

**RE-TENDER SALE NOTICE**

For the sale of the Property taken over under Securitization and Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 on "As is Where is Basis" "Whatever There is Basis" and "Without Recourse Basis".  
"Description of Immovable properties to be sold"

Name & Address of Borrower & Guarantors & Branch Name	Location/Details of immovable property secured Assets put for Tender Sale	Outstanding Amount Rs.
<b>M/s. RBK Constructions Pvt. Ltd.</b> a company carrying on business at Flat No.1102, Building B - 3, TUSCAN ESTATE, S.No. 40/19/29, Kharadi Bypass Road, Kharadi, Pune, Tal-Dist-Pune-411014. <b>2) Mr. Ravindra Babanrao Kasar</b> - R/o- Flat No.B-3-1102, Tuscan Estate, Behind Redisson Hotel, Kharadi, Pune, Tal- Dist-Pune-411014 <b>3) Mrs. Shubhangi Ravindra Kasar</b> - R/o- Flat No.B-3-1102, Tuscan Estate, Behind Redisson Hotel, Kharadi, Pune, Tal- Dist-Pune-411014 <b>4) Mrs. Rohini Rajendra Sangale</b> - R/o -B-2/503, VedantComplex, Vartaknagar, Thane, Jekegram, Tal-Dist-Thane-400606 <b>5) Mrs. Anjana Sanjay Bothra</b> - R/o -Kshitij, 21/2, Vimannagar, Pune, Tal-Dist-Pune-411014 Branch - Pathardi	<b>Mortgaged Immovable Property Jointly owned by Guarantors M/s. Venkatesh Venture, through it's Partner Mr. Harish Khimjibhai Varu &amp; Mrs. Mina Dadabhai Kale</b> All part & parcel of the property bearing Plot No.23 out of Gut No.36/2 admeasuring 807.18 Sq. Mtrs. out of total area 1614.37 Sq. Mtrs. alongwith construction thereon situated at Mouje Supa, Tal. Parnar, Dist.Ahmednagar. having boundaries as follows - To The East - Plot No.39 To 44 & 22, To The South - Gut No. 37, To The West - Plot No.24 To 29, To The North - Road	<b>6,74,32,418/- as on 31/01/2020 + Interest from 01/02/2020</b>

- Reserve Price :- Rs.1,91,41,407/-, EMD Amount (10% of Reserve Price) :- Rs.19,14,141/-
- Date and Time of sale of Tender Forms :- 18/03/2023 to 05/04/2023 up to 3.00 P.M.
- Price of Tender Form :- Rs.100/- + GST Non-refundable
- Last Date of submitting Tender Forms on 05/04/2023 up to 5.00 p.m. at Head Office, A'Nagar.
- Date and Time of Inspection Property :-18/03/2023 to 03/04/2023 between 11 a.m. to 3 p.m
- Tender Opening Date and Time :- 06/04/2023 at 3.00 p.m.
- Tender Opening Place:-Head Office, Bank Road, Pansare Lane, Ahmednagar 414001
- Terms & conditions can be seen at Head Office, Ahmednagar.

M.P.Salve  
Authorised Officer  
Nagar Urban Co.Op. Bank Ltd.Ahmednagar  
(Multi-State Scheduled Bank) Mob. 9422084222

**OFFICE OF THE RECOVERY OFFICER-II IN THE DEBTS RECOVERY TRIBUNAL, AURANGABAD**  
"Jeevan Suman", L.I.C. Building, Plot No.3, N-5, CIDCO, Aurangabad-431 003, (M.S).  
Phone : (0240) 2473612, Telefax : (0240) 2473613, E-Mail : drtaurangabad-dfs@nic.in

PROCLAMATION OF SALE UNDER RULES 38, 52(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961  
READ WITH THE RECOVERY OF DEBTS DUE TO BANKS AND FINANCIAL INSTITUTIONS ACT, 1993  
Recovery Proceeding No. 58/2004 Exh : 183 Date : 18/02/2023

