

POSSESSION NOTICE [Rule – 8 (1)] (For Immovable Properties)

Notice is hereby given 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, a demand notice was issued on the dates mentioned against each account and stated hereinafter calling upon them to repay the amount within 60 days from the date of receipt of said notice.

The Borrower having failed to repay the amount, notice is hereby given to the Borrower and the public in general that the undersigned has taken **Symbolic Possession** of the property described herein below in exercise of power conferred on him/her under section 13(4) of the said Act read with Rule 8 of the said Act on the dates mentioned against each account.

The Borrower 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, RACPC-II for an amount and interest thereon.

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.

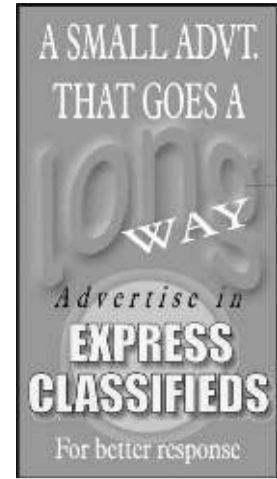
Sr. No.	Name of Account/Borrower	Description of the property mortgaged/ charged	Date of Demand Notice	Possession Notice Date	Amount Outstanding
1.	LATE. MR. AMIT KAWADUJI GANVIR Through Legal Heir MRS. SWATI AMIT GANVIR & MRS. VANDANA KAWADUJI GANVIR	Apartment 201 of Built-up Area 31.66 Sq. M and Super Built-up area of 71.234 Sq. M in RCC Super Structure Stylized as "Swami Samarth Vihar II", and U/D 1/3rd share, of Plot 137, Adm 119.84 Sq.M (Or 1290 Sq Ft) in Layout of Beghar Mitra Gauri Nirman Sahakari Sanstha, in Kh 86/2, City Survey No 419, Street 53, at Mz Manewada in Nagpur. On the East: Road, On the West: Plot 130, On the North: Plot 136, On the South: Plot 138.	22/04/2024	09/09/2024 Symbolic Possession	Rs. 3,01,342/- Int. Exp. (Rupees Three Lakh One Thousand Three Hundred Forty-Two Only + Accrued Interest + Expenses) as on 16/11/2023 plus further interest thereon.

Place: Nagpur
Date: 11.09.2024

(AUTHORISED OFFICER)
State Bank of India

CENTRAL RAILWAY

(E-TENDER NOTICE)
No. NGP/CI/CP/NFR/Canteen/24-1
Date: 09/09/24 1. Name of Work: Provision of Staff Canteen facilities to the workers at Parcel Office of Nagpur Railway Station for a period of five years.
2. Reserve Price (per annum): Rs. 2,51,551/- 3. Total Tender Value: Rs. 13,35,698/- 4. Earnest Money Deposit @ 2% of the total tender Value: Rs. 26,800/- 5. Cost of Tender Document: INR Rs. 2000/- (Non Refundable) 6. Date & Time of opening of Tender: 01.10.2024 (at 15.30 Hrs) 7. Validity of Tender: 60 days from the opening of tender. Note: Detailed information is available on www.irps.gov.in
ANJ/26/270 ACM (Cog) / NGP
अनाधिकृत रूप से रख लाए जाने को बचाने हेतु सूचना



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

OFFICE OF THE RECOVERY OFFICER - I/II
DEBTS RECOVERY TRIBUNAL NAGPUR
B' Block, 11 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/30/2023 BANK OF BARODA
Versus
MR DINESH S/O BRAHMADEV DUBEY

To,

(CD 1) MR DINESH S/O BRAHMADEV DUBEY
PLOT NO 67, SUDARSHAN NAGAR, NEAR HANUMAN MANDIR, NEW NARSALA ROAD, RAJAPETH, SO MHALGINAGAR, NAGPUR Nagpur, -440010
(CD 2) MRS PUSHPA W/O DINESH DUBEY
PLOT NO 67, SUDARSHAN NAGAR, NEAR HANUMAN MANDIR, NEW NARSALA ROAD, RAJAPETH, SO MHALGINAGAR, NAGPUR Nagpur, MAHARASHTRA -440010

This is to notify that as per the Recovery Certificate issued in pursuance of orders passed by the Presiding Officer, DEBTS RECOVERY TRIBUNAL NAGPUR in OA/209/2020 an amount of Rs 2547897/- (Rupees Twenty Five Lakhs Forty Seven Thousands Eight Hundred Ninety Seven Only) along with pendente lite and future interest @ 9% w.e.f. 13/11/2019 till realization and costs of Rs 40100/- (Rupees Forty Thousands One Hundred Only) has become due against you (Jointly and severally/ Fully/Limited).

