

**Utkarsh Small Finance Bank**  
Aapki Ummeed Ka Khaata  
(A Scheduled Commercial Bank)

Zonal Office: Rupa Sapphire, 21st Floor, Plot No.12, Sector 18, Opp. Sanpada Rly. Station, Vashi, Navi Mumbai-400 705.  
Registered Office: Ulkarsh Tower, NH - 31 (Airport Road), Sehmajpur, Kazi Sarai, Harhua, Varanasi, UP-221 105.

**PUBLIC NOTICE**

Notice is hereby given that the following borrowers have defaulted in the repayment of principle and interest of the Loan facility obtained by them from the **Utkarsh Small Finance Bank** and the loan has been classified as Non-Performing Assets (NPA). The Notices were issued to them under Section 13(2) of Securitization and Reconstruction of Financial Assets and Enforcement (Security) Interest Act, 2002 on their last known addresses as provided to the bank by them, that in addition thereto for the purposes of information of the said borrowers enumerated below, the said borrowers are being informed by way of this public notice.

Sr. No.	Name of the Branch	Name of the Account	Name of the Borrower/Guarantor (Owner of the property)	N.P.A Date	Amount outstanding as on the date of Demand Notice
1	Pune	154714000 0006200	Mujawar Nasir Salim (Borrower) & Salim Sharfoddin Munjejar (Mortgagor) & Ajaz Salim Munjewar (Co-Borrower)	08-02-2024	₹ 22,70,983.55/-

**Description of Property/ies:** All that part and parcel of the property situated at Plot No 14, Admeasuring 111.52sq mt. out of Gat No. 511, Grampanchayat House Property No 2335/14, Village Shirur Talband, Taluka Ahemadpur, District Latur, Maharashtra 413514 Property Bounded by- East: Plot No 13 West: Plot No 15 North: 20 Ft Road South: Plot No 19.

The above borrower/s and/or their guarantors (wherever applicable) are advised to make the payments of outstanding within period of 60 days from the date of issuance of notice under Section 13(2), failing which further steps will be taken after expiry of 60 days from the date of issuance of the notice as per the provisions of Securitization and Reconstruction of Financial Assets and Enforcement (Security) Interest Act, 2002.

Date: 07/05/2024  
Place: Pune

Sd/-  
(Authorized Officer)  
Utkarsh Small Finance Bank Ltd.

**NKGSB CO-OP. BANK LTD.**  
Recovery Dept: Laxmi Sadan, 361, V. P. Road, Girgaum, Mumbai-400004  
T : (022) 67545020/21/25/40/48/73/98; E : recovery@nkgbs-bank.com  
Zone-V : Shop No. 2, Surya Bhawan, Ferguson College Road, Shivajinagar, Pune-411005. Tel : 020-66021548, E : zone5@nkgbs-bank.com

**APPENDIX IV (RULE 8 (1))  
POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)**

WHEREAS, The undersigned being the Authorised Officer of NKGSB Co-op. Bank Ltd. under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (Enforcement) Act, 2002 (SARFAESI) and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice on 31.08.2015 calling upon the following borrowers to repay the amount mentioned in the notice within 60 days from the date of the receipt of said notice.

The undersigned being the Authorised Officer of NKGSB Co-op. Bank Ltd. under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (Enforcement) Act, 2002 (SARFAESI) further invoked provisions of SARFAESI Act 2002 and obtained order from District Magistrate, Pune, for taking physical possession of property described here in below.

M/s. Kultronix ESD Technologies Pvt. Ltd. (Borrower Company) & others filed SA No. 8/2017 before DRT Pune against the Authorised Officer of NKGSB Co-op. Bank Ltd. & Ors. and filed IA No. 717/2024 in aforesaid SA seeking injunction from taking possession of properties including property described here in below on the basis of Notice dated 16.02.2024 issued by Tahasildar in execution of order passed by District Magistrate for taking physical possession of property described here in below.

IA No. 717/2024 was heard by Presiding Officer DRT Pune on 21.03.2024 and by order passed below IA No. 717/2024 Presiding Officer DRT Pune directed applicants to handover possession of suit property i.e., property described here in below to Authorised Officer of NKGSB Co-op. Bank Ltd. And further directed Authorised Officer of NKGSB Co-op. Bank Ltd. to lodge applicants as its agent in the suit property for one month from 21.03.2024.

