Varthana Finance Private Limited
(Formerly known as M/s. Thirumeni Finance Private Ltd.,)

Registered Office at : No. 5 BC-110, Varasiddhi. 3rd Floor, Outer Ring Road, Service Road, 3rd Block, HRBR Layout, Kalyan Nagar, Bangalore-560043. Website www.varthana.com, Email: care@varthana.co, Phone : 080-68455777. Branch Office :Office No. 102 , 1st Floor, 'Tulsi Chambers' ,Opp. Three Petrol Pump, Panchapakhadi, Naupada, Thane (west) 400602.

DEMAND NOTICE

Notice under Section 13(2) & (3) of The Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002.

We hereby serve upon you this notice, the contents whereof you may kindly note: That you the Borrower along with Co-applicants/Mortgagors have approached and requested for grant of the credit facility from M/s Varthana Finance Private Ltd. (hereinafter referred to as "Company") (Formerly known as Thirumeni Finance Private Limited). This Demand Notice issued on **13-12-2024,** the contents of which are being published herewith as per Sec.13(2) of the Act R/w Rule.3(1) of the Security Interest (Enforcement) Rules 2002, by way of alternative service upon the Borrower/ Co-Applicants/ Mortgagor No. **4,** for service of notice, since notices could not be served on the given addresses. At your request and instance, we granted you the following credit facilities (hereinafter collectively referred to as "credit facility"). The details are mentioned below.

Loan Account **No: S18THA-THA-003442.** Sanctioned loan amount **Rs.40,36,250/-** . Total Liability as on **11-12-2024 : Rs.33,13,750/-** (With Contractual Rate Of Interest), Name & Address of Borrower, Co-Applicants & Mortgagors **1. M/s. Heaven World English Medium School,** Represented by its Authorised Signatory, S. No. 667-T0669-Agarali Kulgoan Badlapur, Badlapur-East, Thane, Maharashtra - 421503. **2. M/s. Prasad Foundation,** Represented by its Authorised Signatory, S. No. 667-T0669-Agarali Kulgoan Badlapur, Badlaput-East, Thane, Maharashtra - 421503. **3. Mrs. Janhavi Mithun Koshimbe, W/o. Deepak Dhotre,** Prasad Niwas, Gavdevi Road, Agar Ali, Badlapur, Thane, Kulgaon, Maharashtra - 421503. **4. Mr. Deepak Dattatray Dhotre, S/o. Dattatray Vinayak Dhotre**, #26/28, 1st Floor, Room No. 5, Mahadeo Shankar Sheth Lane, 2BR, Near Kamani Wadi Chirabazar, Mumbai, Maharashtra - 400002.

That you availed of the above mentioned credit facilities from time to time and utilized the amount and Further, while availing the financial assistance you have given an undertaking for repayment of the said financial assistance in terms of the said agreement(s)/documents(s). You have also created a mortgage by way of Deposit of Title Deeds/ Registered Mortgages creating security interest in favor of the Company which is more fully described in below Schedule.

That you continued to enjoy the above credit facility, however, you became irregular and failed to maintain the financial discipline, despite our repeated request and reminders from the officers of the Company you have failed and neglected to repay the said dues/ outstanding liabilities.

The operation of and conduct of the above said credit facility has become irregular and the debt has been classified as Non-Performing assets (NPA) in accordance with directives/ guidelines relating to asset classifications issued by the Reserve Bank of India consequent to the default committed by you in repayment of principal debt and interest thereon accordingly Loan Account has been classified as Non -Performing Asset on **13-11-2024.** and hereby recall the said loan / credit facility and call upon you to pay the entire outstanding balance together with interest and all sums payable by you under the said Agreement.

On account of defaults committed by you, you are jointly & severally liable to pay to us the total outstanding dues of **Rs.33,13,750/- as 10-12-2024** with agreed contractual rate of interest, until the date of payment, together with incidental expenses, cost and other charges, thereon.

Under the circumstances, we hereby call upon you to repay the above said entire dues of **Rs.33,13,750/- (Rupees Thirty Three Lakh Thirteen Thousand Seven Hundred and Fifty Only)** as on **11-12-2024** together with future interest from **12-12-2024** at contractual rate plus legal costs/charges thereon within 60 (Sixty) days from the date of this notice. If you fail to repay to the Company the aforesaid sum with further interest and incidental expenses, cost as stated above in terms of this notice U/Sec. 13(2) of the Act, the Company will exercise all or any of the rights detailed under Sub-Section (4) of Section 13 and under other applicable provisions of the said Act.

