

BEFORE THE HON'BLE NATIONAL COMPANY LAW TRIBUNAL, BENCH AT MUMBAI
COMPANY PETITION (IB) NO. 775 (MB) OF 2023
VSJ INVESTMENTS PRIVATE LIMITED ...FINANCIAL CREDITOR
VERSUS ...PERSONAL GUARANTOR
MR. AMIT ASHOK THEPADE ...PERSONAL GUARANTOR
NOTICE OF PETITION

A petition under Section 95 of the Insolvency and Bankruptcy Code, 2016 read with Rule 7(2) of the Insolvency and Bankruptcy (Application to Adjudicating Authority for Insolvency Resolution Process for Personal Guarantors to Corporate Debtors) Rules, 2019, for initiation of insolvency resolution process against **AMIT ASHOK THEPADE ("Personal Guarantor")** was filed by VSJ Investments Private Limited ("Financial Creditor") on June 1, 2023. The said petition has been listed for hearing multiple times, most recently on **JULY 23, 2024**, when there has no representation on behalf of the Personal Guarantor. The above-named matter is now fixed for hearing before Court IV, Mumbai Bench of National Company Law Tribunal on **SEPTEMBER 30, 2024**. Any person desirous of supporting or opposing the said petition should send to the Financial Creditor's advocate, notice of his intention, signed by him or his advocate, with his name and address, so as to reach the advocates of the Financial Creditor, not later than two days before the date fixed for the hearing of the petition. Where he seeks to oppose the petition, the grounds of opposition or a copy of his affidavit shall be furnished with such notice. A copy of the petition will be furnished by the undersigned to any person requiring the same on payment of the prescribed charges for the same.

The concerned person on behalf of the Personal Guarantor is requested to remain present on September 30, 2024, before the Hon'ble National Company Law Tribunal, Mumbai Bench - IV, if he/she so desires.

Dated: September 19, 2024

DSK Legal
Advocates for Financial Creditor
 C-16, Dhanraj Mahal, 3rd Floor, Chhatrapati Shivaji Marg, Apollo Bunder, Mumbai - 400001
 Ph: +91 22 61526000
 Email: astha.ojha@dsklegal.com / jash.shah@dsklegal.com

TATA CAPITAL HOUSING FINANCE LTD.
 Regd. Office: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Panel, Mumbai 400 013
 CIN No. U67190MH2008PLC187552
 Contact No. (022) 61827414

DEMAND NOTICE
 Under Section 13 (2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 ("Rules")

Whereas the undersigned being the Authorised Officer of Tata Capital Housing Finance Limited (TCHFL) under the Act and in exercise of powers conferred under Section 13 (2) read with Rule 3 of the Rules already issued detailed Demand Notices under Section 13(2) of the Act, calling upon the Borrower(s)/Co-Borrower(s)/Guarantor(s) (all singularly or together referred to as "Obligors"/Legal Heir(s)/Legal Representative(s)) listed hereunder, to pay the amounts mentioned in the respective Demand Notices, within 60 days from the date of the respective Notice/s, as per details given below. Copies of the said Notices are served by Registered Post A.D. and are available with the undersigned, and the said Obligor(s)/Legal Heir(s)/Legal Representative(s), may, if they so desire, collect the respective copy from the undersigned on any working day during normal office hours.

In connection with the above, Notice is hereby given, once again, to the said Obligor(s)/Legal Heir(s)/Legal Representative(s) to pay to TCHFL, within 60 days from the date of the respective Notice/s, the amounts indicated herein below against their respective names, together with further interest as detailed below from the respective dates mentioned below in below column till the date of payment and / or realisation, read with the loan agreement and other documents/writings, if any, executed by the said Obligor(s). As security for due repayment of the loan, the following Secured Asset(s) have been mortgaged to TCHFL by the said Obligor(s) respectively.

