

**BRIHANMUMBAI
MAHANAGARPALIKA**

DyCE/BC/226/SR/W.S. dated 10.09.2024

E-Tender Notice


Tender Document No.	2024_MCGM_1083193
Name of Organisation	Brihanmumbai Municipal Corporation
Subject	Proposed work of Transportation and Commercial Hub on CTS No. 3088A/1, 3092A/2, 3092A/3, 3091A, 3089/1, 3090, 3112A,3112B, 3113C, 3113B and 3113A of village Dahisar at Dahisar (East), Western Express Highway, Octroi Naka at R/North Ward.
Security Fee	₹ 27,500/- + 18% GST.
Cost of E-Tender (Estimated Cost)	₹ 14,81,22,15,346/-
Bid Security Deposit/EMD	₹ 14,81,22,153/-
Date of issue and sale of tender (start date)	12.09.2024 From 11.00 a.m.
Date of Pre-bid meeting	19.09.2024 at 11.00 a.m.
Pre-Bid Meeting Venue	Office of : AMC (City) 2nd Floor, BMC Head Office, Mahanagarpalika Marg, Mumbai-400 001.
Last date & time for sale of tender	03.10.2024 Up to 12.00 p.m.
Submission of Packet A, B & Packet C (Online) & receipt of bid security deposit	03.10.2024 Up to 04.00 p.m.
Opening of Packet A	04.10.2024 Up to 04.00 p.m.
Opening of Packet B	04.10.2024 Up to 04.00 p.m.
Opening of Packet C	14.10.2024 Up to 03.00 p.m.
Address for Communication	Office of : Dy.C.E.(BC)WS, 3rd Floor, Municipal Bldg., Gundavali, Andheri (E), Mumbai-400 069.
Contact No.	Shri. Pritam Satardekar, Executive Engineer (B.C.) W.S. Office No. : 022-26848209 Mobile No. : 9820142704 e-mail : dycebcctcity.ce@mcgm.gov.in, ee01ws.bc@mcgm.gov.in, hc01bc.ws@BMC.gov.in; hcbcws.exp@yahoo.com
Venue for opening of bid	Online in the office of Dy.C.E.(BC)WS.

This E-tender is available on the web site <http://mahatenders.gov.in> under the link "Information about DSC". Change in the date of submission, date of opening packets etc. as mentioned in the header data if any will be published on displayed on the <http://mahatenders.gov.in>. The BMC reserves the rights to accept any of the application or reject any or all the application received for above subject without assigning any reason thereof.

PRO/1244/ADV/2024-25

Let's together and make Mumbai Malaria free.

Sd/-
Dy. City Engineer,
(Building Construction) W.S.



