


<b>CFM Asset Reconstruction Private Limited</b> <b>Registered Office:</b> Block No. A/1003, West Gate, Near YMCA Club, S. No. 835/1+3, S. G. Highway, Makarba, Ahmedabad, Gujarat - 380051 <b>Corporate Office:</b> 1 <sup>st</sup> floor, Wakefield House, Sprott Road, Ballard Estate, Mumbai -400 038. <b>EMAIL:</b> <a href="mailto:tejas.joshi@cfmarc.in">tejas.joshi@cfmarc.in</a> , <a href="mailto:sapna.desai@cfmarc.in">sapna.desai@cfmarc.in</a> <b>CONTACT:</b> 022-40055280/8976862751/8879890250	 <b>CIN:</b> U67100GJ2015PTC083994
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**APPENDIX- IV-A**  
[See proviso to rule 8 (6)]  
**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY**

E-auction Sale Notice for sale of immovable assets under the Securitization 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 mortgaged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of CFM Asset Reconstruction Pvt Ltd (acting in its capacity as a Trustee of CFMARC Trust -4 IndusInd Bank), the Secured Creditor, will be sold through public auction on "As and where is basis", "as is what is basis", whatever is there is basis" and "No recourse Basis" on **18<sup>th</sup> August ,2023** for recovery of Rs. 50,66,084.18 (Rupees Fifty lakhs Sixty-Six Thousand Eighty-Four and Paise Eighteen only) as on 30.06.2023 together with further future interest, cost & expenses due to the Secured Creditor from M/s. Advait Logistics Through its Proprietor Mr. Sukrut Sunil Dhotre, 2) Mr. Sukrut Sunil Dhotre, 3) Mr. Sunil Udhav Dhotre, 4) Ms. Shambhavi Sukrut Dhotre and 5) Mr. Shree Sunil Dhotre (Mortgagor and Guarantor)

The reserve price of the properties and the earnest money deposit is given below: -

<b>DESCRIPTION OF SECURED PROPERTY:</b>	"All that piece and parcel of Flat No. 22 admeasuring about 1280 sq. ft on the 4th Floor of building No. A- 1 known as Vijay Rashmi Residency Co-operative Housing Society Ltd. Warje Pune situated at Village Warje, Taluka Haveli, District Pune being Sr No. 43, H. No. 05, Plot No. 1- 7, within the limits of Pune Municipal Corporation and within the jurisdiction of sub registrar Haveli and bounded as under: On or towards East: S No. 41 West: Hissa No. 4 of S No. 43 North: By Hissa No. 3, S No. 43 and S No. 42 South: Road."
<b>SECURED DEBT:</b>	Rs. 50,66,084.18 (Rupees Fifty lakhs Sixty-Six Thousand Eighty-Four and Paise Eighteen only) as on 30.06.2023 together with further future interest, cost & expenses
<b>RESERVE PRICE (RP):</b>	₹70,40,000/- (Rupees Seventy lakhs Forty Thousand only)) The bid amount can be improved by Rs.100,000/- (Rupees One Lakh only)
<b>INSPECTION DATE:</b>	<b>On 4th August ,2023</b>

<b>INSPECTION TIME:</b>	<b>From 11:00 Am to 1:00 Pm</b>
<b>TIME: DATE: PLACE: For E-AUCTION</b>	E-Auction/Bidding through website ( <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a> ) on <b>18th August 2023</b> from 11.00 am to 12:00 pm.
<b>LAST DATE AND TIME FOR BID SUBMISSION:</b>	On or before 5:00 pm on 17 <sup>th</sup> August,2023
<b>EMD:</b>	Rs.7,04,000/- (Rupees Seven Lakhs Four Thousand Only)
<b>CONTACT:</b>	Mr. Tejas Joshi (8976862751)

**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](mailto:support@bankeauctions.com) ; [maharashtra@c1india.com](mailto:maharashtra@c1india.com) , Mr. Bhavik Pandya, Contact No. +91 8866682937

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.

Sd/-

Authorised Officer  
CFM Asset Reconstruction Pvt. Ltd.  
Acting as trustee of CFMARC Trust -4 IndusInd Bank

Date: **12/07/2023**  
Place: PUNE.