- Sate Bank of India Vs. M/s.Neptune Industries and Others
- To, (CD1) M/S. Neptune Industries, C/o Vijay Rajaram Pawar, Bang Complex, Lane-4, Dhule, District Dhule  
(CD2) Ashokkumar Kishorilal Maheshwari, Deceased Through its LRs  
(CD2-A) Smt. Vimla Ashokkumar Maheshwari R/o Plot No. 55, Abhya Ngari, Agrawal Nagar, Old Agra Road, Dhule, Dist, Dhule.  
(CD2-B) Shri. Sandip Ashokkumar Maheshwari, R/o Plot No. 55, Abhya Ngari, Agrawal Nagar, Old Agra Road, Dhule, Dist, Dhule.  
(CD2-C) Miss. Arati Ashokkumar Maheshwari, R/o Plot No. 55, Abhya Ngari, Agrawal Nagar, Old Agra Road, Dhule, Dist, Dhule.  
(CD2-D) Miss. Kavita Ashokkumar Maheshwari, R/o Plot No. 55, Abhya Ngari, Agrawal Nagar, Old Agra Road, Dhule, Dist, Dhule.  
(CD3) Vijay Rajaram Pawar, R/o Bang Complex, Lane No.4, Dhule  
(CD4) Gulabrao Balakrishna Patil, R/o Dhule  
(CD5) Ramdas Fakira Patil, R/o Dhule  
(CD6) Kisan Pitambar Patil, R/o Dhule

Whereas Recovery Certificate dated 18/08/2004 in OA/323/2001 to pay to the Applicant Bank's/Financial Institution's Name of applicant, the sum of Rs 75,27,737.78 ( Rupees Seventy Five Lakhs Twenty Seven Thousands Seven Hundred Thirty Seven And Paise Seventy Eight Only) along with pendente lite and future interest @ 12.00 % Simple Interest w.e.f. 02/07/1996 till realization and costs of Rs.38,308 ( Rupees Thirty Eight Thousands Three Hundred Eight Only) from the CD(s) jointly and severally, and you, the CD(s), failed to repay the dues of the Certificate Holder Bank. And whereas the undersigned has ordered the sale of the Mortgaged/Attached properties of the Certificate Debtor as mentioned in the Schedule hereunder towards satisfaction of the said Recovery Certificate. And whereas there will be due there under a sum Rs. 1,24,21,997.79/- including costs and interest thereon up to 08-02-2023..

Notice is hereby given that in absence of any order of postponement, the said property shall be Sold on 20-04-2023 by e-auction and bidding shall take place through "On line Electronic Bidding" the website https://ibapi.in https://www.sbi.co.in of MSTC E-Commerce (IBAPI), between 2.00 P.M. to 3.00 P.M. with auto extension clause.

The details of authorized contact person for auction service provider and certificate holder Bank-  
1) Mr. Mahendra M. Shewale, Chief Manager, State Bank of India, Stress assets Recovery Branch, Plot No. 01, Town Center, CIDCO, N-5, Aurangabad. Mb.No.9764441504, E-mail id:- mahendra.shewale@sbi.co.in  
The physical inspection of the property(s) may be taken between 11.00 a.m. to 4.00 p.m. on 05/04/2023.  
The sale will be of the property of the defendant above named as mentioned in the schedule below and the liabilities and claims attaching to the said property, so far as they have been ascertained, are those specified in the schedule. The property will be put up for the sale specified in the schedule. If the amount to be realized is satisfied by the sale of a portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale also be stopped if, before any lot is knocked down, the arrears mentioned in the said certificate, interest costs (including cost of the sale) are tendered to the officer conducting the sale or proof is given to his satisfaction that the amount of such certificate, interest and costs have been paid by the undersigned. At the sale, the public generally are invited to bid either personally or by duly authorize agent. No officer or other person, having any duty to perform in connection with sale, however, either directly or indirectly bid for, acquire or attempt to acquire any interest in the property sold. The sale shall be subject to the conditions prescribed in Second Schedule of the Income Tax Act, 1961 and the rules made there under and to the further following conditions. The particulars specified in the annexed schedule have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, mis-statement or omission in this proclamation.

