

**Description of the Immovable Property:** All the piece and parcel of the land or ground bearing City Survey No. 532 area admeasuring 23.8 Sq. Mtrs. and City Survey No. 533 area admeasuring 389.9 Sq. Mtrs., totally admeasuring 413.7 Square Meters, lying being and situated at revenue village Bhosari, situated within the registration division and District – Pune, Sub Division and Taluka – Haveli, and within the Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub – Registrar Haveli Pune and bounded as under ; On or towards the East : By Road, On or towards the South : By Road, On or towards the West : By Property of Mr. Hiranman Landge out of CTS No. 485 & 486, On or towards the North : By Property of Mr. Vitthal Mahandu Landge & Mr. Bavale. Schedule – B-Project Name :Shivalay – I, Floor :First, Flat No. .01, Carpet Area:56.27 Sq. Mtrs., (Including area of Balcony), Exclusive Right to Use Parking No.:Common Car Parking, Village / Taluka / District:Bhosari / Haveli / 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 sold 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 Auction of the properties will take place through portal <http://bankauctons.in/> on 27-12-2023 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 Immoveable 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 Immoveable Property can be done on **15-12-2023 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 MD 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, Maltrivanam Commercial Complex, Ameerpet, Hyderabad – 500038 through its coordinators Mr Anjit Kumar Das, 8142000725, 8142000066, 8142000062 Email : anjit@bankauctons.in and Email : info@bankauctons.in or Manish Bansal, Email id Manish.Bansal@tatacapital.com Authorised Officer Mobile No 8589893696. Please send your query on WhatsApp Number – 9999078669 13. 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 <http://surl.li/nxgac> 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: 08.12.2023

Sd/-  
Authorised Officer  
Tata Capital Housing Finance Ltd.

**INDOSTAR HOME FINANCE PRIVATE LIMITED**  
Registered Office - Office: Unit No. 305, 3rd Floor, Wing 2/E, Corporate Avenue, Andheri Ghatkopar Link Road, Chakala, Andheri (East), Mumbai 400093

**Notice under Section 13 (2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002**

I, the undersigned being the authorized officer of IndoStar Home Finance Private Limited ("IHFP"), hereby give the following notice to the below mentioned Borrower(s) who have deliberately failed to discharge their legal and contractual liability(ies) i.e. defaulted in the repayment of the loan amount i.e. principal as well as the interest and other charges accrued thereon under the Home Loan Advanced/granted to them by **IndoStar Home Finance Private Limited** and as a consequence thereof, the said Loan(s) have become Non-Performing Assets (NPAs) in the books of the IHFP in accordance with applicable RBI regulations. Accordingly, Demand Notice(s) were issued to them under Section 13 (2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and rules there to ("SARFAESI Act"), on their last known addresses through India Post and were also affixed on outer door for their conspicuous part thereto as per the applicable provisions of SARFAESI Act. As such the said Borrower(s) are hereby intimated/put to notice by way of publication of this Demand Notice to clear their entire outstanding dues under the Home Loan facilities availed by them from IHFP against securities created by them in favour of IHFP, the details of which are specified hereunder: -

