

BEFORE THE DEBTS RECOVERY TRIBUNAL B-WING, 2nd FLOOR C.G.O. COMPLEX, SEMINAR HILLS, NAGPUR
O.A. No. 136/2023 F.F.- 27/06/2024

KOTAK MAHINDRA BANK Ltd
Versus
1.MR. KISHOR RAMESHRAO PANGUL

R/O. Plot No 65, At Dongargaon, Near Hanuman Mandir, Wardha Road, Nagpur - 441108, Maharashtra - India. (BORROWER)
2. MR. RAMESH SHAMRAOJI PANGUL,
Plot No 65, At Dongargaon, Near Hanuman Mandir, Wardha Road, Nagpur - 441108, Maharashtra - India. (CO-BORROWER)

SUMMONS BY PAPER PUBLICATION
WHEREAS the above named applicant / appellant has filed above referred application / appeal in this Tribunal.
2. WHEREAS the service of Summons / Notice could not be effected in the ordinary manner and whereas the applicant for substituted service has been allowed by this Tribunal by way of paper publication.
3. You are directed to appear before this Tribunal in person or through an Advocate and file Written Statement / Say on 27/06/2024 at 10:30 A.M. and show cause as to why relief prayed for should not be granted.
4. Take notice that in case of default, the Application / Appeal shall be and decided in your absence.
Given under my hand and Seal of the Tribunal on this 5th day of April 2024. at Nagpur

ARYAN KUMAR
Asst. Registrar
Debt Recovery Tribunal, Nagpur

BEFORE THE DEBTS RECOVERY TRIBUNAL B-WING, 2nd FLOOR C.G.O. COMPLEX, SEMINAR HILLS, NAGPUR
O.A. No. 268/2023 F.F.- 11/06/2024

KOTAK MAHINDRA BANK Ltd
Versus
SHRI MAHAKAL BUILDING MATERIAL SUPPLIERS, Through its Proprietor,

R/O. Near Buddha Vihar, 147, Sant Kabir Ward, Hinganghat, Wardha-442301 (BORROWER)
2. Mr. Akash S/o Suhash Gawali
Aged about Majors Occ. Business,
R/O. Ward No 5, Sant Kabir Ward, Hinganghat, Wardha-442301 (CO-BORROWER)

SUMMONS BY PAPER PUBLICATION
WHEREAS the above named applicant / appellant has filed above referred application / appeal in this Tribunal.
2. WHEREAS the service of Summons / Notice could not be effected in the ordinary manner and whereas the applicant for substituted service has been allowed by this Tribunal by way of paper publication.
3. You are directed to appear before this Tribunal in person or through an Advocate and file Written Statement / Say on 11/06/2024 at 10:30 A.M. and show cause as to why relief prayed for should not be granted.
4. Take notice that in case of default, the Application / Appeal shall be and decided in your absence.
Given under my hand and Seal of the Tribunal on this 5th day of April 2024. at Nagpur

ARYAN KUMAR
Asst. Registrar
Debt Recovery Tribunal, Nagpur

BEFORE THE DEBTS RECOVERY TRIBUNAL B-WING, 2nd FLOOR C.G.O. COMPLEX, SEMINAR HILLS, NAGPUR
O.A. No. 270/2023 F.F.- 11/06/2024

KOTAK MAHINDRA BANK Ltd
Versus
1. M/S. Parmhans Construction, Through It's Proprietor

Off. Add.: 01, Maharashtra Colony VMV Road, Amravati 444604, Maharashtra India (BORROWER)
2. Mr. Vinayakao S/o Kashirao Ingle, Aged about Major, Occ Business, R/O. 8A, Maharashtra Colony, VMV Road, Beside Dr. Punjabrao Deshmukh Colony, Amravati-444604, Maharashtra India (CO-BORROWER)
3. Mrs. Shradha Vinod Gawande, Aged about Major, Om Business, R/O. 8A Maharashtra Colony, VMV Road, Beside Dr. Punjabrao Deshmukh Colony, VMV Road/Aravati-444604. (CO-BORROWER)
4. Mr. Vinod S/O Madhukarrao Gawande, Aged about Major, Occ Business, R/O. Punjabrao Deshmukh Sabhagruh, Maharashtra Colony, VMV Road, Amravati-444604. (GUARANTOR)