The Earnest Money Deposit (EMD), Reserve Price and Bid Increase, be fixed as follows :

Lot No.	Details of Property	EMD Amount (In Rs.)	Reserve Price (In Rs.)	Bid Increase in the Multiple of (In Rs.)
1	All the piece and parcel of land hereditaments and premises bearing Gut no.167/2 admeasuring 40 R situated at village Wani Tal. And District Dhule, Together with construction thereon in the name of C.D.No.1 East: Dhule Amlner road West: Property of Mr. Subhash Wani; North: Property of Mr. Subhas Wani; South: Property of Mr. Rambhau Suryawanshi.	2,10,000/-	21,00,000/-	10,000/-

Property will not be sold below reserve price.  
(1) The highest bidder shall be declared to be the purchaser of any lot provided that further that the amount bid by him is not less than the reserve price plus one bid incremental amount. It shall be in the discretion of the undersigned to decline/acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so. (2) The public at large is hereby invited to bid in the said E-Auction. The online offers alongwith EMD as per lots, is payable by the bidders by way of RTGS/NEFT/directly in to the EMD upto 17-04-2023 upto 4.00 PM Online through RTGS/NEFT/directly in to the account No. 31003295478 the name of SBI SARB Aurangabad, having IFSC Code No. SBIN0034449 to be deposited with State Bank of India Stress Assets Recovery Branch, Plot No. 01, Town Center, CIDCO, N-5, Aurangabad. The details of the property along with self-attested copy of PAN card, Address proof and identity proof, E-mail ID, Mobile No. and in case of the company or any other document confirming representation/attorney of the company and the receipt/counter file of such deposit shall be uploaded with online offer. (3) The copy of PAN card, Address proof and identity proof, E-mail ID, Mobile No. and in the case of Company, copy of resolution passed by the Board Members of the Company or any other documents confirming representation/attorney of the company and the Receipt/Counter File of EMD deposit, also must reach the office of Recovery Officer-II, DRT, Aurangabad latest by 17/04/2023 upto 4.00 PM, in case of individual, a declaration if the bid is on his/her own behalf or on behalf of his/her principals be also submitted. In the latter case the bidder shall be required to deposit his/her Authority and in case of default, his/her bid shall be rejected. EMD received after due date & time shall be rejected & the amount paid towards the EMD shall be returned to them by way of option given by them in the E-Auction Form. Any person desirous of participating in the bidding process is required to have a valid digital signature certificate issued by the competent authority. It is the sole responsibility of the bidder to obtain the said digital signature certificate, active e-mail id and a computer terminal/system with internet connection to enable him/her to participate in the bidding. Any issue with regard to digital signature certificate and connectivity during the course of bidding online shall be the sole responsibility of the bidder and no claims in this regard shall be entertained. If the bid is increased within the last 5 minutes of the given time of auction, the auction time is further extended by additional time of 5 minutes to enable the other bidders to increment their bids & the auction process comes to an end if no further increment(s) is/are made within the extended time of 5 minutes. In case of movable/immovable property the price of each lot shall be paid at the time of sale or as soon after as the officer holding the sale directs, and in default of payment, the property shall forthwith be again put up for auction for resale. (4) The successful bidder shall have to pay 25% of the sale proceeds after adjustment of EMD on being knocked down by next date i.e. by 3:00 P.M. in the said account as per detail mentioned in para 2 above. If the next day is Holiday or Sunday, then on next first office day. (5) The purchaser shall deposit the balance 75% of the sale proceeds on or before 15th day from the date of sale of the property, exclusive of such day, or if the 15th day be Sunday or other Holiday, then on the first office day after the 15th day by prescribed mode as stated in para 2 above. In addition to the above the purchaser shall also deposit Pounding fee with Recovery Officer, Debts Recovery Tribunal, Aurangabad @2% up to Rs.1,00,000/- and 1% of the excess of the said amount of Rs.1,00,000/- through DD in favour of Registrar, Debts Recovery Tribunal, Aurangabad. In case of default of payment within the prescribed period, the deposit, after defraying the expenses of the sale, may, if the undersigned thinks fit, shall be forfeited to the Government and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may subsequently be sold. The property shall be resold, after the issue of fresh proclamation of sale. Highest bidder shall not have any right/title over the property until the sale is confirmed by the Recovery Officer, DEBTS RECOVERY TRIBUNAL AURANGABAD. The amount of EMD deposited by the unsuccessful bidders shall be refunded through online mode in case of EMD deposited through online. In case EMD is deposited in the form of DD/B/C/Pay order the same will be returned by hand. Original ID proof of the photocopy sent with the E- Auction EMD Form has to be brought. No interest shall be paid on EMD amount. No request for inclusion/substitution in the sale certificate of names of any persons) other than those mentioned in the E-Auction EMD Form shall be entertained. In case of more than one items of property brought for sale, the sale of such properties will be as per the convenience and it is not obligatory to go serially as mentioned in the sale notice. NB: Bidders must necessarily enclose a copy of photo page of their passport & route their bid duly endorsed by Indian Mission (Embassy). The movable/immovable property is being sold on "As is where is and as is what is basis" and is subject to Publication charges, revenue and other Encumbrances as per rules. The undersigned reserves the right to accept or reject any or all bids, if found unreasonable or may postpone the auction at any time without assigning any reason. The undersigned reserves the right to accept or reject any or all bids if found unreasonable or postpone the auction at anytime without assigning any reason.

