given below. Therefore you the borrowers are informed to deposit the entire loan amount along with future interest and expenses within 60 days from the date of demand notice, otherwise under the provisions of 13(4) and 14 of the said Act, the Authorized officer is free to take possession for sale of the mortgage properties/ secured assets as given below.

Borrowers to note that after receipt of this notice, in terms of Section 13(13) of the Act, 2002, you are prohibited and restrained from transferring any of the secured assets by way of sale, lease or otherwise, without prior written consent of the secured creditor.

Borrowers attention are attracted towards Section 13(8) r/w Rule 3(5) of The Security Interest (Enforcement) Rules, 2002 Act that the borrowers shall be entitled to redeem their secured asset upon the payment of the complete outstanding dues as mentioned below before the publication of auction notice, which thereafter shall cease to exist.

Name of Borrower/Co-Borrower/Mortgagor/Guarantor/Loan A/c No.	Date and Amount of Demand Notice Under Sec. 13(2)	Description of Mortgaged Property
(Loan Ac/ No.) 1921235424881454 & 9001222621170494, Green Valley Landscape Private Limited Through it's Directors Mr. Swapan Kumar & Mrs. Sharmistha Das (Borrower) Mr. Swapan Kumar Das S/o Mr. Narendrachandra Das (Guarantor)/Mortgagor Mrs. Sharmistha Das W/o Mr. Swapan Kumar Das (Guarantor/ Mortgagor) Mr. Mithan Kanti Ghosh S/o Mr. Manoranjan Ghosh (Guarantor)	28/May/2024 Rs. 35,80,717 + 1,99,726 = Rs. 37,80,443/- (Rupees Thirty Seven Lakh Eighty Thousand Four Hundred Forty Three Only) 27-May-24	SCHEDULE OF HYPOTHECATION Hypothecation of entire current assets and movable fixed assets of the firm both present and future. SCHEDULE OF IMMOVABLE PROPERTY MORTGAGED: All that part and parcel of property, Flat/Unit No. 303, in wing "F", 3rd floor, admeasuring 49.53 sq. mtr. i.e. 533 sq. ft. built up, along with terrace admeasuring about 4.73 sq. mtr. and covered car parking, in the building known as "Shrinanda Classic Co-Operative housing society limited", Constructed on Survey No. 65/1-2/1, C.T.S. No. 2852, Situated at Rahatani, Taluka Haveli, District Pune, Maharashtra. Owned by Mr. Swapan Kumar Das & Mrs. Sharmistha Das.

Date: 14/06/2024 Place: Pune Authorised Officer AU Small Finance Bank Limited

MBANK THE MUSLIM CO-OPERATIVE BANK LTD., PUNE
 Golden Jubilee Building 4th Floor, 647, Bhawani Peth, Pune 411042. Ph.No.: 020-26435007 / 26435009 / 26448993

POSSESSION NOTICE (For Immovable Property)
APPENDIX IV [Rule 8 (1)]

Whereas the undersigned being the Authorized officer of The Muslim Co-op Bank Ltd., Pune, Mominpura Branch under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the power conferred under section 13 (12) read with rule 8 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice to repay the amount below mentioned in the said notice within 60 days from the date of the said notice received. The borrower having failed to repay the amount. Notice is hereby given to the borrowers and the public in general that the undersigned has taken the symbolic possession of the property described herein below in exercise of power conferred under section 13 (4) of the said Act read with rule 8 of the said Rules on this date mentioned in schedule. The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to the charge of The Muslim Co-op Bank Ltd., Pune, Mominpura Branch.

