CFM ASSET RECONSTRUCTION PRIVATE LIMITED

REGISTERED OFFICE: "Block no. A/1003, West Gate, Near YMCA Club, Sur No. 835/1+3, S. G. Highway, Makarba, Ahmedabad-380051 Gujarat"

CORPORATE OFFICE: 1st Floor, Wakefield House, Sprott Road, Ballard Estate, Mumbai-400 038

EMAIL: tejas.joshi@cfmarac.in,

CONTACT: 022-40055282; 89768 62751



CIN - U67100GJ2015PTC083994

APPENDIX- IV-A

[See proviso to rule 8 (6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES—M/s Maitree Associates.

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 to the Borrower/s and Guarantor/s in particular that the under mentioned property was mortgaged to IndusInd Bank Limited and subsequently, the dues of the below mentioned borrower along with underlying security interest were assigned in favour of CFM Asset Reconstruction Private Limited acting in capacity as a Trustee of CFMARC Trust -5 IndusInd Bank (hereinafter referred to as "CFM Asset Reconstruction Private Limited") by IndusInd Bank Limited vide Assignment Agreement dated 01st October,2020. Physical possession of under mentioned property had been taken by the Authorised Officer on **02nd May,2022** of the CFM Asset Reconstruction Private Limited under S. 13(4) of the Act will be sold by E- Auction as mentioned below for recovery of under mentioned dues and applicable interest, charges and costs etc. as detailed below. The property described below is being sold on "As is where basis", "is as is what is basis", whatever is there is basis" and "No recourse Basis" on **11th February,2025** under the rule no. 8 & 9 of the Security Interest (Enforcement) Rules (hereinafter referred to as the rules) for the recovery of the dues detailed as under:

Inspection of the property will be available as per the below schedule by giving prior intimation to the Authorised officer of the Bank.

Description of Immovable Property

Lot No	Description of secured assets	Reserve Price	EMD
I.	Property No. 1: All that piece and parcels of Office No 112, area admeasuring BUA 1104 Sq. Ft. i.e. 849.23 Sq. Ft Carpet, on the first floor in the building known as "Runwal Diamond" constructed on Survey No 23, Hissa No 10, Situated at Village: Mohmadwadi, Tal: Haveli, Dist: Pune.	INR 75,00,000.00 [Rupees Seventy-Five Lakhs Only]	INR 7,50,000.00 [Rupees Seven Lakhs Fifty Thousand Only]
II.	Property No. 2: All that piece and parcels of Showroom No 03, area admeasuring 849 Sq. Ft. i.e. 78.87 Sq. Mtrs Carpet + loft admeasuring 419 Sq. Ft. i.e. 38.92 Sq. Mtrs, on the ground floor in the commercial building known as "Bizz-Bays Apartments" plus car park No 9,10,11 and	INR 1,35,00,000.00 [Rupees One Crore Thirty-Five Lakhs Only]	INR 13,50,000.00 [Rupees Thirteen Lakhs Fifty Thousand only]

	12, constructed on Survey No 29/1/1, 29/1/2, 29/1/3, 29/2, 29/3, 29/4, 29/5 and 29/6, Situated at Village: Kondhwa Khurd, Tal: Haveli, Dist: Pune.		
III.	Property No. 3: Flat No. 201 and 204 (Joint), admsg each 1278 sq ft i.e., Total Carpet of 2556 Sq ft on 2 nd Floor, Florendale Wing A3, Nyati Grandeur CHS Ltd , Survey No. 13/1, (old survey No. 12), along with Car parking SP No-9 admsg 100 Sq ft, Undri, Pune - 411060	INR 1,50,00,000.00 [Rupees One Crore Fifty Lakhs Only]	INR 15,00,000.00 [Rupees Fifteen Lakhs Only]

SECURED DEBT:	Rs. 9,80,70,490.45 (Rupees Nine Crores Eighty Lakhs Seventy Thousand Four Hundred Ninety and Paise Forty-Five) as on 10/09/2019 and further interest and other costs thereon due to the Secured Creditor from Borrower M/s Maitree Associates (Borrower), Mr. Ranjit Singh Juneja (Since Deceased) (Guarantor) and Mrs. Jyoti Ranjit Juneja (Guarantor).
INSPECTION DATE: INSPECTION TIME:	Upon Request prior intimation of 48 hours
TIME:	E-Auction/Bidding through website
DATE:	(https://www.bankeauctions.com) on 11/02/2025 from
PLACE:	11.00 am to 12:00 pm.
For E-Auction	
LAST DATE AND TIME	On or before 5.00 p.m. on 10/02/2025
FOR BID SUBMISSION:	
CONTACT:	Mr. Tejas Joshi (8976862751) Email: tejas.joshi@cfmarc.in

Encumbrances if any: Not known to the secured creditor

The redemption of debt notice issued on 26-12-2024 vide no CFMARC/IndusInd-5/Maitree Associates/2024-25/831. This notice of 15 days is being given to all of you in compliance of Rule 8, Sub Rule 6 of SARFAESI Rules Under the SARFAESI Act 2002, informing the Borrower and all the Guarantors/Mortgagors about holding of auction/sale of the aforementioned Secured Properties at the aforementioned date and time, with the advice to redeem the assets. If so desired by them, by paying the outstanding dues as mentioned herein above along with further interest and other costs thereon due and payable prior to the scheduled auction. In case of default in payment, any or all of the Secured Properties shall at the discretion of the Authorized Officer/Secured Creditor be sold through any of the modes as prescribed under Rule 8(5) of Security Interest (Enforcement) Rule, 2002.

Date: 23/01/2025 Sd/-

Place: Pune Authorised Officer

CFM Asset Reconstruction Pvt. Ltd.

Acting as trustee of CFMARC Trust -5 IndusInd Bank.

TENDER DOCUMENT CUM TERMS AND CONDITIONS OF SALE

- 1) The Online Bids shall be submitted at website https://www.bankeauctions.com as per schedule given therein.
- 2) Bids in the prescribed formats given in the Tender Document shall be submitted "online" through the portal of https://www.bankeauctions.com. Bids submitted otherwise shall not be eligible for consideration. Bid should be along with scanned copies of Photo ID, preferably PAN Card and address proof documents, mentioning UTR number/ DD i.e., supportive evidence for submitting Aggregate EMD amount.
- 3) Physical DD can be submitted to Mumbai office along-with KYC once bid form is submitted online.
- 4) Intending bidders may avail training for online bidding from M/s. C1 India Private Limited, Address: Pot No.1502, 15th Floor, Ambadeep Building, 14, K.G. Marg, New Delhi 110 001, Nos.: 0124-4302020 / 21 / 22, +91 7291981124 / 1125 / 1126; email: support@bankeauctions.com, Gujarat@c1india.com; maharashtra@c1india.com Mr. Bhavik Pandya, Contact No. +91 88666 82937

The details regarding E Auction Provider are mentioned below:

Name of Auction Agency	M/s. C1 India Private Limited
Address	No.1502, 15th Floor, Ambadeep Building, 14 K.G. Marg, New Delhi - 110001
Contact Persons	Mr. Bhavik Pandya, Contact No. +91 88666 82937
Help Line Nos.	0124-4302020 / 21 / 22, +91 7291981124 / 1125 / 1126
Email address	support@bankeauctions.com
Website Address	https://www.bankeauctions.com

- 5) The intending bidder should bid for entire immovable property. Bid for part of property or without the Aggregate EMD shall be rejected.
- 6) The person deputed for inspection by the prospective offeror should carry with him appropriate authorization on the letterhead of the organization he/she represents, failing which inspection may be refused.
- 7) Offers not accompanied with Aggregate EMD shall be treated as invalid. The Aggregate EMD of unsuccessful bidders shall be refunded within fifteen working days from the date of e-auction. The offeror will not be entitled to claim any interest, if the refund of Aggregate EMD is delayed beyond the said period for any reason whatsoever.
- 8) The Said Property(ies) shall be sold at a price not less than the Aggregate Reserve Price mentioned hereinabove.
- 9) The entire procedure of conducting e-auction shall be at the exclusive discretion of the Authorized Officer and intending purchaser shall have no right to object to the same.
- 10) The bid amount can be **improved by Rs.100,000/- (Rupees One lakh only)** per bid with unlimited automated extensions of 5 minutes each in terms of the Tender Document.

- 11) The Said Properties shall be sold to the highest offeror. The highest offeror shall have to tender the KYC documents to the Authorised Officer for verification immediately. Post such verification, on confirmation of sale of the Said Properties, which shall be conveyed to the highest offeror, after following the process enumerated hereinabove, The successful offeror(s) will have to immediately, but not later than next working day, pay 25% of the sale price (after adjusting the Aggregate Earnest Money deposited) by way of Demand draft/ Pay order / Online payment (RTGS / NEFT) favouring CFM-ARC payable at Mumbai and the balance of 75% of the consideration shall be payable by the successful on or before the **fifteenth day** of the confirmation of the sale of the Said Properties, or such other time as may be agreed to between CFM-ARC and the successful offeror, subject to the sole discretion of CFM-ARC. In the event of any default in payment of any of these amounts, or if the sale is not completed by reason of any default on the part of the successful offeror, CFM-ARC in its absolute discretion, shall be entitled to forfeit all the moneys till then paid by the successful offeror and put up the assets in question for resale/disposal. Further, all costs, charges and expenses incurred by CFM-ARC on account of such resale shall be borne by such defaulting successful offeror who shall also be bound to make good any deficiency arising on such resale and he/she/they shall not be entitled to make any claim in the event of the assets realizing higher price on resale.
- 12) The offeror shall deduct and deposit with the concerned department/statutory body Tax Deducted at Source ("TDS"), as applicable under section 194-IA of the Income Tax Act, 1961. Such TDS shall be considered as part of the Offer made by the offeror.
- 13) The stamp duty, registration charges, cess, sales tax, Value Added Tax ("VAT") (if applicable), transfer charges, if any, and all other incidental costs, charges and expenses in connection with the sale of the aforesaid assets shall be borne by the purchaser/successful offeror.
- 14) Transfer of the Said Properties to the successful offeror shall be done by the Authorized Officer only upon payment of the entire bid consideration and other charges as per the terms contained herein.
- 15) As from the date of issuance of Sale Certificate, the purchaser shall hold the assets at his/her/their sole risk and cost as regards any loss or damage to the assets by fire or earthquake or any other natural calamities or due to theft, burglary or robbery or from any other cause whatsoever and neither CFM-ARC nor the Authorized Officer shall be liable for any such loss or damages.
- 16) Presently there are no encumbrances known to CFM-ARC.
- 17) The Said Properties are offered for sale on "as is where is", "whatever is there is basis" and "No recourse Basis. Neither CFM-ARC nor the Authorized Officer undertakes any responsibility to procure any permission/license etc. in respect of the Said Properties offered for sale hereinabove. The successful offeror will have to bear all outstanding dues including but not limited to water/electricity/service charges, transfer fees, electricity dues, society dues, dues of the Municipal Corporation/local authority dues, taxes including sales tax, VAT, GST or any other cess, duties, levies by whatever name it is called, if any, in respect of the Said Properties.
- 18) The offerors are advised in their own interest to verify the Said Properties as also the above and any other dues from the respective authorities to their satisfaction before submitting the offers.
- 19) The successful offeror shall be deemed to have purchased the Said Properties after complete satisfaction of title thereto and inspection thereof shall not be entitled to make any requisition or raise any objection as to the title or condition of the Said Properties or any part thereof.
- 20) The successful offeror shall, notwithstanding any discrepancy or variation in the names, quantities, survey numbers measurement, boundaries and abuttal as mentioned herein above or any public notice, accept the Said Properties purchased by it/him.