No. of lots	Description of the property to be sold	Revenue assessed upon the property or any part thereof	Details of Encumbrance to which property is liable	Claims if any, which have been put forward to the property and other known particulars bearing on its nature and value
1	All the piece and parcel of land hereditaments and premises bearing Gut no.167/2 admeasuring 40 R situated at village Wani Tal. And District Dhule, Together with construction thereon in the name of C.D.No.1 East: Dhule Amlner road West: Property of Mr. Subhash Wani; North: Property of Mr. Subhas Wani; South: Property of Mr. Rambhau Suryawanshi.	Not Known	Not Known	Not Known

Given under my hand and seal of the Tribunal on this 18<sup>th</sup> day of February, 2023 at Aurangabad  
Sd/- (Pavan Kumar Singh) Recovery Officer-II Debts Recovery Tribunal, Aurangabad

**DEMAND NOTICE**  
(Under S. 13(2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI ACT) Read with Rule 3(1) of the Security Interest (Enforcement) Rule, 2002)  
The accounts of the following borrowers with Axis Bank Ltd. has been classified as NPA, the Bank issued notice under S. 13(2) of the SARFAESI Act on the dates mentioned below. In view of the non-service of notice on last known address of below mentioned Borrowers / Co-borrowers / Mortgages.  
Guarantors, this public notice is being published for information of all concerned. The below mentioned Borrowers / Co-borrowers / Mortgages Guarantors are called upon to pay to Axis Bank Ltd. within 60 days from the date of publication of this Notice the amounts indicated below due on the dates together with future interest at contractual rates, till the date of payment, under the loan/and other agreements and documents executed by the concerned persons. As security for borrower's obligation under the said agreements, the respective assets shown against the name have been charged to Axis Bank Ltd. If the concerned Borrowers / Co-borrowers/Mortgages/Guarantors fails to make payment to Axis Bank Ltd. as aforesaid, then the Axis Bank Ltd. shall be entitled to exercise all or any of the rights mentioned under S 13(4) of the Act and the applicable Rules entirely at the risk of concerned Borrowers / Co-borrowers / Mortgages / Guarantors as to cost and consequences. In terms of provisions mentioned in sub-section 13 of sec. 13 of the Act, all you shall not transfer by way of sale, lease, or otherwise any of the asset stated under security referred to in this notice without prior written consent of our Bank. As per the provision of the aforesaid act, Borrower / Guarantor are prohibited from transferring the above said assets, in any manner, whether by way of sale, lease etc. Any contravention of the said provisions will render the concerned person liable for punishment and for penalty in accordance with SARFAESI Act. For more details the unreserved written notices may be collected from the undersigned.