Loan Account Number & Name of the Borrower/ Mortgagor/ Sureties	Description of the Immovable Property	NPA Date & Demand Notice & Symbolic Possession Date	Total Dues
Loan A/c No. Mortgage-162, Mominpura Branch 1. Mr. Farooque Abdul Rauf Shaikh (Borrower and Mortgagor) Address: Flat No 4, Building No 59, Kausar Baug Housing Society, Kondhwa, Pune 411048 2. Mrs. Shabana Farooque Shaikh (Surety -1ST and Mortgagor) Address: Flat No 4, Building No 59, Kausar Baug Housing Society, Kondhwa, Pune 411048. 3. Mr. Shakil Gulam Mohammed Shaikh (Surety -2ND) Address: Survey No. 112/B, Vishrantwadi, Alandi Road, Pune 411015	All that piece and parcel of property bearing Shop No 2, on Ground Floor, admeasuring 117.00 Sq. Fts. i.e 10.87 Sq. Mtrs. (Built up) in building known as "OMKAR SANKUL" constructed over property bearing City Survey No 1037 + 1038 + 1056 + 1057 Bhawani Peth, Pune 411042 within limits of Pune Municipal Corporation and within Jurisdiction of Sub Registrar Taluka Haveli District Pune. Bounded as follows : On or towards East : Shop No 3 On or towards West : Shop No 1 On or towards South : CTS No. 1041 On or towards North : PMC Road	NPA Date 30/04/2023 & Demand Notice Date 21/02/2024 & Symbolic Possession Date 12/06/2024	As on 21/02/2024 Rs. 6,41,814/- (Rupees Six Lac Forty One Thousand Eight Hundred Fourteen Only) Plus Interest + Expenses and charges from 22/02/2024

Date : 15/06/2024 Place : Pune Sd/- Mohammad Rafique A. Shaikh, Authorized Officer The Muslim Co-op Bank Ltd., Pune

विक्रम ऑफ महाराष्ट्र Bank of Maharashtra
 पुणे वेस्ट झोनल ऑफिस
 पुणे वेस्ट झोनल ऑफिस

Pune West Zonal Office :
 'Janamangal', 1st Floor, Old Mumbai-Pune Highway, Above Bank of Maharashtra Pimpri Branch, Pimpri, Pune - 411018. Tel.: 020-2733 5351

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

The account of the following Borrowers with Bank of Maharashtra, New Sangvi Branch having been classified as NPA, the Bank has issued notices under S.13(2) of the SARFAESI Act on the date mentioned below. In view of the non service of the notice on the last known address of below mentioned Borrowers / Guarantors /Mortgagors this public notice is being published for information of all concerned.

The below mentioned Borrowers/Guarantors/Mortgagors are called upon to pay to Bank of Maharashtra, New Sangvi Branch within 60 days from the date of publication of this Notice the amount indicated below due on the date together with future interest at contractual rate, till the date of payment, under the loan/and other agreements and documents executed by the concerned persons. As security for the Borrowers' obligation under the said agreements and documents, the respective assets shown against the names have been charged to Bank of Maharashtra, New Sangvi Branch.

Sr. No.	Name & Address of the Borrower(s) & Guarantor(s)	Date of Demand Notice Date of NPA	Description of the Property	Outstanding amount as on the date of issue of demand notice
1	Branch : New Sangvi 1. Mr. Mahesh Ramesh Mate, 2. Mrs. Mande Manisha Ramesh, 3. Mr. Mate Ramesh Keshav, All Residing At : Flat No. 302, Oriana Housing Scheme Premium Lifestyle, S. No. 63/2, Near Kankariya Gas Godown Ramnagar, Pimple Gurav, Pune 411061. Also at: Flat No. 6/B-1, Saisneh Park, Priyadarshini Nagar Old Sangvi Pune-411027	14/05/2024 05/05/2024	Flat No. 302, Oriana Housing Scheme Premium Lifestyle, S. No. 63/2, Near Kankariya Gas Godown, Ramnagar, Pimple Gurav, Pune - 411061 Boundaries as : On or towards North : By 18 mtr D. P Road, On or towards South : By S. No. 63/2 Property of Maruti Gajaba Deokar and Nivrutti Gajaba Deokar, On or towards East : By 12 mtr D P Road, On or towards West : By S. No. 63/1	Rs. 30,06,274.39 (Rupees Thirty Lakh Six Thousand Two Hundred Seventy Four and Paise Thirty Nine Only) Plus Unapplied Interest @ 9.30% p.a. w.e.f. 14/05/2024

If the concerned Borrowers/Guarantors shall fail to make payment to Bank of Maharashtra, New Sangvi Branch as aforesaid, then the Bank of Maharashtra shall be entitled to proceed against the above secured assets under Section 13(4) of the Act and the applicable Rules entirely at the risks of the concerned Borrowers/ Guarantors & Mortgagor as to the costs and consequences.