Loan Account Nos.	Name of Obligor(s)/ Legal Heir(s)/Legal Representative(s)	Total Outstanding Dues (Rs. as on below date*)	Date of Demand Notice & NPA Date
10537419	MR. MAHADEV GANPATI KAWADE (Borrower) & MRS. SAGUNA MAHADEV KAWADE (Co-Borrower)	As on 10-09-2024 an amount of Rs.16,50,236/- (Rupees Sixteen Thousand Two Hundred and Thirty Six Only)	Date of Demand Notice 10-09-2024 NPA Date 03-09-2024

Description of the Secured Assets/Immovable Properties/ Mortgaged Properties: Schedule - A All that piece and parcel of Gat No. 444, admeasuring area 0 H. 64 R assessment of Rs.2.69 Pcs., at situated at revenue village Charholi Khurd, Tal. Khed, Dist. Pune being and lying within the local limits of Grampanchayat Charholi Khurd, and within the Jurisdiction of Joint Sub Registrar Khed, Dist. Pune and bounded as follows : On or towards East : By Property of Gat No. 441 & 442. On or towards South : By Property of Gat No. 445. On or towards West : Shiv of Village Alandi and 24 Mr. D.P. Road. On or towards North : By property of Gat No. 443 of Krushna Construction.

Schedule - B All that piece and parcel of Gat No. 445, admeasuring area 0 H. 55 R assessment of Rs.2.31 Pcs., at situated at revenue village Charholi Khurd, Tal. Khed, Dist. Pune being and lying within the local limits of Grampanchayat Charholi Khurd, and within the Jurisdiction of Joint Sub Registrar Khed, Dist. Pune and bounded as follows : On or towards East : By Property of Gat No. 441 & 442. On or towards South : By Property of Gat No. 446. On or towards West : Shiv of Village Alandi and 24 Mr. D. Road, On or towards North : By property of Gat No. 444 of Krushna Construction.

Schedule - C Apartment / Unit No. : 504, Wing / Building : A, Floor : 5TH Building Name : Tanish Bhakti, Area : Carpet area 24.62 Sq. Mtrs. (265 Sq. Fts.) Plus enclosed balcony 3.67 Sq. Mtrs. (39.50 Sq. Fts.) Plus terrace area 6.63 Sq. Mtrs. (71.36 Sq. Fts.)

10634956 & TCHIN063 90001000 67765	MR. MAYUR PRAVIN ZANKAR (Borrower) & MR. PRAVIN JANARDAN ZANKAR (Co-Borrower)	As on 10-09-2024 amount of Rs.6,42,088/- (Rupees Six Lakh Forty Two Thousand and Eighty Eight Only)	Date of Demand Notice 10-09-2024 NPA Date 03-09-2024
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Description of the Secured Assets/Immovable Properties/ Mortgaged Properties: Schedule - A Flat No. 102 admeasuring 795 Sq. Fts. Built up area equivalent to 73.88 Sq. Mtrs. built up area together with attached eye-level terrace admeasuring 100 Sq. Fts. Equivalent to 9.29 Sq. Mtrs. situated on the 1ST Floor of the Building No. A-4 of the said project together with exclusive rights of user of covered / Open Car Parking space in the said project known as "Ganga Samrudhi" situated on the property bearing Survey No. 43 Hissa No. 4A and 5A, situated at Village Wanowarie, Taluka Haveli, Dist. Pune, within the limits of Pune Chinchwad Municipal Corporation.

TCHH02 79000100 088890	MR MILIND MADHUKAR JOSHI (Borrower) & MRS SHUBHANGI MILIND JOSHI (Co-Borrower)	As on 10-09-2024 amount of Rs.6,42,088/- (Rupees Six Lakh Forty Two Thousand and Eighty Eight Only)	Date of Demand Notice 10-09-2024 NPA Date 03-09-2024
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Description of the Secured Assets/Immovable Properties/ Mortgaged Properties: Schedule - A 1) All the consisting of shop no 211, admeasuring 111.95 Sq ft i.e. 10.40 Sq Mtrs on second floor in Gandharv Galaxia constructed on land bearing C.T.No - 4979 Sr No-135, Hiss No -2/2A/2 Situated at Village - Hadapsar Tal-Haveli Dis-Pune. 2) All the consisting of shop no 16, Admeasuring 229.38 Sq ft i.e. 21.31 Sq Mtrs (carpet Area) Along with enclosed balcony Admeasuring 44.02 Sq ft i.e. 4.09 Sq Mtrs on fifth floor in Gandharv Galaxia constructed on land bearing C.T.No - 4979 Sr No-135, Hiss No -2/2A/2 Situated at Village - Hadapsar Tal-Haveli Dis-Pune