Sr. No	Name & Address of Borrowers / Guarantors/Mortgages	Outstanding Amount in Rs.
1.	<b>1. Mr. Dhonduram Venkatesh kottawar</b> ----- Borrower <b>2. Mr. Dipesh Dhonduram Kottawar</b> ----- Co-Borrower R/o. Flat No. 302, Tirumalla Heights, Patel Colony, Nanded - 431602 Also At: Add. At/Post. GagalegaonTq, Bilioli Dist. Nanded - 431710 <b>3. Mr. Balaji Venkatesh kottawar</b> ----- Co-Borrower/Mortgager R/o. Flat No.3, Mathura Enclave, Bansilal Nagar, Behind Hotel Tandoor, Aurangabad - 431001 Also At: Add. Shubham Enterprises, Shop No. 230, Akshaydeep Plaza, Near Cidco Bus Stand, Cidco, Aurangabad - 431001. Also At: Add. Flat No.101, First Floor, Pragoja Apartment, Plot No.25,26 & 27 Survey No. 52-A, Mun Corp. No. 1-9-992 (old), 1-19-542/10(New), admeasuring area 66.415 Sq.Mtr, CTS No. 8373 at Bhagya Nagar, Nanded, Tal. Nanded, Dist. Nanded - 431602	Rs. 20,19,190.95 / (Rs. Twenty Lakh Nineteen Thousand One Hundred Ninety Rupees and Ninety Five Paise only) (this amount includes interest and penal interest applied till 01/11/2022 only) together with further interest thereon at the contractual rate of interest from 02/11/2022 till the date of repayment

All that piece and parcel of All that Flat No.101 on First Floor of Pragoja Apartment, Constructed on Plot No.25,26 & 27 out of Survey No. 52-A, Mun Corp. No. 1-9-992 (old), 1-19-542/10(New), admeasuring area 66.415 Sq.Mtr, CTS No. 8373 at Bhagya Nagar, Nanded, Tal. Nanded, Dist. Nanded. The above flat is owned by Mr. Balaji Venkatesh kottawar and bounded as under, Boundaries:- East -Falt No. 102, West -Vazir Baigs Shop, North -Main Road, South :-Property of Mr. BalajiKottawar

Place: Nanded Date: 19.03.2023  
Authorized Officer Axis Bank Ltd.

**TATA CAPITAL HOUSING FINANCE LIMITED**  
Regd. Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Pareil, Mumbai 400013. CIN No. U67190MH2008PLC187552

**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 Tata Capital Housing Finance Limited (TCHFL) under the Act and in exercise of powers conferred under Section 13 (2) read with Rule 3 of the Rules already issued detailed Demand Notices 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 Notices, within 60 days from the date of the respective Notice, 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 TCHFL, within 60 days from the date of the respective Notice, the amounts indicated herein below against their respective names, together with further interest as detailed below from the respective dates mentioned below in below column 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 TCHFL by the said Obligor(s) respectively.

Sr. No.	Loan A/c No.	Name of Obligor(s)/Legal Heir(s)/ Legal Representative(s)	Total Outstanding Dues (Rs.) as on below date	Date of Demand Notice of NPA
1	TCHHF0652000 100089438 & TCHIN065200 0100061845	Mr. Salimkhan Musakhhan Khan (Borrower) & Mrs. Nasrinbee Salim Khan (Co-borrower)	As on 14-03-2023 an amount of Rs. 2,88,706/- (Rupees Two Lakh Eighty Eight Thousand Seven Hundred Six Only)	14-03-2023 09-03-2023

**Description of the Secured Assets/Immovable Properties/ Mortgaged Properties: Schedule- A** All that piece and parcel of Middle side Plot area adm. 46.655 Sq. Mtr. of Plot No. 202 adm. 493.50 Sq. Mtr. having Survey No. 418, Situated within Municipal Corporation limits of Jalgaon at Tal. & Dist. Jalgaon, Which is Bounded as follows : On or towards East : By Passage for common use of Plot No. 202 & Then Plot No. 201, On or towards South : By Rem. Portion of Same Plot, On or towards West : By Plot No. 203, On or towards North : By Rem. Portion of Same Plot.

