


CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED
Corporate Office: 1st Floor, "Dare House", No.2, N.S.C. Bose Road, Chennai-600 001

POSSESSION NOTICE (APPENDIX IV) Under Rule 8 (1)
WHEREAS the undersigned being the Authorised Officer of M/s.Cholamandalam Investment And Finance Company Limited, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of the powers conferred under Section 13(12) read with Rule 9 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated mentioned below under Section 13(2) of the said Act calling upon you being the borrowers (names and addresses mentioned below) to repay the amount mentioned in the said notice and interest thereon within 60 days from the date of receipt of the said notice. The borrowers mentioned here in below having failed to repay the amount, notice is hereby given to the borrowers mentioned herein below and to the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on me under sub-section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002. The borrowers mentioned herein above in particular and the public in general are hereby cautioned not to deal with said property and any dealings with the property will be subject to the charge of M/s.Cholamandalam Investment And Finance Company Limited for an amount as mentioned herein under and interest thereon. 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.

SL No.	NAME AND ADDRESS OF BORROWER & LOAN ACCOUNT NUMBER	DATE OF DEMAND NOTICE	OUTSTANDING AMOUNT	DETAILS OF PROPERTY POSSESSED	DATE OF POSSESSION
1	Loan No. X0HLK0A00001857029 1.ABHJIT ARUN KANITKAR 2.REVATIABHJIT KANITKAR Both are residing at: 18/191 Station Road, Ichalkaranji Hatkanangale, Kolhapur 416115 also at: Flat No.103, Om Sai Residency, Plot Nos.6,7 & 8, Mouje Mundhe, Tal Karad, Dist. Satara -415214	01-06-2020	Rs. 56,92,814/- as on 31-07-2020	Property bearing Flat No.103 admeasuring 1670 Sq. Fts., on the Ground Floor of "Om Sai Residency" constructed on Plot No.6,7 & 8, comprised in R.S.No.74/1, situated in Mouje Mundhe, Tal. Karad, Dist. Satara.	Possession: 06-Jul-2023


Date : 06.07.2023,
Place: Satara

Authorised Officer,
M/s. Cholamandalam Investment And Finance Company Limited



बँक ऑफ महाराष्ट्र
Bank of Maharashtra
साथ वसतु व सौजन्य
सक लोकार्थी एक ही है

Pune East Zone : Janamangal Building, 2nd Floor, S. No 7 A/2, Opp. Kiroloskar Pneumatics Co Ltd., Hadapsar Industrial Estate, Hadapsar, Pune 411 013. Ph. : 020-24459184 / 24514007 Email : cmmarc_per@mahabank.co.in




Possession Notice (For Immovable Property) [Rule - 8(1)]
Whereas the undersigned being the Authorized Officer of the Bank of Maharashtra 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 8 of Security Interest (Enforcement) Rules, 2002 issued Demand Notices calling upon the following Borrowers to repay the amounts mentioned in the notices within 60 days from the date of receipt of the said Notice.
The Borrowers mentioned hereinbelow having failed to repay the amount, Notice is hereby given to the Borrowers and Guarantors mentioned hereinbelow in particular and the Public in general that the undersigned has taken Possession of the properties described herein below in terms of the powers conferred on him under section 13(4) of the said Act on the dates mentioned below.
The Borrower/s and Guarantor/s in particular and the Public in general is hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of the Bank of Maharashtra for an amounts mentioned hereinbelow. 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.