SUMMONS BY PAPER PUBLICATION
WHEREAS the above named applicant / appellant has filed above referred application / appeal in this Tribunal.
2. WHEREAS the service of Summons / Notice could not be effected in the ordinary manner and whereas the applicant for substituted service has been allowed by this Tribunal by way of paper publication.
3. You are directed to appear before this Tribunal in person or through an Advocate and file Written Statement / Say on 11/06/2024 at 10:30 A.M. and show cause as to why relief prayed for should not be granted.
4. Take notice that in case of default, the Application / Appeal shall be and decided in your absence.
Given under my hand and Seal of the Tribunal on this 5th day of April 2024. at Nagpur

ARYAN KUMAR
Asst. Registrar
Debt Recovery Tribunal, Nagpur

FORM NO. 14
(See Regulation 33(2))
By Publication.

OFFICE OF THE RECOVERY OFFICER - I
DEBTS RECOVERY TRIBUNAL NAGPUR
B Block, 2nd Floor, CGO Complex, Seminary Hills, Nagpur-440006

DEMAND NOTICE
NOTICE UNDER SECTIONS 25 TO 28 OF THE RECOVERY OF DEBTS & BANKRUPTCY ACT, 1993 AND RULE 2 OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961.

RC/92/2022 STATE BANK OF INDIA 18-04-2024
Acting through Stressed Assets Recovery Branch, 5, Sai Complex, 3rd Floor, above IFB, Amravati Road, Bharat Nagar Nagpur

M/S SHREE BUILDERS AND DEVELOPERS & OTHERS

To,
(CD1) M/s Shree Builders and Developers
A Partnership Firm, Office At Shop No. 01, Sant Punaji Market, V M V Road, Vilas Colony, Amravati, District Amravati - 444601

1. This is to notify that as per the Recovery Certificate issued in pursuance of orders passed by the Honble Presiding Officer, DEBTS RECOVERY TRIBUNAL NAGPUR in OA/480/2017 an amount of **Rs 32,76,650 (Rupees Thirty Two Lakhs Seventy Six Thousands Six Hundred Fifty Only)** along with pendente lite and future interest @9% p.a. Simple Interest (Yearly) w.e.f. 01/08/2017 till full realization and costs of **Rs 47,900 (Rupees Forty Seven Thousands Nine Hundred Only)** has become due against you (Jointly and severally)

2. You are hereby directed to pay the above sum within 15 days of the receipts of the notice, failing which the recovery shall be made in accordance with the Recovery of Debts Due to Banks and Financial Institutions Act, 1993 and Rules there under.

3. You are hereby ordered to declare on an affidavit the particulars of your assets on or before the next date of hearing.

4. You are hereby ordered to appear before the undersigned on 05/06/2024 at 11:00 a.m. for further proceedings.

5. In addition to the sum aforesaid, you will also be liable to pay:
(a) Such interests as is payable for the period commencing immediately after this notice of the certificate / execution proceedings.
(b) All costs, charges and expenses incurred in respect of the service of this notice and warrants and other processes and all other proceedings taken for recovering the amount due.