Sr. No.	Loan A/c No.	Name of Obligor(s)/Legal Heir(s)/ Legal Representative(s)	Total Outstanding Dues (Rs.) as on below date	Date of Demand Notice of NPA
2	9490370	Mr. Sandip Ramnath Mokal (Borrower) & Mrs. Shalini Sandeep Mokal (Co-borrower)	As on 14-03-2023 an amount of Rs.1023476/- (Rupees Ten Lakh Twenty Three Thousand Four Hundred Seventy Six Only)	14-03-2023 09-03-2023

**Description of the Secured Assets/Immovable Properties/ Mortgaged Properties: Schedule- A** All that pieces and parcels of N.A. Survey No. 487/B/1, out of that Plot No. 03, thereon Flat No. 02, admeasuring built-up area 36.50 Sq. Mtrs. on Ground Floor, in Yadav Apartment B, Situated at Satpur, within the limits of Nashik Municipal Corporation and Urban Agglomeration limits Nashik, Bounded as under : East : Flat No. 01, West : Open Space, South : Staircase, North : Open Space.

"with further interest, additional interest at the rate as more particularly stated in respective Demand Notices, incidental expenses, costs, charges etc incurred till the date of payment and/or realization. If the said Obligor(s) shall fail to make payment to TCHFL as aforesaid, then TCHFL 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(ies), whether by way of sale, lease or otherwise without the prior written consent of TCHFL. 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. Sd/-

Date : 19-03-2023 For Tata Capital Housing Finance Limited  
Place : Jalgaon & Nashik Authorized Officer

**HDB FINANCIAL SERVICES HDB Financial Services Limited**  
REGISTERED OFFICE : RADHIKA, 2ND FLOOR, LAW GARDEN ROAD, NAVRANGPURA, AHMEDABAD-380009  
REGIONAL /BRANCH OFFICE : 1st FLOOR, WILSON HOUSE, OLD NAGARDAS MARG, ANDHERI (E) MUMBAI-400069  
BRANCH OFFICE: HDB FINANCIAL SERVICES LIMITED, 1st& 2nd Floor, Chabada Central, Vidya Nagar, Seven Hill, Jalna Road, Aurangabad-431001

**PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES**  
LAST DATE TIME OF SUBMISSION OF EMD AND DOCUMENTS 05/04/2023 up to 05.00 pm

Sale of immovable property mortgaged to HDB FINANCIAL SERVICES LIMITED under Securitization and Reconstruction of Financial assets and Enforcement of Security Interest (SARFAESI) Act, 2002 (No.54 of 2002) Whereas, the Authorized Officer of HDB FINANCIAL SERVICES LIMITED has taken possession of the following property/ies pursuant to the notice issued under Sec 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFAESI) Act, 2002 in the following loan accounts with our Branch with a right to sell the same on "AS IS WHERE IS", "AS IS WHAT IS" AND "WHATEVER THERE IS" basis for realization of HDB FINANCIAL SERVICES LIMITED. The sale will be done by the undersigned through e-auction platform provided at the website: https://bankauctions.in