## **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, 15<sup>th</sup> Floor, Ambadeep Building, 14, K.G. Marg, New Delhi – 110 001, Mr. Hareesh Gowda, Contact No. +91 95945 97555f, Email address: [support@bankeauctions.com](mailto:support@bankeauctions.com) and Help line No. 0124-4302020 / 21 / 22, +91 7291981124 / 1125 / 1126.

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 8866682937
Help Line Nos.	0124-4302020 / 21 / 22, +91 7291981124 / 1125 / 1126
Email address	<a href="mailto:support@bankeauctions.com">support@bankeauctions.com</a>
Website Address	<a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a>

- 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 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, Goods and Services Tax ("GST") (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 AND AS IS WHAT IS BASIS", WHATEVER THERE IS AND "NO RECOURSE BASIS"**. Neither CFM-ARC nor the Authorised 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 authority and / or any other statutory 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 abutments 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:

<b>Account Holder</b>	CFMARC Trust -4 IndusInd Bank
<b>Account Number</b>	201003430867
<b>Bank</b>	IndusInd Bank
<b>Branch</b>	Opera House Branch
<b>IFSC</b>	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 said property will be sold to the sole bidder/ offeror.
- 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 from M/s. Advait Logistics Through its Proprietor Mr. Sukrut Sunil Dhotre, 2) Mr. Sukrut Sunil Dhotre, 3) Mr. Sunil Udhav Dhotre, 4) Ms. Shambhavi Sukrut Dhotre and 5) Mr. Shree Sunil Dhotre (Mortgagor and Guarantor),

### **PARTICULARS OF THE OFFEROR/BIDDER:**

- 1) Name of the Offeror/Bidder: \_\_\_\_\_
- 2) Constitution of the Offeror/ Bidder: \_\_\_\_\_
- 3) Postal Address of the Offeror/Bidder: \_\_\_\_\_
- 4) Telephone Nos. (O) \_\_\_\_\_ (R) \_\_\_\_\_  
(Mobile) \_\_\_\_\_ (E-Mail) \_\_\_\_\_
- 5) Document of proof of identity (tick whichever is being attached):
  - a. Driving License Number \_\_\_\_\_
  - b. PAN Card Number \_\_\_\_\_
  - c. Voter Identity Card Number \_\_\_\_\_
  - d. Passport Number \_\_\_\_\_
  - e. Certificate of Incorporation Number \_\_\_\_\_
  - f. Partnership Agreement details \_\_\_\_\_
- 6) 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. Date of Demand draft \_\_\_\_\_
  - b. Name of the Issuing Bank \_\_\_\_\_
- 7) DETAILS OF THE OFFER/BID:

Price Offered: Rs. \_\_\_\_\_ (Amount in figures)

Rs. \_\_\_\_\_ (Amount in words)

### **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. Advait Logistics Through its Proprietor Mr. Sukrut Sunil Dhotre, 2) Mr. Sukrut Sunil Dhotre, 3) Mr. Sunil Udhav Dhotre, 4) Ms. Shambhavi Sukrut Dhotre and 5) Mr. Shree Sunil Dhotre (Mortgagor and Guarantor), 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> is 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.

**SIGNATURE**

## PUBLIC NOTICE

Sphurti Co-operative Housing Society Ltd. Wakdevadi, Mumbai-Pune Road, Pune, issued the original share certificate bearing distinctive Nos. 126 to 130 in the name of Mr. Sudhakar Raghunath Muradkar.

Mr. Sudhakar Raghunath Muradkar transferred the same to Mr. Vijay Chandiram Pherwani vide resolution No. 1 of Punch Committee meeting held on 14/8/1999. The same has been transferred in the name Mrs. Varsha Chandiram Pherwani vide resolution No. 1 of Punch Committee meeting held on 23/1/2010. Mrs. Varsha Chandiram Pherwani issued the original share certificate and new share certificate Nos. 546 to 550 was issued on 03/06/2011.

Mr. Kamlesh Kaniyalal Gandhi and another became the member on transfer of the said plot and shares from Smt. Varsha Chandiram Pherwani. The name of Mr. Kamlesh Gandhi needs to be recorded / endorsed on the share certificate, however, the original share certificate has been lost / misplaced. An Application to that effect is made to the Society by Mr. Gandhi for issuing duplicate share certificate.

The society hereby invites claims and objections from claimants / objectors for issuance of duplicate share certificate within the period of 14 (fourteen) days from the publication of this notice, with copies of such documents and other proofs in support of his/her/their objections for issuance of duplicate share certificate to the secretary of Sphurti Co-operative Housing Society Ltd.