The applicants in IA No. 717/2024 failed to obey order dated 21.03.2024 and therefore Authorised Officer demanded Vacant Possession of Flat described in Schedule-I below by letter dated 23.04.2024 on 30.04.2024 & accordingly Mr. Sameer Kulkarni on 30.04.2024 handed over Physical Possession of Flat No. 12 on Fourth Floor, Karhadkar Heights, situated at City S. No. 776, in village Chinchwad, Pune-411033 to Authorised Officer of bank as such Authorised Officer obtained Physical Possession of Flat No. 12 on Fourth Floor, Karhadkar Heights, situated at City S. No. 776, in village Chinchwad, Pune-411033.

On the aforesaid background, notice is hereby given to the Borrowers and the public in general that the undersigned has taken Physical Possession of the property described here in below from the Applicants as per order passed below IA No. 717/2024 Presiding Officer DRT Pune. The borrowers in particular and public in general are hereby cautioned not to deal with the below mentioned property and any dealing with the said property will be subject to the charge of the NKGSB Co-op. Bank Ltd. for the below mentioned amount and interest thereon plus incidental charges from 30.04.2024.

**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.**

Name of the Borrower / Co-Borrowers/ Mortgagor/ Guarantors	Total Amount Due
1) M/s. Kultronix ESD Technologies Pvt. Ltd. (Borrower Company) 2) Mr. Sameer Sudhakar Kulkarni (Director / Guarantor / Mortgagor) 3) Mrs. Shweta Sameer Kulkarni (Director / Guarantor / Mortgagor)	Rs. 10,54,61,548.93 as on 30/04/2024 with further interest and charges, as applicable.

**SCHEDULE - I (Immovable Mortgaged Property)**

All that piece and parcel of Flat No. 12, admeasuring built up area about 761.25 Sq.Ft. and Terrace adjoining thereto admeasuring 750.00 Sq.Ft. on Fourth Floor, Karhadkar Heights, situated at CTS. No 776 in village Chinchwad, Dist Pune within the limits of PCMC, within the Jurisdiction of Sub Registrar Haveli, Pune. Owned by Mr. Sameer Sudhakar Kulkarni & Mrs. Shweta Sameer Kulkarni and bounded by as follows-

East	West	North	South
Side Margin	B-Wing	Runanbandhu Apartment	Saikar Apartment

Date: 07/05/2024  
Place : Pune

Sd/-  
AUTHORIZED OFFICER  
NKGSB Co-op. Bank Ltd.

**JANA SMALL FINANCE BANK**  
(A scheduled commercial bank)

Registered Office: The Fairway, Ground & First Floor, Survey No.10/1, 11/2 & 12/2B, Off Domtur, Koramanga Inner Ring Road, Next to EGL Business Park, Challaghata, Bangalore-560071. Regional Branch Office: Modi Plaza, Office No.704/705, Mukund Nagar, Swargate, Opp. Laxminarayan Cinema Hall, Pune-411037.

**E-AUCTION NOTICE**

**PUBLIC NOTICE FOR SALE THROUGH E-AUCTION UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT (SARFAESI ACT) 2002, READ WITH PROVISIO RULE 8(6) & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES 2002.**

The undersigned as authorised officer of Jana Small Finance Bank Limited has taken possession of the following property in exercise of powers conferred under section 13(4) of the SARFAESI ACT. The Borrower in particular and public at large are informed that online auction (e-auction) of the mortgaged property in the below mentioned account for realisation of dues of the Bank will be held on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" on the date as prescribed as here under.

Sr. No.	Loan Account Number	Name of Original Borrower/ Co-Borrower/ Guarantor	Date of 13-2 Notice	Date of Possession	Present Outstanding balance as on 06.05.2024	Date & Time of Inspection of the property	Reserve Price in INR	Earnest Money Deposit (EMD) in INR	Date and Time of E-Auction	Last date TIME & Place for submission of Bid
1	45799420001333	1) Veeravalli Shrinivasrao (Borrower), 2) Veeravalli Tulasi (Co-Borrower)	21.04.2023	12.07.2023	Rs.12,80,832/- (Rupees Twenty Lakh Eighty Thousand Eight Hundred Thirty Two Only)	15.05.2024 09:30 AM to 05:00 PM	Rs.11,00,000/- (Rupees Eleven Lakh Only)	Rs.1,10,000/- (Rupees One Lakh Ten Thousand Only)	23.05.2024 @ 11.30 AM to 02.00 PM	22.05.2024, before 05.30 PM Jana Small Finance Bank Ltd., Modi Plaza, Office No.704/705, Mukund Nagar, Swargate, Opp. Laxminarayan Cinema Hall, Pune-411037

**Details of Secured Assets:** All the piece and parcel of the Immovable Property Admeasuring 1000 Sq.ft. and Bearing Gat No.162/28/3/B Plot No.51, Gulwanchi Gaon, Gopinath Nagar-3 Maharashtra. At East: Plot No.50, At West: Road, At North: Plot No.52, At South: Road.