Lot No.	Name of the Branch & Loan Account Details	Mortgage Property Description, Which Is Under Auction Sale & Possession Status	Demand Notice Date Outstanding Amount (Secured debt)	Authorized Officer's Details	EMD Submission Account Details	Reserve Price EMD Amount Bid Increase Amount	Date/Time of E-auction And Last Date of Emd Submission
1.	HDB Financial Services Limited, 1st & 2nd Floor, Chabada Central, Vidya Nagar, Seven Hill, Jalna Road, Aurangabad-431001. Loan Account Nos. 2342985. 1. Taraporwala Caters. 2. Jay Hoshang Taraporwala 3. Rekha Hoshang Taraporwala (Deceased) All Having Address At: Row H No.D-3 Gut No 47/3 Vision City Kancharwadi Aurangabad-431001. A) Ankita Singh Vishnoi (Legal Heir) R/o:-1801, Tower-2, Lodha Belmond, Mumbai-Pune Express Highway, Near Mokai Chowk, Gahunje, Pune-411038. B) Jay Hoshang Taraporwala (Legal Heir) C) Parthavi Hoshang Taraporwala (Legal Heir), Both R/o:-Row H No.D-3 Gut No 47/3 Vision City Kancharwadi Aurangabad-431001.	"All The Part And Parcel Of The Property Bearing Row House No. D-03 Admeasuring Carpet Area 81.35 Sq. Meters Built-up Area Admeasuring 89.9 Sq. Meters, Situated At Gut No 47/3 Project Known As Vision City Situated At Kancharwadi Aurangabad." East: 15 Mt D P Road., West: G-1 Apartment, North: Row House No. D-04, South: Row House No. D-02. Possession Status- Physical/Actual Possession	16.09.2021 Rs. 40,30,951.22/- (Rupees Forty Lakhs Thirty Thousand Nine Hundred Fifty One And Paise Twenty Two Only) pertaining to loan account No.2342985 as of 16.09.2021 and future contractual interest till actual realization together with incidental expenses, cost and charges etc.	MR.Vijaykumar Sapakl, Mobile No- 8888873781 E mail id: vijaykumar.sapakl@hdbfs.com	00210310002731 A/c Name:HDBFS GENERAL Receipts, IFSC Code: HDFC0000021 Bank: HDFC BANK LTD Branch: HYDERABAD-LAKDIKAPUL MICR CODE: 500240002	Rs.35,46,706/- (Rupees Thirty Five Lakhs Forty Six Thousand Seven Hundred and Six Only) EMD Rs.3,54,671/- (Rupees Three Lakhs Fifty Four Thousand Six Hundred Seventy One Only). *15,000.00/-	06.04.2023 At 11 am to 5 pm With Unlimited Extensions Of 5 Minutes After Highest Bid Open Bidding Given By The Participants. Last Date Of Emd Submission 05.04.2023 11am To 5 Pm.

**TERMS & CONDITIONS:**  
The e-Auction is being held on "AS IS WHERE IS" and "AS IS WHAT IS BASIS" AND "WHATEVER THERE IS" basis.  
1. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the HDB FINANCIAL SERVICES LIMITED. The property is being sold with all the existing and future encumbrances whether known or unknown to the HDB FINANCIAL SERVICES LIMITED. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues.  
2. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property/ies put on auction will be permitted to interested bidders on 28.03.2023 (During Office Hours). The interested bidders shall submit their EMD through Web Portal: https://bankauctions.in (the user ID & Password can be obtained free of cost by registering name with https://bankauctions.in) through Login ID & Password. The EMD shall be payable through NEFT/RTGS or Demand Draft in the account mentioned above. After Registration (One Time) by the bidder in the Web Portal, the intending bidder/purchaser is required to get the copies of the following documents uploaded in the Web Portal before the Last Date & Time of submission of the Bid Documents viz. i) Copy of the NEFT/RTGS Challan or Demand Draft, ii) Copy of PAN Card; iii) Proof of Identification/Address Proof (KYC) viz. self-attested copy of Voter ID Card/ Driving License/ Passport etc.; without which the Bid is liable to be rejected. UPLOADING SCANNED COPY OF ANNEXURE-I & III (can be downloaded from the Web Portal: https://bankauctions.in) AFTER DULY FILLED UP & SIGNING IS ALSO REQUIRED. The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid Documents, Training/ Demonstration on Online Inter-se Bidding etc., may contact 4 Closure- Block No.605 A, 6th Floor, Maitrivanam Commercial Complex, Ameerpet, Hyderabad-500038, E-mail ID:-info@bankauctions.in, subbarao@bankauctions.in, bharathi@bankauctions.in In Support Helpline Numbers:- 040-23736405,814200062/66/61, Sales Enquiries:-info@bankauctions.in, subbarao@bankauctions.in, bharathi@bankauctions.in, or for any property related query may contact Area Manager: MR.Shyam Telang; Mobile No:-9970061659, Email id: shyam.telang@hdbfs.com and Authorized Officer: MR.Vijaykumar Sapakl, Mobile No:- 8888873781 E mail id: vijaykumar.sapakl@hdbfs.com during the working hours from Monday to Saturday.  
3. The interested bidder shall submit their Bid Documents (EMD (not below the Reserve Price) and required documents (mentioned in Point No.4)) on or before 05.04.2023 up to 5.00 pm and after going through the Registering Process (One time) and generating User ID & Password of their own, shall be eligible for participating the e-Auction Process, subject to due verification (of the documents and) or approval of the Authorized Officer.  
4. During the Online Inter-se Bidding, Bidder can improve their Bid Amount as per the 'Bid Increase Amount' (mentioned above) or its multiple and in case bid is placed during the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes (each time till the closure of e-Auction process), otherwise, it'll automatically get closed. The bidder who submits the highest bid amount (not below the Reserve Price) on the closure of the e-Auction Process shall be declared as a Successful Bidder by the Authorized Officer/ Secured Creditor, after required verification.  
5. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, within 24 hours of the acceptance of bid price by the Authorized Officer and the balance 75% of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting borrower shall have no claim/ right in respect of property/ amount.  
6. The prospective qualified bidders may avail online training on e-Auction from 4 CLOSURE prior to the date of e-Auction. Neither the Authorized Officer/ HDB FINANCIAL SERVICES LIMITED nor 4 CLOSURE shall be liable for any Internet Network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-Auction event.  
7. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and also the statutory/non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody.  
8. The Authorized Officer is not bound to accept the highest offer and the Authorized Officer has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction without assigning any reason therefor.  
9. The bidders are advised to go through the detailed Terms & Conditions of e-Auction available on the Web Portal of 4 CLOSURE, https://bankauctions.in before submitting their bids and taking part in the e-Auction Special Instructions.  
Special Instructions - Bidding in the last moment should be avoided in the bidders own interest as neither the HDB FINANCIAL SERVICES LIMITED nor Service provider will be responsible for any lapse/failure (Internet failure/power failure etc.) in order to ward-off such contingent situations bidders are requested to make all necessary arrangements / alternatives such as power supply back-up etc. so that they are able to circumvent such situation and are able to participate in the auction successfully.  
STATUTORY 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