9893958	MR. SIDDESHWAR P SAWASE (Borrower) & MRS. RUKMINI SAHEBRAO MANE (Co-Borrower)	As on 10-09-2024 an amount of Rs.5,29,512/- (Rupees Five Lakh Twenty Nine Thousand Five Hundred and Twelve Only)	Date of Demand Notice 11-09-2024 NPA Date 07-09-2024
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Description of the Secured Assets/Immovable Properties/ Mortgaged Properties: Schedule - A All that piece and parcel of the property bearing Residential Flat No. 220, admeasuring 14.59 Sq. Mtrs. (equivalent to 157 Sq. Ft.) carpet area situated on the Second Floor in "A2" Building of the said complex to be known as "Xrbia Ambi" under construction on the land bearing Gat No. 36, 37, 39, 40 & 339, situated at village Ambi, Taluka Maval, District Pune.

Description of Secured Asset	Type of Possession	Reserve Price (Rs)	Earnest Money EMD (Rs)
All That piece & parcel of Land Property bearing Plot No. 108 & 109, admeasuring 693.75 Sq. Mtrs out of Gat No. 934 (as per lease deed and N Order) along with shed situated at Phase One Sector A of Shri Laxmi Sahakar Audyogic Vasthat Limited, Hatkananagale, District Kolhapur, Boundaries as follows: East: Plot No.107, West: Plot No.110, South: Road, North: Gat No. 855.	Physical	Rs. 87,70,000/- (Rupees Eighty Seven Lakh(s) Seventy Seven Thousand Only)	Rs. 8,77,000/- (Rupees Eight Lakh(s) Seventy Seven Thousand Only)

The description of the property that will be put up for sale is in the Schedule. Movable articles/House hold inventory if any lying inside and within secured asset as described above shall not be available for sale along with secured asset unit and unless specifically described in auction sale notice. The sale will also be stopped if, amount due as aforesaid, interest and costs (including the cost of the sale) are tendered to the Authorized Officer / or proof is given to his satisfaction that the amount of such secured debt, interest and costs has been paid. At the sale, the public generally is invited to submit their tender personally. 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 property sold. The sale shall be subject to the rules/conditions prescribed under the SARFAESI Act, 2002. The E-auction will take place through portal <https://bit.ly/4e15k1b> on 10th Day of October, 2024 between 2.00 PM to 3.00 PM with unlimited extension of 10 minutes each. 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 LIMITED" payable at Pune. Inspection of the property may be done on 27th Day of September, 2024 between 11.00 AM to 5.00 PM.

*with further interest, additional interest at the rate as more particularly stated in respective Demand Notices, incidental expenses, costs, charges etc incurred till the date of payment and/or realization. If the said Obligor(s) shall fail to make payment to TCHFL as aforesaid, then TCHFL shall proceed against the above Secured Asset(s)/Immovable Property (ies) under Section 13(4) of the said Act and the applicable Rules entirely at the risk of the said Obligor(s)/Legal Heir(s)/Legal Representative(s) as to the costs and consequences. The said Obligor(s)/Legal Heir(s)/Legal Representative(s) are prohibited under the said Act to transfer the aforesaid Secured Asset(s)/Immovable Property(ies), whether by way of sale, lease or otherwise without the prior written consent of TCHFL. Any person who contravenes or abets contravention of the provisions of the Act or Rules made thereunder shall be liable for imprisonment and/or penalty as provided under the Act.

Place: Pune **Sd/-**
Date: 19.09.2024 **Authorised Officer**
 For Tata Capital Housing Finance Limited

ADITYA BIRLA HOUSING FINANCE LIMITED
 Registered Office: Indian Rayon Compound, Veraval, Gujarat-362266 Branch Office: No 83/7A, 1st Floor, HR Heights, CTS No 839/0/A Solapur Railway Lines Solapur - 438001

APPENDIX IV
[See Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002]
Possession Notice (for Immovable Property)