If no claims / objections are received within the period prescribed above, the society shall be free to issue duplicate share certificate in such a manner as is provided under the bylaws of the society. The claims / objections, if any received by the society shall be dealt with in the manner provided under the bylaws of the society.

Pune Hon. Secretary  
Sphurti Co-operative Housing Society Ltd.  
Date: 12/07/2023

## OSBI State Bank of India

**BRANCH - STRESSED ASSETS MANAGEMENT BRANCH - II,**  
**Authorized Officer's Details**  
Name: Mr. Kundan Kumar Akela  
E-mail ID : team11.15859@sbi.co.in  
Mobile No: 9909001259  
Landline No. (Office): 022 - 4161 1416  
Alternate Mobile No - 8788713651  
Address: State Bank of India, SBI II Branch, Ground Floor, Sahaj Chambers, Free Press Journal Marg, Nariman Point, Mumbai - 21  
Fax No. 022 - 2221401

Appendix - IV - A [See Proviso to Rule 8(6)]

**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 Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged / charged to the Secured Creditor, the constructive/ symbolic possession of which has been taken by Authorised Officer of State Bank of India, the Secured Creditor, will be sold on "As is Where is", "As is What is" and "Whatever there is" on 27.07.2023 for recovery of Rs. 3,03,44,125.86 + interest at contracted rate thereon + expenses & costs (less cash recoveries, if any) due to the secured creditor from Mr. Umang Bharatbhusan Madan (A/c No. 3648334656 & 3649489560) & Mrs. Mansi Umangbhusan Madan (Borrower & Co-borrower).

The property value reserve price will be as under:

Name of Title Deed Holders	Description of Property/ies
Mr. Umang Bharatbhusan Madan & Mrs. Mansi Umangbhusan Madan (Borrower & Co-borrower)	All that Piece and Parcel of the Flat No.601, 6th floor, "Nishigandhi", S. No.36, Hissa No.1/1B/1/1 and Hissa No.1/1B/1/2, CTS No.752, at Village Pashan, Tal. Haveli, Pune-411057. (adm. 167.60 Sq. mtr. With terrace adm.28.52 Sq. mtrs. (3 BHK) along with 2 car parkings.
Reserve Price (Rs in Crores)	Earnest Money Deposit (EMD)
Rs. 2.45 Crs.	Rs. 24.50 Lakhs

**Date & Time of Sale:** 27.07.2023, Time: From 11.00 a.m. to 16.00 p.m. with unlimited of e-auction extensions of 10 minutes each

**Bid Increment Amount:** Rs. 1,00,000/- and in multiple of Rs. One Lakh

**Date and time for submission of EMD and request for letter of participation / KYC Documents / Proof** On or before 26.07.2023, before 4.30 p.m.

**Date & Time of Inspection property** 20.07.2023 : From 11.30 am to 2.30 pm.

**Contact person/Contact Number** Mr. Piyush Kumar Tripathi - 8788713651

This publication also serves as 15 days prior notice for e-auction to all concern parties.

For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the Secured Creditor's website: [www.sbi.co.in](https://www.sbi.co.in)

<https://www.msfc.commerce.com/auctionhome/sbi/index.jsp>

Date: 12.07.2023 Sd/-  
Place: Mumbai Authorized Officer, State Bank of India

**केनरा बँक Canara Bank**  
NBSB Syndicate  
Premises Section, Pune Circle Office : F. P. 790 (Part), Shivaji Road, Shivaji Nagar, Pune-411005, Tel.: 020-25530622, 25571000  
Extn: 228, E-mail: [pepcorne@canarabank.com](mailto:pepcorne@canarabank.com)

## NOTICE INVITING OFFERS FOR HIRING OF PREMISES

CANARA BANK intends to take Commercial Premises on lease basis from Individuals / Firms. Offers are invited under Two Bid System as per details given below:

## 1. Requirements :

Location	Area of Premises	Remarks
Wakad	1400-1700 Sqft.	Preference will be given to the premises on ground floor and ready for occupation with required power load for branch.

2. The prospective offerers meeting the above requirements are requested to collect the Offer Documents from the Office at the above address or from Pune Circle (Mob. 9156657818) from 12/07/2023 to 01/08/2023 during working hours. The Offer Document can also be downloaded from our website [www.canarabank.com](http://www.canarabank.com).