- 21) The offeror shall purchase the Said Properties in the same condition that the Said Properties exist on the date of sale. The date of sale shall mean, the date when the Authorized Officer accepts the offer of the successful offeror. From and after the date of issuance of Sale Certificate by the Authorized Officer, the same shall be at the sole and entire risk and costs and account of the successful offeror as regards any risk, injury, loss or damage thereto or any part thereof from any cause whatsoever. The successful offeror shall not make any requisition for repairs or otherwise and the obligations of carrying out such repairs shall be solely that of the successful offeror.
- 22) Conditional offers will be treated as invalid. Likewise, correspondence about any change in the offers will not be entertained. Any offeror who wishes to give a fresh offer for the Said Properties on or before the last date prescribed for submission of the offers contemplated herein, may file a fresh offer with appropriate Aggregate Earnest Money Deposit.
- 23) The successful offeror will be bound by the regulations of the local / any other authority, as applicable in regard to the use of the Said Properties along with its super structure, plant and machinery thereon, if being part of the Said Properties contemplated herein.
- 24) The successful offeror shall, notwithstanding any discrepancy or variation in the names, quantities, survey numbers measurement, boundaries and abuttals as mentioned hereinabove, accept the Said Properties purchased by him/it/them.
- 25) If the dues of the existing charge-holders together with all costs, charges and expenses incurred by CFM-ARC are offered by or on behalf of the Borrower or guarantors at any time before the date of confirmation of sale, the Said Properties or part thereof, shall not be auctioned.
- 26) The offeror shall not be entitled to withdraw or cancel offer once submitted unless permitted by Authorized Officer. If the offeror withdraws or cancels the offer, the Aggregate EMD shall be liable to be forfeited and will also be liable to pay the Authorized Officer, the loss or damage suffered consequent upon withdrawing or canceling the offer. The assets in question will then be resold at the risk and consequences of the offeror.
- 27) On confirmation of sale by CFM-ARC and if the terms of payment have been complied with, the Authorised Officer exercising the power of sale shall issue Sale Certificate for immovable asset in favour of the purchaser/successful offeror in the form given in Appendix V of the provisions of the SARFAESI Act, 2002.
- 28) The sale certificate will be issued in the name of the purchaser(s) / Applicant(s) only and will not be issued in any other name(s).
- 29) The Authorized Officer is selling the Said Property(ies) pursuant to the powers derived from the SARFAESI Act. The Said Properties comprised in and forming part of the sale is sold, subject to all defects, faults, imperfections and errors of description latent or otherwise. The Authorized Officer is not answerable for the correct description genuineness, veracity, authenticity of or any defects in the Said Properties and does not warrant any condition whatsoever pertaining to the same. The offerors should make their own enquiry about the same and satisfy themselves if there are any other encumbrances, reservations, acquisitions, charges, liens or defects affecting the title of the Said Properties. The offerors shall not be entitled to issue or raise any requisitions or objections to or upon the title. The offerors should make enquiries about the utility of the Said Properties put up for sale hereunder and no warranty or assurances of any kind is given by the Authorized Officer and/or CFM-ARC. The offerors shall be deemed to have undertaken a due diligence of the Said Properties and that the offerors are presumed to have taken independent legal or commercial advice before participating in the auction contemplated herein.
- 30) The Authorized Officer reserves his right to reject any or all offer/s without assigning any reason and in case all the offers are rejected, either to hold negotiations with any of the offeror or sell the assets through private negotiations with any of the offerors or any other party/parties or invite fresh offers. CFM-ARC's decision in this behalf shall be final & binding.

- 31) The Authorized Officer will be at liberty to amend/modify/delete any of the above conditions as may be deemed necessary in light of the facts & circumstances of the case.
- 32) Disputes, if any, shall be within the jurisdiction of Courts and Tribunals in Mumbai only.
- 33) Words & expressions used hereinabove shall have the same meanings respectively assigned to them under SARFAESI Act and the rules framed thereunder.
- 34) The amount of EMD can be deposited directly to following bank account:

Account Holder	CFMARC Trust -5 IndusInd Bank
Account Number	201004393833
Bank	IndusInd Bank
Branch	Opera House Branch
IFSC	INDB0000001

35) Other terms and conditions pertaining to e-auction:

- a) Auction/ bidding will be only online bidding through the portal provided by the service provider.
- b) In case of sole bidder/offeror, the sale may be deferred and the Said Properties may be brought for resale or otherwise sale will be deferred or cancelled.
- c) Bidders/Offerors are cautioned to be careful while entering their bid amount and to check for alteration, if any, before confirming the same.
- d) No request/complaint of wrong bidding will be entertained for cancelling the sale and in such case, the Aggregate EMD in full will be forfeited.
- e) Only upon verification of the bid form and confirmation of remittance of Aggregate EMD, the user ID issued by the online service provider will be activated permitting the bidder to enter into the website of the service provider for bidding.
- f) Bidders/Offerors should not disclose their user ID as well as password and other material information relating to the bidding to any one and to safeguard its secrecy.
- g) Bidders/Offerors are advised to change the password immediately on receipt from the service provider.
- h) All bids placed are legally valid bids and are to be considered as bids from the bidder himself. Once the bid is placed, the bidder/offeror cannot reduce or withdraw the bid for whatever reason. If done so, the Aggregate EMD amount shall be forfeited.
- i) The highest and the latest bid on the auction shall supersede all the previous bids of the respective bidders/offerors. The bidder/offeror with the highest offer/ bid does not get any right to demand acceptance of his bid in case any stay order is received by CFM-ARC.
- j) The bidder/offeror shall be solely responsible for all consequences arising out of the bid submitted by him (including any wrongful bidding) and no complaint/ representation will be entertained in this regard by the CFM-ARC. Hence bidders/offerors are cautioned to be careful to check the bid amount and alter/rectify their bid if required before confirming the bid submitted.

Sd/-

Authorized Officer

ONLINE BID DOCUMENT

(To be filled online in website https://www.bankeauctions.com)

In the matter of sale of secured immovable and movable property(ies) of M/s. Maitree Associates

PARTICULARS OF THE OFFEROR/BIDDER:

	Talanhana Nas. (O) (D)	
)	Telephone Nos. (O) (R) (Mobile) (E-Mail)	
	Document of proof of identity (tick whichever is being attached): a. <u>Driving License Number</u> b. <u>PAN Card Number</u> c. <u>Voter Identity Card Number</u> d. <u>Passport Number</u> e. <u>Certificate of Incorporation Number</u> f. <u>Partnership Agreement details</u>	
	Aggregate EMD Remittance details a. Date of remittance b. Name of Bank c. Branch Name d. Bank Account No. e. IFSC Code No. f. UTR No. OR	
	a. <u>Date of Demand draft</u>b. <u>Name of the Issuing Bank</u>	
	DETAILS OF THE OFFER/BID: Price Offered: Rs (Amount in figures)	
	Rs	(Amount in words
	 Bank Details for refund of EMD in case of unsuccessful bid Name of Bank 	l:
	Branch Name	
	Bank Account No.	
	IFSC Code No.	

NAME AND SIGNATURE OF BIDDER(S)

DECLARATION BY BIDDER / OFFEROR

- (a) I/We, the Offeror/s aforesaid do hereby state that, I/We have read the entire terms and conditions of the tender and public notice for sale in the matter of sale of secured immovable and movable properties of **M/s Maitree Associates** and understood them fully. I/We, hereby unconditionally agree to conform with and to be bound by the said terms and conditions.
- (b) I/We, the Offeror/s aforesaid do hereby confirm that I/We have taken inspection of the premises and I/We are satisfied with the condition of the same and I/We shall not claim any loss or reduction in the amount offered on account of any deviation in the details and description of the properties.
- (c) I/We further declare that I/We intend to purchase the above referred assets from the Authorized Officer of CFM-ARC for our own use/business and that the information revealed by me/us in the tender/offer in https://www.bankeauctions.com true and correct. I/We understand and agree that if any of the statement/information revealed by me/us is found to be incorrect and/or untrue, the tender submitted by me/us in https://www.bankeauctions.com is liable to be cancelled and in such case the Aggregate Earnest Money Deposit paid by me/us is liable to be forfeited by CFM-ARC and CFM-ARC will be at liberty to annul the offer made to me/us at any point of time. I/We also agree that after my/our offer given in in my/our offer for purchase of the assets is accepted by CFM-ARC and I/we fail to accept or act upon the terms and conditions herein or am /are not able to complete the transaction within the time limit specified herein for any reason whatsoever and/or fail to fulfill any/all the terms & conditions herein, the Aggregate Earnest Money Deposit and any other monies paid by me/us along with the offer and thereafter, are liable to be forfeited by CFM-ARC and that CFM-ARC has also a right to proceed against me/us for specific performance of the contract, if so desired by CFM-ARC.
- (d) I/ We hereby submit that we shall provide Declaration -cum-undertaking U/s 29A of IBC,2016 on a Rs.500/- stamp paper; for not related to the party and undertake that we are eligible and competent to participate in the auction sale.

NAME AND SIGNATURE OF BIDDER(S)

FINANCIAL EXPRESS

E-AUCTION SALE NOTICE

EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED CIN: U67100MH2007PLC174759

Retail Central & Regd. Office: Edelweiss House. Off CST Road. Kalina. Mumbai 400098 E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE SECURED ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT. 2002 (HEREINAFTER REFERRED TO AS "SARFAESI ACT")

The financial facilities of Assignor mentioned herein (hereinafter referred to as ("Assignor/Original Lender") have been assigned to Edelweiss Asset Reconstruction Company Limited acting in its capacity as trustee of various trusts mentioned clearly in column provided. Pursuant to the said assignment, EARC stepped into the shoes of the Assignor and exercises its rights as the secured creditor. That EARC, in its capacity as secured creditor, had taken possession of the below mentioned immovable secured assets under 13(4) of SARFAESI Act and Rules there under. Notice of 30/15 days is hereby given to the public in general and in particular to the Borrower and Guarantor (s) that the below described immovable

READ WITH PROVISO TO RULE 8 (6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("RULES").

secured assets mortgaged in favor of the Secured Creditor, the physical possession of which has been taken by the Authorised Officer (AO) of Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis, for recovery of the amounts mentioned herein below due to EARC together with further interest and other expenses/costs thereon deducted for any money received by EARC from Borrower and Guarantor. The Reserve Price and the Earnest Money Deposit are mentioned below for each property.

	DETAILS OF SECURED ASSET PUT FOR AUCTION							
SI. No	Loan Account No/Name of the Selling Institution	Name of Borrower/ Co-Borrower/ Guarantor	TRUST NAME	Total Outstanding Dues in INR as on 20-01-2025	Reserve Price (In Rs)	Earnest Money Deposit (EMD) In Rs	Date & Time Of Auction	Type of Possess ion
1.	KOHHL17000135 & KOHHL17000110 / L&T HOUSING FINANCE LIMITED	1) MR. PAWAN NIMBALKAR (BORROWER) 2) MRS. PRATIBHA PRABHAKAR NIMBALKAR (CO-BORROWER)	TRUST	₹ 85,02,228.66	₹ 17,00,000/- (Rupees Seventeen Lakhs Only)	₹ 1,70,000/- (Rupees One Lakh Seventy Thousand Only)	10.02.2025 & 12.30 PM	Physical
PR	OPERTY DESCRIPTION	N: Property Bearing Flat No.1	01 Having	g Area 58.84 Sq. Mt	trs. Situated On 1st	Floor Of The Apartr	nent Buildin	g Known

As "Atharva Apartment" Which Is Constructed On City Survey No. 4887/1, Chintamani Nagar, Situtaed At City Sangli & Within The Jurisdiction Of Sangli, Miraj & Kupwad City Corporation And The Property Is Bounded By: On The East: Side Margin, On The South: Side Margin, On The West: Staircase. On The North: Flat No. 105.

2.	/ ICICI HOME	I) MR. MOHAMMAD NIHAL SHAIKH (BORROWER) 2) SMT. SHABNAM NIHAL SHAIKH (CO-BORROWERS)	EARC- TRUST SC 448	₹ 58,96,542.85	₹ 17,00,000/- (Rupees Seventeen Lakhs Only)	₹ 1,70,000/- (Rupees One Lakhs Seventy Thousand Only)	10.02.2025 & 01.00 PM	Physical
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PROPERTY DESCRIPTION: All that piece and parcel of property comprising of Flat no. 53-A, on 4thFioor, E - Wing, admeasuring area 45 sq. mtrs. built-up, in the building known as "A. J. Chambers", in the society known as "Vaishanavi Park Co-Operative Housing Society Ltd.", constructed on Survey no. 159/A/6, with corresponding CTS No. 5281, situated at Village-Pimpri Waghere, Taluka Hayeli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub - Registrar Haveli Pune, which is Bounded as follows:- East By: Open Plot, West By: Sukhwani Hook Construction, South By: Open Plot, North By: PCMC School Building.

LIMITED (CO-BORROWER) Only)	3. EDEL	050103 / DELWEISS ING FINANCE	("BORROWER") 2. ROHINI SUNIL JUMADE	TRUST SC 418	₹ 78,13,878.96	₹ 65,00,000/- (Rupees Sixty-Five Lakhs	₹ 6,50,000/- (Rupees Six Lakh Fifty Thousand	27.02.2025 & 1.00 PM	Physic
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PROPERTY DESCRIPTION: All That Piece And Parcel Of Flat No.C-1005, Admeasuring 47.36 Sq. Mtrs., I.E. 510 Sq. Feets, Along With Enclosed Balcony Admeasuring 6.03 Sq. Mtrs., I.E. 65 Sq. Fts., Along With Attached Terrace Admeasuring 12.54 Sq. Mtrs., I.E. 135 Sq. Fts., Along With Dry Terrace Admeasuring 2.35 Sq. Mtrs. I.E. 25 Sq. Fts., On 1oth Floor, Along With One Covered Car Parking In Wing C, In The Project Known As Utsay Homes, Constructed On The Land Bearing S No. 232, Hissa No. 3a, Cts No. 4530, 4530/1 To 66, Situated At Bhosari, Taluka Haveli, District Pune-411039.

Important Information regarding Auction Process: 1 EMD Demand Drafts (DD) shall be drawn in favor of "EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED - EMD ACCOUNT" payable at Mumbai 2 EMD Payments made through RTGS shall be to:Name of the Account No. EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED - EMD ACCOUNT" Account No: 000405158602; Name of the Bank- ICICI BANK; IFSC Code: IFSC ICIC0000004 3 Last Date of Submission of EMD Received 1 day prior to the date of auction

L		, , , , , , , , , , , , , , , , , , ,		
	4 Place for Submission of Bids	1st Floor, Edelweiss House, off CST Road, Kalina, Mumbai-400098		
I	5 Place of Auction (Web Site for Auction)	E-Auction (https://auction.edelweissarc.in)		
	6 Contact details	Toll free Number: 1800 266 6540		
ľ	7 Date & Time of Inspection of the Property	As per prior appointment		
	For detailed terms and conditions of the sale, please refer to the link provided in EARC's website i.e. https://auction.edelweissarc.in			
ĺ	Place: Mumbai	Sd/- Authorized Officer		
l	Date: 20.01.2025	For Edelweiss Asset Reconstruction Company Limited		

Edelweiss

YES BANK LIMITED YES BANK

Registered Office: Yes Bank House, Western Express Highway, Santacruz (E), Mumbai, 400 055 Branch Office: Plot No. 69/4, Mutha Sumphony, Law College Road, Erandwane, Pune 411004

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and

Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable properties are mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Yes Bank Ltd, i.e. Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on below mentioned respective dates, for recovery of amount mentioned below in respective case due as per Sec. 13(2) notice subject to further interest and charges at contracted rate, due to the Secured Creditor from below mentioned borrowers, co-borrowers, mortgagors, guarantors in respective case. The reserve price, earnest money deposit & other details are as under.

Sr. No.		Description of Property	Date of Possession	Date of Demand Notice & o/s Amount as	Last Date for submission of BID	Reserve Price (Rs.)	Date of Inspection
NO.	provider(s)/Mortgagor(s)	orrioparty	russession	per 13(2) notice	Date & Time of E-Auction	EMD	mapecaon
1.	LAN: AFH000800793589 Nitin Balwansingh Rajput & Pooja Nitin Rajput	Flat No. 1, on Ground Floor, in the society known as Sanjeevani Co-operative Housing Society Ltd., S. No. 101/1/41, CTS No. 6530, 6530/1 to 4, Village-Pimpri Waghire (Nehru Nagar) Tal Haveli, DistPune	23-06-2023	21-09-2022 & Rs. 25,34,864.52	11-02-2025 12-02-2025 11.00 am to 12.15 pm with extension of 5 minutes each	Rs. 16,20,000/- Rs. 1,62,000/-	03-02-2025
2.	LAN: HLN000800808784,	Flat No.705, 7th Floor,		10-01-2023	11-02-2025	928	2
	HLN000800808785 Sagar Laxman Kangude And Sarita Sagar Kangude	Building No. A2, "SUN VIEW", Sr. No. 7/1/2, Situated at Village- Aambegaon Budruk, Taluka-Haveli, District-Pune- 411046	26-03-2024	Rs. 54,87,580.21	12-02-2025 12:30 pm to 01:45 pm with extension of 5 minutes each	Rs. 47,52,000/- Rs. 4,75,200/-	03-02-2025
3.	LAN: MOR000801289087	Office No. 601, 602, 603, 604,			12-02-2025		
.0304.0	Sumitra Vasant Shinde Legal Heir of Late Santosh Vasant Shinde, Late Tejaswini Santosh	Sixth Floor, "Bhama Centre", Survey No. 25, Hissa No.1, Situated at Village – Bhujbal Vasti, Wakad, TalMulashi &	07-03-2024	05-10-2023 & Rs. 4,70,73,122.67	13-02-2025 11.00 am to 12.15 pm with extension of 5	Rs. 4,27,50,000/- Rs. 42,75,000/-	04-02-2025
	Shinde &	DistPune- 411057, Along with four car parking space		3,7 4,7 4,7 22.6.	minutes each	TA DESCRIPTION D	
4.	Arjun Refineries LAN: AFH000800793558	Flat No.402, 4th Floor,	P 9		12-02-2025	Rs.	0
4.	Vijay Shridhar Kamble &	Margashirsha Heights,	22-12-2023	23-11-2022 & Rs.	13-02-2025	25,50,000/-	04-02-2025
	Surekha Vijay Kamble	Survey No. 22/2, Dhanori, TalHaveli, Pune 411015	12-12-2023	38,97,262.07	12.30 pm to 01.45 pm with extension of 5 minutes each	Rs. 2,55,000/-	2, 31 2010
5.	LAN: AFH000800927092	Flat No. D-403, 4th Floor,			13-02-2025	1	3
32/1	Sagar Maruti Lembhe & Pushpa Maruti Lembhe	Building Named as 'Fortune Shubhan Phase-2, Survey No. 4 Hissa No.1/3B, Situated at Village- Yewalewadi, Tal Haveli, DistPune-411048	25-01-2024	10-01-2023 & Rs. 25,11,451.84	14-02-2025 11.00 am to 12.15 pm with extension of 5 minutes each	Rs. 15,90,000/- Rs. 1,59,000/-	05-02-2025
6.	LAN: AFH000800289228	Flat No.702, on Seventh			13-02-2025		
	Santosh Vishwanath Netke & Savita Santosh Netke	Floor, in building I, in the scheme known as Ganga Vatika Co-operative Housing Society Ltd., Gat No. 322/1, Village- Lonikand, Taluka- Haveli, Dist. Pune, along with one Car Parking space	16-06-2023	02-07-2022 & Rs. 19,21,988.71	14-02-2025 12.30 pm to 01.45 pm with extension of 5 minutes each	Rs. 19,35,000/- Rs. 1,93,500/-	05-02-2025
7.	LAN: AFH000801107418	Flat No. A 203, 2nd Floor,		21-09-2022	15-02-2025	5-98	6
EC!	Amit Balasaheb Udmale And	Wing A, Meghraj Nisarg, Sr. No. 34/1, Theur, Pune	16-06-2023	&	17-02-2025 11.00 am to	Rs. 12,60,000/-	
	Harshada Amit Udamle	110.5 41, 1100s, 1 dilo		Rs. 22,75,631.66	12.15 pm with extension of 5 minutes each	Rs.	06-02-2025
8.	LAN: AFH000800940553	Flat No.403, 4th Floor, in the			15-02-2025		
	Anita Sakharam Turukmare & Shanta Sakharam Turukamare	Building knows as "Chrishh Shagun", Plot No.33, City Survey No.1787, Survey No.61, Situated at Village- Talegaon-Dabhade, Tal- Maval, District-Pune-410507	27-05-2024	24-03-2023 & Rs. 26,67,861.31	17-02-2025 12.30 pm to 01.45 pm with extension of 5 minutes each	Rs. 24,52,000/- Rs. 2,45,200/-	06-02-2025

website i.e. www.yesbank.in.

In case of any difficulty in obtaining Tender Documents/ e-bidding catalogue or Inspection of the Immovable Properties / Secured Assets and for Queries, Please Contact Concerned Officials of YES BANK LTD., Mr. Deepak Chavan on 9960350003/ Vilas Gaikwad on 020-67666300 and Officials of M/s, e-Procurement Technologies Limited - Auction Tiger, Ahmedabad, Bidder Support Name & Numbers : Ram Sharma -9978591888, 9265562821/18, 079-68136880/68136837, Email: support@auctiontiger.net and ramprasad@auctiontiger.net.

This is to bring to your attention that under Sec. 13(8) of SARFAESI Act, where the amount of dues of the secured creditor together with all costs, charges and expenses incurred by secured creditor is tendered to the secured creditor at any time before the date of publication of notice for the public auction/ tender/ private treaty, the secured asset shall not be sold or transferred and no further steps shall be taken for transfer or sale of that secured asset.

SALE NOTICE TO BORROWER/GAURANTORS

The above shall be treated as Notice U/r. 9(1) read with 8(6) of Security Interest (Enforcement) Rules, 2002, to the Obligants to pay the same within 15 days from the date of publication...

Date: 24/01/2025 Authorized Officer Place: Pune For YES Bank Limited

HERO HOUSING FINANCE LIMITED Contact Address: 301, 302, 3rd Floor, A wing, Kapil Towers,

Sangam Wadi, Taluka Haweli, Dist Pune 411 001. HoroHousing Repd. Office: 09. Community Centre, Basant Lok, Vasant Vihar, New Delhi - 110057 Ph; 011 49267000, Toll Free No: 1800 212 8800, Email: customer.care@herohfl.com

Website: www.herohousingfinance.com | CIN: U65192DL2016PLC30148 POSSESSION NOTICE (FOR IMMOVABLE PROPERTIES

(As per Appendix IV read with rule 8(1) of the Security Interest Enforcement Rules, 2002 Whereas, the undersigned being the Authorized Officer of the Hero Housing Finance Limited, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notices as mentioned below calling upon the Borrowers to repay the amount mentioned in the notice within 60 days from the date of the said notice.

The borrower, having failed to repay the amount, notice is hereby given to the borrower, in particular and the public, in general, that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with rule.

The borrower, in particular, and the public in general, are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Hero Housing Finance Limited, for an amount referred to below along with interest thereon and penal interest, charges, costs etc. from date mentioned below.

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

Loan Account No.	Name of Obligor(s) /Legal Heir(s)/ Legal Representative(s)	Date of Demand Notice/ Amount as per Demand Notice	(Constructive Physical)
	Kudale Nilesh Balasaheb	22/01/2024, Rs.18,23,438/-	08/04/2024
	Sheetal Nilesh Kudale	as on date 19/01/2024	(Physical)

Description of Secured Assets/Immovable Properties: All Piece And Parcel Of Shop No.4. Admeasuring Area About 15.24 Sq.mtr. Carpet Area On The 1st Floor, A-Wing, Avanish Phase I (kudale Park), Which is Constructed On The Land Bearing S.no.8/2(p). Cts No.937 To 937/21. Cts No.936. Situated At Village Pimpri Waghere, Tal.-haveli, Dist Pune, Within The Limits Of Pimpri Chinchwad Municipal Corporaton And Also Within The Jurisdiction Of Sub-registrar Haveli Maharashtra

DATE :- 24-01-2025, Sd/- Authorised Officer PLACE:- PIMPRI WAGHERE FOR HERO HOUSING FINANCE LIMITED

HERO HOUSING FINANCE LIMITED Regd. Office: 09, Community Centre, Basant Lok, Vasant Vihar, New Delhi - 110057 Phone: 011 49267000, Toll Free Number: 1800 212 8800, Email: customer.care@herohfl.com

Website: www.herohousingfinance.com | CIN: U65192DL2016PLC30148 Contact Address: A-6, Third Floor, Sector-4, Noida-201301 DEMAND NOTICE

Under Section 13 (2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 ("Rules").

Whereas the undersigned being the Authorised Officer of Hero Housing Finance Limited (HHFL) under the Act and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Rules already issued detailed Demand Notices dated below under Section 13(2) of the Act, calling upon the Borrower(s)/Co-Borrower(s)/Guarantor(s) (all singularly or together referred to "Obligors")/Legal Heir(s)/Legal Representative(s) listed hereunder, to pay the amounts mentioned in the respective Demand Notice/s, within 60 days from the date of the respective Notice/s, as per details given below. Copies of the said Notices are served by Registered Post A.D. and are available with the undersigned, and the said Obligor(s)/Legal Heir(s)/Legal Representative(s), may, if they so desire, collect the respective copy from the undersigned on any working day during normal office hours.

In connection with the above, Notice is hereby given, once again, to the said Obligor(s) /Legal Heir(s)/Legal Representative(s) to pay to HHFL, within 60 days from the date of the respective Notice/s, the amounts indicated herein below against their respective names, together with further interest as detailed below from the respective dates mentioned below in column (d) till the date of payment and / or realisation, read with the loan agreement and other documents/writings, if any, executed by the said Obligor(s). As security for due repayment of the loan, the following Secured Asset(s) have been mortgaged to HHFL by the said Obligor(s) respectively. The second second second Name of Other and Other

Account No.	Legal Heir(s)/Legal Representative(s)	Dues (Rs.) as on below date*	Demand Notice Date of NPA
	Namdev Pandurang Jadhav, Savitri	Rs. 17.44.891/- as	16-01-2025
00040265	Namdevjadhav Gosavi, Sangramsingh Namdevjadhav, Poonam Sangramsingh Jadhav	on 16-01-2025	04-01-2025

Description of the Secured Assets/Immovable properties/ mortgaged properties: All that piece and parcel of Row House Unit No.1, Vyankatesh Residency, admeasuring 26.60 sq. mt. and construction admeasuring 56.720 sq. mt constructed on Plot No. 8 to 11 totally admeasuring 478.00 sq. mtrs, out of R.S. No.756 At Hupari, Tal-halkanangale, Dis-kolhapur, Maharashtra. Bounded By : North : 6 Mtr Wide Road, East- Row House No.10, South : Row House No.2, West : 9.14 Mtr Wide Road

HHFKOLLAP	Vijay Ramchandra Koli, Chaitany Vijay Koli,	Rs. 5,75630/- as	16-01-2025
23000044065	Maithiii Vinod Koli, Vaishali Vijay Koli	on 16-01-2025	04-01-2025
parcel of land I sq.m as per P District- Kolhap	the Secured Assets/Immovable properties/ in Milkat/house No.39/1/1, admeasuring 1488.108 roperty Card, C.S. No. 405 situated at Village our, Maharashtra- 416119. Boundries As Follows ad North: Apalal B. Mulawar.	sq. feet, and a total Mauje Chinchwad, T	area of 276.60 aluka Karveer

7 x 3 x 2 x 3 x 4 x 4 x 5 x 5 x 5 x 5 x 5 x 5 x 5 x 5	Control of the second s		
	Rajendra Dadu Jadhav, Sulochana Rajendr	Rs.23,77,016/-	
23000032962	Jadhav, Prajwal Rajendra Jadhav, Priyanshu Rajendra Jadhav	as on 16-01-2025	04-01-202

Description of the Secured Assets/Immovable properties/ mortgaged properties: All that piece and parcel of Flat No.09 on Second Floor, admeasuring area 510 sq.ft. i.e. 47.39 sq.mtrs in the building known as Moraya Apartment, situated at Survey No.66/1b/9, CTS No.1632 and 1633 and Survey No. 66/1C/6 at Village Sangvi, Taluka Haveli, Dist. Pune, within the local limits of Pimpri Chinchwad Municipal Corporation and within the Juridiction of Sub-registrar Haveli and having PCMC Property No.5/4/03671.00 alongwith all common amenities and facilities provided by the promoter and builder.

"with further interest, additional Interest, at the rate as more particularly stated in respective Demand Notice date mentioned above, incidental expenses, costs, charges etc incurred till the date of payment and/or realization. If the said Obligor(s) shall fall to make payment to HHFL as aforesaid, then HHFL shall proceed against the above Secured Asset(s)/Immovable Property(ies) under Section 13(4) of the said Act and the applicable Rules entirely at the risk of the said Obligor(s)/Legal Heir(s)/Legal Representative(s) as to the costs and consequences.

The said Obligor(s)/Legal Heir(s)/Legal Representative(s) are prohibited under the said Act to transfer the aforesaid Secured Asset(s)/Immovable Property, whether by way of sale, lease or otherwise without the prior written consent of HHFL. Any person who contravenes or abets contravention of the provisions of the Act or Rules made thereunder shall be liable for imprisonment and/or penalty as provided under the Act.

Date: 24-01-2025 Sd/- Authorised Officer. Place: Hupari, Chinchwad, Sangvi For Hero Housing Finance Limited

CFM ASSET RECONSTRUCTION PRIVATE LIMITED REGISTERED OFFICE: "Block no. A/1003, West Gate, Near YMCA Club, Sur No. 835/1+3, S. G. Highway, Makarba, Ahmedabad-380051 Gujarat". CORPORATE OFFICE: 1st Floor, Wakefield House, Sprott Road. Ballard Estate. Mumbai-400 038 EMAIL: tejas.joshi@cfmarac.in,

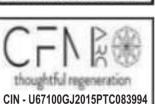
of the Security Interest (Enforcement) Rules, 2002

SECURED

INSPECTION DATE:

INSPECTION TIME:

DEBT:



CONTACT: 022-40055282; 89768 62751 **APPENDIX- IV-A**

[See proviso to rule 8 (6)] SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES - M/s Maitree Associates. 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)

Notice is hereby given to the public in general and to the Borrower/s and Guarantor/s in particular that the under mentioned property was mortgaged to IndusInd Bank Limited and subsequently, the dues of the below mentioned borrower along with underlying security interest were assigned in favour of CFM Asset Reconstruction Private Limited acting in capacity as a Trustee of CFMARC Trust -5 IndusInd Bank (hereinafter referred to as "CFM Asset Reconstruction Private Limited") by IndusInd Bank Limited vide Assignment Agreement dated 01st October, 2020. Physical possession of under mentioned property had been taken by the Authorised Officer on 02nd May,2022 of the CFM Asset Reconstruction Private Limited under S. 13(4) of the Act will be sold by E- Auction as mentioned below for recovery of under mentioned dues and applicable interest, charges and costs etc. as detailed below. The property described below is being sold on "As is where basis", is as is what is basis", whatever is there is basis" and "No recourse Basis" on 11th February, 2025 under the rule no. 8 & 9 of the Security Interest (Enforcement) Rules (hereinafter referred to as the rules) for the recovery of the dues detailed as under:

Inspection of the property will be available as per the below schedule by giving prior intimation to the Authorised officer of the Bank.

	Description of Immovable	Property	
Lot No	Description of secured assets	Reserve Price	EMD
	Property No. 1: All that piece and parcels of Office No 112, area admeasuring BUA 1104 Sq. Ft. i.e. 849.23 Sq. Ft Carpet, on the first floor in the building known as "Runwal Diamond" constructed on Survey No 23, Hissa No 10, Situated at Village: Mohmadwadi, Tal: Haveli, Dist: Pune.	[Rupees Seventy- Five Lakhs Only]	INR 7,50,000.00 [Rupees Seven Lakhs Fifty Thousand Only]
II	Property No. 2: All that piece and parcels of Showroom No 03, area admeasuring 849 Sq. Ft. i.e. 78.87 Sq. Mtrs Carpet + loft admeasuring 419 Sq. Ft. i.e. 38.92 Sq. Mtrs, on the ground floor in the commercial building known as "Bizz-Bays Apartments" plus car park No 9,10,11 and 12, constructed on Survey No 29/1/1, 29/1/2, 29/1/3, 29/2, 29/3, 29/4, 29/5 and 29/6, Situated at Village: Kondhwa Khurd, Tal: Haveli, Dist: Pune.	[Rupees One Crore Thirty-Five Lakhs Only]	INR 13,50,000.00 [Rupees Thirteer Lakhs Fifty Thou sand only]
III	Property No. 3: Flat No. 201 and 204 (Joint), admsg each 1278 sq ft i.e., Total Carpet of 2556 Sq ft on 2nd Floor, Florendale Wing A3, Nyati Grandeur CHS Ltd , Survey No. 13/1, (old survey No. 12), along with Car parking SP No-9 admsg 100 Sq ft, Undri. Pune - 411060	[Rupees One Crore Fifty Lakhs Only]	INR 15,00,000.00 [Rupees Fifteen Lakhs Only]

Rs. 9,80,70,490.45 (Rupees Nine Crores Eighty Lakhs Seventy Thousand Four Hundred Ninety and Paise Forty-Five) as on 10/09/2019 and further interest and other costs thereon due to the Secured Creditor from Borrower M/s Maitree Associates (Borrower), Mr. Ranjit Singh Juneja (Since Deceased) (Guarantor) and Mrs. Jyoti Ranjit Juneja (Guarantor).

TIME: DATE: E-Auction/Bidding through website (https://www.bankeauctions.com) PLACE: For on 11/02/2025 from 11.00 am to 12:00 pm. E-Auction LAST DATE AND On or before 5.00 p.m. on 10/02/2025 TIME FOR BID SUBMISSION:

Upon Request prior intimation of 48 hours

CONTACT: Mr. Tejas Joshi (8976862751) Email: tejas.joshi@cfmarc.in Encumbrances if any: Not known to the secured creditor For detailed terms & conditions of the sale, please refer to the link provided in Secured Creditors

website i.e. https://www.cfmarc.in for detailed terms & conditions of e-auction/sale of respective property and other details before submitting their bids for taking part in the e-auction. Bidders may also visit the website https://www.bankeauctions.com or contact service provider M/s. C1 India Private Limited. Bidder Support Nos.: 0124-4302020 / 21 / 22, +91 7291981124 / 1125 / 1126; email: support@bankeauctions.com, Gujarat@c1india.com; maharashtra@c1india.com Mr. Bhavik Pandya, Contact No. +91 88666 82937

The redemption of debt notice issued on 26-12-2024 vide no CFMARC/IndusInd-5/Maitree Associates/2024-25/831. This notice of 15 days is being given to all of you in compliance of Rule 3, Sub Rule 6 of SARFAESI Rules Under the SARFAESI Act 2002, informing the Borrower and all the Guarantors/Mortgagors about holding of auction/sale of the aforementioned Secured Properties at the aforementioned date and time, with the advice to redeem the assets. If so desired by them, by paying the outstanding dues as mentioned herein above along with further interest and other costs thereon due and payable prior to the scheduled auction. In case of default in payment, any or all of the Secured Properties shall at the discretion of the Authorized Officer/Secured Creditor be sold through any of the modes as prescribed under Rule 8(5) of Security Interest (Enforcement)

Sd/- Authorised Officer

Date: 23/01/2025 CFM Asset Reconstruction Pvt. Ltd. Place: Pune Acting as trustee of CFMARC Trust -5 IndusInd Bank.

POSSESSION NOTICE

- A GOINES CAPITAL COMPANY -

day of January 2025.

GODREJ FINANCE LIMITED

Registered Office: - Godrej One, Pirojshanagar, Eastern Express Highway, Vikhroli (East) Mumbai - 400079 Maharashtra Branch Office: Godrei Capital, 3rd Floor, Gulmohar Plaza, ITI Rd. Ward No. 8. Pushpak Park, Aundh, Pune, Maharashtra- 411007

Possession Notice (For Immovable Property)
Loan/Facility Account No. GFL3003LP0001758- Loan Against Property granted to Mrs. Pratibha Pramod Shinde, Mr. Pramod Anantrao Shinde & Mr. Sameer shinde Whereas, the authorized officer of the Godrej Finance Limited a Non - Banking Finance Company incorporated under the Companies Act, 1956 having its license from Reserve Bank of India & having registered office at Godrei

One, Pirojshanagar, Eastern Express Highway, Vikhroli (East) Mumbai-400079 Maharashtra and Branch Offices at Godrej Capital, 3rd Floor, Gulmohar Plaza, ITI Rd, Ward No. 8, Pushpak Park, Aundh, Pune, Maharashtra 411007 & Godrej Capital, 208 & 208 A, 2nd Floor, ABW Tower, Sector 25, Gurugram - 122002 under The Securitization And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 3 of The Security Interest (Enforcement) Rules, 2002, issued a demand Notice Dated 04.08,2024 calling upon Applicant/Borrower/Co-Applicant/Co-Borrower/Guarantors/Mortgagors (1) Mrs. Pratibha Pramod Shinde, (2) Mr. Pramod Anantrao Shinde & 3. Mr. Sameer Shinde to repay the amount mentioned in the notice being Rs. 48, 53, 239/- (Rupees Forty-Eight Lakhs Fifty Three Thousand Two Hundred Thirty Nine only) due as on 04.08.2024 with subsequent interest, penal interest, charges, costs etc as per the agreement(s) within 60 days from the date of receipt of the said notice. The Applicant/Borrower/Co-Applicant/Co-Borrower/Guarantors/Mortgagors, having failed to repay the amount, notice is hereby given to the Applicant/Borrower/ Co-Applicant/Co-Borrower/Guarantors/ Mortgagors in particular and the public in general that pursuant to the order passed by Hon'ble District Magistrate Pune dated 21.11.2024, the undersigned authorized officer through Hon'ble Executive Magistrate has taken physical possession of the property described herein below in exercise of powers conferred on him/her under section 13(4) of SARFAESI Act, 2002 read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 22nd

The Applicant / Borrower/ Co-Applicant/Co-Borrower/Guarantors/ Mortgagors attention is invited to provisions of Sub-Section (8) of Section 13 of the said act, in respect of time available, to redeem the secured asset/s. The Applicant / Borrower/ Co-Applicant/Co-Borrower/Guarantors/ Mortgagors in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Godrej Finance Limited for the amount of Rs. 48, 53, 239/- (Rupees Forty-Eight Lakhs Fifty Three Thousand Two Hundred Thirty Nine only) due as on 04.08.2024 and interest thereon from 05.08.2024.

Description of Secured Asset/s

All that part and parcel of the Flat No. 5, admeasuring on or about 53,903 sq mtrs. (built up) along with terrace on the southern and the northern side of the flat admeasuring 39.03 sq. mtrs. (built up), situated on Fourth Floor, Salunke Heights, CTS No. 662, Village/City-Ganesh Peth, Taluka : Haveli, District : Pune-411002, Four Corners of the Property:- East: By Road, West: By lane, North: By property bearing C.T.S. No. 661, South: By Lane

Date: 24.01.2025 Place: Pune

NEOGROWTH M/S NEOGROWTH CREDIT PRIVATE LIMITED

Lending simplified. Growth amphilied. Registered office: Times Square, Tower E, 9th Floor, Andheri Kurla Road, Marol, Andheri East 400059

DEMAND NOTICE

Whereas the borrowers/co-borrowers mentioned hereunder had availed the financial assistance from M/s. NeoGrowth Credit Private Limited We state that despite having availed the financial assistance, the borrowers/mortgagors have committed various defaults in repayment of interest and principal amounts as per due dates. The account has been classified as Non Performing Asset on the respective dates mentioned hereunder, as per guidelines of Reserve Bank of India. Consequent to the Authorized Officer under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) and in exercise of powers conferred under Section 13(12) read with Rule 3 of Security Interest (Enforcement) Rules, 2002 issued Demand Notices on respective dates mentioned herein below, calling upon the following borrowers /mortgagors to repay the amount mentioned in the notices together with further interest at the contractual rate on the amount mentioned in the notices and incidental expenses, cost, charges etc. until the date of payment within 60 days from the date of notices.

The notices issued to them on their last known addresses have returned un-served and as such they are hereby informed by way of public notice about the same.

to a grant to the contract of				
Name of The	1. Maruti Selection Footwear (Merchant) (APro			
Borrower /	Tulapur Phata Nagar Pune Road Loni Kand Alan			
Address &	At: Gat No.1/2, Autade Handewadi Chowk Hada			
Name of Trust	Floor, AP Pinnacle Wing B, Gat No. 26, Hissa No.			

oprietorship Firm through its Proprietors/Authorised Signatory) ndi Phata Pune Haweli 412216, Pune - 412216 Maharashtra, Also apsar Pune, Pune - 411028 Maharashtra, Also At: Flat No.509, 5th No. 2 (P), Village Lonikand, Lonikand Near Indian Oil Petrol Pump. Pune - 412216 Maharashtra.

 Bhairu Singh (Co-Applicant/Borrower/Proprietor/Authorised Signatory) Flat No.509b Wing Sr No.26/2 A P Pinnacale Haveli Pune Loni Kand Pune - 412216 Maharashtra, Also Al:- S/o Raganath Singh, Vera Rekallya Ward No.2 Kanana Barmer, Rajasthan-344027, Also At: 1 Bhk Flat No 4 Third Floor Shitai Niwas Building Perne Phata: Pune Pune - 412216 Maharashtra 3. Devika Bagora (Co-Applicant/Borrower/Proprietor/Authorised Signatory)

Flat No 509 B Wing Gat No 26 Hissa No 2 AP Pinacle Lonikand Pune - 412216 Maharashtra

Date of Notice & NPA Notice Dated: 20.01.2025 and NPA Dated: 11.12.2024 Rs. 30,83,613.14/- (Rupees Thirty Lakh Eighty Three Thousand Six Hundred Thirteen Paise Fourteen Only)

Description of Secured Assets: Loan Account/Agreement No. 1228713 - 1265406 - 1276013 - 1172846 SCHEDULE II ALL THAT PIECE AND PARCEL OF FLAT/UNIT PREMISES BEARING NO. 509, ADMEASURING CARPET AREA 370.49 SQ. FT I.E. 34.42 SQ. MTRS, ENCLOSED BALCONY ADMEASURING ABOUT NILL SQ. FT. I.E. NILL SQ. MTRS. OPEN BALCONY

ADMEASURING ABOUT 57,58 SQ. FT, I.E. 5,35 SQ. MTRS, TOGETHER WITH ADJACENT TERRACE ADMEASURING NILL SQ. FT I.E NILL SQ. MTRS ON THE FIFTH FLOOR, IN THE BUILDING WING NO. B IN THE CONSTRUCTION SCHEME UNDER THE NAME AND STYLE "AP PINNACLE" SITUATED ON SCHEDULE-1 PROPERTY ALONG WITH CAR PARKING ADMEASURING ABOUT NILL SQ. FT I.E. NILL SQ. MTRS., PUNE 412216 MAHARASHTRA (BUILT UP AS PER SCHEDULE) AND BOUNDED BY: EAST: OPEN SPACE. WEST:-PASSAGE ADJ. FLAT NO. 506, NORTH:-DUCT/STAIRCASE, SOUTH:-ADJ. FLAT NO. 508. In the circumstances as aforesaid, the notice is hereby given to the above borrowers, co-borrowers, to pay the outstanding dues as

mentioned above along with future interest and applicable charges within 60 days from the date of the publication of this notice failing. which further steps will be taken after the expiry of 60 days of this notice against the secured assets including taking possession of the secured assets of the borrowers and the mortgagors under Section 13(4) of the SARFAESI Act and the applicable Rules thereunder. Please note that under Section 13 (13) of the SARFAESI Act, no Borrower shall, transfer by way of sale, lease or otherwise any of his secured assets referred to in the notice, without prior written consent of the secured creditor.

Date: 24.01.2025 Place: Pune, Maharashtra

Authorised Officer M/s NeoGrowth Credit Private Limited

Authorized Officer

Godrei Finance Limited

MM Tours & Travels (Borrower),

Smt.Sangeeta Jaipal More (Co-Borrower),

Jaipal Pandurang More (Co-Borrower)

(Loan A/C No.) L9001060130042671 &

L9001060835748532, Avi Dance Studio

Siddhiraj Hemant Shitole (Co-Borrower),

Jagdish Bhalchandra Kamble (Guarantor)

Frut Marchant Through It'S 'Proprietor Asif

Rafik Bagwan, Musa Hanifbhai Bagwan (Co-

Borrower), Asif Rafik Bagwan (Co-Borrower)

Place: Pune / Ahmednagar

Date: 23/01/2025

(Loan A/C No.) L9001060133895141, Aaliya

(Borrower), Swapnaja Hemant Shitole (Co-

Borrower), Avinash Kishor Lad (Co-Borrower)

AU SMALL FINANCE BANK LIMITED A SCHEDULED COMMERCIAL BANK Regd. Office: 19-A, Dhuleshwar Garden, Ajmer Road, Jaipur - 302001 (CIN:L36911RJ1996PLC011381)

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/Mortgagers/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

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 Sect borrowers shall be entitled to redeem their secur the publication of auction notice, which thereafter	ed asset upon the payment of the com	y Interest (Enforcement) Rules, 2002 Act that to plete outstanding dues as mentioned below befo	
Name of the Borrower/ Co-Borrower / Mortgagor / Guarantor / Loan A/c No.	Date and Amount of Demand Notice Under Sec. 13(2)	Description of Mortgaged Property	
(Loan A/C No.) L9001060700028655,	13-Dec-24 ₹ 6,60,295/-	Property Situated At - Survey Number 75, Plo	

Name of the Borrower/ Co-Borrower/ Mortgagor / Guarantor / Loan A/c No.	Date and Amount of Demand Notice Under Sec. 13(2)	Description of Mortgaged Property
(Loan A/C No.) L9001060700028655, Hasham Harun Mernan (Borrower), Bilkis Hasham Meman (Co-Borrower),	13-Dec-24 ₹ 6,60,295/- Rs. Six Lac Sixty Thousand Two Hundred Ninety-Five Only As On 11-Dec-24	Property Situated At - Survey Number 75, Plot Number 19, Nanear Takva Majjid, Village - Shrirampurna, District - Ahmednagar, Maharashtra Admeasuring 87 Sq Mtr
(Loan A/C No.) L9001060118810680, Shri Sai Gurav Bhojnalay (Borrower), Manjiram Govind Sadaphal (Co-Borrower), Dadasaheb Govind Sadafal (Co-Borrower), Kailas Govind Sadaphal (Co-Borrower), Balasaheb Govind Sadafal (Co-Borrower), Smt. Sulochana Govind Sadafal (Co-Borrower)	16-Dec-24 ₹ 4,67,956/- Rs. Four Lac Sixty-Seven Thousand Nine Hundred Fifty-Six Only As On 11-Dec-24	Property Situated At- S No 320/8,Plot Of Balasaheb, Rahata, Dist-Ahmednagar, Maharashtra Admeasuring 12518.77 Sq Ft
(Loan A/C No.) L9001060100564994, Nilesh Rangnath Bangar (Borrower) , Rangnath Bhikaji Bangar (Co-Borrower), Smt. Pramila Rangnath Bangar (Guarantor)	19-Dec-24 ₹ 11,39,699/- Rs: Eleven Lac Thirty-Nine Thousand Six Hundred Ninety- Nine Only As On 9-Dec-24	Property Situated At Sr No. 18/1, Djawade Wasti Ganesh Nagar, Near Pratik Hotel, Near Bairavnath School, Village Bhosari, Taluka Haveli, Distt. Pune, MH. Admeasuring 1500 Sq. Ft. I.E. 1.5 R Out Of Which Area Admeasuring 750 Sq. Ft. Alongwith Construction Standing Thereon
(Loan A/C No.) L9001060114881756, Pradeep Balasaheb Tonage (Borrower), Balasaheb Rambhau Tonge (Co-Borrower), Smt. Janabai Balasaheb Tonge (Co- Borrower)	13-Dec-24 ₹ 15,37,949/- Rs. Fifteen Lac Thirty-Seven Thousand Nine Hundred Forty- Nine Only As On 11-Dec-24	Property Situated At - 16 Old Sr No 13, Waghjai Nagar Sukhsagar Nagarna, Katraj, District - Pune, MH Admeasuring 250 Sq Mtr
(Loan A/C No.) L9001060717135045, Sachin Bhiwaji Baravkar (Borrower), Bhivaji Dattatray Baravkar (Co-Borrower)	10-Dec-24 ₹ 44,24,267/- Rs. Forty-Four Lac Twenty-Four Thousand Two Hundred Sixty- Seven Only As On 07-Dec-24	Property Situated At Gat No 27, Near Swami Samarth Mandir, Nagar, Te Haveli, Dist Pune, MH. Admeasuring 11000 Sq. Ft.
(Loan A/C No.) L9001060824924330 & L9001060818809710, Vajralaxmi Enterprises Through It's Proprietor Sachin Bhiwaji Baravkar, Sachin Bhiwaji Baravkar (Co- Borrower), Bhivaji Dattatray Baravkar (Co- Borrower)	10-Dec-24 ₹ 21,79,458/- Rs. Twenty-One Lac Seventy- Nine Thousand Four Hundred Fifty- Eight Only & ₹ 19,07,864/- Rs. Nineteen Lac Seven Thousand Eight Hundred Sixty-Four Only As On 07-Dec-24	Property Situated At Gat No 27, Near Swami Samarth Mandir, Nagar, Te Haveli, Dist Pune, MH Admeasuring 11000 Sq. Ft.
(Loan A/C No.) L9001060120501382, S M Mate And Associates Through it's Proprietor Sanjay Mate, Sanjay Machhindra Mate (Co-Borrower), Smt. Janabai Machindra Mate (Co-Borrower), Deepak Machindra Mate (Co-Borrower)	13-Dec-24 ₹ 14,16,419/- Rs. Fourteen Lac Sixteen Thousand Four Hundred Nineteen Only As On 11-Dec-24	Property Situated At Cts No 720 ,Ward No 01, Khadawasla , Tal - Haveli, Dist - Pune , Maharashtra Admeasuring 44.5 Sq.Mtr .
(Loan A/C No.) L9001060121404290, Krushna Enterprises (Borrower), Vijaya Gautam Chatterjee (Co-Borrower), Gautam Jibonkrishna Chatterjee (Co-Borrower)	13-Dec-24 ₹ 6,25,364/- Rs. Six Lac Twenty-Five Thousand Three Hundred Sixty- Four Only As On 11-Dec-24	Property Situated At- Survey No 76/12, Flat No 1, C 1 On Third Floor, Wing In Indraprasath, Village- Sangavi, Tal- Haveli, Dist-Pune, Maharashtra Admeasuring 560 Sq Ft
(Loan A/C No.) L9001060126639708, Blue Star Auto Car (Borrower), Mudassar Rafique Shaikh (Co-Borrower), Smt. Rangubai Shreekant Mane (Co-Borrower), Shrikant Bhagwan Mane (Co-Borrower)	13-Dec-24 ₹ 7,77,401/- Rs, Seven Lac Seventy-Seven Thousand Four Hundred One Only As On 11-Dec-24	Property Situated At- Flat No 506, 4Th Floor, B.S.U.P Survey No 89, Haveli, Dist-Pune, Maharashtra Admeasuring 25 Sq.Mtr
(Loan A/C No.) L9001060136892058,	10-Dec-24 ₹ 14,70,894/-	Property Situated At- S No 53/1A/1A/1/1/4,

Rs. Fourteen Lac Seventy

Thousand Eight Hundred Ninety-

Four Only As On 07-Dec-24

18-Dec-24 ₹ 22,58,777/-

Rs. Twenty-Two Lac Fifty-Eight

Thousand Seven Hundred Seventy-

Seven Only & ₹ 10.09,982/- Rs. Ten

Lac Nine Thousand Nine Hundred

Eighty-Two Only As On 11-Dec-24

13-Dec-24 ₹ 19,53,221/-

Rs. Nineteen Lac Fifty-Three

Thousand Two Hundred Twenty-

One Only As On 11-Dec-24

Pune

Flat No 23, Floor No. 04, Amruta Heights Co-

Operative Housing Society Ltd, Vill- Dhayari,

Th- Haveli , Dist-Pune, Maharashtra

Admeasuring 480 Square Feet

Property Situated At Basement Floor, Building

Name Mukti Cop. Plaza, CTS No 766/3/25.

Tal - Baramati , Dist - Pune , Maharashtra

Admeasuring 90.42 Sq.Mtr

Property Situated At Store No 1 And Store No

2. Shop No 3 & Shop No 4. Bustan Apartment.

Cts No 653/A, At Baramati, Dist-Pune,

Maharashtra Admeasuring 838 Sqft

Authorised Officer AU Small Finance Bank Limited

financialexp.epapr.in

आाउँद्रस्टाता पद्मां काल्या सेत्री अध्योग स्त्री से रुजीला यू आर्थन सेक्षी संदेश यह देशों से रुजीला यू आर्थन सेक्षी संदेश यह देशों से प्राप्त पात्र स्त्र स्टिन्टर-१००५३, जीन्द्रिक संत्री देशों स्त्री स्त्री स्टिन्टर-१००५० हैं पूर्णन सामानाची स्त्री स्त्री । अपने से स्त्री स्त्री सामानाची स्त्री स्त्री । अपने स्त्री स्त्री सामानाची सेत्र स्त्री स्त्री स्त्री स्त्री स्त्री स्त्री स्त्री सेत्र स्त्री स्त्री स्त्री स्त्री स्त्री स्त्री स्त्री स्त्री सेत्र स्त्री स्त्री स्त्री स्त्री स्त्री स्त्री स्त्री स्त्री स्त्री सेत्र स्त्री स्त्री स्त्री स्त्री स्त्री स्त्री स्त्री स्त्री स्त्री सेत्री स्त्री स्त्री स्त्री स्त्री स्त्री स्त्री स्त्री स्त्री सेत्री स्त्री संत्री स्त्री स्त्री स्त्री स्त्री स्त्री स्त्री सेत्री स्त्री संत्री स्त्री स्त्री स्त्री स्त्री स्त्री स्त्री सेत्री स्त्री संत्री संत्री स्त्री स्त्री स्त्री स्त्री स्त्री स्त्री सेत्री स्त्री संत्री स्त्री स्त्री स्त्री स्त्री स्त्री स्त्री स्त्री सेत्री स्त्री संत्री स्त्री स्त्

सत्यास त्याना सव अनान्त्रः । हित पत्यास संगक्तं कराता. स्या- ए. श्रीनिवासा सरमा क्कीरन- सर्वेच्च न्यासपन आणि त्याद क्कीरन- सर्वेच्च न्यासपन आणि त्याद क्कार्यात्मः 301आणि 302, तिस्स मजरण, श्री सर्ह् इलाईट्, मिन्नाप्, डैटराबाट- 50004′ मोबाईंग्ल: 9652687969

पाडावबर विस्तार फायनान्शियल सर्व्हिसेस प्रा. लि. निर्माणिकृत कार्यालयः प्लॉट क्र. 59 आणि 60-23, 22या क्रांस, 29 या मु बॉटिग्यम स्टेज 2, बंगदुरू 560076. www.vistaarfinance.com परिशिष्ट IV [निवम 8(1) पाल] तावा सुचना (अचल मालमत्तेसाठी)

विश्वित्त कार्यालयः वर्णहरः इ. 50 आणि ६०-23, 22% जोतः, २ जा पूर्ण वर्षेत्राप्ति हर्गे प्राप्ति हर्गे प्राप्ति

	मालभत्तचा विक्रा असे आहे अर्थ आहे , असे आहे अ आहे आणि तथ जे काहा आहे या तत्वावर यथ दिलल्या साक्षान तपरालानुसार करण्यात पहेल.							
3Ŧ.	कर्जदार/सह-कर्जदार/	ज्ञात भारांसह	धकवाकी	राखीव किंमत	मालमता	लिलाव	लिलाव	सरफेसी
泵.	जामीनदार/कायदेशीर वारस	असल्वास, सुरक्षित	रक्रम		पारणीचा दिनांक	दिनांक	दिनांकाच्या एक	टप्पा
	यांचे नाव, कर्ज खाते क्र.	मालमत्तेचे तपशील		वयाणा रक्तम	आणि वेळ	आणि वेळ	दिवस आधी	
(Ų)	(बी)	(सी)	(डी)	(3)	(एफ)	(জী)	(एच)	(आव)
1	बारी प्रशांत अशोक (कर्जदार)	स. ऋ. 14/1, शिवनेरी	₹.	₹.	21 फेब्रुवारी	28	27	सकितिक
	अशोक पुना वारी, (सह	कॉलनी, मौजे पिपळे	41,65,960.34/-	85,06,350/-	2025 रोजी	फेब्रुवारी	फेब्रुवारी	ताबा
	कर्जदार) पृथ्पा अशोक बारी	गुरव, तालुका हवेली,	21 जानेवारी		सका.	2025 रोजी	2025	
	(सह कर्जदार)	जिल्हा पुणे येथे स्थित	2025	₹.	11:00 -	ਵੁ. 02-	दु. 05:00	
	कर्ज खाते क्र.	असलेली जमीन आणि		8,50,635/-	दु. 03:00	g. 03	पूर्वी	
	LHPUN00001466855	इमारत.			1	_	-	
- Albert	many francous common francous or	and others in second	the services and the	Servence (secon	men fire	b-84		

✔ YES BANK येस बँक लिमिटेड

गोदणीकृत कार्यालय : येस बँक हाउस, वेस्टर्न एक्सप्रेस हायवे, सांताकूझ (पू.), मुंबई, 400 055. **शाखा कार्यालय** : प्लॉट क्र. 69/4, मुशा समफनी, लॉ कॉलेज रोड, एरंडवणे, पुणे - 411004.