Whereas, The undersigned being the authorized officer of Aditya Birla Housing Finance Limited under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 had issued a demand notice dated 09-07-2024 calling upon the borrowers Prakash Anjan Shavane, Umesh Anjan Shavane mentioned in the notice being of Rs. 38,19,029.00/- (Rupees Thirty-Eight Lac Nineteen Thousand Twenty Nine Only) 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 the borrowers and to the public in general that the undersigned has taken Possession of the property described herein below in exercise of the powers conferred on him/her under Section 13(4) of the said Act. read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 16th day of September, of the year, 2024. The borrowers 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 Aditya Birla Housing Finance Limited for an amount of Rs. 38,19,029.00/- (Rupees Thirty Eight Lac Nineteen Thousand Twenty Nine Only) and interest thereon. Borrowers attention is invited to the provisions of Sub-section 8 of Section 13 of the Act, in respect of time available, to redeem the secured assets.

DESCRIPTION OF THE IMMOVABLE PROPERTY
 All The Piece And Parcel Of Flat No. 401, Fourth Floor, Admeasuring 62.68 Sq. Mtrs. (Carpet Area) & 91.90 Sq. Mtrs., (Built-Up Area) And Having 9.09% Proportionate Share In The Land & Gateway Plaza, Which Is Constructed On Plot No. 41 In Jagadamba Nagar, Bearing Its Old Survey No. 299 And New Survey No.159/1, Which Is Situated At Majarewadi, Tal: North Solapur, District: Solapur, Maharashtra-431008, And Bounded As: East: Rear Open Space West: Fort Marg North: Side Margin South: Side Margn.

Date: 16/09/2024 **Authorised Officer**
Place: SOLAPUR **Aditya Birla Housing Finance Limited**

SMFG INDIA CREDIT COMPANY LIMITED
 (formerly Fullerton India Credit Company Limited)

Corporate Office: 10 Floor, Office No. 101, 102 & 103, 2 North Avenue, Maker Maxity, Bandra Kuria Complex, Bandra (E), Mumbai - 400051

DEMAND NOTICE
 UNDER THE PROVISIONS OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("the Act") AND THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("the Rules")

The undersigned being the authorized officer of SMFG INDIA CREDIT COMPANY LIMITED (formerly Fullerton India Credit Company Limited) (SMFG INDIA CREDIT COMPANY LIMITED) under the Act and in exercise of powers conferred under Section 13 (12) of the Act read with Rule 3, issued Demand Notice(s) under Section 13(2) of the Act, calling upon the following borrower(s) to repay the amount mentioned in the respective notice(s) within 60 days from the date of receipt of the said notice. The undersigned reasonably believes that borrower(s) is/are avoiding the service of the demand notice(s), therefore the service of notice is being effected by affixation and publication as per Rules. The contents of demand notice(s) are extracted herein below.

Name of the Borrower(s)	Demand Notice Date
1.AYUB ABBAS SHAIKH 2.NASRIN AYUB SHAIKH.	14 th September, 2024 Rs. 25,12,220/- (Rupees Twenty Five Lakhs Twelve Thousand Two Hundred and Twenty Only) As on 13 th September, 2024

Description of Immovable Property Mortgaged
OWNER OF THE PROPERTY & SHOP - AYUB ABBAS SHAIKH.
 ALL THAT CONSISTING OF SHOP NO. 04 AREA ADMEASURING 294 SQ. FTS. (27.31 SQ. MTRS.) SABLEABLE BUILT UP ON GROUND FLOOR INCLUDES AREA OF PASSAGE STAIRCASE UNDERGROUND & OVERHEAD WATER TANK IN SOCIETY NAMED AS: TWO ROSES CO-OPERATIVE HOUSING SOCIETY LIMITED CONSTRUCTED ON LAND BEARING SURVEY NO. 43 HISSA NO. 2A3 ADMEASURING 20R AND HISSA NO. 18/18 ADMEASURING 07R SITUATE AT KONDHWA KHURD WITHIN THE LIMITS OF PUNE MUNICIPAL CORPORATION.

The borrower(s) are hereby advised to comply with the demand notice(s) and to pay the demand amount mentioned therein and hereinafter within 60 days from the date of this publication together with applicable interest, additional interest, postage charges, cost and expenses till the date of realization of payment. The borrower(s) may note that SMFG India Credits a secured creditor and the loan facility availed by the Borrower(s) is a secured debt against the immovable property/properties being the secured asset(s) mortgaged by the borrower(s).

In the event borrower(s) are failed to discharge their liabilities in full within the stipulated time, SMFG India Credits be entitled to exercise all the rights under Section 13(4) of the Act to take possession of the secured assets including but not limited to transfer the same by way of sale or by invoking any other remedy available under the Act and the Rules thereunder and realize payment. SMFG India Credits also empowered to AT/ACH AND/OR SEAL, the secured asset(s) before enforcing the right of sale or transfer. Subsequent to the Sale of the secured asset(s), SMFG India Credits has a right to initiate separate legal proceedings to recover the balance dues, in case the value of the mortgaged properties is insufficient to cover the dues payable to the SMFG India Credit. This remedy is in addition and independent of all the other remedies available to SMFG India Credit under any other law.

The attention of the borrower(s) is invited to Section 13(8) of the Act, in respect of time available, to redeem the secured assets and further to Section 13(13) of the Act, whereby the borrower(s) are restrained/prohibited from disposing of or dealing with the secured asset(s) or transferring by way of sale, lease or otherwise (other than in the ordinary course of business) any of the secured asset(s), without prior written consent of SMFG India Credit and non-compliance with the above is an offence punishable under Section 29 of the said Act. The copy of the demand notice is available with the undersigned and the borrower(s) may, if they so desire, call collect the same from the undersigned on any working day during normal office hours.

Sd/- Authorized Officer
Place: PUNE **SMFG INDIA CREDIT COMPANY LIMITED**
 (formerly Fullerton India Credit Company Limited)
Date: 19.09.2024

TATA CAPITAL LIMITED
 Regd. Office - Tower A, 11th Floor, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Panel, Mumbai - 400 013
 Branch Address: Office No. 182 1st Floor, FC Annex, Shirde Road, Bhamburda, Opp. FC College, Shivajinagar, Pune-411065.

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY
 (Under Rule 8(6) R/W Rule 9(1) of the Security Interest (Enforcement) Rules 2002)
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 8(6) r/w Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

LOAN ACCOUNT NO. TCFLA027700010952218- SHITAL ADINATH KETKALE

This is to inform that Tata Capital Ltd. (TCL) is a non-banking finance company and incorporated under the provisions of the Companies Act, 1956 and having its registered office at Peninsula Business Park, Tower A, 11th Floor, Ganpatrao Kadam Marg, Lower Panel, Mumbai-400013 and a branch office amongst other places at Maharashtra ("Branch"). That vide Orders dated 24.11.2023, the National Company Law Tribunal (NCLT) Mumbai has duly sanctioned the Scheme of Arrangement between Tata Capital Financial Services Limited ("TCFSL") and Tata Cleantech Capital Limited ("TCL") as transferees and Tata Capital Limited ("TCL") as transferee under the provisions of Sections 230 to 232 read with Section 66 and other applicable provisions of the Companies Act, 2013 ("said Scheme"). In terms thereof, TCFSL and TCL (Transferor Companies) along with its undertaking have merged with TCL, as a going concern, together with all the properties, assets, rights, benefits, interest, duties, obligations, liabilities, contracts, agreements, securities etc. w.e.f. 01.01.2024. In pursuance of the said Order and the Scheme, all the facility documents executed by TCFSL and all outstanding in respect thereof stood transferred to Applicant Company and thus the TCL is entitled to claim the same from the [Borrowers/Co-Borrowers] in terms thereof.

Notice is hereby given to the public in general and in particular to the below Borrower/Co-Borrower that the below described immovable property mortgaged to Tata Capital Limited (Secured Creditor/TCL), the Possession of which has been taken by the Authorized Officer of Tata Capital Limited (Secured Creditor), will be sold on 10th Day of October, 2024. "As is where is basis" & "As is what is and whatever there is without recourse basis".

Whereas the sale of secured asset is to be made to recover the secured debt and whereas there was due of a sum of Rs.1,35,56,471/- (Rupees One Crore Thirty Five Lakh(s) Fifty Six Thousand Four Hundred Seventy One Only) as on 16th September 2024 vide Loan Account bearing No. TCFLA027700010952218 (Parent Loan Account No. 21794467) from Borrowers & Co-Borrowers/ Guarantors, i.e., (1) Mr. Shital Adinath Ketkale; (2) Mrs. Vaishali Adinath Ketkale; (3) Mrs. Sanmiti CNC Engineering Works; Through its Proprietor Mr. Shital Adinath Ketkale; (4) Mrs. Sanmiti Precision Engineering Pvt. Ltd Through its Director Mr. Shital Adinath Ketkale; (5) Mr. Sheetal Rajgonda Patil, All 1 to 5 having add at: 19/149, Namkar Bunglow, Opp Upvan Hotel, Kolhapur Road, Ichalkaranji, Hatkanagale, Kolhapur, Maharashtra 416115. Also Having Address at: Plot No. 108, 109 Sector A, Sri Laxmi Co-opp Industrial Estate, Hatkanagale, Kolhapur, Maharashtra 416115.

Notice is hereby given that, in the absence of any postponement/ discontinuance of the sale, the said property shall be sold by E-Auction at 2.00 PM on the said 10th Day of October, 2024 by TCL, having its branch office at Office No. 182 1st Floor, FC Annex, Shirde Road, Bhamburda, Opp. FC College, Shivajinagar, Pune-411065.

The sealed E-Auction for the purchase of the property along with EMD Demand Draft shall be received by the Authorized Officer of the TATA CAPITAL LIMITED till 5.00 PM on the said 09th Day of October, 2024.

All that part of the property consisting of Flat No. 1103, 11th floor admeasuring 33.83 Sq. Mts. carpet, enclosed balcony 7.76 sq. mts. architectural projection admeasuring 0.55 sq. mts., terrace admeasuring 4.30 sq. mts. along with one open car parking in building / wing c in the scheme Purvanchal Phase 2 CDE being constructed on land situated at Kensand bearing Gat No 625 (part) 626, 653(part) and 654(part) to 854 and pls Gat no 850 to 855 within the jurisdiction of sub registrar Haveli Pune and District Pune bounded:

On the North by- Open Space, On the South by- Flat No. 1104 & entrance passage On the East by- Open space, On the West by- Flat No. 1102

Date: 13.09.2024 **Authorised Officer**
Place: PUNE **UNION BANK OF INDIA**

Navli Peth Branch - Yoghchandra, F/P- 720/16, 104, Navli Peth, L B S Marg, Pune 411030
Ph: 020-24532430/9140. Email: bom102@mabank.co.in

POSESSION NOTICE (Appendix IV under the Act-Rule-8(1))

WHEREAS, the undersigned being the Authorized Officer of the Bank of Maharashtra under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, (54 of 2002) and in exercise of the powers conferred under Sub-Section (12) of Section 13 read with Rule 3 of the Security Interest (Enforcement) Rule, 2002, issued a Demand Notice dated 02/07/2024 calling upon the Borrower Hindustan Abhikaran through its Proprietor Mrs. Bhagyashree Abhay Pahade to repay the amount mentioned in the Notice being Rs.1,30,94,907.84 (Rupees One Crore Thirty Lakh Ninety Four Thousand Nine Hundred Seven & Paise Eighty Four Only) plus further interest & charges @ 12.10% p.a with monthly rest w.e.f. 02.07.2024 apart from penal charges, cost and expenses within 60 days from the date of the said Notice.

The borrowers 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 powers conferred on him under sub section (4) of section 13 of Act read with Rule 8 of the Security Interest Enforcement Rules, 2002 on this 18th Day of September of the year, 2024.

The Borrowers in particular and the Public in general is hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of the Bank of Maharashtra, Navli Peth Branch for an amount of hereinabove mentioned.

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.

This notice is also being published in vernacular. The English version shall be final if any question of interpretation arises.