Given under my hand and the seal of the Tribunal, on this date: 18/04/2024 [Shrihari Shashikant Pargaonkar]

SEAL
Recovery Officer-I
DEBTS RECOVERY TRIBUNAL NAGPUR

IDBI BANK IDBI Bank Ltd. - D. N. Road Branch, Dwarka Circa, Nashik

POSSESSION NOTICE [Rule-8 (1)]

Whereas:
The undersigned being the Authorized officer of IDBI Bank Ltd. Under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, and in exercise of power conferred under section 13(2) read with rule 8 of the Security Interest (Enforcement) Rules 2002, issued demand notices calling upon the following Borrowers to repay the amount mentioned in the said demand notice within 60 days from the date of receipt of the respective 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 possession of the following properties described herein below in exercise of power conferred on him under section 13(4) of the said Act read with rule 8 of the said rules on the date mentioned against the name of respective borrowers.
The borrowers in particular and the public in general is hereby cautioned not to deal with the properties and any dealing with the properties will be subject to charge of the IDBI Bank Ltd. For amount mentioned herein below against the respective borrowers.
Descriptions of the immovable properties

Name of Borrower, guarantor & security owner	Amount of Dues (Rs.)	Date of Demand Notice	Date of possession	Details of mortgaged asset taken into possession
Rajesh Pundlik Bangar & Rohini Rajesh Bangar Flat No. A-404 Hari Sankul, Phase 1 Ashoka Marg, Nr. Ashoka School, Nashik-422011.	Rs.42,57,710/- as on 10-01-2024 plus further interest, expenses and other charges etc.	10.02.2024	04.05.2024	Property Situated at Flat No.-4, Shrihar Katan, Wing-B, PH No. 38, Plot No. 102 & 134, Manewada Bha Road, Nagpur-440001, MH.

Date : 09.05.2024
Place : Nashik

Sd/-
Authorized Officer
IDBI Bank Ltd. Nashik

MOTILAL OSWAL HOME LOANS

Motilal Oswal Home Finance Limited
Regd. Office: Motilal Oswal Tower, RahimTuliah Sayani Road, Opp. Parel ST Depot, Prabhadevi, Mumbai - 400 025, CS : 8291889898
Website: www.motilaloswal.com. Email: hfquery@motilaloswal.com

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY/IES)
(UNDER RULE 8 (1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002)

Whereas the undersigned being the authorized officer of Motilal Oswal Home Finance Limited, (Formerly known as Aspire Home Finance Corporation Ltd), under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002), and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated mentioned hereunder calling upon the following borrowers to repay the amount mentioned in the notice being also mentioned hereunder within 60 days from the date of receipt of the said notice.
The following borrowers having failed to repay the amount, notice is hereby given to the following borrowers and the public in general that undersigned has taken possession of the properties described herein below in exercise of powers conferred on him under sub section (4) of section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on the date mentioned hereunder:

Sr No.	Loan Agreement No. / Name of the Borrower/ Co Borrower/Guarantor	Date of Demand Notice and Outstanding	Date of possession Taken	Description of the Immovable Property
1	LXNAG00314- 150003233 Gourav Budhrao Barde & Padma Budhrao Barde	19-06-2018 for Rs. 1923745/-	03-05-2024	Flat No:- 205, 2 nd Flr Jaideo -1 Plot No:- 67 MZA -LAWA KH No:- 49/1 & 49/3 Plot No:-N 4 Khate No:-146 Back Site Of Neharu Planetarium Nagpur 440023 Maharashtra India

The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the Charge of Motilal Oswal Home Finance Limited for an amount mentioned herein above 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.

Sd/-
Authorized Officer
(Motilal Oswal Home Finance Limited)

Place : Maharashtra
Date : 10.05.2024

TATA CAPITAL HOUSING FINANCE LIMITED
Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013
Branch Address : 2nd Floor Shree Arcade House No.186, Plot No.130/19, Red Cross Road, Gandhi Square, Sadar, Nagpur- 440001

NOTICE FOR SALE OF IMMOVABLE PROPERTY
(Under Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules 2002)