Sr. No.	Branch / Name of Borrower & Guarantors	Outstanding Amount in Rs.	Date of Demand Notice Date of Possession
1	Branch: Vadgaon Sheri Borrower : 1) Shri Ambadas Navnath Chavan, 252, Vrindavan Society, Kharadi, Chandan Nagar Pune - 411014. 2)Shri Salunke Ram Keshav, S.No. 38/4 Shankar Nagar, Pathare Wasti, Chandan Nagar, Pune-411014	Rs. 5,96,929 (Five Lakh Ninety Six Thousand Nine Hundred Twenty Nine only) Plus unapplied Interest from 02.01.2022 @ 9.70 % p.a. together with interest thereon at contractual rate and incidental expenses, cost, charges incurred/to be incurred	02/01/2023 07/07/2023 (Symbolic)
Description Of Immovable Property : All that pieces and parcel of land bearing area 500 Sq. ft. and house constructed thereon situated on Sr.No.36 , Hissa no.3/2/18,Property no. 960/1, 252, Vrindavan Society, Village-Kharadi, Sub-dist-Haveli, Dist-Pune-411014. Bounded as: East: Vide Road, West: Property of Mr. Shinde, South: Property of Chandrabhaga Ditha, North: Property of Mr. Shankar Kamble.			
2	Branch: Vadgaon Sheri Borrowers : 1) Mr. Ajay Mahadev Jagtap, 2. Mr.mahadev Haribhau Jagtap, 3. Mr. Angad Dattatray Minde, All at - Shikrapur Gat No 454 Tal Shirur Pune.	Rs. 15,30,300/- (Fifteen Lakh Thirty Thousand Three Hundred Only) Plus unapplied Interest from 01.03.2017 @ 12.00 % p.a.	04/03/2017 07/07/2023 (Symbolic)
Description Of Immovable Property : Registered Mortgage of Bunglow, Constructed on land bearing Gat No.454, admeasuring 750 Sq Fts situated at Shikrapur, Tal Shirur, Dist- Pune.			

Date : 10/07/2023,
Place : Pune

Authorised Officer
Bank of Maharashtra, Pune East Zone



सेंट्रल बैंक ऑफ इंडिया
Central Bank of India

Regional Office : M.G. Road, Pune

POSSESSION NOTICE
(See Rule 8 (1) For Movable / Immovable Property)


Whereas, the undersigned being the Authorised Officers of Central Bank Of India, a body corporate, Constituted under the Banking Companies (Acquis and transfer of Undertaking) Act 1970 having its Head office at Chander Mukhi, Nariman Point Mumbai and Regional Office : M.G. Road Pune 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 Security Interest (Enforcement) Rules 2002, issued Calling upon the Borrower and Guarantors to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice & interest thereon. The borrower (s) having failed to repay the amount, notice is hereby given to the Borrower(s) and the Public in general that the undersigned has taken Possession of the property described herein below in exercise of powers conferred on him/her under Section 13 (4) of the said Act with the Rule No. 8 of the said Rules.