The details of the properties mortgaged to the Bank and taken possession by the Bank are as follows:

shop No. 1, 2 & 3 Ground Floor & Store Room No. 4, 1st Floor, Plot No. 569/16, Beside Bhandari Hotel & Nirmitee Showroom, Singhad Road, Dattawadi, Parvati, Pune-411030, admeasuring 31.83 sq. mtrs. as per city survey record (property card) + additional area admeasuring 88.34 Sq. mtrs. Total area 120.17 Sq. mtrs. Situated at village Parvati, Taluka Pune City Dist. Pune, Boundaries of the property: North: Property of Mr. Dhanwade, South: Singhad Road and Wall of Bhandari Hotel, East: Road and Nirmitee Showroom, West: Property of Mr. Waghmare and Mr. Gaikwad

Date: 18/09/2024 **Chief Manager & Authorized Officer,**
Place: Pune **Bank of Maharashtra**

Public Notice
 This is to inform that the project "Leisure Town" Residential & Commercial Development located at Old Survey No 202A, 202 B/1 to 202 B/17, 202 B/2, 202 B/3, 202 B/4, New Survey No 202/1/2/1/Open Space, 202/1/2/2/Amenity Space 1, 202/1/2/3/Amenity Space 2, 202/1/2/4/18 Mr.Road, 202/1/2/5/NA Plot, Village Hadapsar, Tal. Haveli, Dist. Pune, Maharashtra by M/s. Sai Proviso Homes (Erstwhile Wellwisher Homes), has been accorded Environmental Clearance from State Level Environment Impact Assessment Authority (SEIAA), Maharashtra, vide No. File No. SIAMH/INFRA/2/453271/2023 and EC Identification No. EC24B039MH164929, dated 10 September 2024. The copies of the clearance letter are available with the Environment Department Maharashtra and Maharashtra Pollution Control Board. It may also be seen on the website of Ministry of Environment, Forest and Climate Change (MOEF & CC) at <https://parivesh.nic.in> M/s. Sai Proviso Homes (Erstwhile Wellwisher Homes) address 1201/1202, Bhoomiraj/Costarica, Sector 18, Plot No 1 & 1A Off Palm Beach Rd, Sanpada, Navi Mumbai - 400705.

Through Partner Mr. Ruchin Gupta through Authorized Signatory Adv. Nitin D. Bhandave, Mob. 7387625276/9860550505

POSESSION NOTICE (Appendix IV under the Act- Rule - 8(1))
 Whereas, the undersigned being the Authorized Officer of the Bank of Maharashtra under the Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act - 2002, (54 of 2002) and in exercise of powers conferred under Sec 13(12) read with rule 3 of Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated 03.06.2024 calling upon the Borrower M/s Koyal Prop Ajit Vasudeo Chawla to repay the amount mentioned in the Notice being Rs. 32,64,107.00 (Rupees Thirty Two Lakhs Sixty Four Thousand One Hundred Seven Only) plus interest thereon as mentioned in demand notice p.a with monthly rest w.e.f. 03.06.2024 plus cost, charges and expenses, minus recovery if any, within 60 days from the date of receipt of the 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 the exercise of the powers conferred on him under Section 13(4) of the said Act read with rule 8 of the said Rules on this 12th Day of September of the year, 2024.

The Borrowers in particular and the Public in general is hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of the Bank of Maharashtra, Salisbury Park Branch, for an amount hereinabove mentioned.

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. This notice is also being published in vernacular. The English version shall be final if any question of interpretation arises.

The details of the immovable properties mortgaged to the Bank and taken possession by the Bank is as follows:

Hypothecon of Inventory and register at S. No. 10/330, Jai Bhagwati Maa Building, Opp. Trimurti Ent. Sukhsagar Nagar, Katraj Pune - 411046

Date: 12/09/2024 **Chief Manager, & Authorized Officer,**
Place: Pune **Bank of Maharashtra**

WAGHOLI BRANCH : REGIONAL OFFICE, PUNE
 METRO, 411 & 412, Connaught Place, Bund Garden Road, Pune - 411001.

POSESSION NOTICE
 Whereas The undersigned being the authorised officer of Union Bank of India, Wagholi Branch under the Securitisation and Reconstruction of Financial Assets and Enforcement Security Interest (Second) Act, 2002 (Act No. 54 of 2002) and in exercise of powers conferred under Section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 19.06.2024 calling upon the borrower Shri. Arun Savleram Rudrake and Vijaya Arun Rudrake to repay the amount mentioned in the notice being Rs 19,66,978.00 (Rupees Nineteen Lakhs Sixty Six Thousand Nine Hundred Seventy Eight only) within 60 days from the date of receipt of the 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 possession of the property described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with rule 8 of the said rules on this 13th day September of the year 2024.