The properties are being held on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and the E-Auction will be conducted 'On Line'. The auction will be conducted through the Bank's approved service provider M/s. 4 Closure at the web portal <https://bankauctions.in> and [www.foreclosureindia.com](https://www.foreclosureindia.com). For more information and For details, help, procedure and online training on e-auction, prospective bidders may contact M/s. 4 Closure; Contact Mr. Arjit Kumar Das Contact Number: 8142000725. Email id: [info@bankauctions.in](mailto:info@bankauctions.in) / [arjit@bankauctions.in](mailto:arjit@bankauctions.in).

For further details on terms and conditions to take part in e-auction proceedings and any for any query relating to property please contact Jana Small Finance Bank authorized officers Mr. Kaushik Bag (Mob No.7019949040), Mr. Ajay Naik (Mob No.9960948687). To the best of knowledge and information of the Authorised Officer, there are no encumbrances on the properties. However the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on prior to submitting their bid. No conditional bid will be accepted. This is also a notice to the above named Borrowers/ Guarantor/s/ Mortgagors about e-auction scheduled for the mortgaged properties. The Borrower/ Guarantor/ Mortgagor are hereby notified to pay the sum as mentioned above along with up to date interest and ancillary expenses before the date of auction, failing which the property will be sold and balance dues if any will be recovered with interest and cost.

Date: 07.05.2024, Place: Maharashtra

Sd/- Authorized Officer, Jana Small Finance Bank Limited

**Bank of Baroda**

Zonal Stressed Asset Recovery Branch: Meher Chamber, Ground Floor, Dr. Sunderlal Behl Marg, Ballard Estate, Mumbai-400001. • Phone: 022-43683803, 43683808, • Email: [arbmomb@bankofbaroda.com](mailto:arbmomb@bankofbaroda.com)

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

**"APPENDIX-IV-A [See proviso to Rule 8 (6)]"**

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

Notice is hereby given to the public in general and in particular to the Borrower (s), Mortgagor (s) and Guarantor (s) that the below described immovable properties Mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" for recovery of dues of secured creditor's below mentioned accounts/s. The details of Borrower/s/Mortgagor/s/Guarantor/s/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below -

Sr Lot No	Name & Address of Borrower/s / Guarantor/s	Description of the immovable property with known encumbrances, if any	Total Dues	1.Date of e-Auction 2.Time of e-Auction Start Time to End Time 3.Last date and time of submission of Bid and EMD	(1) Reserve Price of (2) EMD Amount of the Property (3) Bid Increase Amount	1. EMD deposit Account No. 2. FISC Code 3. Bank of Baroda Branch	1. Status of possession (Contractual / Physical) 2. Property Inspection date 3. Time
1	Mr. Jayesh Shah Mr. Nilesh Shah Mr. Vatsal Shah Mr. Zenil Shah Mrs. Neeta Shah Mrs. Paru Shah Flat No. 1301-1302, Kalindi CHS, 7th Road, Neelkanth Valley, Ghatkopar (East), Mumbai - 77 M/s Rasiklal Sankalchand Jewellers P. Ltd Second Floor, M.G. Road, Opp Pooja Hotel, Ghatkopar (East), Mumbai-77	Flat No.502, 2400 sq. ft carpet area, 5th Floor, Kulkrej Palace 1 Wing CHSL, S.No. 249 Hissa No. 3 (Part) and CTS. No.195/3/A, Vallabh Baug Lane Extn, Garodia Nagar, Ghatkopar East Mumbai 400077	Rs. 15,37,35,837.29 As on 04.05.2024 plus Legal Charges, Other Charges and subsequent interest/cost thereon	1) 27.05.2024 2) 1300 Hrs to 1500 Hrs 3) 24.05.2024 & 1700 Hrs	1) Rs. 724.00 Lakhs 2) Rs.72.40 Lakhs 3) Rs. 2.00 Lakh	1. 03830200001231 (BARBOBALBOM) 2. Fifth Character Zero 3. Ballard Estate Branch Account name: ARMB Recovery Account	1. Physical 2. 22.05.2024 3. 11.30 AM to 01.30 PM