3. Duly filled in offers placed in a Sealed Envelope superscribed as "OFFER FOR HIRING OF PREMISES FOR WAKAD BRANCH AT, WAKAD" shall be submitted up to 2.30 pm on 01/08/2023 to Premises & Estate Section, Circle office at the above given address.

4. The "Technical Bid" will be opened on the same day at 3.00 pm at the above office.

Canara Bank reserves the right to accept or reject any or all offers in full / part without assigning any reasons whatsoever.

Any Corrigendum / Amendments will be hosted in Banks website only.

Pune Sd/-  
Date: 12/07/2023 Assistant General Manager  
Pune Circle

Form No. 3  
[See Regulation-15(1)(a)] / 16(3)  
**Debts Recovery Tribunal, Pune**  
Unit No. 307 to 310, 3rd Floor, Kakade Biz Icon Building, Shivaji Nagar, Pune-411005

Case No.: OA/32/2022  
Summons under sub section (4) of Section 19 of the Act, read with sub-rule (2A) of rule 5 of the Debt Recovery Tribunal (Procedure) Rules, 1993.

Indian Overseas Bank Exh No.: 7386  
VS  
Mr. Manohar Salunke

To,  
1) Mr. Satish Bhaskar Patil, A/p Satoli, Tal. Karmala, Solapur, Maharashtra-413203.  
2) Mr. Pratap Bhaskar Patil, A/p Satoli, Tal. Karmala, Solapur, Maharashtra-413203.

Summons  
Whereas, OA/32/2022 was listed before Hon'ble Presiding Officer / Registrar on 28/04/2023.

Whereas, this Hon'ble Tribunal is pleased to issue Summons/Notice on the said Application under Section 19(4) of the Act, (OA) filed against you for recovery of debts of Rs. 39,34,271/- (application along with copies of documents etc. annexed).

In accordance with sub-section (4) of Section 19 of the Act, you the Defendants are directed as under:-

(i) to show cause within thirty days of the service of Summons as to why relief prayed for should not be granted.

(ii) to disclose particulars of properties or assets other than properties and assets specified by the applicant under serial number 3A of the Original Application.

(iii) you are restrained from dealing with or disposing of secured assets or such other assets and properties disclosed under serial number 3A of the Original Application, pending hearing and disposal of the application for attachment of properties.

(iv) you shall not transfer by way of sale, lease or otherwise, except in the ordinary course of his business any of the assets over which security interest is created and/or other assets and properties specified or disclosed under serial number 3A of the Original Application without the prior approval of the Tribunal.

(v) you shall be liable to account for the sale proceeds realised by sale of secured assets or other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with the bank or financial institutions holding security interest over such assets.

You are also directed to file the Written Statement with a copy thereof furnished to the Applicant and to appear before the Registrar on 27/09/2023 at 10.30 a.m. failing which the application shall be heard and decided in your absence.

Given under my hand and the seal of the Tribunal on this date 04/07/2023.

Signature of the Officer Authorised to issue summons  
Sd/-  
I/C Registrar  
Debts Recovery Tribunal, Pune

**ART HOUSING FINANCE (INDIA) LIMITED**  
(Formerly known as ART Affordable Housing Finance (India) Limited)  
Registered Office: 201, First Floor, Best Buy Tower, 100/101, Subhash Road, Prampura, New Delhi-110034  
Branch Office: 45, Vajra Vihar Phase A, Gurgaon, Haryana-122015

## APPENDIX-IV (See rule 8(1))

POSSESSION NOTICE  
(For Immovable Property)

Whereas, The undersigned being the Authorized Officer of ART HOUSING FINANCE (INDIA) LIMITED [CIN No. U65999DL2013PLC255432] under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(2) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued demand notice(s) on the date mentioned against each account calling upon the respective borrower(s) to repay the amount as mentioned against each account within 60 days from the date of the notice(s) of receipt of the said notice(s).

The borrower having failed to repay the amount, notice is hereby given to the borrower(s) and the public in general that the undersigned has taken physical possession of the properties described herein below in exercise of powers conferred on him/her under Sub-Section (4) of Section 13 of the Act read with Rule 8 of the said rules on the dates mentioned against each account.

The borrower(s) in particular and the public in general are hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of ART Housing Finance (India) Limited for the amount and interest thereon as per loan agreement. 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 Asset.