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 Union Bank of India, Wagholi Branch for an amount Rs 19,66,978.00 (Rupees Nineteen Lakhs Sixty Six Thousand Nine Hundred Seventy Eight only) and interest thereon. The borrower's attention is invited to provisions of sub-section (8) of section 13of the Act, in respect of time available to the borrower to redeem the secured assets.

Description of Immovable Property
 All that part of the property consisting of Flat No. 1103, 11th floor admeasuring 33.83 Sq. Mts. carpet, enclosed balcony 7.76 sq. mts. architectural projection admeasuring 0.55 sq. mts., terrace admeasuring 4.30 sq. mts. along with one open car parking in building / wing c in the scheme Purvanchal Phase 2 CDE being constructed on land situated at Kensand bearing Gat No 625 (part) 626, 653(part) and 654(part) to 854 and pls Gat no 850 to 855 within the jurisdiction of sub registrar Haveli Pune and District Pune bounded:

On the North by- Open Space, On the South by- Flat No. 1104 & entrance passage On the East by- Open space, On the West by- Flat No. 1102

Date: 13.09.2024 **Authorised Officer**
Place: PUNE **UNION BANK OF INDIA**

Navli Peth Branch - Yoghchandra, F/P- 720/16, 104, Navli Peth, L B S Marg, Pune 411030
Ph: 020-24532430/9140. Email: bom102@mabank.co.in

POSESSION NOTICE (Appendix IV under the Act-Rule-8(1))

WHEREAS, the undersigned being the Authorized Officer of the Bank of Maharashtra under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, (54 of 2002) and in exercise of the powers conferred under Sub-Section (12) of Section 13 read with Rule 3 of the Security Interest (Enforcement) Rule, 2002, issued a Demand Notice dated 02/07/2024 calling upon the Borrower Hindustan Abhikaran through its Proprietor Mrs. Bhagyashree Abhay Pahade to repay the amount mentioned in the Notice being Rs.1,30,94,907.84 (Rupees One Crore Thirty Lakh Ninety Four Thousand Nine Hundred Seven & Paise Eighty Four Only) plus further interest & charges @ 12.10% p.a with monthly rest w.e.f. 02.07.2024 apart from penal charges, cost and expenses within 60 days from the date of the said Notice.

The borrowers 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 powers conferred on him under sub section (4) of section 13 of Act read with Rule 8 of the Security Interest Enforcement Rules, 2002 on this 18th Day of September of the year, 2024.

The Borrowers in particular and the Public in general is hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of the Bank of Maharashtra, Navli Peth Branch for an amount of hereinabove mentioned.

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.

This notice is also being published in vernacular. The English version shall be final if any question of interpretation arises.

The details of the properties mortgaged to the Bank and taken possession by the Bank are as follows:

shop No. 1, 2 & 3 Ground Floor & Store Room No. 4, 1st Floor, Plot No. 569/16, Beside Bhandari Hotel & Nirmitee Showroom, Singhad Road, Dattawadi, Parvati, Pune-411030, admeasuring 31.83 sq. mtrs. as per city survey record (property card) + additional area admeasuring 88.34 Sq. mtrs. Total area 120.17 Sq. mtrs. Situated at village Parvati, Taluka Pune City Dist. Pune, Boundaries of the property: North: Property of Mr. Dhanwade, South: Singhad Road and Wall of Bhandari Hotel, East: Road and Nirmitee Showroom, West: Property of Mr. Waghmare and Mr. Gaikwad

Date: 18/09/2024 **Chief Manager & Authorized Officer,**
Place: Pune **Bank of Maharashtra**

Bank of Maharashtra
 1129, "Yashwantrao" 1183-A, 1st Floor, F.C. Road, Shivajinagar, Pune - 5,
Ph: 020-25530002 / 020-2557-3454 / 3453 / 3460

POSESSION NOTICE (Appendix IV under the Act- Rule - 8(1))
 Whereas, the undersigned being the Authorized Officer of the Bank of Maharashtra under the Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act - 2002, (54 of 2002) and in exercise of powers conferred under Sec 13(12) read with rule 3 of Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated 03.06.2024 calling upon the Borrower M/s Koyal Prop Ajit Vasudeo Chawla to repay the amount mentioned in the Notice being Rs. 32,