For detailed terms and conditions of sale, please refer/visit to the website link <https://www.bankofbaroda.in/e-auction.htm> and <https://bob.auctiontiger.net/PROC/> prospective bidders may contact the Authorised officer on Tel No.022-43683803-13 Mobile No. 9152941101

Date: 06.05.2024  
Place: Mumbai

Authorised Officer

**SBI भारतीय स्टेट बैंक**  
RACPC, Borivali Elegante Corner, Guru Tapasya CHS Ltd, 62/4, New Suvarna Hospital, Kastur Park, Shivajinagar Road, Borivali West, Mumbai - 400 092. Tel. No. 022-29687555 Email: [racpc.borivali@sbi.co.in](mailto:racpc.borivali@sbi.co.in)

**POSSESSION NOTICE (For Immovable Property)**

**[Rule 8(1)]**

Whereas, The undersigned being the Authorised Officer of State Bank of India 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 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated 26.02.2024 calling upon the Borrowers to Mr. Lalit Kumar Keshav Manjrekar, Mrs. Shubhangi L Manjrekar, Ms. Manasi L Manjrekar & Mr. Aditya L Manjrekar (A/c No. 3809411917, 38096101109) to repay the amount mentioned in the notice aggregating Rs.30,75,86,336.48/- (Rupees Thirty Crores Seventy Five Lakhs Eighty Six Thousand Three Hundred Thirty Six and Paise Forty Eight Only) on 26.02.2024 with further interest, Cost, Charges, etc. within 60 days from the date of receipt of the said notice.

The borrower and guarantors having failed to repay the amount, notice is hereby given to the borrower/guarantors and the public in general that the undersigned has taken Possession of the property described herein below belonging to Mr. Lalit Kumar Keshav Manjrekar, Mrs. Shubhangi L Manjrekar, Ms. Manasi L Manjrekar & Mr. Aditya L Manjrekar in exercise of powers conferred on him under section 13(4) of the said Act read with rule 8 and 9 of the said rules on the 03<sup>rd</sup> of May of the year 2024.

The borrower/guarantors 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 the State Bank of India for an amount of Rs.30,75,86,336.48/- with interest, cost and incidental charges 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.

**DESCRIPTION OF IMMOVABLE PROPERTY:**

Pent House No. 2502/2602 on the 25th & 26th Floor along with podium Car Parking Space No. P-3, P-21 and Basement Car Parking Space No. BS-23, BS-35, BS-39, in the Building Known as Solitaire Co-operative Housing Society Limited, situated at Village-Kopari, Aadi Shankarcharya Road, MHADA Layout, Powai, Andheri (East), Mumbai-400076.

Pent House No. 2502/2602, admeasuring 3067 sq. ft. carpet, on the 25th & 26th Floor along with 2 Podium Car Parking Area Space No. P-3, P-21 and 3 Basement Car Parking Space No. BS-23, BS-35, BS-39, in the Building Known as "Solitaire" in Lake near Solitaire Co-operative Housing Society Limited, constructed on the portion of all the piece or parcel of vacant land admeasuring 2998 sq.mtrs., or thereabout forming part of CTS No. 7/3 and Zone No. 118/545 situated at Village-Kopari, Taluka Kurla, Mumbai Suburban District.

Date: 03.05.2024  
Place: Mumbai

Sd/-  
Authorized Officer  
State Bank of India

**POSSESSION NOTICE**  
(for immovable property)

Whereas, The undersigned being the Authorised Officer of INDIABULLS COMMERCIAL CREDIT LIMITED (CIN:U65923DL2006PLC150632) under the Securitisation 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 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated 09.02.2024 calling upon the Borrower(s) JUUH REAL ESTATE DEVELOPERS PRIVATE LIMITED, SAMUDRA DEVELOPERS PRIVATE LIMITED AND DHEERAJ WADHAWAN (GUARANTOR) to repay the amount mentioned in the Notice being Rs.53,97,43,389/- (Rupees Fifty Three Crore Ninety Seven Lakhs Forty Three Thousand Three Hundred Eighty Nine Only) against Loan Account No. S000240599 as on 08.02.2024 and interest thereon together with pending TDS for an amount of Rs.1,67,47,990/- (Rupees One Crore Sixty Seven Lakhs Forty Seven Thousand Nine Hundred Ninety Only) within 60 days from the date of receipt of the said Notice.