Sr. No.	LOAN ACCOUNT NO.	BORROWER(S) DETAILS	PROPERTY DETAILS	AMOUNT & DATE OF DEMAND NOTICE
1.	LNBARLAP-082100018223	BORROWER:- BALEKHAN FATTEKHAN SAYYAD/ NILOPHAR BALEKHAN SAYYAD	<b>Property Bearing:-</b> All That Piece And Parcel Of The Property Bearing Grampanchayat Land Property No. 1828 Area Admeasuring 1405 Sq. Ft. And Construction Thereupon 700 Sq. Mtrs Rcc. Construction Within The Limits Of Village Nirawagaj Taluk Baramati, District Pune Belong To Mrs Nilophar Balekhan Sayyad R/At Village Nirawagaj Taluk Baramati, District Pune Within Of Zilla Parishad Pune And Taluka Panchayat Samite And Within The Jurisdiction Of Joint Sub Registrar, Taluka Baramati District Pune Which is <b>Bounded As Under</b> . <b>North:</b> Canal, <b>South:</b> Property Of Samir Sayyad, <b>East:</b> Property Of Ramjan Sayyad, <b>West:</b> Property Of Naushad Sayyad	<b>Rs. 6,88,585/-</b> (Rupees Six Lakh Eighty Eight Thousand Five Hundred Eighty Five Only) <b>Date:-07-Nov-2023</b>
2.	LNPUNOHL-02190009152	BORROWER:- ADITI ANIL DESHMUKH, KALPANA ANIL DESHAMUKH	<b>Property Bearing:-</b> All That Piece And Parcel Of The Property Bearing Flat No. 12 C & On 1st Floor Admeasuring Area 584 Sq. Ft Or 54.27 Sq. Mtrs Of Building Namly "Aambal Apartment", Malkait No. 530, Out Of Cts No. 551 Situated At Village Mauje Dhayari, Taluk Haveli, District Pune -411041 Which Is <b>Bounded As Under</b> . <b>North:</b> Building, <b>South:</b> Vacant Land, <b>East:</b> Road, <b>West:</b> Staircase In The Building.	<b>Rs. 14,27,590/-</b> (Rupees Fourteen Lakh Twenty Seven Thousand Five Hundred Ninety Only) <b>Date :-22-Nov-2023</b>
3.	LNPUNOHL-01210015803	BORROWER:-PRAMOD RAMCHANDRA SANAS, SAGAR RAMCHANDRA SANAS, JIVAN RAMCHANDRA SANAS, YOOTTA KISAN THOPATE, ARCHANA PRAMOD SANAS	<b>Property Bearing:-</b> All That Piece And Parcel Of The Property Bearing Plot No. 12 C, Admeasuring 1000 Sq Ft (Actual Area Admeasuring 876 Sq Ft Which Is Excluding The Area For Road Out The 1000 Sq Ft) Along With The Construction Standing Thereon Out Of The Land Bearing S. No. 20 Totally Admeasuring 01 H 54 R Situated At Village Jambhuvadi Taluk Haveli, District Pune Which Is <b>Bounded As Under</b> . <b>North:</b> Under Construction Property, <b>South:</b> Open Plot, <b>East:</b> Adjoining Property, <b>West:</b> Road.	<b>Rs. 13,07,495/-</b> (Rupees Thirteen Lakh Seven Thousand Four Hundred Ninety Five Only) <b>Date:-22-Nov-2023</b>

This substituted service/publication of Demand Notice(s) is being made as per the provisions of SARFAESI Act. The above mentioned Borrower(s) are advised to make the payments of all the amounts mentioned above along with interest and other charges as applicable thereon, within 60 days from the date of publication of this Demand Notice failing which (without prejudice to any other rights and remedies available) to IHFP under the terms of Loan Agreement and applicable laws including without limitation further steps for taking possession of the Secured Assets/Mortgaged Properties specified above and subsequent sale/auction of the same towards recovery of the outstanding loan amounts, shall be initiated under the provisions of Sec 13 (4) of the SARFAESI Act. The aforementioned parties and/or any other person acting for and on their behalf are also advised not to sell, transfer, dispose of, alienate, encumber and/or create any third-party rights or interest in any manner in the above-mentioned Secured Properties mortgaged in favour of IHFP on first exclusive charge basis. 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. "Any person who contravenes or abates contravention of the provision of the SARFAESI Act or Rules made there under, shall be liable for all the consequences including imprisonment and/or penalty as provided under the Act."

Sd/- Authorized Officer  
For IndoStar Home Finance Private Limited

PLACE:- PUNE  
DATE :- 08.12.2023

**Saraswat Bank**  
Saraswat CO-OP Bank Ltd.

**"Zonal Office, 8/3, Karve Road, Pune 04, Recovery Department, 433/B/2, 2nd floor, Madhav Apartment Near Old Zilla Parishad Building, Pune 01. Phone No : (020) 26062667, 26061955, 26061184, 26061185**