E-Auction Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the below Borrower and/ Co- Borrower, or their legal heirs/ representatives (Borrowers) in particular that the below described immovable property mortgaged to Tata Capital Housing Finance Ltd. (TCHFL), the Possession of which has been taken by the Authorised Officer of TCHFL, will be sold on 12-06-2024 on "As is where is" & "As is what is" and "Whatever there is" and without any recourse basis", for recovery of outstanding dues from below mentioned Borrower and Co-Borrowers. The Reserve Price and the Earnest Money Deposit is mentioned below. Notice is hereby given that, in the absence of any postponement/ discontinuance of the sale, the said secured asset / property shall be sold by E- Auction at 2.00 PM, on the said 12-06-2024. The sealed envelope containing Demand Draft of EMD for participating in E- Auction shall be submitted to the Authorised Officer of the TCHFL on or before 11-06-2024 till 5.00 PM, at Branch address TATA CAPITAL HOUSING FINANCE LIMITED, 2nd Floor, Shree Arcade, House No. 186, Plot No. 130/19, Red Cross Road, Gandhi Square, Sadar, Nagpur 440001. The sale of the Secured Asset/ Immovable Property will be on "as is where condition is" as per brief particulars described herein below :

Sr. No.	Loan A/c. No.	Name of Borrower(s) / Co-borrower(s) / Legal Heir(s) / Legal Representative/ Guarantor(s)	Amount as per Demand Notice	Reserve Price	Earnest Money	Type of Possession
1	9618597	MRS. PRANALI MADHUKAR JAMEWAR, MR. VAIBHAV HARISHANKAR GUPTA	Rs. 9,99,758/- & 14-05-2022	Rs. 9,35,500/- (Rs. Nine Lakh Thirty Five Thousand Five Hundred Only)	Rs. 93,550/- (Rs. Ninety Three Thousand Five Hundred Fifty Only)	Physical
2	9516617	MR. KAMLESH TARACHAND NATHWANI, MRS. JYOTI KAMLESH NATHWANI	Rs. 31,04,952 & 28-11-2019	Rs. 49,22,500/- (Rs. Forty Nine Lakh Twenty Two Thousand Five Hundred Only)	Rs. 4,92,250/- (Rs. Four Lakh Ninety Two Thousand Two Hundred Fifty Only)	Physical

Description of the Immovable Property: All that entire R.C.C. superstructure comprising Flat No. 5 on Ground Floor of "Building A" in the name of "Radha Raman Nagari - 3" admeasuring about 386.54 Sq. Ft. i.e. 34.85 Sq. Mtrs. Of super built-up area and with undivided share 2.61% in all that piece and parcel of land bearing Plot No. 30 having its total plot area 658.65 Sq. Mtrs. Bearing a portion of entire land in the layout of Sarvadhya Co-Operative housing Society Ltd. Nagpur having Kh. No. 213, P.H. No. 38, situated at Mouza Pipla, Tah. & Dist. Nagpur Bounded: East - Road, West - Flat No. 7, North - Flat No. 4, South - Flat No. 6.

Schedule A - 4.899 Percent undivided share and interest in the Nagpur Improvement Trust Leasehold Plot No. 216-A admeasuring 760.869 Square Meters (8190 Square Feet) situate in Central Road Scheme Section III, Lakadganj layout, Nagpur bearing Municipal Corporation House No. 212/24, Ward No. 23, Lakadganj Nagpur bearing City Survey No. 123, Sheet No. 178 of Mouza Nagpur Tahsil and District Nagpur within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust and is bounded over as under : On the North : Road, On the South : Plot No. 216-B, On the East : Plot No. 217+218, On the West : Road.

The said Flat is Bounded over as under : On the North : Open to Sky, On the South : Open to Sky, On the East : Open to Sky, On the West : Landng

Schedule B - Together with one Residential Tenement No. 304 admeasuring 717 Square Feet i.e. 66.61 Square Meters built up area on the Third Floor of the building standing thereon known as Krishna Leela Apartment.