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 symbolic possession of the property 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 03.05.2024.

The Borrower(s) 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 INDIABULLS COMMERCIAL CREDIT LIMITED for an amount of Rs.53,97,43,389/- (Rupees Fifty Three Crore Ninety Seven Lakhs Forty Three Thousand Three Hundred Eighty Nine Only) as on 08.02.2024 and interest thereon together with pending TDS for an amount of Rs.1,67,47,990/- (Rupees One Crore Sixty Seven Lakhs Forty Seven Thousand Nine Hundred Ninety Only).

The Borrowers' 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.

**DESCRIPTION OF THE IMMOVABLE PROPERTY**

ALL THAT PIECES OR PARCELS OF LAND/PROPERTIES AS UNDER TOGETHER WITH ALL THE PRESENT AND/OR FUTURE STRUCTURES, BUILDINGS (INCLUDING ONE UNIT IN THE BUILDING/PROJECT CURRENTLY KNOWN AS "MONTICELLO", HAVING 3449.54 SQUARE FEET CARPET AREA AND 493.1 SQUARE FEET TERRACE AREA. (MORE PARTICULARLY DESCRIBED IN THE TABLE HEREUNDER:-

Sr. No.	Wing/Tower	Unit(s)	Floor(s)	Carpet Area (Sq.Ft.)	Terrace Area (Sq.Ft.)
1.	Monticello	101	1 & 2	3449.54	493.1

LAND ADMEASURING ABOUT 1100 SQUARE YARDS EQUIVALENT TO 919.60 SQUARE METERS (AS PER DEED OF ASSIGNMENT DATED 06.02.2007) AND 919.3 SQUARE METERS (AS PER PR CARD) BEARING CTS No. 8/B70/B SITUATE, LYING AND BEING AT KANE ROAD, BANDRA HILL, NOW KNOWN AS MOUNT MARY HILL, BANDRA, SOUTH SALSETTE TALUKA, BOMBAY SUBURBAN, MUMBAI, MAHARASHTRA, LEASED TO SAMUDRA DEVELOPERS PRIVATE LIMITED AND WHICH IS BUTTED AND BOUNDED BY IN:-

EAST : REMAINING PROPERTY RETAINED BY THE ASSIGNOR  
WEST : PROPERTY BEARING CTS No. 869  
NORTH : PROPERTY BEARING CTS No. 871 AND PARTLY BY KANE ROAD  
SOUTH : BULLOCK ROAD

Date : 03.05.2024  
Place: MUMBAI

Sd/-  
Authorized Officer  
INDIABULLS COMMERCIAL CREDIT LIMITED

**The Mogaveera Co-operative Bank Ltd.**  
Regd. & Administrative Office :  
5th Floor, Mogaveera Bhavan, M.V.M. Educational Campus Marg, Off. Veera Desai Road, Andheri (West), Mumbai-400 058.

**DEMAND NOTICE**

The Authorised Officer of The Mogaveera Co-operative Bank Ltd has issued Demand Notice in compliance of section 13(2) of SARFAESI Act, 2002 to below mentioned Borrower(s)/sureties demanding outstanding amount within 60 days from the date of issue of the said notice, mentioned as detailed herein below. This publication of the notice is made for notices to the following Borrower(s) & sureties.

Sr. No.	Name of the Borrower(s)/Sureties	Demand Notice Date & Outstanding Amount	Description of Immovable Properties & owner(s) of the Secured Asset(s)
1.	Mr. Swaroop De Mrs. Pampa De - Borrowers & Mortgagors	23/04/2024 & Rs. 58,20,938.36 (as on 29/02/2024 with further interest from 01/03/2024)	Flat No. 703, 7th Floor, D Wing, Neminath Heights, Near Cinemax, Village Navghar, Mira Road East, Dist. Thane-401107 admeasuring 856 sq.ft. (Carpet) Area owned by Mr. Swaroop De & Mrs. Pampa De.
2.	Mr. Pashupati Pandey Mr. Ganesh Shridhar Bandkar - Sureties		

Borrower(s)/sureties are hereby informed that Authorised Officer of the Bank shall under the provisions of SARFAESI Act, take possession and subsequently auction the mortgaged properties/secured assets as mentioned above, if the borrower(s)/sureties do not pay the amount as mentioned above within 60 days from the date of publication of this notice.