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

Whereas, The undersigned being the authorized officer of **SARASWAT CO-OPERATIVE BANK LTD** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13 (12) read with rule 8 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice. The borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken the **Symbolic possession** of the property described herein below in exercise of powers conferred under section 13(4) of the said Act read with rule 8 of the said Rules on this dates mentioned in schedule. The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to the charge of **SARASWAT CO-OPERATIVE BANK LTD.**

**DESCRIPTION OF THE MOVABLE PROPERTY**

Sr. No	Name of the Borrower	Description of the Movable Property	Demand Notice & Symbolic Possession Date	Total Dues as on
1.	M/s. GBL Plastic (OPC) Pvt Ltd. [Principal Borrower/ Guarantor] Through its Director, Mr. Hemakant yashwant Garde,	<b>Machine Details :</b> Injection Molding machine with allied & Standard accessories, <b>Quantity : 1, Invoice Date : 24.02.2021</b>	<b>12.05.2023</b> <b>&amp;</b> <b>04.12.2023</b>	<b>Rs. 26,91,933.30 as on 06.05.2023 plus interest from 01.05.2023</b>
2.	M/s. Sadguru Enterprises. [Principal Borrower] Through its Proprietor, Mr. Tushar Vivek Dhembare,	<b>Machine Details :</b> 1. Semi-Automatic Auger Filter, <b>Quantity : 1</b> 2. Auger Filler Machine Contact Part SS304, <b>Quantity : 1</b> , 3. Inclined screw Conveyor" contact part ss316 non-contact ss 202, <b>Quantity : 1</b> , 4. B 750 seal machine, <b>Quantity : 1</b> , 5. Shrink Tunnel, <b>Quantity : 1</b> , 6. Ribbon Blender, <b>Quantity : 1</b> , 7. Auger Filler Machine Contact Part SS304, Non-Contact Part MS Coated, <b>Quantity : 1</b> , 8. C450 Seal Machine, <b>Quantity : 1</b> ,	<b>21.08.2023</b> <b>&amp;</b> <b>02.12.2023</b>	<b>Rs. 24,32,292/- as on 20.08.2023 plus interest from 01.08.2023</b>

**Date : 08.12.2023**  
**Place : Pune**

**Authorized Officer**  
**Saraswat Co-op Bank Ltd.**

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**केनरा बैंक Canara Bank**  
A Government of India Undertaking

**सिंडिकेट Syndicate**

**Regional Office Pune I : Premium Point Building, 4<sup>th</sup> Floor, Opp. Modern High School, J. M Road, Shivaji Nagar, Pune - 05. Ph. : 020-25510007 / 25512118, Mob : 7536817207**

**Pune SME Branch - MCCA Building, J-462, MIDC, Ground Floor, Ganesh Nagar, Telco Road, Bhosari, PCMC, Pune-411026. Email - cb2431@canarabank.com**

**Sale Notice**

**E-Auction Sale Notice for Sale of Immoveable Properties under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8/ (6) of the Security Interest (Enforcement) Rules, 2002**

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable properties mortgaged/charged and Movable Assets hypothecated to the Secured Creditor, the **Symbolic Possession** of which has been taken by the Authorised Officer of **Pune SME Branch (2431)** of the Canara Bank, will be sold on **“As is where is”, “As is what is” and “Whatever there is”** basis on **10/01/2024** for recovery of below mentioned amount plus further interest and charges due to the ARM branch, Pune of Canara Bank from Borrower. Details of full description of the properties, Reserve Price, EMD and last date to deposit EMD are as follows: **(All amounts in actual Rupees)**

Sl. No	Name of the Borrowers & Guarantors	Outstanding Amt. & Type of Possession	Location & Details of the Properties	Reserve Price	EMD & last date to deposit EMD	Known Encumbrance
1.	1. M/s Indiana LED Lighting LLP (Borrower) 2. Mr. Sudhir Udhavrao Deshkhare (Partner/ Mortgage/ Guarantor), 3. Mrs. Manisha Sudhir Deshkhare (Partner/ Mortgage/ Guarantor), 4. Mr. Sunil Udhavrao Deshkhare (Mortgagor/Guarantor) , 5. Mrs. Harshala Sunil Deshkhare (Mortgagor/Guarantor), 6. M/s Sindhraj Cashew Industries (Mortgagor/ Guarantor), 7. Mr. Akshay Rajendra Galinde (Mortgagor/Guarantor), 8. Mrs. Snehalata Arvind Galinde (Mortgagor/Guarantor) 9. Mr. Sharad Sadashiv Galinde (Mortgagor/ Guarantor)	<b>Rs. 23,16,83,076.92</b> (Rupees : Twenty Three Crores Sixteen Lakhs Eighty Three Thousands Seventy six and paise Ninety Two only) where Rs. 22,51,57,656.87 is the principal balance & 65,25,420.05 is the interest accrued as on 11.07.2023 on the said principal balance with future interest and cost thereon <b>Type of Possession : Symbolic Possession</b>	1) All that piece and parcel of Plot No. A-16, Block no A, admeasuring 540 Sq. mts. Together with construction of factory building at Baramati Industrial Area, MIDC lying and situated at Village Tandulwadi, Tal Baramati Dist Pune and within the limits of Grampanchayat Tandulwadi and Panchayat Samiti Baramati, Zilla Parishad Pune and registration dist, Pune Sub-district Tal. Baramati and the said plot is <b>bounded as under: North –</b> By Plot No. A-17, <b>South –</b> By Plot No. A-15, <b>East –</b> By MIDC road 20.0 M. R/W, <b>West –</b> By Plot No. A-32 & A-33. <b>Name of Title Holder : M/S Sindh Raj Cashew Industries through its partners: 1. Mr. Akshay Rajendra Galinde, 2. Mr. Sunil Udhavrao Deshkhare</b>  2) All the piece and parcel of Flat no E/ 803, 8th Floor, admeasuring carpet area of 61.80 Sq. mts. With adjoining terrace admeasuring 18.21 Sq. mts in building E, Near Finolex, Wisdom Park, Survey no. 24, having corresponding CTS No. 4693 (P) situated at Village Pimpri, Waghere, Tal Haveli, Dist Pune- 411018 within the limits of Pimpri Chinchwad Municipal Corporation and registration district Pune and Sub District Tal. Mulshi and the land underneath the said building is <b>bounded as under: North –</b> By CTS No. 4699, <b>South –</b> By CTS No. 4689, <b>East –</b> By Survey No. 23/1, 23/2, <b>West –</b> By Mumbai Pune road and Odha. <b>Name of Title Holder : Mr. Sunil Udhavrao Deshkhare and Mrs. Harshala Sunil Deshkhare.</b>  3) All that piece and parcel of Flat bearing no D-102, 1st Floor, admeasuring carpet area of about 94.57 Sq. mts. In building D with adjoining same level balcony having carpet area of about 7.98 Sq. mts. and terrace having carpet area of about 6.04 Sq. mts. And exclusive right to use Podium carpet area admeasuring 95.03 Sq. Mtrs. On first floor of building no. D, at Park street Project, Park Titanium, Plot no 3 & 4, Sr no 211/2, 210/2, 210/5 lying and situated at Village Wakad, Tal. Mulshi, Dist. Pune and within the limits of Pimpri Chinchwad Municipal Corporation, and registration district Pune and Sub District Tal. Mulshi and the land underneath the said building is <b>bounded as under: Plot No. 3: North –</b> By Plot No. 4, <b>South –</b> By Survey No. 259, <b>East –</b> By Pimple Nilakh Boundry, <b>West –</b> By Survey no. 218 & 219, <b>Plot No. 4: North –</b> By Plot No. 5, <b>South –</b> By Plot No. 3, <b>East –</b> By Pimple Nilakh Boundry, <b>West –</b> By Plot No. 2. <b>Name of Title Holder : Mr. Sudhir Udhavrao Deshkhare and Mrs. Manisha Sudhir Deshkhare.</b>  4) All the piece and parcel of Flat no E-103, 1st Floor, admeasuring carpet area of about 94.57 Sq. mts. In building E with adjoining same level balcony having carpet area of about 7.98 Sq. mts. and terrace having carpet area of about 6.04 sq. mts. And exclusive right to use Podium carpet area admeasuring 95.03 Sq. Mtrs. On first floor in Building no. E, Park street Project, Park Titanium, Plot no 3 & 4, Sr no 211/2, 210/2, 210/5, lying and situated at Village Wakad, Tal. Mulshi, Dist. Pune and within the limits of Pimpri Chinchwad Municipal Corporation, and registration district Pune and Sub District Tal. Mulshi and the land underneath the said building is <b>bounded as under: Plot No. 3: North –</b> By Plot No. 4, <b>South –</b> By Survey No. 259, <b>East –</b> By Pimple Nilakh Boundry, <b>West –</b> By Survey no. 218 & 219, <b>Plot No. 4: North –</b> By Plot No. 5, <b>South –</b> By Plot No. 3, <b>East –</b> By Pimple Nilakh Boundry, <b>West –</b> By Plot No. 2. <b>Name of Title Holder : Mr. Sudhir Udhavrao Deshkhare and Mrs. Manisha Sudhir Deshkhare.</b>  5) All that piece and parcel of N. A. Land admeasuring 00 H 21 R out of Gat no 17 lying and situated Gaikwad Wasti , Near Mantra Magic Project at Village Chimbli, Tal. Khed Dist Pune and within the limits of Grampanchayat Chimbli, Zilla Parishad Pune & Taluka Panchayat Samiti, Khed and the said land is bounded as under: <b>North –</b> By Property of Mr. Choudhary, <b>South –</b> By 15 ft. Road, & Property of Mr. Jadhav, <b>East –</b> By Road & beyond that Gat No. 748, <b>West –</b> By Property of Mr. Pathare. <b>Name of Title Holder : Mr. Sudhir Udhavrao Deshkhare.</b>  6) All that piece and parcel of Plot No. E/200, admeasuring 1684 Sq. mts. together with construction raised in Baramati Industrial Area, MIDC, Village Vanjarwadi, Tal. Baramati, Dist Pune and within the limits of Grampanchayat Vanjarwadi, and Panchayat Samiti Baramati, Zilla Parishad Pune and Registration Dist. Pune, Sub district Tal. Baramati and the said plot is <b>bounded as under: North –</b> By Plot No. E-201, <b>South –</b> By MIDC Road 20.0 M. R/W, <b>East –</b> By AM-18 (MIDC Land), <b>West –</b> By MIDC Road 25.0 M. R/W. <b>Name of Title Holder : M/S Sindh Raj Cashew Industries through its partners: 1. Mr. Akshay Rajendra Galinde, 2. Mr. Sunil Udhavrao Deshkhare</b>  7) All that piece and parcel of Shop /professional office bearing no. 03, admeasuring 10.76 Sq. mts. Carpet + loft admeasuring 4.04 Sq. mts., on Ground Floor, in Aishwarya Corner, Sy. No. 51/1/1, Kate Puram Chowk, lying and situated at Village Pimple-Gurav, Tal – Haveli, Dist. Pune and within the limits of Pimpri Chinchwad Municipal Corporation and Registration district Pune, Sub District Tal. Haveli Dist. Pune. <b>Bounded as : North –</b> By Road, <b>South –</b> By Shirang Complex, <b>East –</b> By Road, <b>West –</b> By Lobby & Adj. Shop. <b>Name of Title Holder : Mr. Sunil Udhavrao Deshkhare.</b>  8) All that piece and parcel of Plot No. -2, admeasuring 3362.44 Sq. mtrs., out of Gat No. -133/B/1, Near Amruta Apartment, Village-Jalochi Tal. Baramati, Dist. Pune and within the limits of Panchayat Samiti and Jilla Parishad Baramati, Sub-Reg District Tal. Baramati and the said land is <b>bounded as under: North –</b> By Gat No. 134, <b>South –</b> By 13.7 mtrs. Wide road, <b>East –</b> By Gat No. 133, <b>West –</b> By Open Space <b>Name of Title Holder : Smt. Snehlata Arvind Galinde and Shri. Sharad Sadashiv Galinde</b>  9) All that part and parcel of the land and building bearing Gat No. 277 admeasuring 0H 41 R i.e. 4100 sq. mtrs., together with construction raised thereon , bearing property no. 1117, lying and situated at Village Nigohje, Tal Khed, Dist Pune and within the limits of Grampanchayat Nigohje, Zilla Parishad Pune & Taluka Panchayat Samiti Khed, and is <b>bounded as under:- On or towards East:-</b> 30 ft. Road, On or towards South:- Gat No. 278, On or towards West:- Gat No. 278, On or towards North:- 30 mtrs Road. <b>Name of Title Holder : M/s Suddpram Auto Engineering Co Pvt. Ltd.</b>  10) All that part and parcel of open plot admeasuring 324.08 Sq. mtrs. together with construction raised thereon bearing property No. 1050302085 out of Survey No. 13/2/1, having corresponding CTS no. 1298, lying and situated at Village Sangvi, Tal Haveli, Dist Pune and within the limits of Pimpri Chinchwad Municipal Corporation and registration Dist Pune, Sub-dist Tal Haveli and the same land is <b>bounded as under:- On or towards East:-</b> Survey No. 13/3 CTS No. 1265 & 1266, <b>On or towards South:-</b> Survey No. 13/2 owned by Anita Shitole, <b>On or towards West:-</b> D. P. Road, <b>On or towards North:-</b> Survey No. 13, <b>Name of Title Holder :Mr. Sudhir Udhavrao Deshkhare and Mr. Sunil Udhavrao Deshkhare</b>  11) All that part and parcel of land admeasuring 139.66 Sq. mtrs. together with construction raised thereon bearing Property No. 1050302179 out of Plot No. 85, survey no. 13/1+2, lying and situated at Village Sangvi, Tal Haveli, Dist Pune and within the limits of Pimpri Chinchwad Municipal Corporation and registration Dist Pune, Sub-dist Tal Haveli and the said land is <b>bounded as under:- On or towards East:-</b> By property of Mr. Ranjitsingh Shitole <b>On or towards South:-</b> By property of Mr. Deshkhare <b>On or towards West:-</b> By Road, <b>On or towards North:-</b> By property of Mr. Dilip Jadhav. <b>Name of Title Holder : Mr. Sudhir Udhavrao Deshkhare</b>  12) All that part and parcel of flat no. F-202, admeasuring 735 sq. fts. i.e. 68.28 sq. mtrs. Build up & terrace admeasuring 60 sq. ft. i.e. 5.57 sq. mtrs. on Second Floor in "F" Wing, Mayur Nagari, "F" Building Co-Op. HSG. SOC. LTD., Survey No. 63/4 & 63/5, lying and situated at Village Pimple Gaurav, Tal Haveli, Dist Pune, and within the limits of Pimpri Chinchwad Municipal Corporation and registration Dist Pune, Sub-dist Tal Haveli and the land underneath the said land is <b>bounded as under:- On or towards East:-</b> Flat No. 204, <b>On or towards South:-</b> Side Margin, <b>On or towards West:-</b> Side Margin, <b>On or towards North:-</b> Lift, Staircase, <b>Name of Title Holder : Mr. Sudhir Udhavrao Deshkhare, Mrs. Manisha Sudhir Deshkhare and Smt. Mahananda Udhavrao Deshkhare</b>  13) All that part and parcel of flat No. F-203, admeasuring 695 Sq. fts., i.e. 64.57 Sq. mtrs. Built up and terrace admeasuring 86 sq. fts., i.e. 7.99 Sq. mtrs. On Second floor in "F" Wing, Mayur Nagari, "F" Building Co-Op. HSG. SOC. LTD., Survey No. 63/4 & 63/5, lying and situated at Village Pimple Gaurav, Tal Haveli, Dist Pune, and within the limits of Pimpri Chinchwad Municipal Corporation and registration Dist Pune, Sub-dist Tal Haveli and the land underneath the said land is <b>bounded as under:- On or towards East:-</b> Passage, <b>On or towards South:-</b> Flat No. E 203, <b>On or towards West:-</b> Duct, <b>On or towards North:-</b> Passage <b>Name of Title Holder : Mr. Sunil Udhavrao Deshkhare, Mrs. Harshala Sunil Deshkhare and Smt. Mahananda Udhavrao Deshkhare</b>	Rs. 75,08,000/-  Rs. 1,20,15,000/-  Rs. 2,35,32,000/-  Rs. 2,35,32,000/-  Rs. 6,54,11,000/-  Rs. 2,33,53,000/-  Rs. 53,10,000/-  Rs. 6,51,48,000/-  Rs. 7,01,14,000/-  Rs. 2,96,99,000/-  Rs. 57,24,000/-  Rs. 56,24,000/-	Rs. 7,50,800/- 08/01/2024 by 5.00 p.m.  Rs. 12,01,500/- 08/01/2024 by 5.00 p.m.  Rs. 23,53,200/- 08/01/2024 by 5.00 p.m.  Rs. 23,53,200/- 08/01/2024 by 5.00 p.m.  Rs. 65,41,100/- 08/01/2024 by 5.00 p.m.  Rs. 23,35,300/- 08/01/2024 by 5.00 p.m.  Rs. 5,31,000/- 08/01/2024 by 5.00 p.m.  Rs. 65,14,800/- 08/01/2024 by 5.00 p.m.  Rs. 70,11,400/- 08/01/2024 by 5.00 p.m.  Rs. 29,69,900/- 08/01/2024 by 5.00 p.m.  Rs. 5,72,400/- 08/01/2024 by 5.00 p.m.  Rs. 5,62,400/- 08/01/2024 by 5.00 p.m.	Not known to bank  Not known to bank  Not known to bank  Not known to bank  Not known to bank  Not known to bank  Not known to bank  Not known to bank  Not known to bank  Not known to bank
2.	1. M/s Suddpram Auto Engineering Co Pvt. Ltd. (Borrower/ Mortgage) 2. Mr. Sudhir Udhavrao Deshkhare (Director/ Mortgage/ Guarantor), 3. Mr. Pradeep Kumar Dinanath Makan (Director/ Guarantor) , 4. Smt. Mahananda Udhavrao Deshkhare (Mortgagor/ Guarantor) , 5. Mrs. Harshala Sunil Deshkhare (Mortgagor/ Guarantor), 6. Mr. Sunil Udhavrao Deshkhare (Mortgagor/ uarantor) , 7. Mrs. Manisha Sudhir Deshkhare (Mortgagor/ Guarantor) , 8. M/s Indiana LED Lighting LLP (Guarantor)	<b>Rs. 19,90,79,100.69</b> (Rupees : Nineteen Crores Ninety Lakhs Seventy Nine Thousands One hundred and paise Sixty Nine only) where Rs. 19,58,78,641/- is the principal balance & 32,00,459.69 (Rupees Thirty Two Lakh Four hundred Fifty Nine and six nine paise only) is the interest accrued as on 26.07.2023 on the said principal balance with future interest and cost thereon <b>Type of Possession : Symbolic Possession</b>	1) All that part and parcel of the land and building bearing Gat No. 277 admeasuring 0H 41 R i.e. 4100 sq. mtrs., together with construction raised thereon , bearing property no. 1117, lying and situated at Village Nigohje, Tal Khed, Dist Pune and within the limits of Grampanchayat Nigohje, Zilla Parishad Pune & Taluka Panchayat Samiti Khed, and is <b>bounded as under:- On or towards East:-</b> 30 ft. Road, On or towards South:- Gat No. 278, On or towards West:- Gat No. 278, On or towards North:- 30 mtrs Road. <b>Name of Title Holder : M/s Suddpram Auto Engineering Co Pvt. Ltd.</b>  2) All that part and parcel of open plot admeasuring 324.08 Sq. mtrs. together with construction raised thereon bearing property No. 1050302085 out of Survey No. 13/2/1, having corresponding CTS no. 1298, lying and situated at Village Sangvi, Tal Haveli, Dist Pune and within the limits of Pimpri Chinchwad Municipal Corporation and registration Dist Pune, Sub-dist Tal Haveli and the same land is <b>bounded as under:- On or towards East:-</b> Survey No. 13/3 CTS No. 1265 & 1266, <b>On or towards South:-</b> Survey No. 13/2 owned by Anita Shitole, <b>On or towards West:-</b> D. P. Road, <b>On or towards North:-</b> Survey No. 13, <b>Name of Title Holder :Mr. Sudhir Udhavrao Deshkhare and Mr. Sunil Udhavrao Deshkhare</b>  3) All that part and parcel of land admeasuring 139.66 Sq. mtrs. together with construction raised thereon bearing Property No. 1050302179 out of Plot No. 85, survey no. 13/1+2, lying and situated at Village Sangvi, Tal Haveli, Dist Pune and within the limits of Pimpri Chinchwad Municipal Corporation and registration Dist Pune, Sub-dist Tal Haveli and the said land is <b>bounded as under:- On or towards East:-</b> By property of Mr. Ranjitsingh Shitole <b>On or towards South:-</b> By property of Mr. Deshkhare <b>On or towards West:-</b> By Road, <b>On or towards North:-</b> By property of Mr. Dilip Jadhav. <b>Name of Title Holder : Mr. Sudhir Udhavrao Deshkhare</b>  4) All that part and parcel of flat no. F-202, admeasuring 735 sq. fts. i.e. 68.28 sq. mtrs. Build up & terrace admeasuring 60 sq. ft. i.e. 5.57 sq. mtrs. on Second Floor in "F" Wing, Mayur Nagari, "F" Building Co-Op. HSG. SOC. LTD., Survey No. 63/4 & 63/5, lying and situated at Village Pimple Gaurav, Tal Haveli, Dist Pune, and within the limits of Pimpri Chinchwad Municipal Corporation and registration Dist Pune, Sub-dist Tal Haveli and the land underneath the said land is <b>bounded as under:- On or towards East:-</b> Flat No. 204, <b>On or towards South:-</b> Side Margin, <b>On or towards West:-</b> Side Margin, <b>On or towards North:-</b> Lift, Staircase, <b>Name of Title Holder : Mr. Sudhir Udhavrao Deshkhare, Mrs. Manisha Sudhir Deshkhare and Smt. Mahananda Udhavrao Deshkhare</b>  5) All that part and parcel of flat No. F-203, admeasuring 695 Sq. fts., i.e. 64.57 Sq. mtrs. Built up and terrace admeasuring 86 sq. fts., i.e. 7.99 Sq. mtrs. On Second floor in "F" Wing, Mayur Nagari, "F" Building Co-Op. HSG. SOC. LTD., Survey No. 63/4 & 63/5, lying and situated at Village Pimple Gaurav, Tal Haveli, Dist Pune, and within the limits of Pimpri Chinchwad Municipal Corporation and registration Dist Pune, Sub-dist Tal Haveli and the land underneath the said land is <b>bounded as under:- On or towards East:-</b> Passage, <b>On or towards South:-</b> Flat No. E 203, <b>On or towards West:-</b> Duct, <b>On or towards North:-</b> Passage <b>Name of Title Holder : Mr. Sunil Udhavrao Deshkhare, Mrs. Harshala Sunil Deshkhare and Smt. Mahananda Udhavrao Deshkhare</b>	Rs. 7,01,14,000/-  Rs. 2,96,99,000/-  Rs. 57,24,000/-  Rs. 56,24,000/-	Rs. 70,11,400/- 08/01/2024 by 5.00 p.m.  Rs. 29,69,900/- 08/01/2024 by 5.00 p.m.  Rs. 5,72,400/- 08/01/2024 by 5.00 p.m.  Rs. 5,62,400/- 08/01/2024 by 5.00 p.m.	Not known to bank  Not known to bank  Not known to bank  Not known to bank

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website ([www.canarabank.com](http://www.canarabank.com)) or may contact Branch Manager, Pune SME Branch (2431), Canara Bank: Mobile-7330770505 during office hours on any working day.

**Portal of E-Auction: <https://indianbankseaction.com>**  
**Date: 04/12/2023,**  
**Place: Pune**

**Authorized Officer,**  
**Canara Bank**