- 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.
- You are hereby ordered to declare on an affidavit the particulars of yours assets on or before the next date of hearing.
- You are hereby ordered to appear before the undersigned on 18/10/2024 at 11:00 a.m. for further proceedings.
- In addition to the sum aforesaid, you will also be liable to pay:
 - Such interests as is payable for the period commencing immediately after this notice of the certificate / execution proceedings.
 - 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: 20/08/2024

(Shrihari Shashikant pargaonkar)
Recovery Officer-I
DEBTS RECOVERY TRIBUNAL NAGPUR

LAGHU UDYOG BHARATI
REGD OFF: 184 SHIVAJI NAGAR, NAGPUR, MAHARASHTRA, INDIA, 440010
CIN No. : U78999MH1994NP.L078609
Tel. No. 0712 253 3552 | Email Id: headoffice@ubindia.com

NOTICE OF THE 30th ANNUAL GENERAL MEETING

NOTICE is hereby given that the Thirtieth (30th) Annual General Meeting (AGM) of the members of Laghu Udyog Bharati will be held on **Friday, 27th September 2024, at 12.00 p.m.**, through Video Conferencing (VC) / Other Audio Visual Means (OAVM), pursuant to the provisions of Sections 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management and Administration) Rules, 2014 and Ministry's General Circular Nos. 20/2020 dated 05.05.2020, General Circular No. 02/2021 dated 13.01.2021, General Circular No. 19/2021 dated 08.12.2021, 21/2021 dated 14.12.2021, General Circular No. 10/2022 dated 28.12.2022, General Circular No. 11/2022 dated 28.12.2022 & Circular No. 09/2023 dated 25.09.2023. (collectively known as MCA Circular)

The Notice of AGM and the Annual Report has been sent on **10th September 2024**, through electronic mode to all those members whose email addresses are registered with the Company. In compliance with the provisions of Section 108 of the Companies Act, 2013 read with Rule 20 of Companies (Management and Administration) Rules, 2014, the Company is providing to its members the facility of remote e-voting to cast their vote electronically on all the resolutions set forth in the Notice of the AGM. The Company has engaged the services of National Securities Depository Limited (NSDL) to facilitate the remote e-voting process.

The remote e-voting period commences on **Tuesday, 24th September 2024 (09:00 a.m.)** and ends on **Thursday, 26th September 2024 (05:00 p.m.)**. The e-voting module shall be disabled by NSDL for voting thereafter.

Members participating at the AGM and who had not cast their vote by remote e-voting shall be entitled to cast their vote through e-voting system during the AGM.

Members whose name is recorded in the Register of Members of the Company as on the cut-off date of **20th September, 2024** shall be entitled to avail the facility of remote e-voting or e-voting at the AGM.

Members who have cast their vote on resolution by remote e-voting prior to the AGM will also be eligible to participate at the AGM but shall not be entitled to cast their vote again in the meeting. Any person who becomes a member of the Company after the dispatch of the Notice of AGM and holding membership as on the cut-off date is eligible to cast votes using remote e-voting or e-voting at the AGM.

Members who have not registered their email address are required to send a request letter for the same at registered office of the company, quoting the membership no. and attaching self-attested copy of PAN Card and Aadhaar Card. Members are encouraged to register their email address with the PAN Card.