The borrower(s)/sureties are also prohibited under section 13(13) of the SARFAESI Act, to transfer by sale, lease or otherwise the said secured assets stated above without obtaining written consent of the Bank. This public notice is to be treated as notice u/s 13(2) of the SARFAESI Act, 2002.

Borrower(s)/sureties are advised to collect the original notice u/s 13(2) from the undersigned on any working day.

Date : 06.05.2024  
Place : Mumbai

Sd/-  
Authorized Officer

**Arcil**  
Acting in its capacity as Trustee of various Arcil Trusts  
Arcil office: The Ruby, 10th floor, 29, Senapati Bapat Marg, Dadar (West) Mumbai-400 028.  
Branch Office : Office No.704,7th floor, Neptune Uptown.N.S.Road,Opp.Post Office,Mulund-W-400080  
Website: <https://auction.arcil.co.in> CIN:U65999MH2002PLC134884

**POSSESSION NOTICE**

Whereas, Muthoot Housing Finance Company Limited, under the provisions of the Securitisation and Enforcement of Security Interest Act, 2002 (54 of 2002) ("said Act") and in exercise of powers conferred under Section 13 (12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 ("said Rules") issued demand notices (as detailed in table below) calling upon the respective borrower, the guarantors and the mortgagors to repay the amount under the respective LAN Nos. details of which are mentioned in the table below.

And whereas subsequently, Muthoot Housing Finance Company Limited, has vide Assignment Agreement dated 31-03-2023 assigned all its rights, title, interest and benefits in respect of the debts due and payable by the respective borrower/guarantor(s)/mortgagor(s) arising out of the facilities advanced by Muthoot Housing Finance Company Limited, to borrower/ guarantor(s) along with the underlying Immovable Property to Asset Reconstruction Company (India) Limited acting in its capacity as trustee of Arcil-Retail Loan Portfolio-086-A-TRUST("Arcil") for the benefit of the holders of Security Receipts. Therefore, in view of the said assignment, Arcil now stands substituted in the place of Muthoot Housing Finance Company Limited, and Arcil shall be entitled to institute/continue all and any proceedings against the respective borrower/ guarantor(s)/mortgagor(s) and to enforce the rights and benefits under the respective financial documents including the enforcement of guarantee and security interest executed and created by the respective borrower/guarantor(s)/mortgagor(s) for the respective financial facilities availed by them.

The respective borrower/guarantor(s)/mortgagor(s) having failed to repay the said amounts, notice is hereby given to the respective borrower/guarantor(s)/mortgagor(s) in particular and the public in general that the undersigned being the Authorized Officer of Arcil has taken possession of the underlying immovable Property described herein below in exercise of powers conferred on him/her under Sub-Section (4) of Section 13 of the said Act read with Rule 8 of the said Rules on "AS IS WHERE IS & WHATEVER THERE IS BASIS" on the date mentioned below.

Sr. No	Borrower Name and Guarantors	LAN No. / Trust Name / Bank Name	Demand Notice	Possession Date
1	Borrower - Santosh Chandrakant Bhanushali, Shobha Santosh Bhanushali Address at : 68A, Katkari Wadi Gandhi Bhanushali Wadi Aghai Aghai Naka, Shahapur, Thane-421601	1010205037 / Arcil-Retail Loan Portfolio-086-A-TRUST / Muthoot Housing Finance Company Limited	Rs. 1,13,270/- (Rupees One Lakh Thirteen Thousand Two Hundred Seventy Only) as on 27-12-2018 along with future interest at the contractual rate on the aforesaid amount with effect from 28-12-2018 together with incidental expenses, cost, charges etc. Notice dated: 28-12-2022	02-05-2024 Physical Possession
2	Borrower - Ankush Sakharan Shinde, AKASH ANKUSH SHINDE, Address at: Flat No 9, Room No 2 A, Everest Nagar, Kalyan, Baturkar Pada, Maniwali B.O, Maharashtra - 421303	1010206794 / Arcil-Retail Loan Portfolio-086-A-TRUST / Muthoot Housing Finance Company Limited	Rs.9,05,198.04/- (Rupees Nine Lakhs Five Thousand One Hundred Ninety Eight and Paise Four Only) as on 31-05-2021 along with future interest at the contractual rate on the aforesaid amount with effect from 01-06-2021 together with incidental expenses, cost, charges etc. Notice dated : 17-06-2021	02-05-2024 Physical Possession