In terms of provisions of SARFAESI ACT, the Concerned Borrowers/Guarantors are prohibited from transferring the above said assets, in any manner, whether by way of sale, lease or otherwise without the prior written consent of the Bank Any contravention of the said provisions will render the concerned persons liable for punishment and /or penalty in accordance with the SARFAESI Act.

The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets. For more details the unserved written notices may be collected from the undersigned. This notice is also being published in vernacular. The English version shall be final if any question of interpretation arises.

Date : 14/05/2024, Place : Pune Chief Manager & Authorised officer, Bank of Maharashtra, Pune West Zone

SBI State Bank of India, Retail Asset Central Processing Centre - I : 44/2B, Shankar Sheth Road, Gultekdi, Near Sharada Chambers, Pune - 411037. Tel: (020) 26308176, EMAIL: racpc.pune@sbi.co.in

DEMAND NOTICE

A notice is hereby given that the following Borrowers have defaulted in the repayment of principal and interest of the loans facility obtained by them from bank and loans has been classified as Non Performing Assets (NPA). The notices were issued to them under Section 13(2) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 on their last known addresses, but they have been returned un-served and such they are hereby informed by way of this public notice.

S. No	Name of the Borrower/Guarantor	Details of Properties/ Address of Secured Assets to be Enforced	Date of Notice	Date of NPA	Amount outstanding (As on the date of notice)
1)	Mr. Laxman Ladaji Purohit (Borrower) 1) S. No. 12/2/6B, Sangvi, Pune-411027. 2) Flat No. 5, Premraj Complex, Anand Nagar, Old Sangvi, Pune-411027. Home Branch- Sahakar Nagar A/C No. 31752826871 SBI HL Maxgain	Vacant land adm. 405 sq. ft. and RCC Building construction on ground and first floor is including gallery adm. 700 sq. ft. 2 room constructions on 2nd floor adm. 344 sq. ft. and one room and bathroom constructed on third floor adm. 154 sq. ft. and 16 sq. ft. (Property No. 47/2/206A, 05/03/656) constructed on S. No. 12/2/6B situated at village Sangavi, Dist Pune. Within the local limits of PCMC. Property owned by Mr. Laxman Ladaji Purohit. The said bounded : East- Property of Mr. Raut, West- Common Wall between of Mr. Dhore & Mrs. Kulat, South- Common Road & Gagangiri Apartments, North- Property of Mr. Zunjarrao.	03.05.2024	30.04.2024	Rs. 9,98,858.00 (Rupees Nine Lakh Ninety Eight Thousand Eight Hundred and Fifty Eight only) as on 02.05.2024 with further interest and incidental expenses, costs
2)	Mr. Rahul Kishor Jethwani (Borrower) 1) Flat No. B-403, 4th Floor, "Carnations", S. No. 7/26/1, Kondhwa Bk, Taluka- Haveli, District-Pune-411048. 2) Flat No. B-404, 4th Floor, "Carnations", S. No. 7/26/1, Kondhwa Bk, Taluka- Haveli, District-Pune-411048 Home Branch- Golibar Maidan A/C No. 31029084911 SBI H L Maxgain OD A/C No. 31029084842 SBI H L Maxgain OD	Property- 1 All that piece and parcel of property bearing Flat No. B-403, on the 4th Floor, B-Wing, in the Building known as "Carnations", admeasuring area 42.46 sq. mtrs. Carpet and terrace area 3.56 sq. mtrs. Carpet Total saleable area 627sq. ft. and One Car Parking, Situated Survey No. 7/26/1, Village Kondhwa Budruk, Taluka- Haveli, District- Pune within the local limits of Pune Municipal Corporation and bounded as per Schedule of Agreement to sale dated 29/08/2009. Property owned by Mr. Rahul Kishor Jethwani. Property- 2 All that piece and parcel of property bearing Flat No. B-404, on the 4th Floor, B-Wing, in the Building known as "Carnations", admeasuring area 43.08 sq. mtrs. and Terrace area 3.56 sq. mtrs. Carpet Total Saleable area 636 sq. ft. Situated Survey No. 7/26/1, Village Kondhwa Budruk, Taluka- Haveli, District- Pune within the local limits of Pune Municipal Corporation and bounded as per Schedule of Agreement to sale dated 29/08/2009. Property owned by Mr. Rahul Kishor Jethwani.	03.05.2024	30.04.2024	Rs. 7,31,086.00 (Rupees Seven Lakh Thirty One Thousand and Eighty Six Only) as on 02.05.2024 with further interest and incidental expenses, costs
3)	Mr. Tirupati Sampat Kharat (Borrower) Mr. Sampat Laxman Kharat (Borrower) Mrs. Sushila Sampat Kharat (Borrower) Flat No.-A-10, 2nd Floor, "Dhyan Sai Vihar" Survey No. 121, Hissa No- 1/2/1/1/1/1A/B, C, D, Wadmukhwadi, Taluka- Haveli, Dist-Pune-412105. Home Branch- Katraj A/C No. 31234742594 SBI EASY HL Maxgain	All that piece and parcel of property bearing Flat No. A-10, 2nd Floor, admeasuring area 616 sq. ft. i.e. 57.24 sq. mtrs. in the project known as "Dhyan Sai Vihar", land bearing Survey No. 121, Hissa No-1/2/1/1/1/1/1A/B, C, D, Mouje Wadmukhwadi, Taluka- Haveli, Dist- Pune and bounded as per Schedule of Agreement to sale dated 12.04.2013 Property owned by Mr. Sampat Laxman Kharat and Mrs. Sushila Sampat Kharat, Mr. Tirupati Sampat Kharat.	22.04.2024	28.09.2023	Rs. 2,42,711.00 (Rupees Two Lakh Forty Two Thousand Seven Hundred and Eleven Only) as on 22.04.2024 with further interest and incidental expenses, costs.