For LAGHU UDYOG BHARATI
(GHANSHYAM OJHA)
DIN: 00325121
DIRECTOR

Date : 12th Sept. 2024
Place : Nagpur

PNB Housing Finance Limited
Ghar Ki Baat

APPENDIX - IV - A - E-AUCTION PUBLIC SALE NOTICE OF IMMOVABLE PROPERTIES
E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISION TO RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002
Reg. Off: 9th Floor, Antriksh Gandhi Marg, New Delhi-110001, Phone: 011-23357174, 23357172, 23705414, Web: www.pnbhousing.com

Branch Office: Apartment No. 301, 3rd Floor, Plot No. 1 & 2, Gupta House, Ravindranath Tagore Marg, Civil Lines, Nagpur, Maharashtra - 440001

Notice is hereby given to the public in general and in particular to the borrower(s) and guarantor(s) indicated in Column no-A that the below described immovable property (ies) described in Column no-B mortgaged/charged to the Secured Creditor, the constructive/Physical Possession of which has been taken (as described in Column no-C) by the authorized Officer of M/s PNB Housing Finance Limited/Secured Creditor, will be sold on "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS BASIS" as per the details mentioned below.

Notice is hereby given to borrower(s)/mortgagor(s)/Legal Heirs, Lett Holder(s), Assignee(s), administrator(s), executor(s), administrator(s), assignee(s) of the mentioned property/properties (since deceased) as the case may be indicated in Column no-A under Rule-8(6) & 9 of the Security Interest Enforcement Rules, 2002 amended as on date. For detailed terms and conditions of the sale, please refer to the link provided in M/s PNB Housing Finance Limited/Secured Creditor's website i.e. www.pnbhousing.com

Loan No. Name of the Borrower/Co-Borrower (Guarantor/legal heirs (A))	Demand Amount & Date (B)	Nature of possession (C)	Description of the Properties mortgaged (D)	Reserve Price (RP) (E)	EMD (10% of RP) (F)	Last Date of Submission of Bid (G)	Bid Incremental Rate (H)	Inspection Date & Time (I)	Date of Auction & Time (J)	Known Encumbrances (Court Case/Fam (K))
HOU/NAG/1018/591832 Ramanilam Rukmani Panday / Puspaha Ramanilan Devi / Panday Catrers, B.O.: Nagpur	Rs. 25,58,249.25 as on date 25.06.2021	Physical	Muskan Regency Flat No. 202, Wadanganari, Hingna, Wadanganari, Nagpur, Maharashtra-441110.	Rs. 21,68,000/-	Rs. 2,16,800/-	26.09.2024	Rs. 10,000/-	21.09.2024 between 12:00 PM to 04:00 PM	27.09.2024 between 01:30 PM to 03:00 PM	"NIL/Not Known"

"Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred upto the date of payment and/or realization thereof." To the best knowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances/claims in respect of above mentioned immovable/secured assets except what is disclosed in the Column No. -K. Further such encumbrances to be catered/paid by the successful purchaser/bidder at his/her end. The prospective purchaser(s)/bidders are requested to independently ascertain the veracity of the mentioned encumbrances.

(1) As on date, there is no order restraining and/or court injunction PNBHFL/ the authorized Officer of PNBHFL from selling, alienating and/or disposing of the above immovable properties/secured assets and status is mentioned in column no-K (2). The prospective purchaser/bidder and interested parties may independently take the inspection of the pleading in the proceedings/orders passed etc. if any, stated in column no-K. Including but not limited to the title of the documents of the title pertaining thereto available with the PNBHFL, and satisfy themselves in all respects prior to submitting tender/bid application form or making Offer(s). The bidder(s) has to sign the terms and conditions of this auction along with the Bid Form. (3) Please note that in terms of Rule 9(2) of the Security Interest (Enforcement) Rules, 2002, the bidder(s) the purchaser is legally bound to deposit 25% of the amount of sale price, (inclusive of earnest money) on the same day or not later than next working day. The sale may be confirmed in favour of bidder(s) only after receipt of 25% of the sale price by the secured creditor in accordance with Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the sale consideration amount has to be deposited by the purchaser within 15 days from the date of acknowledgement of sale confirmation letter and in default of such deposit, the authorized officer shall forfeit the part payment of sale consideration amount within 15 days from the date of expiry of mandatory period of 15 days mentioned in the sale confirmation letter and the property/secured asset shall be resold as per the provisions of Section 4(4) of the Security Interest (Enforcement) Rules, 2002. M/s C1 India Private Limited would be assisting the Authorized officer in conducting sale through an e-Auction having its Corporate office at Plot No. 68, 3rd Floor, Sector 44, Gurgaon, Haryana 122003 Website-www.bankauctions.com For any assistance related to inspection of the property or obtaining the Bid Documents and for any other query or for registration, you have to co-ordinate with Mr. Abhijeet NAGPUR, Toll Free No. : 1800 120 8800, E-Mail: auction@pnbhousing.com, is authorised Person of PNBHFL or refer to www.pnbhousing.com
PLACE: NAGPUR, DATE:- 11.09.2024
SD/- AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED

Phoenix ARC Private Limited
Regd. Office: 3rd Floor, Wallace Tower 139-140/B/1, Crossing of Sahar Road and Western Express Highway Vile Parle (East) Mumbai-400 057 Tel: 022- 6849 2450, Fax : 022- 6741 2313
CIN: U67190MH2007PTC168303 Email: info@phoenixarc.co.in, Website: www.phoenixarc.co.in.

PUBLIC NOTICE FOR PHOENIX ARC 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 & 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 : www.phoenixarc.co.in/ as per the details given below

Date and time of All below E-Auction:-
Date: 28-09-2024 11:30 Am to 05:00 Pm (with unlimited extensions of 5 minute each)

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
LAN: LXAMR00316-170022930 Branch: AMRAVATI Borrower: JITENDRA NILKANTHRAO BHAISE Co-Borrower: SUSHMA JITENDRA BHAISE	28-02-2019 For Rs: 1375911.02/- (Rupees Thirteen Lakh Seventy Five Thousand Nine Hundred Eleven and Two Paise)	Flat No- 403 4th Fir Asha Heights, Plot No. 45 Survey No.7, Malco And Talada, Layout Midc, Nr Amravati, Nr Saraf Layout Bh Amar Colony Amravati- 444601 Maharashtra	Reserve Price: Rs. 1400000/- (Fourteen Lakh Only) EMD: Rs. 140000/- (One Lakh Forty Thousand Only) Last date of EMD Deposit: 27-09-2024
LAN: LXWAS00316-170032570 Branch: WASHIM Borrower: NATHMAL KISANLAL DAMBIWAL Co-Borrower: AARTI NATHMAL DAMBIWAL	04-05-2019 For Rs: 1200265/- (Rupees Ten Lac Two Thousand Six Hundred Fifty Eight Only)	Plot No-3 (Pi) Sindi Camp B/H Z-P Survey No- 346/1 Dist- Washim 444505 Maharashtra	Reserve Price: Rs. 1400000/- (Fourteen Lakh Only) EMD: Rs. 140000/- (One Lakh Forty Thousand Only) Last date of EMD Deposit: 27-09-2024
LAN: LXNAG00315-160014158 Branch: NAGPUR Borrower: AJAY 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, Shakimata Nagar, Near Water Tank Watoda, S.No. 59, 60, 61, Ward No. 21, Near Gajanan Temple, Nagpur, Maharashtra - 440009	Reserve Price: Rs. 1350000/- (Thirteen Lakh Fifty Thousand Only) EMD: Rs. 135000/- (One Lakh Thirty Five Thousand Only) Last date of EMD Deposit: 27-09-2024
LAN: LXNAG00314-160001005 Branch: NAGPUR Borrower: DINESH RAMDAS WASNIK Co-Borrower: SHALINI DINESH WASNIK	13-12-2017 For Rs: 2433784/- (Rupees Twenty Four Lac Thirty Three Thousand Seven Hundred Eighty Four Only)	All That Rcc Superstructure Construction Bearing Apartment No.301, Covering A Built Up Area Of 78.15 Sq.mtrs. i.e., 851.593 Sq.ft. Situated On The 3rd Floor Of The Building Known And Styled As "Raghukul Apartment-2" Considered On All That Piece And Parcel Of The Land Bearing Plot No 81, Admeasuring About 139.354 Sq.mtrs. i.e., 1500 Sq.fts, Situated At Mouza-Wadi, Ph No 5, Together With 33.33%Undivided Share And Interest In The Said Land, Within The Limits Of Tahasil Nagpur(Rural) And District Nagpur Pincode-440023	Reserve Price: Rs. 1350000/- (Thirteen Lakh Fifty Thousand Only) EMD: Rs. 135000/- (One Lakh Thirty Five Thousand Only) Last date of EMD Deposit: 27-09-2024
LAN: LXCHA00116-170039578 Branch: CHANDRAPUR Borrower: CHANDU PADMAN DURGA Co-Borrower: TRIPATI CHANDU DURGA	18-02-2019 For Rs: 749505/- (Rupees Seven Lac Forty Nine Thousand Five Hundred Five Only)	Plot No/05 & 6(Part) Survey No/ 353 Infront Of Anganwadi Mouza- Chundara Tah/ Rajura Dist/ Chandrapur 442905 Chandrapur Maharashtra	Reserve Price: Rs. 1080000/- (Ten Lakh Eighty Thousand Only) EMD: Rs. 108000/- (One Lakh Eight Thousand Only) Last date of EMD Deposit: 27-09-2024
LAN: LXGON00116-170025259 Branch: GONDIA Borrower: DILIP LAXMAN BHIMTE Co-Borrower: URMILABAI DILIP BHIMTE	22-06-2018 For Rs: 1111107/- (Rupees Eleven Lac Eleven Thousand One Hundred Seven Only)	Gat No. 445/1, Mouza - Risamatthak No. 105, T S No. 12, Tah Amgao & Dist Gondianer Marico College Gondia 441902 Maharashtra India	Reserve Price: Rs. 990000/- (Nine Lakh Ninety Thousand Only) EMD: Rs. 99000/- (Ninety Thousand Only) Last date of EMD Deposit: 27-09-2024
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 Fir A Wing, Sanket Apt Bhagirthi Nagar 1, Near Geeta Nagar, Akola 444001 Maharashtra India	Reserve Price: Rs. 900000/- (Nine Lakh Only) EMD: Rs. 90000/- (Ninety Thousand Only) Last date of EMD Deposit: 27-09-2024
LAN: LXWAR00116-170023256 Branch: WARDHA Borrower: EKANATH CHINTAMAM DEVDHRE Co-Borrower: MADHURI EKANATH DEODHE	13-12-2017 For Rs: 1285965/- (Rupees Twelve Lac Eighty Five Thousand Nine Hundred Sixty Five Only)	All Piece And Parcel Of Land Of Southern Side Part Of Plot No.8 Dividing East-West Admeasuring 999.38 Sq. Ft I.e 92.88 And House Constructed Thereon Bearing Gram Panchayat House No. , Out Of Diverted Field Survey No.58/1, Situated At Mouza Umri(Meghe) Mouza No.18, Ph.No.20, Which Comes Within Limits Of Gram Panchayat, Umri(Meghe). Pin-442021	Reserve Price: Rs. 900000/- (Nine Lakh Only) EMD: Rs. 90000/- (Ninety Thousand Only) Last date of EMD Deposit: 27-09-2024
LAN: LXAKO00315-160012828 Branch: AKOLA Borrower: NAEEM KHAN NIAZ KHAN Co-Borrower: ARSHIYA NAEEM KHAN	25-10-2018 For Rs: 1964784/- (Rupees Nineteen Lac Sixty Four Thousand Seven Hundred Eighty Four Only)	Nazul Plot No-274 Nazul Sheet No- 39-A Ward No- 34/4 Kasbe Kirana Bazar Dist- Akola 444001 Maharashtra	Reserve Price: Rs. 900000/- (Nine Lakh Only) EMD: Rs. 90000/- (Ninety Thousand Only) Last date of EMD Deposit: 27-09-2024
LAN: LXNAG00315-160021736 Branch: NAGPUR Borrower: PURUSHOTTAM YADEORAO KAMDI Co-Borrower: KALPANA PURUSHOTTAM KAMDI	14-08-2018 For Rs: 1532427/- (Rupees Fifteen Lakh Thirty Three Thousand Four Hundred TwentySeven Only)	All that piece and parcel of land bearing Of Mouza-Chikhali(Khurd), PH No 39, Ward No 20, Kh. No 42/1, Plot No 30, (127.74 sq.mtr) Sheet No 43, City Survey Number No 59, House No 4848/A/30 total admeasuring 1375.00sq.ft, Tahsil and Dist. -Nagpur, Maharashtra, 440027, India.	Reserve Price: Rs. 600000/- (Six Lakh Only) EMD: Rs. 60000/- (Sixty Thousand Only) Last date of EMD Deposit: 27-09-2024
LAN: LXNAG0116-170023569 Branch: NAGPUR Borrower: REKHA BINDUSAR BANSOD Co-Borrower: RAHUL BINDUSAR BANSOD	23-12-2017 For Rs: 369263/- (Rupees Three Lac Sixty Nine Thousand Two Hundred Sixty Three Only)	Plot No. 26 P H 46., Near Ashuka - Masuka Dargah, Kh No 76 , Esasani, Hingana Road, Nagpur Hingna Nagpur Maharashtra 440019	Reserve Price: Rs. 450000/- (Four Lakh Fifty Thousand Only) EMD: Rs. 45000/- (Forty Five Thousand Only) Last date of EMD Deposit: 27-09-2024
LAN: LXBHA00116-170042172 Branch: BHANDARA Borrower: OMPRAKASH DWARKAPRASAD PRAJAPATI Co-Borrower: MAITA OMPRAKASH PRAJAPATI	24-06-2019 For Rs: 757979/- (Rupees Seven Lac Fifty Seven Thousand Nine Hundred Seventy Nine Only)	Plot No 173 ,T.S.No.23, Mouza -Walthi, Near Dist. Mandir, Tal. Mohadi, Dist. Bhandara, Maharashtra - 441905	Reserve Price: Rs. 270000/- (Two Lakh Seventy Thousand Only) EMD: Rs. 27000/- (Twenty Seven Thousand Only) Last date of EMD Deposit: 27-09-2024