**Description of Property - Property owned Santosh Chandrakant Bhanushali and SHOBHA SANTOSH BHANUSHALI :** ALL THAT PIECE AND PARCEL OF THE PROPERTY BEING FLAT PREMISES NO.404 ADMEASURING ABOUT 452.24 SQ FT CARPET, ON THE 4TH FLOOR, BLDG NO.81, A WING, IN THE BUILDING NAME HAMRAH IN SECTOR 3, PROJECT KNOWN AS KARMR RESIDENCY, TO BE CONSTRUCTED ON THE LAND BEARING SURVEY NO. 166/1/1, 166/1/2, 166/2, 167/1, 167/2, 169/2, 170, 172/1, 172/2/(PART), 172/2/2(PART), 172/2/3, 172/2/4, 172/2/5, 172/2/6, 172/2/7, 172/2/8, 173/1/1, 173/1/2, 178/15, AND 179/5, LYING AND SITUATED AT VILLAGE DHASAL, TALUKA SHAHPUR, DIST THANE. Hereinafter referred to as "Immovable Property".

**Description of Property - Property owned by Ankush Sakharan Shinde and AKASH ANKUSH SHINDE** FLAT NO 06, 1ST FLOOR ASHTVINIYAK APARTMENT, SAHYADRI NAGAR, MEHARE VILLAGE ROAD, MANERE GAON, MAHARASHTRA, THANE, 421005, INDIA. Hereinafter referred to as "Immovable Property".

The borrower/guarantor(s)/mortgagor(s) in particular and the public in general are hereby cautioned that Arcil is in the lawful possession of the Immovable Property mentioned above and under Section 13(13) of the SARFAESI Act, 2002, the borrower/guarantor(s)/mortgagor(s) or any person whatsoever, shall after receipt of this notice not transfer by way of sale, lease or otherwise deal with/ alienate the Immovable Property, without prior written consent of Arcil and any dealings with the Immovable Property will be subject to the charge of Arcil for the amount as mentioned above along with future interest at the contractual rate on the aforesaid amount together with incidental expenses, cost, charges etc.

The borrowers'/guarantors'/mortgagors' attention is invited to the provisions of the Sub-Section (8) of Section 13 of the said Act, in respect of time available to redeem the above mentioned Immovable Property.

Date : 07-05-2024, Place - Thane  
Sd/-, Authorized officer, Asset Reconstruction Company (India) Limited

**MUTHOOT HOUSING FINANCE COMPANY LIMITED**  
Registered Office: TC No.14/2074-7, Muthoot Centre, Punnen Road, Thiruvananthapuram - 695 034, Corporate Office: 12/A 01, 13th floor, Parinee Crescendo, Plot No. C38 & C39, Bandra Kurla Complex-G block (East), Mumbai-400051, Email Id: [authorised.officer@muthoot.com](mailto:authorised.officer@muthoot.com)

**DEMAND NOTICE**

Under Section 13 (2) of The Securitisation And Reconstruction of Financial Assets And Enforcement of Security Interest Act, 2002

Whereas the undersigned is the Authorised Officer of Muthoot Housing Finance Company Ltd. ("MHFCL") under Securitisation 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 3 of Security Interest (Enforcement) Rules, 2002, issued Demand Notices under Section 13(2) of the said Act, calling upon the following Borrower(s), Co-Borrower(s), Guarantor(s) to discharge in full their liability to the Company by making payment of entire outstanding including up to date interest, cost and charges within 60 days from the date of respective Notices issued and the publication of the Notice as given below as and way of alternate service upon you. As security for due repayment of the loan, the following Secured Asset (s) have been mortgaged to MHFCL by the said Borrower(s), Co-Borrower(s), Guarantor(s) respectively.