The steps are being taken for substituted service of notice. The above Borrower(s) and/or their Guarantor(s) (whenever applicable) are hereby called upon to make payment of outstanding amount within 60 days from the date of publication of this notice, failing which further steps will be taken after expiry of 60 days from the date of this notice under sub-section (4) of Section 13 of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

The borrowers attention is invited to provisions of Sub-section(8) of Section 13 of the Act, in respect of time available to redeem the secured assets.

Date : 15.06.2024 Place : Pune Sd/- Authorised Officer, (RACPC - I) Pune

विक्रम ऑफ महाराष्ट्र Bank of Maharashtra
 पुणे वेस्ट झोनल ऑफिस
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Pune West Zonal Office :
 'Janamangal', 1st Floor, Old Mumbai-Pune Highway, Above Bank of Maharashtra Pimpri Branch, Pimpri, Pune - 411018. Tel.: 020-2733 5351

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

The account of the following Borrowers with Bank of Maharashtra, New Sangvi Branch having been classified as NPA, the Bank has issued notices under S.13(2) of the SARFAESI Act on the date mentioned below. In view of the non service of the notice on the last known address of below mentioned Borrowers / Guarantors /Mortgagors this public notice is being published for information of all concerned.

The below mentioned Borrowers/Guarantors/Mortgagors are called upon to pay to Bank of Maharashtra, New Sangvi Branch within 60 days from the date of publication of this Notice the amount indicated below due on the date together with future interest at contractual rate, till the date of payment, under the loan/and other agreements and documents executed by the concerned persons. As security for the Borrowers' obligation under the said agreements and documents, the respective assets shown against the names have been charged to Bank of Maharashtra, New Sangvi Branch.

Sr. No.	Name & Address of the Borrower(s) & Guarantor(s)	Date of Demand Notice Date of NPA	Description of the Property	Outstanding amount as on the date of issue of demand notice
1	Branch : New Sangvi 1. Mr. Mahesh Ramesh Mate, 2. Mrs. Mande Manisha Ramesh, 3. Mr. Mate Ramesh Keshav, All Residing At : Flat No. 302, Oriana Housing Scheme Premium Lifestyle, S. No. 63/2, Near Kankariya Gas Godown Ramnagar, Pimple Gurav, Pune 411061. Also at: Flat No. 6/B-1, Saisneh Park, Priyadarshini Nagar Old Sangvi Pune-411027	14/05/2024 05/05/2024	Flat No. 302, Oriana Housing Scheme Premium Lifestyle, S. No. 63/2, Near Kankariya Gas Godown, Ramnagar, Pimple Gurav, Pune - 411061 Boundaries as : On or towards North : By 18 mtr D. P Road, On or towards South : By S. No. 63/2 Property of Maruti Gajaba Deokar and Nivrutti Gajaba Deokar, On or towards East : By 12 mtr D P Road, On or towards West : By S. No. 63/1	Rs. 30,06,274.39 (Rupees Thirty Lakh Six Thousand Two Hundred Seventy Four and Paise Thirty Nine Only) Plus Unapplied Interest @ 9.30% p.a. w.e.f. 14/05/2024

If the concerned Borrowers/Guarantors shall fail to make payment to Bank of Maharashtra, New Sangvi Branch as aforesaid, then the Bank of Maharashtra shall be entitled to proceed against the above secured assets under Section 13(4) of the Act and the applicable Rules entirely at the risks of the concerned Borrowers/ Guarantors & Mortgagor as to the costs and consequences.

In terms of provisions of SARFAESI ACT, the Concerned Borrowers/Guarantors are prohibited from transferring the above said assets, in any manner, whether by way of sale, lease or otherwise without the prior written consent of the Bank Any contravention of the said provisions will render the concerned persons liable for punishment and /or penalty in accordance with the SARFAESI Act.

The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets. For more details the unserved written notices may be collected from the undersigned. This notice is also being published in vernacular. The English version shall be final if any question of interpretation arises.

Date : 14/05/2024, Place : Pune Chief Manager & Authorised officer, Bank of Maharashtra, Pune West Zone

MUTHOOT HOUSING FINANCE COMPANY LIMITED
 Registered Office: TC NO.14/2074-7, Muthoot Centre, Punnem Road, Thiruvananthapuram - 695 034, C IN No - U65922KL2010PLC025624 Corporate Office: 12/A 01, 13th floor, Parinee Crescenzo, Plot No. C38 & C39, Bandra Kurla Complex-G Block (East), Mumbai-400051 TEL. NO: 022-62728517, Authorised Officer Email ID: authorized.officer@muthoot.com. Contact Person: - Amit Shahane - 9764823779

PUBLIC NOTICE – AUCTION CUM SALE OF PROPERTY
 Sale Of Immovable Assets Under Securitization And Reconstruction Of Financial Assets & Enforcement Of Security Interest Act, 2002

In exercise of powers contained in the Securitization and Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002, the Authorized Officer of the Muthoot Housing Finance Company Ltd., (hereinafter referred to as the "Company") has taken the possession under mentioned properties (hereinafter referred to as "Secured Asset") and held as security in respect of HOUSING LOAN facilities granted to below mentioned customers (hereinafter referred to as "Borrowers") and further it has been decided to sell the Secured Asset on "As is where is", "as is what is", "whatever there is" and "no recourse" basis/conditions by inviting sealed tenders from public in respect of the secured debt amounting to amount in below with further interest and expenses thereon till final payment of the overdue from Borrowers.

Sr. No	Name of Borrower/s & LAN	Possession Type & Date	Total O/s Amount (Rs.) Future Interest Applicable	Reserve Price	EMD
1.	LAN No: 14100082500 1. Anita Vinod Sharma, 2. Nitin Bajirao Mule 3. Vinod Shripad Sharma (GUARANTOR)	Physical Possession- 25-May-2024	Rs. 1799950.80/- as on 14-June-2024	Rs. 12,00,000/-	Rs. 1,20,000/-