अचल मालमत्तांच्या विक्रीसाठी विक्री सूचना

ा इंटरेस्ट (एतफोसेमेंट) रुल्स, 2002 मधील नियम 8(६) च्या तत्तुतीसह वाचण्यात येणारया सिक्युरीटावडेशन अँड रिकन्द्रकान ऑ व्हाअल ॲसेट्स अँड एनफोर्समेन्ट ऑफ सिक्युरिटी इंटरेस्ट ॲक्ट, 2002 अंतर्गत अचल मत्तांच्या विक्रीसाटी ई-लिलाव विक्री सुचना

1 3	कर्ज क्र. / कर्जदार / जामीनदार / सुरक्षा प्रदाता / गहाणदार यांचे नाव कर्ज खाते क्र. :	मालमत्तेचे वर्णन	ताया दिनांक	मागणी सूचना दिनांक आणि	बोली सादर करण्याचा शेवटचा दिनांक / ई-	आरक्षित किंमत (रु.) /	पाहणीचा
f				13(2) सूचनेनुसार देव स्क्रम	लिलावाचा दिनांक व वेळ	वयाणा स्क्रम	दिनांक
1	नेतीन बलवानसिंग गजपूत आणि पूजा नितीन	फ्लंट क. 1, तळ मजल्यावर, संजीवनी को-ऑपरिटक्ट हाउत्तिंग सोसाबदी शि. म्हणून ओळखल्या जाणात्या सोसाबदीत, स. क. 101/1/41, सीदीय्स क. 6530, 6530/1 ते 4, गांव - पिपरी वाफिर (नेहरू नगर) ता. - हवेशी, जिल्हा - पुणे		21-09-2022 & Rs. 25,34,864.52	11-02-2025 12-02-2025 सका. 11.00 ते दु. 12.15 प्रत्येकी 5 मिनिटांच्या विस्ताससह	Rs. 16,20,000/- Rs. 1,62,000/-	03-02- 2025
1	HLN000800808785 सागर लक्ष्मण कानगुडे	फ्लॅट क्र. 705, सातवा मजला, हमारत क्र. ए.2, "सन ब्ह्यू", स. क्र. 7/1/2, गांव - ऑपेगाव बृदुक, तालुका - हवेली, जिल्हा - पुणे - 411046 येथे स्थित.		10-01-2023 & Rs. 54,87,580.21	11-02-2025 12-02-2025 दु. 12.30 ते दु. 01.45 प्रत्येकी 5 मिनिटांच्या विस्ताससह	Rs. 47,52,000/- Rs. 4,75,200/-	03-02- 2025
7 7 7 7	मुमित्रा वसंत शिंदे कै. संतोष वसंत शिंदे, कै. नेजस्विनी संतोष शिंदे	कार्यालय क्र. 601, 602, 603, 604, सहावा मजला, "भामा सेंटर", सब्दें क्र. 25, हिस्सा क्र. 1, गाव - भुजवळ करती, वाक्तु ता मुळशी आणि जिल्हा - पुणे - 411057 येथे स्थित, सोंबत चार कार पार्किंगची जागा	07-03- 2024	05-10-2023 & Rs. 4,70,73,122.6 7	12-02-2025 13-02-2025 सका. 11.00 ते दु. 12.15 प्रत्येकी 5 मिनिटांच्या विस्ताससह	Rs. 4,27,50,000/- Rs. 42,75,000/-	04-02- 2025
1		फ्लॅट क्र. 402, चौथा मजला, मार्गशीर्ष हाईट्स, सर्व्हें क्र. 22/2, धानोरी, ता. - हवेली, पुणे 411015		23-11-2022 & Rs. 38,97,262.07	12-02-2025 13-02-2025 वु. 12.30 ते 01.45 प्रत्येकी 5 मिनिटांच्या विस्ताग्रसह	Rs. 25,50,000/- Rs. 2,55,000/-	04-02- 2025
1	कर्ज खाते क्र. : AFH000800927092 सागर मारुती लेंभे आणि पुष्पा मारुती लेंभे	फ्लॅट क्र. डी-403, चौथा मजला, "फॉर्च्युन शुभन फेज-2 नावाची इमारत, सब्हें क्र. 4 हिस्सा क्र. 1/3थी, गाव - येवलेवाडी, ता. हवेली, जिल्हा - पुणे - 411048 येथे स्थित.		10-01-2023 & Rs. 25,11,451.84	13-02-2025 14-02-2025 सका. 11.00 ते दु. 12.15 प्रत्येकी 5 मिनिटांच्या विस्तारासह	Rs. 15,90,000/- Rs. 1,59,000/-	05-02- 2025
# 3	संतोष विश्वनाध नेटके आणि सविता संतोष नेटके	फ्लॅट क्र. 702, सातव्या मजल्यावर, इमारत 1 मध्ये, गंगा वाटिका को- ऑपरिटिक्ट हाउन्हेरिंग सोसायटी शि. मध्येन ओठळख्ला जालास्य योजनेत, यट क्र. 322/1, गांव - ह्योगोंकंद, तालुका - हवेली, जिल्हा पुणे, सोवत एक कार पाकिंग जागा.	2023	02-07-2022 & Rs. 19,21,988.71	13-02-2025 14-02-2025 दु. 12.30 ते दु. 01.45 प्रत्येकी 5 मिनिटांच्या विस्तारासह	Rs. 19,35,000/- Rs. 1,93,500/-	05-02- 2025
3 33 33	अमित बाळासाहेब उदामले आणि हर्षदा अमित उदामले		2023	21-09-2022 & Rs. 22,75,631.66	15-02-2025 17-02-2025 सका. 11.00 ते दु. 12.15 प्रत्येकी 5 मिनिटांच्या विस्तारासह	Rs. 12,60,000/- Rs. 1,26,000/-	06-02- 2025
3 3 3	आणि शांता सखाराम नुरुकमारे	प्रलंट क्र. 403, चीधा मजला, "क्रिय रानुन" म्हणून ओळखडल्या जाणान्या इम्मरतीत, एलॉट क्र. 33, सिटी सक्षें क्र. 1787, स्क्षें क्र. 61, गाव - तळेषाव - दोमांडे, ता. मावळ, जिल्हा - पुणे- 410507 येथे स्थित.	2024	24-03-2023 & Rs. 26,67,861.31	15-02-2025 17-02-2025 दु. 12.30 ते दु. 01.45 प्रत्येकी 5 मिनिटांच्या विस्तागसह	Rs. 24,52,000/- Rs. 2,45,200/-	06-02- 2025

मेरे किलों किए जाको.

किए दस्त्रीय हैं - देसी के किलों प्रात्य करने किया अपना मात्रास्त्र (अनाम मोनी चारण करावे मात्रास्त्र आहे के आहम अस्त्र मात्रास्त्र (अनाम अस्त्र मात्रास्त्र अस्त्र मात्रास्त्र अस्त्र अस्त

ारक असल्याची वर नमूद सूचना समजण्यात यावी. दिनांक : 24/01/2025

येस बँक लिमिटेड करिता

TIDBI BANK आयडीबीआय बँक लि., किस्कोळ वसूली विभाग, पुनिट क्र. 01, सफाल फ्राईड, सामन - ट्रांब्वे सेड, देवनार, मुंबई, पिन- 400088, महाराष्ट्र.

GRI (ESS) श्रीशास्त्रकार्यकार्यकार विकास के प्रतिकार के प्रतिकार

रुख येथीरा आहेत. विशेष अरुक न्यायको आणि आम जनतेस बाह्यग सावध करण्यात येते की त्यांनी मालमत्तेबाबत व्यवहार करु नये आणि मालमतेशी केलेला कोणताही व्यवहार वाखाली नमूद केलेली खम्म व त्यावरील व्याज व आकार वाकतिता आवडीबीआव बाँक लिमिटेड च्या आकातच्या विषयाधीन असेल.

अ. क्र.	कर्जदार / मालमत्ता मालक / जामीनदार यांचे नाव	13(2) मागणी सूचनेची दिनांक		मागणी सूचनेतील दावा केलेली रक्कम	मालमत्तेचे वर्णन
1	सौ. पवित्रा सी साळुंखे आणि त्री. कांताबाई वी नियाळकर	11-09-2024	22-01-2025		मजला, स्थिल ड्रीम्स होम्स, ए विंग, गांव - वर्गळे, तालुका

दिनांक : 24-01-2025 स्थळ : मुंबई स्वाक्षरी/-प्राधिकृत अधिकारी

आयडीएफसी फर्स्ट बँक लिमिटेड

IDFC FIRST

्पूर्वीची कॅरिटल फर्स्ट लिपिटेड जो आनडीएमार्वी के लिपिटेड मध्ये विश्वन सेडान आता आनडीएमार्वी फर्स्ट चेल लिपिटेड प्यमुः ओळख्याचान सेन) CIN : L65110TN2014PLC097792 नोत्पाविकृत कार्यालय के अञ्चालय चेलां, अंतर वालाल, लिएन ने ह, फेटेनर, चेन्नई 600031. टेलीं : +91 44 4564 4000 फेल्सा : +91 44 4564 4022

l	अ. क्र.	कर्ज खाते क्र.	कर्जाचा प्रकार	कर्जदार व सह-कर्जदाराचे नाव	अनुच्छेद 13(2) सूचना दिनांक	अनुच्छेद 13(2) सूचनेनुसार धकवाकी रक्कम		
l	1	105584472	गृह कर्न	1. आतिश बाळासाहेब गिरमकर	08.01.2025	ਓ. 31,07,138.82/-		
	सामसमेदा पता ; पुंता मालानोच यत्रे यांड आंग तुकते, फर्ट रू. 403 चीव्या मानान्यत, काँने श्रीकार 36.57 थी. मी. व विदेश बात्मत 8.57 थी. मी. व जुरावनो की (बात्मत) 13.5 थी. मी. व टीस श्रीकार 36.52 थी. मी. पाराना माना माना अंकारमा बातमा श्रीकारमा विद्या में प्रतिकार किता की प्रतिकार रू. 16.60 व्याप 17.0 वक्ता सोलीने, मान - दुरहुवार, सुल्यून होती, तिलत - पुणे, मानाइ- 412105 की पीला, आणि जहासीन पुरितामाणी : पूर्व : तिलह, प्रीवम : असकारमध्ये सुने, ज्ञा							
l	2	64546871	गृह कर्ज	 दिलीप भैरू कुत्रे आशा दिलीप कुत्रे 	28.10.2024	ਓ. 16,48,169.00/-		

2. आण हिल्से कुछे । स्थापनेका प्रस्ता , शुक्रैन आजनारे क्यां इंड आण हिल्से कुछे , आपार्टि, प्रस्ता , क्यां के सेक्या सेम्प्राच्ये 41 में कु. इस्ता 3.419 में के स्थापना आपार्टि आण हिल्से हिल्से मान्यांग्रह, आणिका रही मान सेम्प्रस्ता मान्यांग्रह (प्रस्तानिक ए इस्ता केव्या स्थापना स्थापना कुछो कुछ सार्विक मान्यांग्रह मान्यांग्रह (प्रस्तानिक ए इस्ता कुछे अपने कुछो कुछो कुछो कुछो कुछो स्थापना किल्प, अणि स्थापना कुछो सार्विक स्थापना स्थापन

े अपने प्रशास के प्रशास के 197050001231 22/01/2025 08/01/2025 व. 3.9186499/1) औ. प्रीवर विवासकों सी 22 /ों स्थारीक संस्थित संदेश संशेष्ट कर्षा कुछ है, प्रति इस , 6. ट्रायम काराव्यक्त संस्थान क्षार्यक्र क्षार्यक्र क्षार्यक्र क्षार्यक्र क्षार्यक्र क्षार्थक्र क्षार्यक्र क्षार्यक्र क्षार्यक्र क्षार्यक्र क्षार्यक्र क्षार्यक्र क्षार्यक्र क्षार्यक्र क्षार्यक्र क्षर्यक्र क्षर्यक्र क्षर्यक्र क्षर्यक्र क्षर्यक्र क्षर्यक्र क्षर्यक्र क्षर्यक्र क्षर्यक्ष क्षर्यक्र क्षर्यक्ष क्षर्यक्र क्षर्यक्ष क्षर्यक्र क्षर्यक्षर्यक्ष क्षर्यक्ष क्षर्यक्र क्षर्यक्र क्षर्यक्ष क्षर्यक्ष क्षर्यक्ष क्षर्यक्र क्षर्यक्ष क्षर्यक्षरक्ष क्षर्यक्ष क्षर्यक्ष क्षर्यक्ष क्षर्यक्ष क्षर्यक्ष क्षरक्ष क्

अधिकारणेका आणि पशुन्तीया पूर्वेलस्याचे : पूर्व : रह ж. 24, 25 आणि 3.0, विधा : रह ж. 29, (अंदान : रह ж. 29,

सूर्योदय स्मॉल फायनान्स बँक लिमिटेड

नोंद. व कॉर्पो. कार्यालयः 1101, शाखा टेरेसेस, प्लॉट 65, सेक्टर- 11, सीबीडी बेलापूर, नवी मुंबई- 400614.