Note :- SA filed by the Borrower against TCHFL (SA/148/2021) is pending before DRT, Nagpur. No stay order is passed against TCHFL in the said case

The bidders are advised to conduct due diligence before submitting the bid. The auction shall be subject to the outcome of the litigation.

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 30 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 shown 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 <http://bankauctions.in/> on 12-06-2024 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 favouring the "TATA CAPITAL HOUSING FINANCE LTD." Payable at 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 04-06-2024 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. 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. eCloseur, Block No.605 A, 6th Floor, Maltrivanam Commercial Complex, Ameerpet, Hyderabad 500038 through its coordinators Mr Arjit Kumar Das, 8142000725, 814200066, 814200062 Email:- arjit@bankauctions.in and Email :- info@bankauctions.in or Manish Bansal, Email ID Manish.Bansal@tatacapital.com. Authorised Officer Mobile No 858893696. Please send your query on WhatsApp Number 999907869 13. TDS of 1% will be applicable and payable by the highest bidder under the highest declared bid amount. The payment terms 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 www.tatacapital.com/property-disposal.html 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.

Sd/-
Authorized Officer
Tata Capital Housing Finance Ltd.

Place : Nagpur
Date : 10-05-2024

Phoenix ARC Private Limited
Regd. Office:3rd Floor, Wallace Tower 139-140/B1, Crossing of Sahar Road and Western Express Highway
Vile Parle (East) Mumbai-400 057 Tel: 022-6849 2450, CIN: U67190MH2007PTC166303
Fax : 022- 6741 2313 Email: info@phoenixarc.co.in Website: www.phoenixarc.co.in
Assigned by

Motilal Oswal Home Finance Limited
Corporate Office :Motilal Oswal Tower, RahimTuliah Sayani Road, Opposite ST Depot, Prabhadevi, Mumbai-400025.

PUBLIC NOTICE FOR E-AUCTION CUM SALE

E-Auction Sale Notice of 15 Days for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and to the borrowers/guarantors/mortgagors in particular, that the under mentioned property mortgaged to Phoenix ARC Private Limited pursuant to assignment of debt by Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited -Assignor) will be sold on "As is where is", "As is what is", and "Whatever there is", by way of "online e-auction" for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002) through website <https://BestAuctionDeal.com/> as per the details given below :