Sr. No.	Name Of Borrower/ Guarantor	Property Owner & Description Of The Properties	Date Of Demand Notice & Amount Outstanding	Date of Possession
1.	Mrs. Rupali Kishor Shiudkar, Master Vihaan Kishor Shiudkar (through natural guardian Mrs. Rupali Kishor Shiudkar) (Son of late Kishor Tukaram Shiudkar), Mrs. Rupali Kishor Shiudkar (as legal heir) (Wife of late Kishor Tukaram Shiudkar), Mr. Tukaram Laxman Shiudkar (Father of late Kishor Tukaram Shiudkar), Mrs. Gunwanta Tukaram Shiudkar (Mother of late Kishor Tukaram Shiudkar) Branch : Sinhgad Technical Education Institute	Owner of House/property : Mr. Kishor Tukaram Shiudkar and Mrs. Rupali Kishor Shiudkar Details of property : Residential flat constructed on land admeasuring area 00H 05 R i.e. 500 Sq. Mtrs. out of Survey No. 1, Hissa No. 3A/1 total admeasuring area 00 H 6.5 R situated at village Dhayari, Tal- Haveli, Dist- Pune. Details of Flat: Area admeasuring 552 Sq. Ft. i.e. 51.30 Sq. Mtrs. built up alongwith balcony. Flat No. 403, 4th Floor, Siddhant Vihar, Survey No. 1, Hissa No. 3A/1, Dhayari, Tal- Haveli, Dist- Pune Boundaries : North : Survey no. 11, South : Road, East : Property of Mr. Khandu Baburao Pokale, West : Samarth Kunj Apartment	Dt. 12/05/2022 Rs. 12,34,755 /- + interest and other charges from 12/05/2022	06/07/2023 (Physical)
2.	Mr. Ananda Dagadu Mhaske and Mrs. Pushpa Ananda Mhaske Branch : Fergusson College, Pune	Owner of House property - Mr. AnandaDagaduMhaske Mrs. Pushpa Ananda Mhaske Details of property : Residential flat constructed on property bearing Survey No. 32 Hissa. No. 2/12 to 16/1 and 2, total area admeasuring 10050 Sq. Mtrs.Situated at village Dhanakawadi, Taluka Haveli, District Pune, within the limits of Sub-Registrar, Haveli and within the limits of Pune Municipal Corporation, Pune. Details of flat : Flat No. 37, 1st (Still) Floor, wing No. B-1, Anant Nagar Co-op Housing society Ltd., Near BSNL office, S. No. 32, Hissa No. 2/12 to 16/1 and 2, Situated at Village Dhankawadi, Taluka Haveli, Dist Pune-411043 Area: 500 Sq. Ft. i.e. 46.47 Sq. Mtrs. Boundaries : East: S. No. 29, South: S. No. 28, West: S. No. 32/2 (part) & S. No. 33, North: S. No. 32 (Part)	Dt. 26/04/2023 Rs. 23,34,956.43 + interest and other charges from 26/04/2023	05/07/2023 (Symbolic)
3.	Mr. A. Sheik Mohayadeen and Mrs. Shahnaz Parvin Shaikh Branch : Yerwada, Pune	Owner of House property - Mr. A Sheik Mohayadeen Mrs. Shahnaz Parvin Shaikh Details of property: Residential flat constructed on property bearing S. No. 10B, 14A, 16A, 17B, 18B, 25B situated at Yerwada, Tal- Haveli, Dist.- Pune. Details of flat : Area admeasuring 314 Sq. Ft. built up i.e. 250 Sq. Ft. Carpet, Flat No. 27, Building No. C1, Sarvadhama Co-Op Housing Society Ltd, S. No. 10B, 14A, 16A, 17B, 18B, 25B Golf Club Road, Yerwada-411006. Boundaries : East- By Building C-2 West - By Golf Road and Deccan College North- By Side Margin South - By Road	Dt. 14/11/2022 Rs. 9,27,748/- + interest and other charges from 14/11/2022	06/07/2023 (Symbolic)

The borrower/s is hereby informed to contact the authorized officer, Central Bank of India and to take into possession/custody the articles listed here in above, within 30 days of the publication of this notice. In default of the borrower/s to take the possession within the stipulate period, the authorized officer, Central Bank Of India reserve the right to deal and dispose of the articles following due procedure. The borrowers/Guarantors attention is invited to provisions of subsection (8) of section 13 of the act, in respect of time available, to redeem the secured asset.

Date : 11.07.2023
Place : Pune

Authorized Officer
Central Bank of India



HDFC BANK LIMITED
Pune Office: HDFC Bank Ltd., Mayfair Tower – Branch : Wakdevadi, Shivajinagar, Pune 411005.
Tel : 020 25505000 | CIN : L65920MH1994PLC080618 | Website: www.hdfcbank.com

POSSESSION NOTICE
Whereas the Authorised Officer of HDFC Bank Limited (erstwhile HDFC Limited having amalgamated with HDFC Bank Limited by virtue of a Scheme of Amalgamation approved by Hon'ble NCLT-Mumbai vide order dated 17th March 2023) (HDFC), under the Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("said Act") and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notices under Section 13 (2) of the said Act, calling upon the following borrower(s) / Legal Heir(s) and Legal Representative(s) to pay the amounts mentioned against their respective names together with interest thereon at the applicable rates as mentioned in the said notices, within 60 days from the date of of the said Notice/s, incidental expenses, costs, charges etc till the date of payment and / or realization.