S. No.	Loan agreement No./ Name of the Borrower/ Co-Borrower/Guarantor	Demand Notice Date & Amount	Date of possession taken	Description of the properties mortgaged
1.	LNPPN02718-190004371 AMOL ARUN JOSHI & MANGALA ARUN JOSHI & INNOVATIVE	12.12.2022 For Rs. 16,97,114/-	06.07.2023	PROPERTY BEING SITUATED AT FLAT NO.204 ON SECOND FLOOR IN THE BUILDING RESIDENCY SITUATED AT MAHAR RESIDENCY SITUATED AT LAND BEARING SURVEY NO. 45 HISSA NO. 06 ADMEASURING 52.97 SQ. MTRS AT VILLAGE NARHE TALUKA HAVELI DISTRICT PUNE WITHIN LIMITS OF GRAMPANCHAYAT NARHE PUNE MAHARASHTRA 411041 WHICH IS BOUNDED AS UNDER
2.	LNPPN02717-180003957 DHIRAJ Dhiraj JADHAV & M/S PERFECT TONER REFILLING CENTER & ANJALI DHIRAJ JADHAV	07.04.2021 For Rs. 7,72,506/-	07.07.2023	PROPERTY BEING FLAT NO.403 ON 4TH FLOOR ADMEASURING 224.53 SQ.FTS CARPET AREA ALONG WITH AT T A C H E D T E R R A C E ADMEASURING 27.34 SQ.FT IN BUILDING WING-A SCHEME, GRUHANAGAR SITUATED AT LAND MEASURING 00.50 OR OUT OF GAT NO.761 AT VILLAGE ALANDI GRAMPANCHAYAT WITHIN LOCAL LIMITS OF GRAMPANCHAYAT ALANDI MAHATOBACHI OF ZILLA PARSHAD PUNE, TALUKA ANVELI, DISTRICT PUNE, MAHARASHTRA WHICH IS BOUNDED AS UNDER

DATE : 12.07.2023 AUTHORIZED OFFICER  
PLACE: PUNE ART HOUSING FINANCE (INDIA) 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, Wakelield House, Sport Road, Ballard Estate, Mumbai-400038  
EMAIL: [tejas.joshi@cfmrc.in](mailto:tejas.joshi@cfmrc.in) CONTACT: 89768 62751

APPENDIX - IV - A  
(See proviso to rule 8 (6))  
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-auction Sale Notice for sale of immovable assets under the Securitization 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 mortgaged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of CFM Asset Reconstruction Pvt. Ltd (acting in its capacity as a Trustee of CFMARC Trust-4 Indusind Bank), the Secured Creditor, will be sold through public auction on "As and where is basis", "As is what is basis", "Whatever is there is basis" and "No recourse Basis" on 18th August 2023 for recovery of Rs. 50,66,084.18 (Rupees Fifty lakhs Sixty Six Thousand Eighty-Four and Paise Eighteen only) as on 30.06.2023 together with further future interest, cost & expenses together with further future interest, cost & expenses due to the Secured Creditor from 1) M/s. Advait Logistics Through its Proprietor Mr. Sukrut Sunil Dhote; 2. Mr. Sunil Udhav Dhote; 3) M/s. Shambhavi Sukrut Dhote; 4) Mr. Shree Sunil Dhote

The reserve price of the properties and the earnest money deposit is given below:-

DESCRIPTION OF SECURED IMMOVABLE PROPERTY:	RESERVE PRICE (RP):
All that piece and parcel of Flat No. 22 admeasuring about 1280 sq. ft. on the Floor of building No. A-1 known as Vijay Roshni Residency Co-operative Housing Society Ltd. Vajra Pune situated at Village Wajra, Taluka Haveli, District Pune being S/N 43, H. No. 05, Plot No. 1-7, within the limits of Pune Municipal Corporation and within the jurisdiction of sub registrar Haveli and bounded as under: On or towards East: S. No. 41 West: Hissa No. 4 of S. No. 43 North: By Hissa No. 3, S. No. 43 and S. No. 42 South: Road.	Rs. 50,66,084.18 (Rupees Fifty lakhs Sixty-Six Thousand Eighty-Four and Paise Eighteen only) as on 30.06.2023 together with further future interest, cost & expenses
SECURED DEBT:	Rs. 50,66,084.18 (Rupees Fifty lakhs Sixty-Six Thousand Eighty-Four and Paise Eighteen only) as on 30.06.2023 together with further future interest, cost & expenses
RESERVE PRICE (RP):	Rs. 70,46,000/- (Rupees Seventy lakhs Forty Thousand only)
INSPECTION DATE: INSPECTION TIME:	On 4th August 2023 From 11:00 Am to 1:00 Pm
TIME DATE: PLACE:	E-Auction/Bidding through website ( <a href="https://www.bankeastuctions.com">https://www.bankeastuctions.com</a> ) on 18th August 2023 from 11.00 am to 12.00 pm.
LAST DATE AND TIME FOR BID SUBMISSION:	On or before 5:00 pm on 17th August 2023
EMD:	Rs. 7,04,000/- (Rupees Seven Lakhs Four Thousand only)
CONTACT:	Mr. Tejas Joshi- 8976862751

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.cfmrc.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.bankeastuctions.com> or contact service provider M/s. C1 India Private Limited. Bidder Support Nos.: 0124-4302020 / 21 / 22, +91 7291981124/ 1125 / 1126; email: [support@bankeastuctions.com](mailto:support@bankeastuctions.com), Mr. Hareesh Gowda, Contact No. +91 99945 97555

This statutory notice of 30 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 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.

Sd/- Authorized Officer  
CFM Asset Reconstruction Pvt. Ltd.  
Date: 11/07/2023 Acting as trustee of CFMARC Trust-4 Indusind Bank  
Place: PUNE

## CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED

Corporate Office : 1<sup>st</sup> Floor, "Dare House", 2, N. S. C. Bose Road, Chennai-600 001, Tamil Nadu.  
Branch Office : Vastu-Elite Bldg., 2<sup>nd</sup> Flr., Opp. of Maharashtra State Warehousing Corporation, Beed Bypass Road, Aurangabad-431 010. (MIL) - Contact No. Abhay Bhaurao Wakale - Mobile No. 976446 2000.

## E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-auction Sale Notice for the Sale of Immovable assets under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, r/w rule 8 (6) & 9 (1) of Security Interest (Enforcement) Rules, 2002. (Rule 8 & 9)

NOTICE is hereby given to the public in general and in particular to the Borrower / Co-Borrower / Mortgagor(s) that the below described immovable properties mortgaged to the Secured Creditor, the SYMBOLIC POSSESSION of which has been taken by the Authorised Officer of M/s.

Cholamandalam Investment & Finance Company Ltd. the same shall be referred herein after as M/s. Cholamandalam Investment & Finance Company Ltd. The Secured Assets will be sold on "As is where is", "As is what is" and "Whatever there is" basis through E-Auction.

It is hereby informed to General public that we are going to conduct public E-Auction through website <https://www.auctionfocus.in/chola-lap>

Sr. No.	Account No. and Name of Borrower, Co-borrower, Mortgagors	Date of Demand Notice & O/s. Amount	Descriptions of the property /Properties	Reserve Price (In ₹) Earnest Money Deposit (In ₹) Bid Increment Amount (In ₹)	E-Auction Date and Time Submission Last Date Inspection Date
1.	Loan A/c. No(s). : HE01LU00000000906 Borrower & Co-Borrowers :- 1. Ganesh Dnyanoba Jadhav S/o. Dnyanoba Jadhav 2. Jagruti Ganesh Jadhav, C/o. Dnyanoba Jadhav Both are R/O. :- Ring Road, Kanheri Chowk, Patel Nagar, Mr. Ganesh Mandir, Latour, Maharashtra-413 512. 3. M/s. Parth Medical Shoppe Address :- Shop No. 1, House No. R-9/760/9/2, Basweshwar, Basweshwar Chowk, Latour, Maharashtra-413 512.	11.11.2022 & Rs. 28,46,087/- (Rs. Twenty Eight Lakh Forty Six Thousand Eighty Seven Only) as on 10.07.2023.	All That Piece & Parcel of The Property Bearing "Plot No. 64" (East-North Part) Bearing Mc. Milkar No. R9/274/21-Old & R7/3473-New Admeasuring Total Area Of 800 Sq. ft., Out Of Survey No. 41/B (As Per 7/12 Extract), Kanheri Road, of Village Kanheri, Tal. & Dist. Latour Situated Within Local Limit of Latour Municipal Corporation Which is Bounded By Towards : * On The East :- Plot No. 63; * On The West :- Remaining Part of Plot No. 64; * On The South :- Remaining Part of Plot No. 64; * On The North :- Z. P. Road.	60,00,000/-  6,00,000/-  1,00,000/-	02.08.2023 at 11:00 a. m. to 01:00 p. m. (with unlimited extension of 5 min each),  01.08.2023 (Up to 05.30 p.m.)  21.07.2023 (11.00 a. m. to 02.00 p.m.)
	Loan A/c. No(s). : HE01LU000000007981 Borrower & Co-Borrowers :- 1. Vikas Wamanrao Shinde 2. Wamanrao Ramrao Shinde 3. Sneha Vikas Shinde 4. Vajrantimala Wamanrao Shinde All are R/O. :- Vishal Kunj, Plot No. 7, Moti Nagar, Survey No. 3274, Near Vishwa Vidyalay, Omshanti Apartment, Latour, Maharashtra-413 512 5. Pratibha Imitation And Jewellery Address :- Ganj Goli, Shop No. 58, 59, Ganj Goli, Latour, Maharashtra-413 512	10.06.2022 & Rs. 30,70,151/- (Rs. Thirty Lakhs Seventy Thousand One Hundred Fifty One Only) as on 10.07.2023.	All that piece and parcel of the Non Agricultural Residential House Constructed over Western portion of Plot No. 7, Vishal Kunj, bearing MC House No. R-7/753-Old and B4/2027-New adm. Total adm. 1225 sq. feet (113.84 Sq. Meter) and built-up area 6581 Sq. Mtrs., out of CTS. No. 3274/H4 of Latour Situated within local limit of Grampanchayat, Nr. Vishwa Vidyalay, Motilal Nagar, Tal. Latour; Which is bounded by towards * East : Remaining part of Plot No. 7; * West : Road; * South : Plot of Shankar Hande; * North : Road.	45,00,000/-  4,50,000/-  1,00,000/-	02.08.2023 at 11:00 a. m. to 01:00 p. m. (with unlimited extension of 5 min each),  01.08.2023 (Up to 05.30 p.m.)  21.07.2023 (11.00 a. m. to 02.00 p.m.)

1. All Interested participants / bidders are requested to visit the website <https://auctionfocus.in/chola-lap> & <https://cholamandalam.com/news/auction-notices>. For details, help, procedure and online training on e-auction, prospective bidders may contact Auction Focus Private Limited (Contact Person : Prachi Trivedi Cell No.9016641848, Email- [support@auctionfocus.in](mailto:support@auctionfocus.in))  
2. For further details on terms and conditions please visit <https://auctionfocus.in/chola-lap> & <https://cholamandalam.com/news/auction-notices> to take part in e-auction.

THIS IS ALSO A STATUTORY 15 DAYS SALE NOTICE UNDER RULE 9 (1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Place : Latour, Maharashtra Sd/-  
Date : 12/07/2023 Authorized Officer  
For Cholamandalam Investment and Finance Company Limited

## PUBLIC NOTICE

This is to inform the public in general that Environment Clearance of Proposed expansion of residential and commercial Project 'Kamraj Datta Vihar' at Gat No. 194(P), Borhadevadi, Moshi, Taluka Haveli, District Pune by Kamlesh Gandhi, have been accorded by State Level Environment Impact Assessment Authority Environment Department, Mantralaya, Mumbai vide EC File No. SIA/MH/INFRA2/416272/2023 and EC Identification no. EC23B038MH137643 dated 06/06/2023 This clearance is in accordance with the provision of EIA Notification, 2006.

The copies of this letter are available with the Maharashtra Pollution Control Board and may also be seen at website <http://parivesh.nic.in>

Pune Date : 12/07/2023

## SBI

**STATE BANK OF INDIA, Stressed Assets Recovery Branch,**  
Vardhaman Building, 2nd Floor, 321/A/3, Mahatma Phule Peth, Seven Loves Chowk, Shankarsheth Road, Pune - 411042.  
Ph No. 020 - 26446043, 26446044 Email : [sbi.10151@sbi.co.in](mailto:sbi.10151@sbi.co.in).

## POSSESSION NOTICE

Whereas the undersigned being the Authorized Officer of State Bank of India under Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 & in exercise of powers conferred under Section 13(2) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated 12/04/2021 calling upon the borrower/ proprietor/ Guarantor M/S Rubab (Proprietor M/s. Manali Danait) Office/ Shop at A-Building Hermes Vishal, Plot No. 337/4, Lane No. 7, Near Naturals Ice Cream, Korgaon Park, Pune- 411001 to repay the amount mentioned in the Notice being Rs. 42,35,672.20 (Rupees Forty Two Lakh Thirty Five Thousand Six Hundred Seventy Two and Paise Twenty Only) as on 12.04.2021 Plus further interest, cost, charges, etc., within 60 days from the date of receipt of the said notice.

The borrower/proprietor/ Guarantor having failed to repay the balance amount, notice is hereby given to the borrower/ proprietor/ Guarantor and the public in general that the undersigned has taken symbolic possession of the Hypothecation Machinery described herein below in exercise of powers conferred on him under Section 13 (4) of the said Act read with the Rule 8 of the said Rules on this 10th day of July of the year 2023.

The borrower/proprietor/ Guarantor in particular and the public in general are hereby cautioned not to deal with the Hypothecation Machinery and any dealings with the Hypothecation Machinery will be subject to the charge of State Bank of India for an amount of Rs. 42,35,672.20 (Rupees Forty Two Lakh Thirty Five Thousand Six Hundred Seventy Two and Paise Twenty Only) as on 12.04.2021 plus further interest, cost and incidental charges thereon.

Description of Hypothecation Movable Properties	Authorized Officer
Hypothecation of Stock & Book Debts and Fixed Asset / Machinery Purchased out of bank finance as per Hypothecation Agreement dated 05/02/2018.	State Bank of India (SARB), Pune.

Date : 12/07/2023  
Place : Pune

**Altum Credito HOME FINANCE PVT. LTD.**  
Regd. Office: CTS No. 1074/1, Plot No. 426/1, Gokhale Road, Model Colony, Shivajinagar, Pune - 411016, MAHARASHTRA.

## DEMAND NOTICE

Under Section 13(2) of the Securitisation And Reconstruction Of Financial Assets And Enforcement of Security Interest Act 2002, read with Rule 3(1) of the Security Interest (Enforcement) Rules 2002. The undersigned is the Authorized Officer of Altum Credito Home Finance Pvt. Ltd. (ACHFL) under Securitisation And Reconstruction of Financial Assets And Enforcement of Security Interest Act 2002 (The said Act). In exercise of powers conferred under Section 13(2) of the said Act read with Rule 3(1) of the Security Interest (Enforcement) Rules 2002, the Authorized Officer has issued demand notices under 13(2) of the said Act, calling upon the borrower(s) [The "said borrower(s)"], to repay the amounts mentioned in the respective demand notice(s) issued to them that are also given below. In connection with above, notice is hereby given, once again, to the said borrower(s) to pay to Altum Credito Home Finance Pvt. Ltd. (ACHFL), within Sixty Days from the publication of this notice, the amounts indicated herein below, together with further interest as detailed in the said demand notice(s), from the date(s) mentioned below till the date of payment and/or realization, payable under the loan agreement read with other documents/writings, if any, executed by the said borrower(s). As Security for due repayment of the loan, the following assets have been mortgaged to Altum Credito Home Finance Pvt. Ltd. (ACHFL) by the said borrower(s) respectively.

Name of the Borrower(s) / Guarantor(s) & Loan Account Number (LAN)	Demand Notice Date and Amount with NPA Date	Description Of Secured Assets (Immovable Property)
1) Mr. Shanishwar Anna Shingare	DN DT: 20.06.2023 Rs. 93,477/- (Rupees Nine Lakhs Sixty Three Thousand Four Hundred Seventy Seven Only) NPA: 31.05.2023	All that Piece and Parcel of Land area admeasuring 2000 sq.ft. having area about 13 H. 67 Are + Pothkaraba 00 H. Are of total area admeasuring 13 H 81 Are assessed of Rs. 14=40 paise at Gat No. 1424 (Old Gat No. 2410) Situated at Mauje Wagholi, Taluka Haveli District Pune, comes within the local limits of Zilha Parishad Pune, Taluka Panchayat Samiti Haveli, Grampanchayat Wagholi & comes within the jurisdiction of office of the Sub Registrar Haveli VI is bounded as: East- by 15 ft. Road; South- by Plot No. 14 property of Mr. Bhoire; West- by Property of Mr. Dattatraya Gondkar; North- by Alandi Road.
LAN: 1382020100063		
		SD/- Authorised Officer (CL)
Place: Pune	ALTUM CREDO HOME FINANCE PVT. LTD. (ACHFL)	