Terms and Conditions of E-Auction:

- 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://www.auctionbazaar.com/> for the e-Auction Service Provider, M/s. ARCA EMD 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 bidders may go through the terms & conditions and process on the same portal and may contact to MANISH RAMSINGH PARMAR 9372705231 & MANISH RAMSINGH PARMAR 9372705231, details available in the above mentioned Web Portal and may contact their Centralised Help Desk: + 91 83709 69696, E-mail ID: contact@auctionbazaar.com

SD/-
Authorized Officer
Phoenix ARC Private Limited

Place: MAHARASHTRA
Date: 12.09.2024

TATA CAPITAL HOUSING FINANCE LIMITED
Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013.
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

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) & 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 **28-09-2024** 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 P.M. on the said 28-09-2024. 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 27-09-2024 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 and Branch	Name of Borrower(s) Co-borrower(s) Legal Heir(s)/ Legal Representative/ Guarantor(s)	Amount as per Demand Notice	Reserve Price	Earnest Money	Possession Types
1	9516549 & 10141473 & TCHHF02750 00100089796	MRS. SUJATA MANGESH AMBULKAR MR. MANGESH NARAYANRAO AMBULKAR	Rs. 1179735/- (Rupees Eleven Lakh Seventy Nine Thousand Seven Hundred Thirty Five Only) is due and payable by you under Agreement no. 10141473 and an amount of Rs. 815868/- (Rupees Eight Lakh Fifteen Thousand Eight Hundred Fifty Eight Only) is due and payable by you under Agreement no. TCHHF0275000100089796 and an amount of Rs. 2438922/- (Rupees Twenty Four Lakh Thirty Eight Thousand Nine Hundred Twenty Two Only) is due and payable by you under Agreement no. 9516549 totalling to Rs. 4434525/- (Rupees Forty Four Lakh Thirty Four Thousand Five Hundred Twenty Five Only) ----- 15-12-2022	Rs. 25,00,000/- (Rupees Twenty Five Lakh Only)	Rs. 2,50,000/- (Rupees Two Lakh Fifty Thousand Only)	Physical
2	9415348	MR. NITIN MADHUKAR SAMBHARE MR. MADHUKAR MAROTI SAMBHARE	Rs. 12,08,827/- (Rupees Twelve Lakh Eight Thousand Eight Hundred Twenty Seven Only) ---- 27-10-2021	Rs. 9,75,000/- (Rupees Nine Lakh Seventy Five Thousand Only)	Rs. 97,500/- (Rupees Ninety Seven Thousand Five Hundred Only)	Physical