Sr. No.	Name of Borrower / Co-Borrower/ Guarantor	Date of NPA	Date of Demand notice	Total O/s Amount (Rs.) Future Interest Applicable
1	Loan Account No. 11152078192 1. Dinesh Dashrath Thule 2. Jyoti Dinesh Thule, 3. Satish Subhash Bhoir	31-May-2021	04-May-2024	Rs. 8,62,437.08/- (Rupees Eight Lakhs Sixty Two Thousand Four Hundred Thirty Seven And Paise Eight Only) As on 03-May-2024
2	Loan Account No. 1010208154 1. Dhankali Murari Alas Dhankali A Murari Alas Dhankali Adam Murari 2. Nancy Murahari Alas Nancy Adam Josph Murahari	31-May-2021	04-May-2024	Rs.8,70,206.53/- (Rupees Eight Lakhs Seventy Thousand Two Hundred Six And Paise Fifty Three Only) As on 03-May-2024
3	Loan Account No. MHFLPUBR000005002417 1. Babalu Parasnath Pandey Alas Bablu Parasnath Pandey 2. Sadhana Bablu Pandey Alas Sadhana Bablu Pandey 3. Sandeep Bablu Pandey	29-Feb-2024	25-Apr-2024	Rs.10,93,586.00/- (Rupees Ten Lakhs Ninety Three Thousand Five Hundred Eighty Six Only) As on 22-Apr-2024
4	Loan Account No. 10102002350 1. Sunil Keshav Dalvi 2. Sunita Sunil Dalvi	29-Feb-2024	04-May-2024	Rs. 6,38,353.91/- (Rupees Six Lakhs Thirty Eight Thousand Three Hundred Fifty Three And Paise Nine Only) As on 03-May-2024
5	Loan Account No. MHFLPUBR000005006561 1. Sharad Shantilal Gor 2. Manisha Sharad Gor	29-Feb-2024	25-Apr-2024	Rs.10,99,593.00/- (Rupees Ten Lakhs Ninety Nine Thousand Five Hundred Ninety Three Only) & Rs.04,924.79/- (Rupees Six Lakhs Four Thousand Nine Hundred Twenty Four And Paise Seventy Nine Only) As on 22-Apr-2024

**Description of Secured Asset(s) Immovable Property (ies):** ALL THAT PART AND PARCEL OF THE PROPERTY BEING FLAT PREMISES NO.302, ADMEASURING ABOUT 452.24 SQ FT CARPET, ON THE 3RD FLOOR, BLDG NO.61, C WING, IN THE BUILDING NAME JUGNU IN SECTOR 3, PROJECT KNOWN AS KARMR RESIDENCY, TO BE CONSTRUCTED ON THE LAND BEARING SURVEY NO. 166/1/1, 166/1/2, 166/2, 167/1, 167/2, 169/2, 170, 172/1, 172/2/(PART), 172/2/2(PART), 172/2/3, 172/2/4, 172/2/5, 172/2/6, 172/2/7, 172/2/8, 173/1/1, 173/1/2, 178/15, AND 179/5, LYING AND SITUATED AT VILLAGE DHASAL, TALUKA SHAHPUR, DIST THANE

**Description of Secured Asset(s) Immovable Property (ies):** ALL THAT PART AND PARCEL OF THE PROPERTY BEING FLAT PREMISES NO.401 ADMEASURING ABOUT 255.98 SQ FT CARPET, ON THE 4TH FLOOR, BLDG NO.40, A WING, IN THE BUILDING NAME TITLIN SECTOR 2, PROJECT KNOWN AS KARMR RESIDENCY, TO BE CONSTRUCTED ON THE LAND SURVEY NO. 166/1/1, 166/1/2, 166/2, 167/1, 167/2, 169/2, 170, 172/1, 172/2/(PART), 172/2/2(PART), 172/2/3, 172/2/4, 172/2/5, 172/2/6, 172/2/7, 172/2/8, 173/1/1, 173/1/2, 178/15, AND 179/5, LYING AND SITUATED AT VILLAGE DHASAL, TALUKA SHAHPUR, DIST THANE.

**Description of Secured Asset(s) Immovable Property (ies):** ALL THAT PART AND PARCEL OF NON AGRICULTURAL LAND SURVEY NO.27, HISSA NO.4D, ADMEASURING ABOUT 445 SQ MTRS OUT OF TOTAL ADMEASURING ABOUT 2000 SQ MTRS OF MOUJE BHOPAR, THROUGH PANCHANAND, TALUKA KALYAN, DIST.THANE AND WITHIN THE LIMITS OF MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY