KOTAK MAHINDRA BANK LIMITED

Registered Office:- 27 BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai-400051.,
Branch Office:- No. 22, ING House, M G Road, Bangalore - 560001.

DEMAND NOTICE

Statutory Notice Under Section 13(2) Of The Securitisation And Reconstruction of Financial Assets And Enforcement of Security Interest Act, 2002.Under Section 13(2) of the Securitisation And Reconstruction of Financial Assets And Enforcement Of Security Interest Act, 2002 read with Rule 3 (1) of the Security Interest (Enforcement) Rules, 2002.The undersigned is the Authorised Officer of Kotak Mahindra Bank Ltd.(KMBL) under Securitisation And Reconstruction of Financial Assets And Enforcement of Security Interest Act, 2002 (the said Act). In exercise of powers conferred under Section 13(12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, the Authorised Officer has issued Demand Notices under section 13(2) of the said Act, calling upon the following Borrower(s) (the "said Borrower(s)"), to repay the amounts mentioned in the respective Demand Notice(s) issued to them that are also given below. In connection with above, Notice is hereby given, once again, to the said Borrower(s)to pay to KMBL, within 60 days from the publication of this Notice, the amounts indicated herein below, together with further interest as detailed in the said Demand Notice(s), from the date(s) mentioned below till the date of payment and/or realization, payable under the loan agreement read with other documents/writings, if any, executed by the said Borrower(s). As security for due repayment of the loan, the following assets have been mortgaged to KMBL by the said Borrower(s) respectively.

Name of Customer (Borrower(s) / Co-Borrower(s) and Guarantor(s)) along Loan Account Nos	Amount of Outstanding as per Demand Notice	Description of the Property Mortgage
Loan Account No. HF18415724 (CRN No. 46455095) **1.Saji Gopinathan Thekkel** Flat 0E, BVL Serene, Aravind Avenue Road AECS Layout, Opp Hyper City, Kundanahalli, Varthur, Bangalore- 560037. **Also at: Saji Gopinathan Thekkel No 403 Elegant Residency 3 A Cross Beml Layout Kundannahalli Bangalore - 560066..... (Borrower), 2.Mrs. Neena Saji. Flat 0E, BVL Serene, Aravind Avenue Road AECS Layout, Opp Hyper City, Kundanahalli, Varthur, Bangalore- 560037 Also at: Mrs. Neena Saji.** No 403 Elegant Residency 3 A Cross Beml Layout Kundannahalli Bangalore - 560066 **... (Co- Borrower / Guarantor), 3. Space Infra Interior Solutions Pvt Ltd Represented by its Director Mr. Saji Gopinathan T**hekkel No.10/1, 6th Cross Victory Layout Viveknagar Post Bangalore- 560 047. **... (Co- Borrower / Guarantor), 4.Space Infra Solutions Pvt Ltd Represented by Its Partner Mr. Saji Gopinathan Thekkel** No.10/1, 6th Cross Victory Layout Viveknagar Post Bangalore- 560 047**, 5. Salahuddin F Pasa** A-203, Tarnnum Bhalekar Wadi Road, Kurla (W) Off LBS Marg Mumbai- 400070**.... (Co- Borrower / Guarantor)**	**NPA DATE 08-09-2024 Demand Notice Date:13-08-2024 Rs.23,25,963.77 Ps** (Rupees Twenty Three Lakh Twenty Five Thousand Nine Hundred Sixty Three and Paisa Seventy Seven Only) **as on 12-09-2024**	All that piece and parcel Flat bearing No.OE in Ground & First Floor, measuring 3885 Sq.Feet super built up area inclusive of garden area containing three Bed rooms, with RCC Roofing , Vitrified Tiles Flooring and Teak Wood frame doors and Windows, together with Three Covered Car Parking space No.2, 17 & 24 including proportionate share in common areas such as Passage Lobbies staircase & Lifts, constructed on the Sy No 39/2 & 3 Aravinda Avenue Road Aecs Layout Off ITPL Road Kundanahalli Varthur Bangalore 560037.

If the said Borrowers shall fail to make payment to KMBL as aforesaid, **KMBL** shall proceed against the above secured assets under Section 13(4) of the Act and the applicable Rules, entirely at the risks of the said Borrowers as to the costs and consequences. The said Borrowers are prohibited under the Act from transferring the aforesaid assets, whether by way of sale, lease or otherwise without the prior written consent of KMBL. Any person who contravenes or abets contravention of the provisions of the said Act or Rules made there under, shall be liable for imprisonment and/or penalty as provided under the Act.

Date: 20-09-2024, Place: Bangalore **Sd/- Authorised Officer, Kotak Mahindra Bank Ltd.**

GRIHUM HOUSING FINANCE LIMITED

(FORMERLY KNOWN AS POONAWALLA HOUSING FINANCE LTD)
Registered Office: 602, 6th Floor, Zero One IT Park, Sr. No. 79/1, Ghorpadi, Mundhwa Road, Pune – 411036

DEMAND NOTICE UNDER SECTION 13(2) OF THE SARFAESI ACT, 2002

You the below mentioned Borrowers/ Co-borrowers /Guarantors have availed Home loans/Loans against Property facility (ies) by mortgaging your Immovable property/ies from Grihum Housing Finance Limited (formerly known as Poonawalla Housing Finance Limited as the name Poonawalla Housing Finance Limited changed to Grihum Housing Finance Limited with effect from 17 Nov 2023 (Previously known as Magma Housing Finance Limited and originally incorporated with name of GE Money Housing Finance Public Unlimited Company) herein after referred as Secured Creditor" . You defaulted in repayment and therefore, your loan/s was classified as Non-Performing Assets. A Demand Notice under Section 13(2) of Securitisation and Reconstruction of Financial Asset and Enforcement of Security Interest Act 2002 for the recovery of the outstanding dues sent on last known addresses however the same have returned un-served. Hence the contents of which are being published herewith as per Section 13(2) of the Act read with Rule 3(1) of The Security Interest (Enforcement) Rules, 2002 as and by way of Alternate Service upon you.
Details of the Borrowers, Co-borrowers, Guarantors, Securities, Outstanding Dues, Demand Notice sent under Section 13(2) and Amount claimed there under are given as under

Sr. No.	Name of the Borrower, Co-Borrower, Guarantor and Loan Amount	DETAILS OF THE SECURED ASSET	Demand Notice Date Amount Due in Rs.
1.	**NAVIN SHIVLAL KHETANI, HARSHA NAVIN KHETANI Loan Amount: Rs.7700000/- Loan No: HL0027GBGL00000607**	All That Piece And Parcel Of The Property Bearing Buglow No. 14 Area Admg. 3766 Sq. Ft. I.E. 350 Sq. Mts. Of 1) Mr. Navin Shivlal Khetani & 2) Mrs. Harsha M. Khetani Situated At 'palm Spring' Society Opp. Chandan Cinema Of Village: Juhu, Tal: Andheri.	**08/09/2024** **Rs. 4525639/-** (Rupees FourtyFive Lakh TwentyFive Thousand Six Hundred ThirtyNine Only) together with further interest @ 12.93979% p.a till repayment.
2.	**CHETAN J KADAV, SHREYA CHETAN KADAV Loan Amount: Rs.1742000/- Loan No: HM0491H17100102**	All That Piece And Parcel Of The Flat No. 309 And Flat 310, On 3rd Floor, Total Admeasuring 50.92 Square Meters Carpet Area, In The A Wing Of Building Known As 'royal Park' To Be Constructed On Gat No. 82/8 Lying Being And Situated At Village Kudsavare Shelar, Taluka Ambernath And District Thane Within The Limits Of Group Grampanchayat Dhavle-Kudsavare. Particularly Mentioned In Sale Deed Executed And Boundaries As Follows:- On Or Toward East: On Or Towards West: On Or Towards South: On Or Towards North: Admcasuring Arca Of House : 50.92 Square Meters Carpet Area.	**08/09/2024** **Rs. 1941039/-** (Rupees Nineteen Lakh FourtyOne Thousand ThirtyNine Only) together with further interest @ 13.5% p.a till repayment.
3.	**CHANDAN SINGH RATHOR, HAKAM KUNWVAR C S RATHOR, VARSHA MOBILES Loan Amount: Rs.3500000/- Loan No: HM0458H17100303**	All That Piece & Parcel Of Shop No. 2. Admeasuring 450 Sq. Ft, On Ground Floor, In The Rcc Building Situated On Plot Of Land Bearing Survey No. 304. Hissa No. 1, 2, & 3 Admeasuring About 860 Sq. Mtrs. Equivalent To 1028 Sq. Yards, Situated At Village Kalher, Within The Limits Of Grampanchayat Kalher, Sub Registration District And Taluka Bhiwadi, Dist. Thane. (Herein After Referred To As Said Property.)Particularly Mentioned In Sale Deed Executed.	**08/09/2024** **Rs. 3279819/-** (Rupees ThirtyTwo Lakh SeventyNine Thousand Eight Hundred Nineteen Only) together with further interest @ 15% p.a till repayment.
4.	**KALPANA RAMESHKUMAR ZALA, RAMESH RAMJIBHAI ZALA Loan Amount: Rs.2475000/- Loan No: HM0235H17100076**	All That Piece And Parcel Of The Flat No.504, On The 5th Floor, Wing-B, Adm.-66.10 Sq. Mtrs. (Built Up), In The Building Known As "Jay Heritage", On The Land Bearing S. No. 37, H. No. 1, Plot No. 16 & 17, At Village-Sopara, Nallasopara (West), Tal.-Vasai, Dist.-Palghar. **And Boundaries Of The Plot** East- West- North- South.	**08/09/2024** **Rs. 2753942/-** (Rupees TwentySeven Lakh FiftyThree Thousand Nine Hundred FourtyTwo Only) together with further interest @ 14% p.a till repayment.
5.	**RAJASHEKAR KANAPPA AMIN, ANITA RAJSHEKAR AMIN Loan Amount: Rs.2295000/- Loan No: HM0458H18100090**	All That Piece And Parcel Of The Flat No. 306, Admeasuring 26.650 Sq. Mtrs., Total Carpet Area, On 3rd Floor, B Wing, In The Complex Known As Shushti Prarrnbh, Constructed .On ~No.Lh.No.5/3/3, Total Admeasuring 0 H, 29 R, 0 P P.K. Oh-Q4r-Qp,Lyil1g And Being Situated At Village _ Belavali, Taluka - Ambernath, District - Thane Within The Limits Of Kalyan Dombivli Municipal-Corporation. (Said Property) And Bounded By. Particularly Mentioned In Sale Deed Executed.	**08/09/2024** **Rs. 2266337/-** (Rupees TwentyTwo Lakh SixtySix Thousand Three Hundred ThirtySeven Only) together with further interest @ 14% p.a till repayment.
6.	**SHOBHA VILAS DESHMUKH, SONALI RAJENDRA CHOUHAN Loan Amount: Rs.590000/- Loan No: HL0235H18100036**	All That Premises Of Flat No. 004, Admeasuring Area 230 Sq. Ft. (Built Up) On Ground Floor, In The Building No. 2, A Wing, Situated In "Swami Complex, B- Phase" Constructed On Property Bearing Survey No. 99, Hissa No. 2(B), Lying, Being And Situate At Village Purne, Tal- Bhiwandi, Dist-Thane Within The Local Limits Of Grampanchayat Purne, Within The Registration District Thane, Sub- Registration District Bhiwandi (Hereinafter For The Sake Of Brevity Called And Referred To As The "Said Property"). And **Boundaries Of The Plot** East- Na, West-Na, North-Na, South-Na	**08/09/2024** **Rs. 649210/-** (Rupees Six Lakh FourtyNine Thousand Two Hundred Ten Only) together with further interest @ 17% p.a till repayment.
7.	**SANKET MANOHAR KADAM, MANISHA MANOHAR KADAM Loan Amount:Rs.1429000/- Loan No: HM0491H18100201**	All That Piece And Parcel Of The Flat No. 603, On The 6th Floor, In 'h' Wing, Adm.-29.73 Sq. Mtrs. (Built-Up), In The Building Known As "Aastha Sahvas", Constructed On The Land Bearing S. No. 242, H. No. 1, At Village-Achole, Nallasopara (East), Tal-Vasai, Dist.-Palghar. Particularly Mentioned In Sale Deed Executed. And Boundaries Of The Plot. East-. West-. North-. South-.	**08/09/2024** **Rs. 1298779/-** (Rupees Twelve Lakh NinetyEight Thousand Seven Hundred SeventyNine Only) together with further interest @ 13.5% p.a till repayment.
8.	**ARVIND VIJAYPRASAD GUPTA, RITA DEVI VIJAYPRASAD GUPTA, SONI PREMCHAND GUPTA, VIJAY DEVIPRASAD GUPTA Loan Amount: Rs.2000000/- Loan No: HL0542H19100012**	All That Piece And Parcel Of The Flat No. 303, Situated On The 3rd Floor, Admeasuring Area About 360 Sq. Ft Carpet, In Building Known As "Om Sai Complex" Constructed On Plot Of Land Bearing Gat No. 85/86/96/1/14, Lying, Being And Situated At Village: Akurli, Taluka: Panvel, District: Raigad, Within The District Division Of Raigad & Sub-Registrar Of Panvel. Particularly Mentioned In Sale Deed Executed.	**08/09/2024** **Rs. 1867334/-** (Rupees Eighteen Lakh SixtySeven Thousand Three Hundred ThirtyFour Only) together with further interest @ 14.5% p.a till repayment.
9.	**ABHIJEET MAHESH RANE, NIKITA BHASKAR POOJARY, SHANU MAHESH RANE, SANKET SANTOBA NAIK Loan Amount: Rs.1571400/- Loan No: HF0491H21100032**	All That Piece And Parcel Of The Flat No. 101, On The First Floor,Admeasuring 700 Sq. Ft. Built Up Area, In The Building Known As "Amrapali Apartment", Constructed On Land Admeasuring 5 Guntha Alongwith Maan Grampanchayat House No. 712/B, Total Admeasuring 23.23 Sq. Mtrs., Lying Being& Situated At Village Maan, Taluka & Dist Palghar. And Boundaries Of The Plot: Not Mentioned In The Documents. East-Na West-Na North-Na South-Na.	**08/09/2024** **Rs. 1996784/-** (Rupees Nineteen Lakh NinetySix Thousand Seven Hundred EightyFour Only) together with further interest @ 13.5% p.a till repayment.
10	**BAIJNATH GUPTA, URMKLA BAIJNATH GUPTA Loan Amount: Rs.1330000/- Loan No: HL0049110000005011633**	All That Piece And Parcel Of The Flat No. 104, On 1st Floor, B Wing, Area Admeasuring 430 Sq. Ft. Carpet Area, Type B, Building Known As " Shree Samarth Apartment", Bearing Gut No. 102 Area Adm 0-13-0hr & 103/2 Area Adm. 0-24-0hr, Lying Being And Situate At Village Salwad Taluka- District-Palghar. Particularly Mentioned In Sale Deed Executed.	**08/09/2024** **Rs. 1405289/-** (Rupees Fourteen Lakh Five Thousand Two Hundred EightyNine Only) together with further interest @ 13% p.a till repayment.
11	**RAVI ASHOK BAGHEL, SHASHI KANTA Loan Amount: Rs.2400000/- Loan No: HL0056910000005017731**	All That Piece And Parcel Of The Flat No.301, 3 Floor In C Wing, Admeasuring 357.00 Sq.Ft.(Carpet), In The Society Known As "Rashmi's Pink City-"Constructed On All That Piece And Parcels Of Na Land Bearing Old Survey No. 276 New Survey No. 301 Hissa No. 1.2.3.4.5.6 Old Survey No. 277 New Survey No. 302 Hissa No. 1, And 2a, Old Survey No. 278. New Survey No. 305 Hissa No. 2,4,5,6 Lying Being Situated At Village-Juchandra Taluka Vasai, & District Palghar (Hereinafter Referred As "Flat") Particularly Mentioned In Sale Deed Executed. **And Boundaries Of The Plot** East-Na West-Na North-Na South-Na.	**08/09/2024** **Rs. 2536452/-** (Rupees TwentyFive Lakh ThirtySix Thousand Four Hundred FiftyTwo Only) together with further interest @ 13.25% p.a till repayment.
12	**YOGESH BABU SHARMA, NIRMALA YOGESH SHARMA Loan Amount: Rs.2520000/- Loan No: HL0057710000005021575**	All That Premises Of Flat No 302, Area Adm. 33.17 Sq. Mtrs (Carpet) On 03rd Floor, In The Building Known As "Ganesh Krupa", Constructed On Bearing Plot No. 37, Sector - 3 Lying, Being And Situate At Village Ulwe, Tal. Panvel, District Raigad (Hereinafter For The Sake Of Brevity Called And Referred To As The "Said Property"). Particularly Mentioned In Sale Deed Executed. Boundaries Of The Plot **East-** 9.00 Mtr. Wide Road **West-** Plot No. 40 **North-** Plot No. 38. **South-** Plot No. 36.	**08/09/2024** **Rs. 2643312/-** (Rupees TwentySix Lakh FourtyThree Thousand Three Hundred Twelve Only) together with further interest @ 12% p.a till repayment.
13	**AMIR SADHU KHAN, NAZMA, GOLU Loan Amount: Rs.1183460/- Loan No: HL0049110000005035090**	All That Piece & Parcel The Flat No. 104, First Floor, A Wing, Admeasuring Area 390 Sq Ft (Built Up Area) In The Building Known As "Akshay Apartment", Constructed On Grampanchyat House No. 801, 802 & 880 In Gaothan Land Admeasuring 11.25 Guntha , Lying Being And Situated At Village-Maan, Boisar Tal & Dist. Palghar. Particularly Mentioned In Sale Deed Executed.	**08/09/2024** **Rs. 1247307/-** (Rupees Twelve Lakh FourtySeven Thousand Three Hundred Seven Only) together with further interest @ 13% p.a till repayment.
14	**SHRIKANT DATTU SHELAR, VAIBHAVI SHANTARAM KEDARE, SANGITA DATTU SHELAR Loan Amount: Rs.1600000/- Loan No: HL0023510000005037101**	All That Piece And Parcel Of The Flat No. 308 Admeasuring Area 550 Sq. Ft (Built Up Area), On 03rd Floor, In The Building Known Known As "Shripat Palace", Of The Society Known As "Shripat Palace Chsl", Malang Road, Namdev Sadan/ 50-50 Dhaba, Ambernath, Thane 421306, Constructed On Land Bearing Survey No. 21, Hissa No. 4, Situated At Village Adivali-Dhokali, Taluka Ambernath & District Thane. Particularly Mentioned In Sale Deed Executed. **And Boundaries Of The Property East-** Survey No. Na **West-** Survey No. Na **North-** Survey No. Na **South-** Survey No. Na	**08/09/2024** **Rs. 1682006/-** (Rupees Sixteen Lakh EightyTwo Thousand Six Only) together with further interest @ 11.5% p.a till repayment.
15	**MANOHAR GANESH KULKARNI, SWATI SHRINIWAS DESHPANDEY Loan Amount:Rs.2185000/- Loan No: HL0023510000005035819**	All That Piece And Parcel Of The Flat No. 301 On 3rd Floor, Area Admeasuring 424 Sq. Ft. Carpet Area, In The Building No. 4-D Known As "Shubh Vastu", Constructed On The Land Bearing N. A. Plot No. 5, Gut No. 122 To 128, 131,134, 140, 143/A, 143/B, 144, 146/A, 146/B, 147 Laying Being Situated At Village – Khativali, Taluka – Shapur, District - Thane. And Registration Sub District Of Thane. And Boundaries Of The Plot: East : Na, West : Na, North : Na, South : Na.	**08/09/2024** **Rs. 2286575/-** (Rupees TwentyTwo Lakh EightySix Thousand Five Hundred SeventyFive Only) together with further interest @ 11.5% p.a till repayment.
16	**SHUBHRA RAJESH POWALE, RAJESH DILIP POWALE Loan Amount: Rs.2800000/- Loan No: HL0055210000005035068**	All That Premises Of Flat No. 203, Admeasuring 531 Sq. Ft., Carpet Area, On The 2nd Floor. In Building No. 6-T, In The Housing Project Known As "Shubh Vastu" Constructed On Plot No. 6 Of Survey Nos. 122, 123, 124, 125, 126, 127,128, 131, 134, 140, 143/A, 143/B, 144, 146/A. 146/B & 147, Situated At Village Khativali, Taluka Shahapur And District Thane, (Hereinafter For The Sake Of Brevity Called And Referred To As The "Said Property"). Particularly Mentioned In Sale Deed Executed.	**08/09/2024** **Rs. 2950163/-** (Rupees TwentyNine Lakh Fifty Thousand One Hundred SixtyThree Only) together with further interest @ 12.5% p.a till repayment.
17	**FIROZ MOHAMMAD SHAIKH, NASIMBANO FIROZ SHAIKH Loan Amount: Rs.2679000/- Loan No: HL0023510000005034978**	All That Piece And Parcels Of The Flat No. 403, On The 4th Floor, Adm. 531.00 Sq. Ft. Carpet Area, In The Building No. 6-U, In The Housing Project To Known As "Shubh Vastu", Constructed On All That Piece Or Parcel Of Land Bearing Plot No. 6, Survey/Gut No. 122, 123, 124, 125, 126, 127, 128, 131, 134, 140, 143a, 143b, 144, 146a, 146b, 147, Situated, Lying & Being At Village Khativali, Taluka Shahapur, District Thane & Within The Limits Of Grampanchayat Khativali And Also Within Registration District Thane, Sub-Registration District Shahapur – 421 601.	**08/09/2024** **Rs. 2819190/-** (Rupees TwentyEight Lakh Nineteen Thousand One Hundred Ninety Only) together with further interest @ 12.5% p.a till repayment.

You the Borrower/s and Co-Borrower/s/Guarantors are therefore called upon to make payment of the above-mentioned demanded amount with further interest as mentioned hereinabove in full within 60 Days of this Notice failing which the undersigned shall be constrained to take action under the act to enforce the above mentioned security/ies. Please Note that as per Section 13(13) of The Said Act, You are in the meanwhile, restrained from transferring the above-referred securities by way of sale, lease or otherwise without our consent.

Place: Mumbai **Sd/- Authorised Officer**
Date: 20.09.2024 **Grihum Housing Finance Limited,**
(Formerly known as Poonawalla Housing Finance Limited)

CAPRI GLOBAL HOUSING FINANCE LIMITED

Registered & Corporate Office 502, Tower-A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai-400013
Circle Office Address - 9B, 2nd Floor, Pusa Road, New Delhi – 110060

DEMAND NOTICE

Under Section 13(2) of the Securitisation And Reconstruction of Financial Assets And Enforcement Of Security Interest Act, 2002 read with Rule 3 (1) of the Security Interest (Enforcement) Rules, 2002. The undersigned is the Authorised Officer of Capri Global Housing Finance Limited .(CGHFL) under Securitisation And Reconstruction Of Financial Assets And Enforcement of Security Interest Act, 2002 (the said Act). In exercise of powers conferred under Section 13(12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, the Authorised Officer has issued Demand Notices under section 13(2) of the said Act, calling upon the following Borrower(s) (the "said Borrower(s)"), to repay the amounts mentioned in the respective Demand Notice(s) issued to them that are also given below. In connection with above, Notice is hereby given, once again, to the said Borrower(s) to pay to CGHFL, within 60 days from the publication of this Notice, the amounts indicated herein below, together with further applicable interest from the date(s) mentioned below till the date of payment and/or realization, payable under the loan agreement read with other documents/writings, if any, executed by the said Borrower(s). As security for due repayment of the loan, the following assets have been mortgaged to CGHFL by the said Borrower(s) respectively.

S. N.	Name of the Borrower(s)/ Guarantor(s)	Demand Notice Date and Amount	Description of secured asset (immovable property)
1.	**(Loan Account No. LNHLKAL000040387 (Old) 50300000784965 (New) (Kalyan Branch) Rajesh Jogendra Palei (Borrower) Mrs. Sujata Amreshwar Pradhan (Co-Borrower)**	**10-Sep-24 Rs. 2721988**	All that piece and parcel of Property being a Flat No. 308, 3rd Floor, area adm. 435 Sq. Ft. equivalent to 40.42 Sq. Mts. situated at Grampanchayat Khaler, in Building No. 3 as Shravani Residency, constructed on plot of Land bearing Survey No. 105 Paiki, situated at revenue Village Kalher, Taluka Bhiwandi, District Thane, within the limits of Kalher Grampanchayat in the area of Sub-Registration District & Taluka Bhiwandi, Thane, Maharashtra-421302
2.	**(Loan Account No. LNHLAHR000029559 (Old) 50300000611646 (New) (Ahmednagar Branch) Mahesh Ashok Bhosale (Borrower) Mrs. Sarika Mahesh Bhosale (Co-Borrower)**	**11-Sep-24 Rs. 1055771**	All that piece and parcel of Property having land and building being a Residential building "Bhosale Nivas" on Plot bearing City Survey No. 670, land area measuring 104.60 Sq. Mts., situated at Grampanchayat Milkat No. 535, Tuljapur Peth, Village Tisgoan, Taluka Pathardi, District Ahmednagar, Maharashtra – 414106. Bounded As: East By – Janardhan Pandu Bavale West By –Road North By – Sitaram & Laxman Yadav Bavale South By – Road

If the said Borrowers shall fail to make payment to CGHFL as aforesaid, CGHFL shall proceed against the above secured assets under Section 13(4) of the Act and the applicable Rules, entirely at the risks of the said Borrowers as to the costs and consequences. The said Borrowers are prohibited under the Act from transferring the aforesaid assets, whether by way of sale, leaseor otherwise without the prior written consent of CGHFL. Any person who contravenes or abets contravention of the provisions of the said Actor Rules made the reunder, shallbe liable for imprisonment and/or penalty as provided under the Act.

Place : Thane, Ahmednagar **Date** : 20/09/2024 **Sd/- (Authorised Officer), For Capri Global Housing Finance Limited (CGHFL)**

E-AUCTION SALE NOTICE

EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED

CIN: U67100MH2007PLC174759
Retail Central & Regd. Office: Edelweiss House, Off CST Road, Kalina, Mumbai 400098

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE SECURED ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISO TO RULE 8 (6) & 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("RULES")

The financial facilities of Assignor mentioned herein (hereinafter referred to as ("Assignor/Original Lender") have been assigned to **Edelweiss Asset Reconstruction Company Limited** acting in its capacity as trustee of various trusts mentioned clearly in column provided. Pursuant to the said assignment, EARC stepped into the shoes of the Assignor and exercises its rights as the secured creditor. That EARC, in its capacity as secured creditor, had taken possession of the below mentioned immovable secured assets under 13(4) of SARFAESI Act and Rules there under.
Notice of **15** days is hereby given to the public in general and in particular to the Borrower, Co-Borrower and Guarantor (s) that the below described immovable secured assets mortgaged in favor of the Secured Creditor, the physical possession of which has been taken by the Authorised Officer (AO) of Secured Creditor, will be sold on **"As is where is", "As is what is", and "Whatever there is"** basis, for recovery of the amounts mentioned herein below due to EARC together with further interest and other expenses/costs thereon deducted for any money received by EARC from Borrower, Co-Borrower and Guarantor. The Reserve Price and the Earnest Money Deposit are mentioned below for each property.

DETAILS OF SECURED ASSET PUT FOR AUCTION:

Sl. No	Loan Account No/Selling Institution	Name Of Borrower / Co-Borrower / Guarantor	Trust Name	Name Of Bank & Branch, Account Number & IFSC Code	Total Outstanding Dues INR as on 19-09-2024	Reserve Price (In Rs)	Earnest Money Deposit (Emd) In Rs	Date & Time Of Auction	Type of Possession
1.	865841	1. Nikhil Deepak Raulkar (Borrower) 2. Deepak Datatraya Raulkar (co borrower)	EARC TRUST SC 371	Trust AC - [000405118304] Bank -ICICI BANK IFSC ICIC0000004	Rs. 16,81,260.81	Rs. 6,00,000/-	Rs. 60,000/-	08.10.2024 2.30pm	Physical
	PROPERTY DESCRIPTION: All The Piece And Parcel Of Block No.011, Ground Floor, Wing B, Studio Apartment, Has A Carpet Area Of 335.19sq.Ft Situated At Sy.No.54 Hissa No.5a(1) & 5 B Bhimashankar Hills, Mouje, Tadwadi, Post Tukadi, Tal: Karjat, Dist Raigadh State : Maharashtra.								
2.	1176623 /DHFL	1. Balaram Mahadev Shigvan (Borrower) 2. Arvind Mahadev Shigvan (co borrower)	EARC TRUST SC 371	Trust AC - [000405118304] Bank -ICICI BANK IFSC ICIC0000004	Rs. 35,04,939.19	Rs. 8,50,000/-	Rs. 85,000/-	08.10.2024 3.00pm	Physical
	PROPERTY DESCRIPTION: All that piece & parcel Of Flat No. 01, Wing-A, admeasuring 370 sq.ft. (Super Built up area) i.e., 34.38Sq. Mtrs (Super Built up area) on the Ground Floor, in the building no. 10 known as "SIDDHIVINAYAK APARTMENT" on land bearing Survey No. 175, Hissa No. 5 admeasuring 0-46-5 assessed at Rs. 9.94 Paise and Survey No. 175, Hissa No.6 admeasuring 0-13-9 assessed at Rs. 3.44 Paise lying being and situated at Village Virar, Taluka- Vasai, Dist- Palghar, within the Area of Sub-Registrar at Vasai II. More particularly described in Sale Deed NO.5634/2015.								

Important Information regarding Auction Process:

1	All Demand Drafts (DD) shall be drawn in favor of Trust name as mentioned above and payable at Mumbai.	
2	Last Date of Submission of EMD	Received 1 day prior to the date of auction
3	Place for Submission of Bids	1st Floor, Edelweiss House, off CST Road, Kalina, Mumbai-400098
4	Place of Auction (Web Site for Auction)	E-Auction **(https://auction.edelweissarc.in)**
5	Contact Person with Phone No.	**Customer care: 1800 266 6540**
6	Date & Time of Inspection of the Property	As per prior appointment

For detailed terms and conditions of the sale, please refer to the link provided in EARC's website i.e. **https://auction.edelweissarc.in**

Place: MUMBAI **Sd/- Authorized Officer**
Date: 19.09.2024 **For Edelweiss Asset Reconstruction Company Limited**

Edelweiss Asset Reconstruction

TATA CAPITAL HOUSING FINANCE LTD.

Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai – 400013.
Branch Address: TATA CAPITAL HOUSING FINANCE LIMITED, Lodha I-Think Techno Campus, Building "A" 4th Floor, Off Pokhran Road No.2, Behind TCS, Thane (W) 400 607.

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 **07-10-2024** 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 **07-10-2024**. 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 **05-10-2024** till 5.00 PM at Branch address 'TATA CAPITAL HOUSING FINANCE LIMITED, Lodha I-Think Techno Campus, Building "A" 4th Floor, Off Pokhran Road No.2, Behind TCS, Thane (W) 400 607..
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	TCHHL063 6000100107605 & TCHIN063 6000100108834	MR. RAMESHCHAND HARISH VISHWAKARMA, MRS. REENA RAMESHCHAND VISHWAKARMA	Rs. 3068262/- (Rupees Thirty Lakh Sixty Eight Thousand Two Hundred Sixty Two Only) is due and payable by you under loan account No TCHHL0636000100107605 and an amount of Rs. 226250/- (Rupees Two Lakh Twenty Six Thousand Two Hundred Fifty Only) is due and payable by you under loan account No TCHIN0636000100108834 totaling to Rs. 3294512/- (Rupees Thirty Two Lakh Ninety Four Thousand Five Hundred Twelve Only) ---------- 11-08-2023	Rs. 31,60,000/- (Rupees Thirty One Lakh Sixty Thousand Only)	Rs. 3,16,000/- (Rupees Three Lakh Sixteen Thousand Only)	Physical

Description of the Immovable Property: Apartment being Flat/Unit No. 603, having carpet area of 34.63 Sq. Mtrs., on the 6th Floor, B-Wing, in the Building known as "Jai Guruji Tower", Village Gauripada, Taluka Kalyan, District Thane, Within the Local Limits of Kalyan Dombivali Municipal Corporation and Sub Registrar of Kalyan.

At the Auction, the public generally is invited to submit their bid(s) personally. The Borrower(s)/Co-Borrower (s) are hereby given last chance to pay the total dues with further interest within 15 days from the date of publication of this notice, failing which the Immovable Property will be sold as per schedule. The E auction will be stopped if, amount due as aforesaid, with interest and costs (including the cost of the sale) are tendered to the Authorised Officer or proof is given to his satisfaction that the amount of such secured debt, interest and costs has been paid before the date of the auction.
No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the Immovable Property sold.
The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions: NOTE: The E-auction of the properties will take place through portal **http://bankauctions.in/ on 07-10-2024 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 **25-09-2024 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 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