Description of the Immovable Property: All that piece and parcel of the The undivided 0.880794 percent (46.71 Sq. Mtrs.) share and interest in all that piece and parcel bearing Plot No. 1, containing by admeasurement 5304.08 Sq. Mtrs. Being a portion of the entire land bearing Kh. No. 380/2 of Mouza - Salod (Hirapur) together with the entire R.C.C. superstructure comprising Apartment No. 404 in Wing - B covering a Super Built-up area of 82.218 Sq. Mtrs. And Carpet Area of 46.167 Sq. Mtrs. on the Fourth Floor of a Building constructed thereon and to be known and style as "Takshak City" situated at village - Salod (Hirapur), within the limits of Gram Panchayat Salod (Hirapur) in Tahsil and District - Wardha and bounded as under : On the East : 9.00 Mtrs. Wide Road, On the West : 9.00 Mtrs. Wide Road & Kh. No. 379. On the North : 9.00 Mtrs. Wide Road, On the South : Kh. No. 379. And the said Apartment No. 404 Wing - A is Bounded as under : On the East : Apartment No. 401, On the West : Kh. No. 379. On the North : Apartment No. 403. On the South : C Wing Building.

3) 10570795
MR. NITIN YASHWANT SHENDE
MRS. VAISHALI PRAKASH DONGRE

Rs. 27,25,341/- (Rupees Twenty Seven Lakh Twenty Five Thousand Three Hundred Forty One Only) ----- 19-11-2021

Rs. 35,00,000/- (Rupees Thirty Five Lakh Only)

Rs. 3,50,000/- (Rupees Three Lakh Fifty Thousand Only)

Description of the Immovable Property: All that piece and parcel of land bearing Plot No. 36 admeasuring 123.5810 Square Meter out of Khasra No. 762, Sheet No. 73, City Survey No. 4750, situated at Ward No. 14, Fulmbati Layout, NMC House No. 5736/C/34-35-36-37, Mouza Babulkheda, Tahsil and District Nagpur, bounded as under as per sale deed having dimensions as per layout plan attached herewith as part and parcel of this deed Bounded :- East :- Road North :- Plot No. 35, South :- Plot No. 37.

At the Auction, the public generally is invited to submit their bid(s) personally. The Borrower(s)/Co-Borrower (s) are hereby given last chance to pay the total dues with further interest within 15 days from the date of publication of this notice, failing which the Immovable Property will be sold as per schedule. The E auction will be stopped if, amount due as aforesaid, with interest and costs (including the cost of the sale) are tendered to the Authorised Officer or proof is given to his satisfaction that the amount of such secured debt, interest and costs has been paid before the date of the auction.

No person 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 28-09-2024 between 2.00 PM to 3.00 PM with limited extension of 5 minutes each.

Terms and Condition: 1. The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation. In the event of any dispute arising as to the amount bid, or as to the bidder, the Immovable Property shall at once again be put up to auction subject to the discretion of the Authorised Officer. 2. The Immovable Property shall not be sold below the Reserve Price. 3. Bid Increment Amount will be: Rs. 10,000/- (Rupees Ten Thousand Only) 4. All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the "TATA CAPITAL HOUSING FINANCE LTD." Payable at Branch address. The Demand Drafts will be returned to the unsuccessful bidders after auction. For payment of EMD through NEFT/RTGS/IMPS, kindly contact Authorised Officer. 5. The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be in the discretion of the Authorised Officer to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so. 6. For reasons recorded, it shall be in the discretion of the Authorised Officer to adjourn/discontinue the sale. 7. Inspection of the Immovable Property can be done on 18-09-2024 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 the 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 is a Sunday or other holiday, then on the first office day after the 15th day. 10. In the event of default of any payment within the period mentioned above, the property shall be put to fresh auction/Sale by private treaty. The deposit including EMD shall stand forfeited by TATA CAPITAL HOUSING FINANCE LTD and the defaulting purchaser shall lose all claims to the property. 11. Details of any encumbrances, known to the TATA CAPITAL HOUSING FINANCE LTD, to which the property is liable: as per table above. Claims, if any, which have been put forward to the property and any other known particulars bearing on its nature and value: as per table above. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including statutory liabilities areas of property tax, electricity etc