Sr. No.	Name of Borrower (s) Legal Heir(s) and Legal Representative(s)	Outstanding Dues	Date of Demand Notice	Date of Possession	Description of Immovable Property (ies) / Secured Asset (s)
1.	Mr. Wagh Dnyaneshwar (since deceased), Ms. Wagh Sonali Dnyaneshwar And other known and unknown Legal Heir(s), Legal Representative(s), Successors and Assigns of Mr. Wagh Dnyaneshwar (since deceased)	Rs. 30,13,103/- as on 31st May 2022*	30th July 2022	04th July 2023 (Physical Under Sec 14)**	Flat No.702, 7th Floor, Ashtavinayak City Phase 1, Vinayak Building 2, Wing D, S.No. 162, H No. 3A/1, 3A/3, Phursungi, Tal. Haveli, Pune.

*with further interest as applicable, incidental expenses, costs, charges etc incurred till the date of payment and / or realization.
However, since the borrower/s / Legal Heir(s) and Legal Representative(s) mentioned hereinabove have failed to repay the amounts due, notice is hereby given to the borrower/s / Legal Heir(s) and Legal Representative(s) mentioned hereinabove in particular and to the public in general that the Authorised Officer/s of HDFC have taken ** possession of the immovable property (ies) / secured asset(s) described herein above in exercise of powers conferred on him/her under Section 13 (4) of the said Act read with Rule 8 of the said Rules on the dates mentioned above. The borrower(s) / Legal Heir(s) and Legal Representative(s) mentioned hereinabove in particular and the public in general are hereby cautioned not to deal with the aforesaid Immovable Property(ies) / Secured Asset(s) and any dealings with the said Immovable Property (ies) / Secured Asset(s) will be subject to the mortgage of HDFC. Borrower(s) / Legal Heir(s) / Legal Representative(s) attention is/are invited to the provisions of sub-section (8) of section 13 of the Act, in respect of time available to redeem the secured asset/s. Copies of the Pnachamma drawn and Inventory made are available with the undersigned, and the said Borrower(s) / Legal Heir(s) / Legal Representative(s) is / are requested to collect the respective copy from the undersigned on any working day during normal office hours.

Place : Pune
Date : 10th July 2023.

Regd. Office: HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400013.

For HDFC Bank Ltd.
Sd/-
Authorised Officer



punjab national bank
Together for the better

Zonal SASTRA Centre, Mumbai
181A-1, 18th Floor, Maker Tower, E Wing, Cuffe Parade, Mumbai, 400005

SALE NOTICE FOR SALE OF SECURED ASSETS UNDER SARFAESI ACT
E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.
Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/ charged to the Secured Creditor, the constructive/physical/ symbolic possession of which has been taken by the Authorised Officer of the Bank/ Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

SCHEDULE OF THE SECURED ASSETS

Lot No.	Name of the Branch	Description of the Immovable Properties	A) Dt. Of Demand Notice u/s 13(2) of SARFESI ACT 2002 B) Outstanding Amount as on 36.09.2022 C) Possession Date u/s 13(4) of SARFESI ACT 2002 D) Nature of Possession Symbolic/Physical/ Constructive	A) Reserve Price (Rs. in Lacs) B) EMD C) Bid Increase Amount	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors
1.	Zonal Sastra Center M/s Everflow Petrofils Ltd.	Property 1. Office at 1301/A, Naman Midtown, Senapati Bapat Marg, Mumbai-400013 Area Admeasuring: Office area 3817 Sq Ft and Utility Kamgar Krida Kendra, Senapati Bapat Marg, Elphinstone, Mumbai -400 012	A- PNB-11.09.2020 SBI-28.02.2020 Canara Bank-19.03.2020 Union Bank of India-28.10.2020 Indian Bank-29-09-2020 Karur Vyasya Bank-01-10-2020 NKGSSB Co-Op Bank Ltd.- 14.10.2020 B-Consolidated Amt-Rs.183.99 Cr plus further interest and charges from the date of NPA. C- 16.03.2021 / 17.03.2021 D- Symbolic Possession	A-1259.30 B-126.00 C-1.00	08.08.2023 11:00AM to 04:00PM	Not known
	And M/s Everflow Petrofils Ltd.	Property 2. Industrial Godown B62-65, Swidhinath Complex, Mauje Dapode, Bhiwandi, Thane - 421302 Area Admeasuring: 9222 Sq ft Built up Area Ms. Sapna Jain Ms. Alpa Jain	A- PNB-11.09.2020 SBI-28.02.2020 Canara Bank-19.03.2020 Union Bank of India-28.10.2020 Indian Bank-29-09-2020 Karur Vyasya Bank-01-10-2020 NKGSSB Co-Op Bank Ltd.- 14.10.2020 B- Consolidated Amt-Rs.183.99 Cr plus further interest and charges from the date of NPA. C-16.03.2021 / 17.03.2021 D- Symbolic Possession	A-158.00 B-15.80 C-0.50	08.08.2023 11:00AM to 04:00PM	Not known
	Mr. PINKESH PARASMALJI JAIN Director & Guarantor	Property 3. Industrial Godown B66-69, Swidhinath Complex, Mauje Dapode, Bhiwandi, Thane - 421302 Area Admeasuring: 9305 Sq Ft Built Up Area Ms. Sapna Jain Ms. Alpa Jain	A- PNB-11.09.2020 SBI-28.02.2020 Canara Bank-19.03.2020 Union Bank of India-28.10.2020 Indian Bank-29-09-2020 Karur Vyasya Bank-01-10-2020 NKGSSB Co-Op Bank Ltd.- 14.10.2020 B- Consolidated Amt-Rs.183.99 Cr plus further interest and charges from the date of NPA. C- 16.03.2021 / 17.03.2021 D- Symbolic Possession	A-160.00 B-16.00 C-0.50	08.08.2023 11:00AM to 04:00PM	Not known
	Ms. SAPNA JAIN Director & Guarantor	Property 4. Duplex Flat, Flat No. 1601, 16th Floor, and Flat No.1501m 15th floor, Chaitya CHS Ltd, Mazgaon, Mumbai - 400 010	A- PNB-11.09.2020 SBI-28.02.2020 Canara Bank-19.03.2020 Union Bank of India-28.10.2020 Indian Bank-29-09-2020 Karur Vyasya Bank-01-10-2020 NKGSSB Co-Op Bank Ltd.- 14.10.2020 B- Consolidated Amt-Rs.183.99 Cr plus further interest and charges from the date of NPA. C- 16.03.2021 / 17.03.2021 D- Symbolic Possession	A-546.52 B-54.66 C-1.00	08.08.2023 11:00AM to 04:00PM	Not known
	Ms. ALPA PINKESHKUMAR JAIN Director & Guarantor	Property 5. Office Premises at 207, 2nd Floor, 'Kapadia Chamber' 599, JSS Road, Princes Street, Marine Lines (E), Mumbai 400 002. Area Admeasuring: 106 Sq ft Super Built Up Area. Ms. Sapna Jain Ms. Alpa Jain	A- PNB-11.09.2020 SBI-28.02.2020 Canara Bank-19.03.2020 Union Bank of India-28.10.2020 Indian Bank-29-09-2020 Karur Vyasya Bank-01-10-2020 NKGSSB Co-Op Bank Ltd.- 14.10.2020 B- Consolidated Amt-Rs.183.99 Cr plus further interest and charges from the date of NPA. C- 16.03.2021 / 17.03.2021 D- Symbolic Possession	A-24.00 B-2.40 C-0.25	08.08.2023 11:00AM to 04:00PM	Not known
	Mr. RAKESHKUMAR PARASMALJI JAIN	Property 6. Office Premises at 209, 2nd Floor, 'Kapadia Chamber' 599, JSS Road, Princes Street, Marine Lines(E), Mumbai 400 002. Area Admeasuring: 263 Sq ft Super Built Up Area. Ms. Sapna Jain Ms. Alpa Jain	A- PNB-11.09.2020 SBI-28.02.2020 Canara Bank-19.03.2020 Union Bank of India-28.10.2020 Indian Bank-29-09-2020 Karur Vyasya Bank-01-10-2020 NKGSSB Co-Op Bank Ltd.- 14.10.2020 B- Consolidated Amt-Rs.183.99 Cr plus further interest and charges from the date of NPA. C-16.03.2021 / 17.03.2021 D- Symbolic Possession	A-59.00 B-5.90 C-0.25	08.08.2023 11:00AM to 04:00PM	Not known
	Aura Spinwell Ltd. Corporate Guarantor	Property-7 Office Premises at Office No 10, 11, 12 2nd Floor, 'Kapadia Chamber' 599, JSS Road, Princes Street, Marine Lines(E), Mumbai 400 002. Area Admeasuring: 1022 Sq ft Super Built Up Area. Ms. Sapna Jain Ms. Alpa Jain	A- PNB-11.09.2020 SBI-28.02.2020 Canara Bank-19.03.2020 Union Bank of India-28.10.2020 Indian Bank-29-09-2020 Karur Vyasya Bank-01-10-2020 NKGSSB Co-Op Bank Ltd.- 14.10.2020 B- Consolidated Amt-Rs.183.99 Cr plus further interest and charges from the date of NPA. C-16.03.2021 / 17.03.2021 D- Symbolic Possession	A-228.50 B-22.85 C-0.50	08.08.2023 11:00AM to 04:00PM	Not known

TERMS AND CONDITIONS: The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:
1. The properties are being sold on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS".
2. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.
3. The Sale will be done by the undersigned through e-auction platform provided at the Website <https://www.msctecommmerce.com> on date and time mentioned in the above table.
4. The Authorised Officer reserves the right to accept or reject any / all bids, or to postpone/cancel/adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final.
5. All statutory dues / attendant charges / other dues including registration charges, stamp duty, taxes, statutory liabilities, arrears of property tax, electricity dues etc. shall have to be borne by the purchaser.
6. For detailed term and conditions of the sale, please refer www.ibapi.in, www.msctecommmerce.com, <https://eprocure.gov.in/publish/app> & www.pnbindia.in

Date: 11.07.2023
Place: Mumbai

For Punjab National Bank
Sd/-
Chief Manager & Authorised Officer
PNB, Secured Creditor
Mob: 8736084022

35	TCHHF0279 0001000 74535	M/S. REDEEM PROJECTS INFRACONSTRO PRIVATE LIMITED. MR. ANIL SOPAN RASKAR MRS. RUPALI ANIL RASKAR	Rs. 32,65,711/- (Rupees Thirty Two Lakh Sixty Five Thousand Seven Hundred Eleven Only)	Rs. 32,00,000/- (Rupees Thirty Two Lakh Only)	Rs. 3,20,000/- (Rupees Three Lakh Twenty Thousand Only)	Physical
Description of the Immovable Property: All that piece and parcel of the Schedule - A:- All that piece and parcel of separate land and ground admeasuring about 00 Hectare 23.30 Ares i.e. 2330 Square Meters now being Survey No. 69/11/1/2 and out of the entire property, bearing Survey No. 69, Hissa No. 1/1 (old Survey No. 178) situated at Talegaon Dabhade, Taluka Maval, District Pune within jurisdiction of Sub Registrar, Maval and also within limits of Grampanchayat Talegaon Dabhade and within the jurisdiction of the Sub Registrar Maval and bounded as follows : On or towards the East :By Survey No. 69, Hissa No. 2/1, On or towards the South:By Part of Survey No. 69, Hissa No. 1/1, On or towards the West:By Road, On or towards the North :By part of Survey No. 69, Hissa No. 1/1 and beyond it by Talegaon Chakan Road. Schedule - B:- All that residential accommodation bearing Flat No. 103 admeasuring area about 71.95 Square meters i.e. 774.46 Square Feet (carpet) situated on the First Floor in Wing No. 'A' in the project known as "Rutugandh", one covered car parking admeasuring area 10.00 Sq. Mtr. & One Open parking admeasuring area 10.00 Sq. Mtr. construction on the land bearing Survey No. 69, Hissa No. 1/1 (old Survey No. 178) situated at Talegaon Dabhade, Taluka Maval, District Pune.						
At the Auction, the public generally is invited to submit their bid(s) personally. The Borrower(s)/Co-Borrower (s) are hereby given last chance to pay the total dues with further interest within 15 days from the date of publication of this notice, failing which the Immovable Property will be sold as per schedule. The E auction will be stopped if amount due as aforesaid, with interest and costs (including the cost of the sale) are tendered to the Authorised Officer or proof is given to his satisfaction that the amount of such secured debt, interest and costs has been paid before the date of the auction. No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the Immovable Property sold. The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions: NOTE: The E-auction of the properties will take place through portal https://bankauctions.in/ on 27-07-2023 between 2.00 PM to 3.00 PM with limited extension of 10 minutes each.						
TERMS AND CONDITION: 1. The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation. In the event of any dispute arising as to the amount bid, or as to the bidder, the Immovable Property shall at once again be put up to auction subject to the discretion of						

the Authorised Officer. 2. The Immovable Property shall not be sold below the Reserve Price. 3. Bid Increment Amount will be: Rs.10,000/- (Rupees Ten Thousand Only)4. All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the "TATA CAPITAL HOUSING FINANCE LTD." Payable at Branch address. The Demand Drafts will be returned to the unsuccessful bidders after auction. For payment of EMD through NEFT/RTGS/IMPS, kindly contact Authorised Officer. 5. The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be in the discretion of the Authorised Officer to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so. 6. For reasons recorded, it shall be in the discretion of the Authorised Officer to adjourn/discontinue the sale. 7. Inspection of the Immovable Property can be done on 19-07-2023 between 11 AM to 5.00 PM with prior appointment. 8. The person declared as a successful bidder shall, immediately after such declaration, deposit twenty-five per cent of the amount of purchase money/bid which would include EMD amount to the Authorised Officer within 24Hrs and in default of such deposit, the property shall forthwith be put to fresh auction/Sale by private treaty. 9.In case the initial deposit is made as above, the balance amount of the purchase money payable shall be paid by the purchaser to the Authorised Officer on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day, or if the 15th day be a Sunday or other holiday, then on the first office day after the 15th day. 10. In the event of default of any payment within the period mentioned above, the property shall be put to fresh auction/Sale by private treaty. The deposit including EMD shall stand forfeited by TATA CAPITAL HOUSING FINANCE LTD and the defaulting purchaser shall lose all claims to the property. 11. Details of any encumbrances, known to the TATA CAPITAL HOUSING FINANCE LTD, to which the property is liable: as per table above. Claims, if any, which have been put forward to the property and any other known particulars bearing on its nature and value: as per table above. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including statutory liabilities areas of property tax, electricity etc.12. For any other details or for procedure online training on e-auction the prospective bidders may contact the Service Provider, M/s. 4Closure, Block No.605 A, 6th Floor, Malviya Commercial Complex, Ameerpet, Hyderabad - 500038 through its coordinators Mr. U.Subbarao.Mob.No.8142000061, subbarao@bankauctions.in or Manish Bansal, Email id Manish.Bansal@tatacapital.com Authorised Officer Mobile No.8558893696. Please send your query on WhatsApp Number - 99907866913. TDS of 1% will be applicable and payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by highest bidder in the PAN of the owner/ borrower(s) and the copy of the challan shall be submitted to our company 14. Please refer to the below link provided in secured creditor's website <https://bit.ly/3D19r7I> for the above details.15. Kindly also visit the link: <https://www.tatacapital.com/property-disposal.html>
Please Note - TCHFL has not engaged any broker/agent apart from the mentioned auctioning partner for sale/auction of this property. Interested parties should only contact the undersigned or the Authorised officer for all queries and enquiry in this matter.

Place: Pune
Date: 11-07-2023

Sd/-
Authorised Officer
Tata Capital Housing Finance Ltd.