You are also put on notice that in terms of Sub-section (13) of Section 13 you shall not transfer by sale, lease or otherwise the said secured assets detailed below without obtaining written consent of the Company.

This notice is without prejudice to the Company's right to initiate such other actions or legal proceedings, as it deems necessary under any other applicable provisions of Law to recover its legitimate dues.

If you have any representations to be made in response to this, please mark the same to the Authorized Officer, M/s Varthana Finance Pvt Ltd., Varasiddhi, 5BC-110, 3rd Floor, Service Road, 3rd Block, HRBR Layout, Bangalore- 560043.

Description of the Immovable Property (Secured Asset) : All the pieces and parcels of the bearing City Survey No's. 666 (area adm. 12.4 Sq. Mtrs out of this , the share of the prescriber is 6.2 Sq.Mtrs.) 667 (76.0 Sq.Mtrs out of this, the writer is area adm. 38 sq. Mtrs.,) 668 (270.3 Sq.Mtrs out of this , the share of the prescriber is area adm. 135.15 sq. Mtrs.,) and 669 (32.0 Sq.Mtrs out of this , the share of the writer is area adm. 16 sq. Mtrs.,) all property situated at village Kulgoan Tal-Ambernath, Dist - Thane within the limits of Kulgaon Badlapur Municipal Corporation, registered and Sub-Registation Taluka - Ambernath, dist Thane and bounded as follows:: North : Property of Baliram Muthe, South : Property of Vitthal Muthe, East : Property of Dinesh Shirke, West : Property of Bharat Pawar.

Date : 07-01-2025, Place : Thane (west) **Authorised Officer - Varthana Finance Private Limited,**

Union Bank of India
यूनियन बैंक ऑफ इंडिया
યુનિયન બેંક ઓફ ઇન્ડિયા
A Government of India Undertaking

Union Bank of India, Manipal Branch, Near Tiger Circle, Manipal– 576128, Udupi Taluk & District, Karnataka.

E-Auction Sale Notice for Sale of Immovable Properties

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

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor (s) that the below described immovable property mortgaged / charged to the Secured Creditor, the possession of which has been taken by the **Authorized Officer of Union Bank of India** will be sold on "**As is where is", "As is what is" and "Whatever there is"** on the date mentioned below, for recovery of dues as mentioned hereunder to **Union Bank of India** from the below mentioned Borrower(s)& Guarantor(s). The Reserve Price and the Earnest Money Deposit are also mentioned hereunder:

Name and address of the Borrower: M/s. Shri Mahalaxmi Constructions, Prop: Sunil Hirachand Bobade, B1, Green View Apartments, Laxmindra Nagar, Manipal- 576104, **Mr. Sunil Hirachand Bobade,** S/o. Hirachand S Bobade, B 1 Green View Apartments, Laxmindra Nagar, Manipal- 576104**. Co-Applicant: Mrs. Sunitha S. Bobade**, W/o. Sunil H. Bobade, B1, Green View Apartments, Laxmindra Nagar, Manipal- 576104**, Mr. D. Bhaskar Shetty,** Durga Towers, Opp.: MIT Ladies Hostel, Manipal- 576104.

Amount due: Rs. 1,61,87,995/- as on 06.08.2015 with further interest, cost and expenses.

DESCRIPTION OF THE PROPERTY: All that piece and parcel of, Flat No. 201, admeasuring 250 Sq ft Built up area on the 2nd Floor in the building known as "EXIM LINK" Building, situated at Survey No. 37, H No. 37, H No. 1 (Pt) & CTS No. 783, of revenue Village Nahur, Mulund Goregaon Link Road, Nahur (West), Mumbai -400078. **Bounded by: On the North:** Open Plot, **On the South:** Open Plot, **On the East:** Mulund Goregaon Link Road, **On the West:** Runwal Greens.

Reserve Price: Rs. 32,81,000/- **EMD: Rs. 3,28,100/-**

Date of Demand Notice: 06.08.2015 **Date of Possession: 10.12.2015**

Date & Time of E-Auction: 29.01.2025, 12.00 PM to 5.00 PM (with 10 min unlimited auto extensions)

For detailed terms and condition of the sale, refer website: https://baanknet.com and https://www.unionbankofindia.co.in/auction-property/view-auction-property.aspx

Place: Udupi **Sd/- Authorized Officer**
Date: 06.01.2025 **Union Bank of India**

सेन्ट्रल बैंक ऑफ इंडिया / CENTRAL BANK OF INDIA

Mazgaon Branch : Plot No. 4, St. Mary Road, Tadwadi, Mazgaon, Mumbai - 400010.