दिनांक : 24.01.2025 स्थान : पुणे, महाराष्ट्र

SURYODAY

A BANK OF SMILES

C ALPHALOGIC

अल्फालॉजिक इंडस्ट्रीज लिमिटेड

नोदणीकृत कार्यालयः 405, प्राइड आयकाँन, कोलविया एशिया हॉस्पिटलजवळ, खराडी वायपास रोड, पूणे, पुणे, महाराष्ट्र, भारत, 411014 CIN: U01100PN2020PLC194296 इंगेल आयडी: cs@alphalogicindustries.coi

दूस्य ई-मतरान आणि ईनीएम मध्ये ई-मतरान कोरचा (काव्यापाद व प्रशास) नियम, 2014 मधील तियम 20, लिसिंटरा गूलोकाना अंडे संकेटरियल स्टेंडई आंते तथा तथा मध्ये प्रशास के प्रशास निर्माण कोर्या के प्रशास के अस्तिय मुख्या अस्तिय कार्या के किए अस्पाति ("दूसक ई-मतरान") नेशान विकासी कीर्या अध्योद्धित लिसिंटर (1802) क्षा स्था के प्रशास कार्या के प्रशास के प्रशास के क्ष्मीय है एक्साईक का प्रधास कार्य जीवार सुरू अस्तिता ई-मतरान प्रणासीच्या माध्यमातृत मतरानाची सुचिया (ई-मतरान) उत्तराव्य कार्य रोगवार प्रणास अंदि

दूरस्थ ई-मतदान सुरु होण्याचा दिनांक मंगळवार, दि. 11 फेब्रुवारी, 2025 रोजी स. 9.00 वा. (भाष्रवे)

अल्फालॉजिक इंडस्ट्रीज लिमिटेड करिता

दिनांकः 23 जानेवारी, 2025 स्थानः पुणे

वेदांत गोयल, व्यवस्थ DIN: 08290832

किलोंस्कर ब्रदर्स लिमिटेड पंजिकृत व मुख्य कार्यालय : यमुना, स.नं. ९८(३-७), बाणेर, पुणे ४११ ०४५.फोन- ०२०-२७२१४४४

सूचना

सुचना
या यारे नोटीस दिली जाते की, रोअस सर्टिकिकेट ने २१४३ रोअर्स संख्या ४९५ आणि पूर्ण
मरलेका प्रत्येकी द्वांनी मूच्य रुपये २ असलेक्या आणि पूर्वीट प्रमाणे डिटटीकिटल संबर
१६९२८१०-१६९२३११ आस्लेक्य अधिकरी ज्याचा फोटिओ ने जे 000 ५० समे
से स्वतन्त्रवा ज्याचा स्वाता जी जिनस्वाल कुछात अधिमार्क्य) आणा नावाचे दहर प्रोत्रेक्ष हरिक्ताचे क्लिम गहाल आस्पाचे कळालिक आ. या रोम प्रमाणकाशी संबंधिक कोणाचा क्लेम हरिक्ताचे किंवा गहाल आस्पाचे कळालिक आस्पाचे स्वाता हरिकीस कोणाचा क्लेम हरोक्त्याचे किंवा गहाळ झात्याचे कळांबेल आहे. या शेक्षर प्रमाणपताशी संबंधित कोणांचा क्रेफ अस्त्यास त्यांनी तो सदस्वी नोटीस प्रसिद्ध झाल्यापासून १५ दिवसांचे आत कंपनीच्या पेजिकूर कार्याक्यात कळवाचे. अन्यथा हर्राक्केच्या प्रमाणपतांची - डुप्लीकेट प्रमाणपत्रे वर नमूद केलेच्य मालकांना जारी केली जातील. आणि त्या नंतर कोणताही दावा स्वीकारला जाणार नाही.

श्री. देवांग त्रिवेदी

दिनांक : ३०/०८/२०२४

सीएफराम असेट रिकन्स्ट्रक्शन प्राप्त होट लिमिटड प्रेतिकांक वर्षानाव . जर्म क १०/००३, वेच्च वेद्र, व्यवस्थात प्रत्य कार्यानाव . जर्म क १०/००३, वेच्च वेद्र, व्यवस्थात प्रत्य कार्यानाव . जर्म क १०/००३ १/००३ १०००

हिला : tojas joshi @chmara.i., गर्माः 202-46055232; 8768 62751.

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अभाग पामानेका विकर्ण केता कि प्रमान (A)

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	अचल	मालमतेचे	वर्णन
सर्गाभत	मालमधे	r वे	

क्र.	सुगक्षत मालमत्तव वर्णन	राखाव किंमत	वयाणा रक्षम
1	मालमत्ता क्र. 1: पुढील मालमतेचे सर्व खंड आणि तुकडे, कार्यालव क्र. 112, मोजनाम बिल्ट अन क्षेत्रकळ 1104 ची. पूर. मार्गाठ 8.49.23 ची. पूर. कार्येट, "कनवाल जायमंड" मार्ग्ग् अंत्रक्वला जागास्त्र इस्तर्येत परिल्या मार्ज्यक्ववर, सक्तें क्र. 23, हिस्सा क्र. 10 बावर बांधालेले, याव: मार्हमदवाडी, ता. हवेली, जिल्हा पूर्ण वेचे स्थित.	75,00,000. 00 [रुपये पंच्याहत्तर	रु. 7,50,000.00 [रुपये सात लाख पत्रास हजार फक्त]
П	मालमाता क्र. 2: पुढील मालमीचे सर्व खंड आणि तुकडे खोरून क्र. 0.3, मोजमार क्षेत्रफळ ४३० थी. पू. मालमे 7: ४३० थी. मी. कारी: लॉप्टर नेवामार वो प्रणे पू. मालमे 7: ४३० थी. मी. "विक्र-मेंक अपार्टीर" मालून ओळळला जावारण जावारण प्राप्तित क्षात्र मालमार ओळळ तथा पढी. 9: 0.11 1 अशि मालवित क्षत्र मालवार ओळळ तथा पढी. 9: 0,11 1 अशि प्राप्तित क्षत्र मालवार ओळळ तथा पढी. 9: 0,10 1 अशि हार्याति क्षत्र मालवार आंक्षत्र तथा हु. 9: 0,11 अशि १३० १३० १३० १३० १३० १३० १३० १३० १३० १३०	1,35,00,00 0.00 [रुपवे एक कोटी पस्तीस लाख	रु. 13,50,000.00 [रुपये तेव लाख पञ्चस हजार फक्त]
III	मालमक्ता क्र. 3 : फ्लॅट क्र. 201 आणि 204 (संतृक्त), प्रत्येकी मोजस्मा 1278 थी. फू. म्लाब्स एकुण कार्येट 2556 थी. फू. दुसस्था मजल्बावर, फ्लॉरेन्डेल विग ए., जाती श्रेलुश्चार सीएक्ट्स सि., सर्वेट इ. 13/1, (जुन्न सर्वेट क्र. 12), सीवात बार चार्विण एसपी क्र. 9 मोजसार 100 थी. फू., डेग्री, पुणे - 411060	1,50,00,000. 00 (रुपये एक	रु. 15,00,000.00 [रुपये पंधर लाख फक्त]
	क. 13/1. (जना सकें क. 12), सोबत कर पार्किंग एसपी क - 9	कोटी पत्रस	

	कर्जवार मे. मैंडी असीमार्ट्स (कर्जदार), श्री गार्थका हिमा जुनेका (मृत शाल्यामान)। (कार्य-वार) आणि मी. लोती गार्थिका जुनेका (कार्य-वार) योज्याकरून मुस्कित धनको याम देव असरीती तक्षम २, 9,80,70,490.45 (रुपये नक्ष कोर्टी ऐसी लाख सतर हजर पार्टी जयदर आणि परिचार्धीय पैसे फक्त) दि. 10/09/2019 केंग्री नुसा आणि पुरील जाक न त्यावर्यन हरत हमार्
पाहणीचा दिनांक व पाहणीचा वेळ	48 तासांच्या पूर्व सूचनेची विनंती केल्यावर
ई-लिलावासाठी वेळ : दिनांक : ठिकाण	ई-लिलाव / बोली दि. 11/02/2025 रोजी स. 11.00 ते दु. 12.00 वाजेपर्यंत (https://www.bankeauctions.com) वा वेबसाईटच्या माध्यमतून घेण्यात वेईल.
बोली सादरीकरणाची शेवटची दिनांक आणि वेळ	10/02/2025 रोजी सार्वकाळी 5.00 वाजता किंवा लापूर्वी
संपर्क	श्री. तेजस जोशी (8976862751) ईमेल : tejas.joshi@cfmarc.in

स्वा/- प्राधिकृत अधिकारी, सीएकएम ॲसेट रिकन्ट्रक्शन प्रा. लि. सीएकएमएआसी ट्रस्ट-5 इंडसइंड बैंक चे विश्वस्त ऋणून कार्यस

NEOGROWTH मे. निओग्रोथ क्रेडिट प्रायव्हेट लिमिटेड

ण्याआर्थ तेथोग निम्मोर्थियत कर्मतार्थ / सर-कर्मायार्थ में ति स्वीतार्थ में दिन प्राप्त है निर्मार्थ के स्वितार्थ के प्राप्त स्वातार्थ के स्वतार्थ के स्वतार्थ के स्वातार्थ के स्वातार्थ के स्वतार्थ के स्

सूचना व एनपीए दिनांक सूचना दिनांक : 20.01.2025 आणि एनपीए दिनांक : 11.12.2024

पुष्पता वर्ष-प्रशास (प्रशास | पुष्पता (प्रशास | 2001.2025 ऑग्री एसपाए (प्रशास | प्रशास | 11.12.2024 | प्रशास क्षम | 3.038.613.14.70 (प्रशेष वीम साथा प्रशास होता साथा में ते आणि चीचा पैसे फाल) पुरित्त सामानांचे कार्यन : कार्य वालों : कार्य कार्य : कार्य वालों : कार्य कार्य : कार्य

पूर्वतिकामणे परिभावित वाहारे उन्हेरं कर्नदारान्, सह- कर्नदारांन सूचन देण्यात येत की, पुरील ज्यान व लागू आकारंसार उन्हेंबरियत प्रमां अत्तर देण ह्या यूचनेच्या प्रसिद्धीच्या वारहेश्यपून ६० दिसमात प्रदान करावीत तेत ने केच्यात, सर्वसीय अंकरण 13(4) अणि लाखालीत लागू नियम बहुमात कर्नदार व ताराव्यक्त ह्यांच्या प्रतिकृत प्रमाति ता विकास प्रदेश प्रमान पुरील पावार्चे ह्यां प्रमान प्रतिकृत प्रमान देण ह्यांच्या करावार का प्रमान प्रतिकृत प्रमान देण व्यक्ति ह्यांच्या करावार का प्रमान प्रतिकृत प्रमान प्रतिकृत प्रमान प्रतिकृत क्यांच्या करावार का स्वतिकृत क्यांच्या करावार क्यांच्या करावार कर्नदार क्यांच्या करावार क

स्थळ : पुणे, महाराष्ट्र

स्वा./- प्राधिकृत अधिकारी मे. निओग्रोथ क्रेडिट प्रायव्हेट लिमिटेड

ई-मतदानासाठी कट-ऑफ दिनांक 07 फेब्रुवारी, 2025 हु-सहत्तानसार्वा कर- आण हत्याक (7) फबुलात, 2025 (प्रस्क)-सावता कर होगाया विर्ताल के हामाया विर्ताल के हामाया विर्ताल के हामाया विरातल के स्वातन के हामाया विरातल के स्वातन के हामाया है हामाया के हामाया के हामाया के हामाया है हामाया के हामाया के हामाया है हामाया के हामाया है हमाया हमाया है हमाया हमाया हमाया हमाया है हमाया हमाया हमाया है हमाया हम