The borrower/ guarantors are hereby notified to pay the sum as mentioned above along with up to date interest and ancillary expenses before the date of e-Auction, failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.  
Date: 19.03.2023  
Place: Aurangabad  
Sd/- Authorized Officer HDB Financial Services Limited

**BOMBAY MERCANTILE CO-OPERATIVE BANK LTD.** (Scheduled Bank)  
Ladies Branch, Sadiya Talkies Compound, Paithan Gate, Aurangabad.  
[Rule 8(1)] **POSSESSION NOTICE** [For Immovable Property]  
Whereas, the undersigned being the Authorized Officer of Bombay Mercantile Co-Operative Bank Ltd. 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 9 of the Security Interest (Enforcement) Rules, 2002, issued a Demand Notice dated 24/11/2022 calling upon the borrower Mr.Nisar Chand Shaikh (Borrower & Mortgagor), 1) Mr.Muqtadir Asif Yaar Khan (Guarantor) and 2) Mr.Zameer Quasim Qureshi (Guarantor) to repay the amount mentioned in the notice being Rs.15,81,347/- (Rupees Fifteen Lacs Eighty One Thousand Three Hundred Forty Seven Only) with further interest from 01.11.2022, incidental expenses and cost thereon within 60 days from the date of receipt of the said notice.  
The Borrower, guarantors & mortgagors having failed to repay the amount, notice is hereby given to the borrower, guarantors & mortgagors and the public in general that the undersigned has taken Symbolic 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 8 of the said Act on this day 14/03/2023, in respect of property mentioned below.  
The 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 Bombay Mercantile Co-Operative Bank Ltd. for an amount of Rs.15,81,347/- (Rupees Fifteen Lacs Eighty One Thousand Three Hundred Forty Seven Only) with further interest from 01.11.2022 and incidental expenses and cost thereon.  
The Borrowers attention is invited to the provision of sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

**Description of the Immovable Property**  
All that part and parcel of the property i.e. Flat No.3, admeasuring 31.33 Sq.Mtrs., First Floor, Sagar Arcade, Plot No.17, Gut No.62, Padegaon, Aurangabad, belonging to Mr.Nisar Chand Shaikh (borrower & mortgagor) and bounded as under:  
East : Open