POSSESSION NOTICE
APPENDIX-IV [Rule-8(1)] (For immovable property)

Whereas, The undersigned being the Authorised officer of the **Central Bank of India** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act - 2002 and in exercise of powers conferred under Section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated **09-10-2024** calling upon the Borrowers / Guarantors / Partners **Snehal Swapnil Mahadik & Swapnil Dipak Mahadik** to repay the amount mentioned in the notice being **26,35,973.94 (Rupees Twenty Six Lacs Thirty Five Thousand Nine Hundred Seventy Three and Ninety Four Paisa 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 under Sub-Section (4) of Section 13 of Act read with rule 8 of the security interest Enforcement Rules, 2002 on this the **2nd day of January of the year 2025.**

The owner of the property in particular and the public in general is hereby cautioned not to deal with the said property and any dealings with the property will be subject to the charge of the **Central Bank of India** for an amount of **Rs. 26,35,973.94** as on 09.10.2024 and interest thereon, costs etc.

"The Borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets."

DESCRIPTION OF IMMOVABLE PROPERTY

All That Part and Parcel of The Equitable Mortgage of Property situated at Flat No. 103, 1st Floor, D- Wing, Building Known as Tulsi Aangan, Badlapur, Mouje : Katrap, Ambarnath, Thane, Maharastra - 421503. **Bounded By :- North :** Survey No. 61, Hissa No. 1 and Survey No. 91, Hissa No. 5, **South :** Survey No. 40, Hissa No. 2, **East :** Survey No. 91, Hissa No. 5, **West :** Survey No. 60, Hissa No. 8.

Date : 02.01.2025, Place : Mumbai **Authorised Officer, Central Bank of India**

यूनियन बैंक ऑफ इंडिया Union Bank of India

UNION BANK OF INDIA Jogeshwari West Branch
Shop No 6 & 7 Ayaesha Towers Nest to MTNL
S V Road Jogeshwari (W) Mumbai-400102
Phone No:9137568670
Mail Id: UBIN0568678@UNIONBANKOFINDIA.BANK

DEMAND NOTICE UNDER SEC.13 (2)

Ref:Jog/Npa/665-38/2024-25 Date : 17.08.2024
Place:Jogeshwari West

To,
MR. AMEERUDDIN SIDDIQUI
1.(Present Address)FLAT NO A 701 GARDENIA CASA RIO,KALYAN SHIL ROAD, DOMBIVALLI EAST, KALYAN THANE, MUMBAI MAHARASHTRA - 421204
2.(Mortgaged Immovable property)FLAT NO. 101, 1st FLOOR 'SAI DEVA APARTMENT'VILLAGE VALIVALI, BADLAPUR, TALUKA AMBERNATH, DISTT THANE, MAHARASHTRA 421503.

Notice under Sec.13 (2) read with Sec.13 (3) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

Sir/Madam,
You have availed the following credit facilities from our Jogeshwari west Branch and failed to pay the dues / instalment/ interest /operate the account satisfactorily and hence, in terms of the RBI guidelines as to the Income Recognition and Prudential Accounting Norms, your account/s has/have been classified as Non-Performing Asset as on 12/08/2024. As on 12/08/2024 a sum of **Rs. 35,00,176.46 (Rupees Thirty Five lakh One hundred Seventy Six and Paise Forty Six only)** is outstanding in your Account No. 686706650000038.
The particulars of amount due to the Bank from you in respect of the aforesaid account/s are as under:-

Type of Facility	Outstanding amount as on date of NPA i.e as on 12.08.2024	Unapplied Interest w.e.f. 17.08.2024 to	Penal Interest (Simple)	Cost/Charges incurred by Bank	Total Dues
Home Loan	34,05,371.46	16236 + 78569	0	0	35,00,176.46
Total Dues as on 17.08.2024 (Rupees Thirty five lakh one hundred seventy six and Paise forty six) only					**35,00,176.46**

2. To secure the repayment of the monies due or the monies that may become due to the Bank, MR. AMEERUDDIN SIDDIQUI had executed documents on 14/03/2022 and created security interest by way of Equitable Mortgage.