Description of Secured Asset(s) /Immovable Property (ies) - A: ALL THAT PART AND PARCEL OF THE PROPERTY BEING SURVEY NO 130 OF VILLAGE MAUJE MANJARRI BUDRUK WITHIN THE JURISDICTION OF TUKDI PUNE, POT TUKDI, TALUKA HAVELI, MAY SUB REGISTER SAHEB HAVELI AND WITHIN THE LIMITS OF PUNE TILIA PARISHAD AND PANCHAYAT SAMITI HAVELI, HISSA NO. 4/2 TOTAL AREA ADMEASURING 00 HECTARE 32R SIZE 00 RUPEES 84 PAISE OUT OF WHICH AREA 00 HECTARE 10R1E. 10.000SQ. FT. PURCHASE OWNERSHIP AND POSSESSION AREA 00 HECTARE 05R 1E. 5000 SQ. FT. ON WHICH BOUNDARIES IS AS FOLLOWS: EAST: PLOT OF MR. TAKALE, WEST: INTERNAL ROAD OF 30 FEET, SOUTH: PLOT OF MR REDDY, NORTH: SURVEY NO 130, HISSA NO.4/2, DESCRIPTION- B: FLAT NO.501, ON 5TH FLOOR, IN THE BUILDING KNOWN AS "SAI VISHWA", ADMEASURING 576 SQ.FT./SQ. I.E. 53.53 SQ. METERS.

Inspection Date & Time: 20-June-2024 & 21-June-2024 at 10.00 AM to 05.00 PM
 Auction Date: 05-July-2024 10.00 AM to 03.00 PM & Last date for Submission of Bid: 04-July-2024
 Place of Sale: First Floor, Shivaji Housing Society, Senapati Bapat Road, Cts No. 3187, Final Plot No. 401, Bhamburda, Shivajinagar, Pune, Maharashtra - 411016

Intending bidders may inspect the properties on the date and time as mentioned above.

Terms & Conditions of public auction: -1) Sale is strictly subject to the terms and conditions mentioned hereunder as per extant guidelines under SARFAESI Act, 2002 & also the terms and condition mentioned in the offer/ tender document to be submitted by the intending bidders. 2) The property will be sold on "As is where is" and "As is what is" "whatever there is" and "no recourse" condition, including encumbrances, if any. 3) The properties under auction can be inspected on the date & time specified above. For any queries with regards to inspection of properties or submission of tenders, kindly establish contact to The Authorised Officers at respective locations on above mention contact numbers. The interested buyers may send their offers for the above property in a sealed cover along with Demand Draft Payable at Mumbai favouring "Muthoot Housing Finance Company Limited", towards earnest money deposit (EMD) 10% of Reserve Price. 4) Along with offer documents, the intending bidder shall also attach a copy of the PAN card issued by the Income Tax department AND bidder's identity proof and the proof of residence such as copy of the Passport, Election Commission Card, Ration Card, Driving license etc. 5) In the eventuality the property would be sold below the reserve price. 6) The bidders present in the auction would be allowed to increase their offer multiples of Rs.10000/- in addition to Reserve Price. 7) All dues and outgoings, i.e., Municipal Taxes, Maintenance / Society Charges, Electricity and water taxes or any other dues including Stamp Duty, Registration Charges, Transfer Charges and any other expenses and charges in respect of the registration of the Sale Certificate in respect of the said properties shall be paid by the successful bidder/purchaser. 8) The successful bidder/purchaser shall have to pay 25% of the final bid amount (after adjusting 10% of the E.M.D. already paid) within next working days from the acceptance of the offer by the Authorized Officer in respect of the sale, failing which, the earnest money deposit will be forfeited. 9) The balance 75% of the Sale price shall have to be paid within 15 days of conveying the confirmation of the sale to the successful Purchaser by the Authorized Officer or such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer. 10) The Authorized Officer reserves his right to vary any of the terms and condition of this notice for sale, without prior notice, at his discretion. 11) The Authorized Officer reserves the right to reject any/all bids without assigning any reason. All the bids received from the prospective bidders shall be returned to them without any liability / claim against M/s Muthoot Housing Finance Company Ltd. 12) The borrower's attention is invited to the provisions of sub section 8 of section 13, of the SARFAESI Act, in respect of the time available, to redeem the secured asset. 13) Public in general and borrower(s)/ mortgagor(s) in particular please take notice that if in case auction scheduled herein fails for any reason whatsoever then secured creditor may enforce security interest by way of sale