Borrower(s) / Guarantor(s) / Loan Account	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price, EMD & Last Date of Submission of EMD	Date and time of E-Auction
LAN: LXNAG00315-160014158 Branch: NAGPUR Borrower: RAJAY ASHOK RAUT Co-Borrower: PUSHPA AJAY RAUT	23-10-2019 For Rs: 2010163/- (Rupees Twenty Lac Ten Thousand One Hundred Sixty Three Only)	Flat No.101, Shaktimata Nagar, Near Water Tank Watoda, S.No. 59, 60, 61, Ward No. 21, Near Gajanan Temple, Nagpur, Maharashtra - 440009	Reserve Price: Rs.1500000/(Fifteen Lakh Only) EMD: Rs. 150000/- (One Lakh Fifty Thousand Only) Last date of EMD Deposit:29-05-2024	Date: 30-05-2024 11:00 AM to 05:00 Pm (with unlimited extensions of 5 minute each)
LAN:LXNAG00416-170039411 Branch: AMRAVATI Borrower: BALASAHAB PANJABRAO DUKRE Co-Borrower: SHAKUNTALA BALASAHAB DUKARE	20-12-2018 For Rs: 695100/- (Rupees Six Lac Ninety Five Thousand One Hundred Only)	House No/ 85, Size No/ 39 X 20 = 780, Survey No/ 85, Village - Shevti - Jahagir, Pargane Nandgaon, Taluka And District/ Amaravati/	Reserve Price: Rs.1400000/(Fourteen Lakh Only) EMD: Rs. 140000/- (One Lakh Forty Thousand Only) Last date of EMD Deposit:29-05-2024	Date: 30-05-2024 11:00 AM to 05:00 Pm (with unlimited extensions of 5 minute each)
LAN: LXAKO00416-170041304 Branch: AKOLA Borrower: KANHAIYA SUNDARLAL BUNDELE Co-Borrower: MINA KANHAIYA BUNDELE	22-06-2018 For Rs: 1357803/- (Rupees Thirteen Lac Fifty Seven Thousand Eight Hundred Three Only)	Flat No 401, 4th Flr A Wing , Sanket Apt Bhagirathi Nagar , Near Geeta Nagar, Akola /Akola 444001 Maharashtra India	Reserve Price: Rs.1000000/(Ten Lakh Only) EMD: Rs. 100000/- (One Lakh Only) Last date of EMD Deposit:29-05-2024	Date: 30-05-2024 11:00 AM to 05:00 Pm (with unlimited extensions of 5 minute each)
LAN: LXXBHA00416-170048501 Branch: BHANDARA Borrower: ABDUL KUDUS ABDUL GAFFAR RIZAVI Co-Borrower: MOHD IMRAN ABDUL KUDUS RIZAVI	07-12-2020 For Rs: 618810/- (Rupees Six Lac Eighteen Thousand Eight Hundred Ten Only)	Property No. 1889, Sheet No.2, Cts No. 102, Mouza-Sakoli, Nagarpurshad-Sakoli-Shendurapur, Bhandara, Maharashtra - 441802	Reserve Price: Rs.600000/(Six Lakh Only) EMD: Rs. 60000/- (Sixty Thousand Only) Last date of EMD Deposit:29-05-2024	Date: 30-05-2024 11:00 AM to 05:00 Pm (with unlimited extensions of 5 minute each)
LAN: LXAMR00416-170036440 Branch: AMRAVATI Borrower: RAJENDRA RANGRAOJI RAUT Co-Borrower: TARA RAJENDRA RAUT	28-05-2018 For Rs: 1204900/- (Rupees Twelve Lac Four Thousand Ninety Only)	House No 208, Ward No 3 Mouza Tembha, Nr Hanuman Mandir, Post Nandura(B) Khanapur, Tal And Dist. Amravati 444901 Amravati Maharashtra	Reserve Price: Rs.400000/(Four Lakh Only) EMD: Rs. 40000/- (Forty Thousand Only) Last date of EMD Deposit:29-05-2024	Date: 30-05-2024 11:00 AM to 05:00 Pm (with unlimited extensions of 5 minute each)
LAN: LXXBHA00116-170042172 Branch: BHANDARA Borrower: OMPRAKASH DWARKAPRASAD PRAJAPATI Co-Borrower: MAMTA OMPRAKASH PRAJAPATI	24-06-2019 For Rs: 757979/- (Rupees Seven Lac Fifty Seven Thousand Nine Hundred Ninety Nine Only)	Plot No 173 ,T.S.No.23, Mouza -Warhi, Near Datta Mandir, Tal. Mohadi, Dist. Bhandara, Maharashtra - 441905	Reserve Price: Rs.300000/(Three Lakh Only) EMD: Rs. 30000/- (Thirty Thousand Only) Last date of EMD Deposit:29-05-2024	Date: 30-05-2024 11:00 AM to 05:00 Pm (with unlimited extensions of 5 minute each)

Terms and Conditions of E-Auction:
1. The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may visit to the Web Portal: <https://BestAuctionDeal.com/> of our e-Auction Service Provider, M/s. GlobeTech Infosystems Private Limited for bidding information & support, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online. The interested buyers may go through the auction terms & conditions and process on the same portal and may contact to MANISH PARMAR 8407997228 & MANISH RAMSINGH PARMAR 9372705231, details available in the above mentioned Web Portal and may contact their Centralised Help Desk: +91 98100 89933, +91 124 44 70 855, E-mail ID: Care@BestAuctionDeal.com

Place: Maharashtra
Date:10-05-2024

Sd/-
Authorized Officer
Phoenix ARC Private Limited

डॉ.पंजाबराव देशमुख अर्बन को-ऑप बँक लि.,
मुख्य कार्यालय, इर्विन चौक, अमरावती
E-mail : pucbho@rediffmail.com दूरध्वनी क्र. (0721) 2663701, 2660872

स्थावर मालमत्तेची निविदेव्दारे विक्रीची नोटीस (दुसरी वेळ)
द्री सिव्क्युरीटायझेशन अँड रिक्न्स्ट्रक्शन अँड फायनान्शियल असेट्स् अँड एफ्फोर्समेंट अँड सिव्क्युरीटी इन्स्ट्रुट अँड 2002 चे कलम 13(12) व सिव्क्युरीटी इन्स्ट्रुट (एफ्फोर्समेंट) रुल्स 2002 अंतर्गत

ज्याअर्थी, कर्जदार, वे.आशा विन्डर्स अँड डेव्हलपर्स, पार्टनर्स : श्री. मुकुंद शरदराव दातेराव व श्री. संजय वैकुण्ठराव चव्हाडे यांनी डॉ.पंजाबराव देशमुख अर्बन को-ऑप बँक लि., मुख्य कार्यालय, इर्विन चौक, अमरावती, शाहराबाद, अमरावती, हाचेकडून (Loan to Builder Contractor) रु.3,50,00,000/- (अशरी क. रिन कोटी पचास लक्ष फक्त) घेतलेले आहे आणि त्या कर्जाच्या पल्लेफेक्रीतीत ही म्हणून श्री. मुकुंद शरदराव दातेराव व श्री. संजय वैकुण्ठराव चव्हाडे यांचे नावे असलेली खालील वर्णनांची स्थावर मालमत्ता बँकेकडे महाग म्हणून दिलेली असून बँकेने नोटीस पाठवूनही धर्तित रकमेचा भरणा कर्जदारांनी मुदतीचा आत केला नाही म्हणून खात्रीत वर्णनांच्या स्थावर मालमत्तेचा ताबा बँकेकडे अधिकृत अधिकारी हानी दिनांक 30/09/2023 रोजी घेतलेला आहे.

द्री सिव्क्युरीटायझेशन अँड रिक्न्स्ट्रक्शन अँड फायनान्शियल असेट्स् अँड एफ्फोर्समेंट अँड सिव्क्युरीटी इन्स्ट्रुट अँड 2002 चे कलम 13(12) व सिव्क्युरीटी इन्स्ट्रुट (एफ्फोर्समेंट) रुल्स 2002 चे कलम 8,9 अन्वये प्राप्त झालेल्या अधिकारकायदा खालील सही करणार अधिकृत अधिकारी खालील वर्णनांचे महाग स्थावर मालमत्तेची निविदेव्दारे विक्री करण्याकरीता जाहीरत देण्यात येत आहे. इच्छुक खरेदीदारांना सर्विकता निहाय निविदा सादर कराव्यात.

Security Interest (Enforcement) Rules 2002 च्या नियम 8(6) अन्वये धर्तित कर्जदार, वे.आशा विन्डर्स अँड डेव्हलपर्स, पार्टनर्स : श्री.मुकुंद शरदराव दातेराव व श्री.संजय वैकुण्ठराव चव्हाडे यांना दिनांक 07/01/2024 रोजीच्या जाहीरतीव्दारे अंतिम संपी देण्यात आली होती.