**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, Kandi Tower, C Wing, Jaina Road, Aurangabad - 431001

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 **28-09-2024** on "As is where is" and "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, Kandi Tower, C Wing, Jaina Road, Aurangabad - 431001.
The sale of the Secured Asset/ Immoveable 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)/ Representative/ Guarantor(s)	Amount as per Demand Notice	Reserve Price	Earnest Money	Possession Types
1	9599457 (Restructure Account - TCHHL 02810001 00073737) & 9638954 & 10506810	MR. SURESH PALWE MRS. PRAMILA SURESH PALWE	Rs. 388649/- (Rupees Three Lakh Eighty Eight Thousand Six Hundred Forty Nine Only) is due and payable by you under Agreement no. 9638954 and an amount of Rs. 1057812/- (Rupees Ten Lakh Fifty Seven Thousand Eight Hundred Twelve Only) is due and payable by you under Agreement no. 9599457 (Restructure Account - TCHHL0281000100073737) an amount of Rs. 353381/- (Rupees Three Lakh Fifty Three Thousand Three Hundred Eighty One Only) is due and payable by you under Agreement no. 10506810 totalling to Rs. 1799842/- (Rupees Seventeen Lakh Ninety Nine Thousand Eight Hundred Forty Two Only)10-12-2021	Rs.14,70,000/- (Rupees Fourteen Lakh Seventy Thousand Only)	Rs. 1,47,000/- (Rupees One Lakh Forty Seven Thousand Only)	Physical
2	9681116	SHIVRAJ MAHADEO JADHAV. PRIYANKA SHIVRAJ JADHAV	Rs. 15,53,984/- ----- 26-10-2017	Rs.13,00,000/- (Rupees Thirteen Lakh Only)	Rs.1,30,000/- (Rupees One Lakh Thirty Thousand Only)	Physical
Description of the Immoveable Property: All that piece and parcel of the property bearing Flat No. 04, admeasuring Carpet area 36.12 Sq. Mtr. & Built up area 33.74 Sq. Mtr. On 1ST Floor, Wing – 4, Building No. B, 'Sara Venkatesh' condominium, Gut No. 52/1, Situated at Wadgaon –Kohati, Aurangabad, Bounded :- East:- Side Marginal Space West:- Flat No. 01, Wing – 4, North :- Flat No. 03, Wing – 4, South :- Side Marginal Space.						
Description of the Immoveable Property: All that piece and parcel of the Schedule – A All that piece and parcel of open land admeasuring 89 R or 8981.542 sq. mtrs., situated at Gat No. 140, village Tisgaon, Taluka & District Aurangabad, boundaries of which are as under : On or towards East : 20.00 feet wide road, On or towards West : Land acquired by CIDCO in same Gat, On or towards North : Land of Kacharu Ranuji Pradhan, On or towards South : Land of Padmabai Janardhan Pradhan. Schedule – B Flat No. A3/A-2, admeasuring 40.15 sq. mtrs., built-up area & admeasuring 57.72 sq. mtrs., saleable area plus other proportionate area of common space, balconies, lobbies, stair case, ducts, boxes, terraces individual if any etc. on still Ground Floor, of 'A-Type' Apartment building, situated in condominium known as SAKSHI NAGARI, constructed on aforesaid land situated at Gat No. 140. Village Tisgaon, Taluka & District Aurangabad boundaries of which are as under, On or towards East : Flat No. A3/B-1, On or towards West : Flat No. A3/A-1, On or towards South : Society Garden, On or towards North : Society Road.						
3	TCHHL06 52000100 076530 & TCHIN06 52000100 78032	MR. NITIN MURLIDHAR RANA MRS. SAPANA NITIN RANA	Rs. 599177/- (Rupees Five Lakh Ninety Nine Thousand One Hundred Seventy Seven Only) is due and payable by you under Agreement no. TCHHL0652000100076530 and an amount of Rs. 50018/- (Rupees Fifty Thousand Eighteen Only) is due and payable by you under Agreement no. TCHIN0652000100078032 totalling to Rs. 649195/- (Rupees Six Lakh Forty Nine Thousand One Hundred Ninety Five Only)13-12-2022	Rs. 6,00,000/- (Rupees Six Lakh Only)	Rs. 60,000/- (Rupees Sixty Thousand Only)	Physical
Description of the Immoveable Property: All that piece and parcel of Flat No. 404 admeasuring 19.50 Sq. Mtr. situated on 4th Floor of Building named as 'Shantai Residency' constructed on West side Portion adm. 114.73 Sq. Mtr. out of CTS No. 8903/A/1/7 adm. 299.25 Sq. Mtr. having old Plot No. 7 out of Survey No. 342/2/A/1 situated at Jalgaon, Tal. & Dist. Jalgaon.						

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 Immoveable 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 Immoveable 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 Immoveable Property shall at once again be put up to auction subject to the discretion of the Authorised Officer. 2. The Immoveable Property shall not be sold below the Reserve Price. 3. Bid Increment Amount will be: Rs. 10,000/- (Rupees Ten Thousand Only) 4. All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the "TATA CAPITAL HOUSING FINANCE LTD." Payable at Branch address. The Demand Drafts will be returned to the unsuccessful bidders after auction. For payment of EMD through NEFT/RTGS/IMPS, kindly contact Authorised Officer. 5. The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be in the discretion of the Authorised Officer to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so. 6. For reasons recorded, it shall be in the discretion of the Authorised Officer to adjourn/discontinue the sale. 7. Inspection of the Immoveable Property can be done on 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 case the initial deposit is made as above, the balance amount of the purchase money payable shall be paid by the purchaser to the Authorised Officer on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day, or if the 15th day be a Sunday or other holiday, then on the first office day after the 15th day. 10. In the event of default of any payment within the period mentioned above, the property shall be put to fresh auction/Sale by private treaty. The deposit including EMD shall stand forfeited by TATA CAPITAL HOUSING FINANCE LTD and the defaulting purchaser shall lose all claims to the property. 11. Details of any encumbrances, known to the TATA CAPITAL HOUSING FINANCE LTD, to which the property is liable: as per table above. 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 aereas of property tax, electricity etc. 12. For any other details or for procedure online training on e-auction the prospective bidders may contact the Service Provider, M/s. 4Closure, Block No.605 A, 6th Floor, Maitrivanam Commercial Complex, Amerepet, Hyderabad – 500038 through its coordinators Kamataka & Goa, Mob. No.8142000089, srinivas@bankauctions.in & Telangana & AP Mob No. 8142000064, prakash@bankauctions.in & Odisha, West Bengal, Chhattisgarh, NE states Mob No. 8142000030, pradhan@bankauctions.in & Tamil Nadu & Kerala Mob. No.8142000735, dinesh@bankauctions.in & Delhi, NCR, Punjab, Gujarat, Haryana & North states Mob No. 9515160064, prakash@bankauctions.ind & Maharashtra, Gujarat & Madhya Pradesh Mob No. 8142000725, Anjit@bankauctions.in and Email : info@bankauctions.in or Manish Bansal, Email id Manish.Bansal@tatacapital.com Authorised Officer Mobile No.8589893696. Please send your query on WhatsApp Number – 9999078669 13. TDS of a 1% will be applicable and payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by highest bidder in the PAN of the owner/ borrower(s) and the copy of the challan shall be submitted to our company 14. Please refer to the below link provided in secured creditor's website www.bankofbaroda.in for the above details. 15. Kindly also visit the link: <https://www.tatacapital.com/property-disposal.html>
Please Note - TCHFL has not engaged any broker/agent apart from the mentioned auctioning partner for sale/auction of this property. Interested parties should only contact the undersigned or the Authorised officer for all queries and enquiry in this matter.

Place: Aurangabad & Jalgaon
Date- 12-09-2024

Sd/-
Authorised Officer
Tata Capital Housing Finance Ltd.



**भारतीय स्टेट बैंक
State Bank of India**

Branch : Court Road, Ambad (2008), Tq. Ambad, Dist. Jalga

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 Security Interest (Enforcement) Rules, 2002. The following borrower (s)/ Guarantor (s) having failed to repay the amount, notice is hereby given to the under noted Borrower(s) / Guarantor (s) and the Public in general that the undersigned has taken **Possession** of the property described herein below in exercise of powers conferred on him under above rule on following dates below. The borrower (s) in particular (s) and the public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to the charge of **State Bank of India**.
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 Borrowers	Description of the Property	Demand Notice & Outstanding Amount	Possession Date
Borrower : Mr. Dashrath Vishwnath Bhavar	Registered Mortgage of Property Building situated at H. No. 4-17-18, Tikak Road Ambad, Tq. Ambad, Dist. Jalna. Adm. 74.42 Sq. Mtr. Boundaries : East : House of Govindrao Thorat, West : Arjun Kashinath Bhavar, North : Govt. Road, South : Deshmukh House.	Dt. 06/05/2024 Rs. 13,84,217/- and Charges and Interest from 06/05/2024	06.09.2024

Date : 12.09.2024
Place : Ambad

Sd/-
Authorized Officer, State Bank of India



ALTUM CREDO HOME FINANCE PVT. LTD.
Regd. Office: Floor No. 7, Kalpataru Infinitia, Wakdevadi, Shivajinagar, Pune, Maharashtra, India 411005.

POSSESSION NOTICE (for immovable property)
The undersigned being the authorized officer of Altum Credo Home Finance Pvt Ltd. (ACHFL), Under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act, 2002") and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 ("Enforcement Rules"). Demand Notice(s) issued by the Authorized Officer of the company to the Borrower(s) Co-Borrower(s) and Guarantor(s) (collectively referred to as the "**Borrowers**") mention herein below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, notice is hereby given to Borrowers and the public in general that the under signed has taken symbolic / physical possession of the property described herein below in supersize of powers conferred upon him under Sub-section(4)of Section 13 of the said act read with Rule 8 of the Security Interest Enforcement rules, 2002. The borrower's attention is invited to provision of sub-section (8) of section 13 of the Act, in receipt of time available, to redeem the secured assets. The borrowers in particular and the public in general are hereby caution not to deal with the property and any dealings with the property will be subject to the charge of ACHFL for an amount mention herein under with the interest thereon.

Sr. No.	Name of the Borrower(s) / Co-Borrower(s) Guarantor(s) & Loan Account Number (LAN)	Date of Demand Notice and Amount	Date of Possession
1.	1. Mr. Rajendra Rangrao Patil (Applicant) 2. Mrs. Malubai Rajendra Patil (Co-Applicant) LAN : 1112020100056	28-05-2024 Rs. 2,57,073/- (Rs. Two Lakh Fifty Seven Thousand And Seventy Three Rupees Only) as on 30-04-2024 NPA Date: 30-04-2024	09-09-2024
Description of Secured Asset: All that piece and parcel of land measuring about 90 Sq. Mtr. and construction standing thereon along with Easementary rights and appurtenant thereto Having Gat No. 1B Out of Plot No. 11, South Part Area 46.47 Sq. Mtr. Situate At Village Balapur, Taluka- Dhule, District- Dhule. which is bounded as: On And Towards East- 20 Feet Road; On And Towards West- 10 Feet Road; On And Towards South- Part of Plot No 11; On And Towards North- Part of Plot No 11.			
2.	1. Mr. Vinod Gangadhar Borade (Applicant) 2. Mrs. Renuka Vinod Borade (Co-Applicant) 3. Mr. Dattatray Kancheshwar Dabhdhe (Guarantor) LAN : 1092010200086	14-05-2024 Rs. 14,11,304/- (Rs. Fourteen Lakh Eleven Thousand Three Hundred And Four Rupees Only) as on 30-04-2024 NPA Date: 30-04-2024	10-09-2024
Description of Secured Asset: All that piece and parcel of Flat No.01 admeasuring built up area 33.39 Sq. Mtrs. on First floor out of constructed building which is known as J. P. Yeole Complex constructed upon Plot No.06 area admn 402.00 Sq. Mtrs. having FSI area admn. 1.10 Sq. Mtrs., Total Area admn.422.00 Sq. Mtrs. out of Survey No. 118/A1 at Yeola Shivar, Tal. Yeola, Dist. Nashik. Which is bounded as per the approved building plan together with common amenities/facilities On and Towards East- Staircase; On and Towards West- Side Margin And part of Plot No.06; On and Towards South- Flat No. 04; On and Towards North- Side Margin And part of Plot No.06.			
3.	1. Mrs. SONALI BABASAHEB SHIKARE (Applicant) 2. Mr. BAPU PUNJARAM AHIRE (Co-Applicant) 3. Mr. RAKESH BAPU AHIRE (Guarantor) LAN : 1102020100044	14-05-2024 Rs. 8,72,038/- (Rs. Eight Lakh Seventy Two Thousand And Thirty Eight Rupees only) as on 30-04-2024 NPA Date: 30-04-2024	09-09-2024
Description of Secured Asset: All that piece and parcel of Plot No. 02, Gat No.28 area admeasuring 121.05 Sq.mtr and house be constructed thereon out of Gat No. 28 having tota area admeasuring 121.05 Sq. Mtrs situated at Mauje Vadel, Taluka and District Malegaon Nashik, comes within the local limits of Zilha Parishad Nashik, Taluka Panchayat Samiti Malegaon, Gram Panchayat Vadel and comes within the jurisdiction of Office of the Sub Registrar Malegaon which is bounded as: On and Towards East- Road; On and Towards West- Adaj S. No.; On and Towards South- Plot No. 1; On and Towards North- Plot No. 3.			
4.	1. Mr. MAYUR MACHINDRA HIRE (Applicant) 2. Mrs. VANDANA MACHINDRA HIRE (Co-Applicant 1) 3. Mr. PAWAN MACHINDRA HIRE (Co-Applicant 2) LAN : 11020432600029	14-05-2024 Rs. 2,54,445/- (Rs. Two Lakh Fifty Four Thousand Four Hundred And Forty Five Rupees only) as on 30-04-2024 NPA Date: 30-04-2024	09-09-2024
Description of Secured Asset: All that piece and parcel of north side area Gat No. 194/2, Plot No. 27, area admeasuring 73.04 Sq. Mtr. And house be constructed thereon out of Gat No. 194/2 having total area admeasuring 324 Sq. Mtrs situated at Bhayagan Taluka And District Malegaon, Nashik, comes within the local limits of Zilha Parishad Nashik, Taluka Panchayat Samiti Malegaon, Gram Panchayat and comes within the jurisdiction of Office of the Sub Registrar Malegaon which is bounded as: On and Towards East- 12 meter Road; On and Towards West- Plot No.16; On and Towards South- Plot No. 27; part; On and Towards North- Plot No. 26.			
5.	1. Mr. RAJESH SHAM LOKHANDE (Applicant) 2. Mrs. SAGAR RAJESH LOKHANDE (Co-Applicant) LAN : 1092010300012	11-06-2024 Rs. 14,92,124/- (Rs. Fourteen Lakh Ninety Two Thousand One Hundred and Twenty Four Rupees Only) as on 31-05-2024 NPA Date: 31-05-2024	10-09-2024
Description of Secured Asset: All that piece and parcel of Flat No. 12, Admeasuring built up area 54.83 Sq.mtr on First Floor out of Constructed building which is known as Sairatna Co. Op. Ho. Soc. Ltd. Constructed upon Plot No 05+06B area admeasuring 812.31+719.63 Sq.Mtr. Survey No 46/2 having CTS No. 3771 at Dasak Shivar within the limits of Nashik Municipal Corporation and within the Registration and Sub Registration Dist. Nashik. which is bounded as: On And Towards East- Staircase; On And Towards West- 6 M Colony Road; On And Towards South- Flat No 11; On And Towards North- Open Space.			

STATUTORY NOTICE TO BORROWERS/ CO-BORROWERS AND GUARANTORS
Borrower(s) Co-Borrower(s) and Guarantor(s) are hereby put to caution that the property may be sold at any time hereinafter by way of public auction/tenders and as such this may also be treated as a notice under Rule 6 & 9 of Security (interest) Enforcement Rules, 2002.

Date: 12.09.2024
Place: Dhule, Nashik, Malegaon

Sd/-
Authorised Officer
Altum Credo Home Finance Pvt. Ltd. (ACHFL)

MAHINDRA RURAL HOUSING FINANCE LTD.
Regd Office : Mahindra Towers, P. K. Kurne Chow, Worli, Mumbai 400 018, Maharashtra. Tel: 22 66523500, Email : customercare.mrfl@mahfin.com, Website : www.mahindrahomefinance.com

Regional Office : Aurangabad

Disposal of Secured Assets Under Private Treaty, as Provided under Rule 8(5)(d) of Security Interest (Enforcement) Rule, 2002 Particulars of which are given below :
In exercise of powers conferred under section 13 (4) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (herein after referred to as "SARFAESI Act") and Rule 8 and 9 of Security Interest (Enforcement) Rules, 2002 (Hereinafter Referred to as "Rules") for the purpose of recovering the secured debts, the authorized officer of the secured creditor M/s Mahindra Rural Housing Finance Ltd. (hereinafter referred to as "MRHFL") has decided to sell the secured asset (immovable property), the possession of which had been taken by the Authorised Officer of the Secured Creditor under "AS IS WHERE IS BASIS" and "AS IS WHAT IT IS BASIS" and the public and all concerned including the concerned borrowers/mortgagors, their representatives, as the case may be are hereby informed that the secured asset listed below will be sold by Auction through the for which the particulars are furnished hereunder:-

Name Of Borrowers/ Co-Borrowers/ Guarantors/Mortgagors	Date & Amount Of 13(2) Demand Notice	Description Of Property	Reserve Price Emd Bid Increase Amount	Property Inspection Date & Time	Date & Time Of Auction & Time
Borrower : Sudhakar Sitaram Sonawane,vaishali Sudhakar Sonawane , Add : Clo Wagh R.a. Ram-297/05, Bajaj Nagar, Midc Waluj, -, Waluj Bk. (ct), Gangapur, Aurangabad-gangapur, Maharashtra -431001 687070-XSEMAUR00575961- AURANGABAD	28-07-2022 Rs. 378156 Date of Possession 16/09/2023	All the piece and parcel of the land with construction there on the bearing old Mikat No.179,new Mikat No. 325/1 Flat No. F-1, Shivra Residency, Near Dolphin Tailors, Ghaneagar, Tq. Gangapur, Dist.Aurangabad. Total Built Up Ara 459 Sq Ft Four Boundaries As Follow East - Open Space West - Flat No A-02 South - Flat No A-03 North - Open Space	Rs.200,000/- EMD Rs 20000/- Bid Increase Rs 10000/-	24/9/2024	27/9/2024
Borrower : Dilip Kashiram Gajale, Savita Dilip Gajale , Add : G.No.423 Samata Colony Shivaji Nagar, Waluj Bk., Gangapur, Aurangabad, Maharashtra -431001 1198663-XSEMAUR00945890- AURANGABAD	11-06-2022 Rs. 805008 Date of Possession 08/03/2024	Plot No.36 To 41, Gut No.64 Mikat No 1398/1 Row Hosue No.02, A-type Building, Ankush Nagar, Jogeshwari,jogeshwari,gangapur, Aurangabad, Dist.Built Up Area 330 Sq Ft Four Boundaries As Follow, East - Row House No 11 West - 15 Ft Road, South - Row House No 01, North - Row House No 03	Rs.250,000/- EMD Rs 25000/- Bid Increase Rs 10000/-	24/9/2024	27/9/2024
Borrower : Sudhakar Trambank Karpe,rupali Sudhakar Karape , Add : At Turkabad Tq.gangapur Dist Aurangabad, Maharashtra - 431109 Guarantor : Rameshwar Krushnarao Siddambe Add : At Turkabad Tq. Gangapur Dist Aurangabad, -431109 1174977-XSEMAUR00949976- AURANGABAD	11-06-2022 Rs. 689506 Date of Possession 13/01/2023	All The Piece And Parcel Of The Land With Construction There On The Bearing Row House No 05, A-type Building, Ankush Nagar, Gut No 64, Mikat No 1399 Jogeshwari, Tq. Gangapur, Dist. Aurangabad Total Built Up Area 330 Sq Ft Four Boundries As Follow, East - Row House No.08 West - 15 Ft Road South - Row House No.4, North - Row House No.6	Rs.250,000/- EMD Rs 25000/- Bid Increase Rs 10000/-	24/9/2024	27/9/2024

S.No.	Location	Branch Address	Authorized officer Name & M. No.
1	Aurangabad	Mahindra rural Housing Finance limited ABC complex 4 th Floor Office no 6 & 7 Opp. District Court Auragabad-431001	NILESH DARBASTWAR - 9403143763

1.Last date of submission of sealed offers as well as online in the prescribed tender forms along with **EMD is 26/9/2024**, Time till 4.30 PM at the branch office address mentioned herein above. Tenders that are not filled up properly or tenders received beyond last date will be considered as invalid tender and shall accordingly be rejected. No interest shall be paid on the EMD. 2.The detail terms and conditions of the auction sale are incorporated in the prescribed tender form. Tender forms are available on www.mahindrahomefinance.com well as above branch office. 3.All the intending bidders are required to register their name in the Web Portal mentioned above in free of cost of their own to submit their bid as per the prescribed format along with EMD by way of Demand Draft in favour of 'Mahindra Rural Housing Finance Limited' and KYC in a sealed envelope at the branch office mentioned herein above as well as upload online to participate in the Auction on the date and time aforesaid. For any enquiry the prospective bidders may contact MRHFL Authorised Officer on the above mentioned Branch Office Address & on the above mentioned Mob. No. 4.Further interest will be charged as applicable, as per the Loan Agreement on the amount outstanding in the notice and incidental expenses, costs, etc., is due and payable till its realization.5.The notice is hereby given to the Borrower and Guarantor, to remain present personally at the time of sale and they can bring the intending buyers/purchasers for purchasing the immovable property as described herein above, as per the particulars of Terms and Conditions of Sale. 6.The Borrower(s)/Guarantor(s) are hereby given **15 DAYS SALE NOTICE UNDER SECURITY INTEREST (ENFORCEMENT) RULES, 2002** to pay the sum mentioned as above before the date of Auction failing which the immovable property will be auctioned and balance, if any, will be recovered with interest and costs. If the Borrower pays the amount due to Mahindra Rural Housing Finance Ltd., in full before the date of sale, auction is liable to be stopped. 7.The immovable property will be sold to the highest tenderer. However, the undersigned reserves the absolute discretion to allow inter se bidding, if deemed necessary. 8.Company is not responsible for any liabilities upon the property which is not in the knowledge of the company. For further details, contact the Branch Manager, at the above mentioned Branch office address

Place: Aurangabad
Date : 12/09/2024

Sd/- Authorised Officer
Mahindra Rural Housing Finance Ltd.

"IMPORTANT"

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**बैंक ऑफ बड़ौदा
Bank of Baroda**

REGIONAL OFFICE : JALGAON

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
"APPENDIX-IV-A [See proviso to Rule 6 (2) & 8 (6)]
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 proviso to Rule 6 (2) & 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 property mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", and "Whatever there is" basis for recovery of dues in below mentioned account/s. The details of Borrower/s/ Mortgagor/ Guarantor/s/ Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below

Sr./ Lot No.	Name of the Borrower & Guarantor	Detailed description of the immovable property with known encumbrances, if any (mortgagor/s)	Total Dues.	1. Reserve Price 2. Earnest Money Deposit (EMD) 3. Bid Increase Amount	Date of E- Auction Time of E Auction - Start Time to End Time	Status of Possession (Symbolic /Physical)	Property Inspection date & Time.
1	Mr.Prakash Madanlal Bhandari BRANCH - Bhadgaon	Shop no. 9, Upper Ground Level, in CS 4/2 i.e. Mun H no 261, Dwarka Shopping Complex, Tongaon, Bhadgaon, Tal-Bhadgaon, Dist-Jalgaon, Property owned by Suresh Madanlal Bhandari, Property bounded by : East-Shop no. 10 , West- Shop no.-8, North-NA land, South-Common Access	Rs. 4,98,307/- + unapplied interest + other charges	Rs. 36,22,500/- Rs. 3,62,250/- Rs. 5000/-	24/10/2024 between 11:00:00 to 18:00:00	Symbolic	17/10/2024 between 10:00:00 to 18:00:00
2	Mr.Shivaji Ganjidhar Patil BRANCH - Bhadgaon	GPH No. 152, Open Plot of Land, Area 1400 Sq.Ft. owned by Mr.Shivaji Ganjidhar Patil, situated at village Mahindale, Tal-Bhadgaon, Dist-Jalgaon. Bounded by: East-Road, West-Road, North-Ramesh Sakharam Patil, South-Road	Rs. 2,94,131/- + unapplied interest + other charges	Rs. 1,40,400/- Rs. 14,040/- Rs. 5000/-	24/10/2024 between 11:00:00 to 18:00:00	Physical	17/10/2024 between 10:00:00 to 18:00:00
3	1) Mr. Sanjay Baliram Patil 2) Smt. Surekhabai Sanjay Patil BRANCH - Bhadgaon	House property , Grampanchayat Mikat No.29/1, area 312.5 sq.ft., situated in village Bodarde, Tal-Bhadgaon , Dist-jalgaon , property owned by Mr. Sanjay Baliram Patil and bounded by: East-Road, West-Road, North-Plot No.29 Part, South- Property of Hiranam Patil	Rs. 3,60,786/- + unapplied interest + other charges	Rs. 2,74,500			