Mortgage of immovable property described herein below:

FLAT NO. 101, 1st FLOOR 'SAI DEVA APARTMENT' VILLAGE VALIVALI, BADLAPUR, TALUKA AMBERNATH, DISTT THANE, MAHARASHTRA 421503.

Therefore You are hereby called upon in terms of section 13(2) of the Securitisation and Reconstruction of Financial Assets and enforcement of Security Interest Act, 2002, to pay a sum of Rs. 35,00,176.46 together with further interest and charges at the contractual rate as per the terms and conditions of loan documents executed by you and discharge your liabilities in full within 60 days from the date of receipt of this notice, failing which, we shall be constrained to enforce the aforesaid securities by exercising any or all of the rights given under the said Act.
As per section 13 (13) of the Act, on receipt of this notice you are restrained /prevented from disposing of or dealing with the above securities without the consent of the bank.
Your attention is invited to provisions of sub-section (8) of Section 13 of the SARFAESI in respect of time available, to redeem the secured assets.

Yours faithfully,
For Union Bank of India
Sd/-
Authorised Officer

TATA
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 of 30 days 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 mentioned Borrower and/ Co- Borrower, or their legal heirs/representatives (Borrowers) 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 **10-02-2025** 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 **10-02-2025**. 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 **08-02-2025** 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	O/s as on 28-12-2024
1	TCHHL06360001000070033 & TCHIN06360010007102 2	Mr. Nilesh Prakash Telang Mrs. Sujata Dhananjay Diwanji	Rs. 151425/- (Rupees One Lakh Fifty One Thousand Four Hundred Twenty Five Only) is due and payable by you under loan account No. TCHIN0636000100071022, and an amount of Rs. 1099344/- (Rupees Ten Lakh Ninety Nine Thousand Three Hundred Forty Four Only) is due and payable by you under loan account No. TCHHL0636000100070033 totaling to Rs. 1250769/- (Rupees Twelve Lakh Fifty Thousand Seven Hundred Sixty Nine Only) ---------- 31-05-2022	Rs. 14,73,200/- (Rupees Fourteen Lakh Seventy Three Thousand Two Hundred Only)	Rs. 1,47,320 /- (Rupees One Lakh Forty Seven Thousand Three Hundred Twenty Only)	Physical	Rs. 1434181/- (Rupees Fourteen Lakh Thirty Four Thousand One Hundred Eighty One Only) is due and payable by you under Agreement no. TCHHL0636000100070033 and an amount of Rs. 217464/- (Rupees Two Lakh Seventeen Thousand Four Hundred Sixty Four Only) is due and payable by you under Agreement no. TCHIN0636000100071022 totalling to Rs. 1651645/- (Rupees Sixteen Lakh Fifty One Thousand Six Hundred Forty Five Only)
Description of the Immovable Property: All that piece and parcel of the Flat No. 06, area admeasuring about 363.46 Sq. Ft (carpet), second floor of the building known as Building No. 0B-02 in "Shubh Griha", Tata Housing, Nr. HP Petrol Pump, Vasind, Shahapur, lying and situated at Old Survey No. 279,281,284, 286, 287, 288, 296, 298, 301 to 305, 306P, 308 to 312, 314, 315, 317, 318, 323, 339 to 344 in Village Khativali, Tal. Shahapur, District Thane- 421601.							
2	10173992 & 10162981	Mr. Suraj Umaji Ghagare Mr. Houserao Umaji Ghagare Mrs. Shalan Umaji Ghagare	Rs. 1908489/- (Rupees Nineteen Lakh Eight Thousand Four Hundred Eighty Nine Only) is due and payable by you under loan account No 10162981 and an amount of Rs. 56576/- (Rupees Fifty Six Thousand Five Hundred Seventy Six Only) is due and payable by you under loan account No 10173992 totaling to Rs. 1965065/- (Rupees Nineteen Lakh Sixty Five Thousand Sixty Five Only) ---------- 20-07-2023	Rs. 18,28,662/- (Rupees Eighteen Lakh Twenty Eight Thousand Six Hundred Sixty Two Only)	Rs. 1,82,866/- (Rupees One Lakh Eighty Two Thousand Eight Hundred Sixty Six Only)	Physical	Rs. 150917/- (Rupees One Lakh Fifty Thousand Nine Hundred Seventeen Only) is due and payable by you under Agreement no. 10173992 and an amount of Rs. 2521533/- (Rupees Twenty Five Lakh Twenty One Thousand Five Hundred Thirty Three Only) is due and payable by you under Agreement no. 10162981 totalling to Rs. 2672450/- (Rupees Twenty Six Lakh Seventy Two Thousand Four Hundred Fifty Only)
Description of the Immovable Property: All that piece and parcel of the Flat bearing No. 304, on the Third Floor, having area admeasuring about 750 Sq. Ft. (Built Up Area) in the Building known as Jijamata Sadan Co-Op. Housing Society Ltd. Constructed on the land bearing Survey No. 24A, Hissa No. 3, admeasuring about 1255.00 Sq. Mtrs., lying being and situated at Gaondevi Road, Nr. Marathi School, Diva (West), Taluka and District Thane – 400612 within the area of Sub Registrar of Assurance at Thane.							
3	10118954 & 10123500	MR. MANGESH S SHINDE MR. SATISH BAJIRAO SHINDE	Rs. 11,32,193/- (Rupees Eleven Lakh Thirty Two Thousand One Hundred Ninety Three Only) is due and payable by you under Agreement no. 10118954 and an amount of Rs. 1,12,717/- (Rupees One Lakh Twelve Thousand Seven Hundred Seventeen Only) is due and payable by you under Agreement no. 10123500 totalling to Rs. 12,44,910/- (Rupes Twelve Lakh Forty Four Thousand Nine Hundred Ten Only) ---------- 26-07-2019	Rs. 16,66,500/- (Rupees Sixteen Lakh Sixty Six Thousand Five Hundred Only)	Rs. 1,66,650 /- (Rupees One Lakh Sixty Six Thousand Six Hundred Fifty Only)	Physical	Rs. 2413607/- (Rupees Twenty Four Lakh Thirteen Thousand Six Hundred Seven Only) is due and payable by you under Agreement no. 10118954 and an amount of Rs. 365927/- (Rupees Three Lakh Sixty Five Thousand Nine Hundred Twenty Seven Only) is due and payable by you under Agreement no. 10123500 totalling to Rs. 2779534/- (Rupees Twenty Seven Lakh Seventy Nine Thousand Five Hundred Thirty Four Only)