बँकेने खालील महाग स्थावर मालमत्ता ज्या ठिकाणी आहे आणि ज्या परिस्थितीत आहे तशीच विक्री करण्याकरीता सिलबंद निविदा मागविण्याचे ठरविले आहे. कर्ज रक्कम रुपये 1,36,66,543/- (अशरी क. एक कोटी छत्तीस लाख सहासह हजार पाचवे तेचालीस फक्त) दिनांक 30/04/2024 अखेर अधिक पुढील व्याज व इतर वसूलपत्र शुल्क येषो बाकी असलेल्या रकमेच्या वसुलीकरीता निविदा मागविण्यात येत आहे. ज्या कुणार खालील वर्णन केलेली स्थाने मालमत्ता विकत घ्यावयाची असेल त्यांनी आपली निविदा, अधिकृत अधिकारी, डॉ. पंजाबराव देशमुख अर्बन को-ऑप बँक लि., वसुली विभाग, मुख्य कार्यालय, इर्विन चौक, अमरावती या पत्त्यावर सिलबंद पाकीटातय्ये ज्यावर कर्जदारांचे नावासह स्थावर मालमत्तेबाबत निविदा असे स्पष्टपणे नमुद करावे. सोबत अनमत रक्कम रु.1,00,000/- चा ड्राफ्ट / पेअअर प्रति निविदेदारी जो डॉ.पंजाबराव देशमुख अर्बन को-ऑप बँक लि., अमरावतीच्या नावाने असलेल्या दिनांक 10/06/2024 पर्यंत कार्यालयीन वेळेत सादर करावी.

सिलबंद निविदा बुधवार, दिनांक 12/06/2024 रोजी दुपारी 12:00 वाजता, डॉ.पंजाबराव देशमुख अर्बन को-ऑप बँक लि., अमरावती, वसुली विभाग, मुख्य कार्यालय, इर्विन चौक, अमरावती येथे उपड्यावता येतील. यत्करी निविदापारकास निविदा रकमेच्या 25% रक्कम निविदा उपड्यावत्या तारखेपामुन 7 दिवसांचे आत भरणा करायची लागण अन्वया अनमत रक्कम जास करण्यात येईल.

निविदा रकमेच्या उर्वरित 75% रक्कम निविदा उपड्यावत्या तारखेपामुन 30 दिवसांचे आत भरणा करायची लागण अन्वया यापुर्वी भरलेली 25% रक्कम जास करण्यात येईल. विक्री कायम केल्यानंतर व पूर्ण रकमेचा भरणा केल्यानंतर बँकेकडे अधिकृत अधिकारी, परिशिष्ट 5 मध्ये दिलेल्या विहित नमुन्यात सेल सर्टिफिकेट खरेदीदाराचे नावाने केली जाईल परंतु वरील अट पूर्ण झाल्यानंतरच सेल सर्टिफिकेट देण्यात येईल.

- महाग स्थावर मालमत्तेचा तपशील -

सख्ने नं. 42/1, अंतर्गत असलेल्या ले-आउट प्लॉट नं.1 वरील अवटयट्टेचे च बांधकामासह ज्याचे एकूण क्षेत्रफळ 35977.24 चौ.फूट, ग्रामधील बँकेच्या ताब्यातील खालील नमुद 16 सर्टिफिका, चौजे जेवड, प्रमाणे बडवता, त.नि. अमरावती, श्री. मुकुंद शरद दातेराव व श्री. संजय वैकुण्ठराव चव्हाडे यांचे नावे असलेला. चर्तु:सिमा :- पूर्व - हिंगासुरे ले-आउट, पश्चिम - डी.पी.रोड, उत्तर - श्री शरद दातेराव यांचे जेत, दक्षिण - दातेराव कॉलनी.

वरील महागातील मालमत्तेची एकूण राखीव किंमत खालीलप्रमाणे आहे.

Sr. No.	FLAT No.	Reserve Price Rs.	Sr. No.	FLAT No.	Reserve Price Rs.
1	A-202	27,50,000/-	9	A-502	26,00,000/-
2	A-203	27,50,000/-	10	B-101	28,00,000/-
3	A-204	27,50,000/-	11	B-102	28,00,000/-
4	A-302	27,00,000/-	12	B-103	28,00,000/-
5	A-303	27,00,000/-	13	B-	