Description of the Immovable Property: Schedule – A All that piece or parcels of vacant land or ground bearing N.A. Plot of Survey Nos. 66, Plot No. 4, admeasuring area 0-533-40 Sq. Mtr., assessment 10-70 Rs. Ps. village Gundge, Taluka Karjat, Dist. Raigad, within the jurisdiction of Sub-Registrar of Assurances at Karjat, Tal. Karjat, Dist. Raigad.
Schedule – B All the Residential Premises Flat bearing No. 4, admeasuring 348 Sq. Ft. Carpet area equivalent to 575 sq. Ft. Built Up area on the First Floor of the proposed building project to be known as "Shreem Residency" being constructed on Survey Nos. 66, Plot No. 4, admeasuring area 533-40 Sq. Mtr. assessment 10-70 Rs. Ps. Village – Gundge, Taluka Karjat, Dist. Raigad.

At the Auction, the public generally is invited to submit their bid(s) 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 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 **10-02-2025 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 **03-02-2025 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. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including statutory liabilities arears 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, Ameerpet, Hyderabad – 500038 Email : info@bankauctions.in or Manish Bansal, Email id Manish.Bansal@tatacapital.com Authorised Officer Mobile No 8588983696. Please send your query on WhatsApp Number – 9999078669. **13.** TDS of 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 **http://surl.li/eiapbd** 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: Mumbai **Sd/-**
Date :- 07-01-2025 **Authorized Officer**
Tata Capital Housing Finance Ltd.

EDELWEISS ASSET RECONSTRUCTION CO. LTD.
Edelweiss Asset Reconstruction
CIN - U67100MH2007PLC174759
Edelweiss House, Off C.S.T Road, Kalina, Mumbai - 400 098.

APPENDIX- IV-A
[Refer proviso Rule 8(6)]
E-AUCTION NOTICE FOR SALE OF IMMOVABLE PROPERTY

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) 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 Borrower and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by Authorised Officer of Edelweiss Asset Reconstruction Company Limited, acting in its capacity as Trustee of EARC Trust SC 364 (**"EARC"**) viz. the Secured Creditor, will be sold **on "As is where is", "As is what is", and "Whatever there is" on 12.02.2025** for recovery of **Rs. 115,59,04,776 (Rupees One Hundred and Fifteen Crores Fifty Nine Lakhs Four Thousand Seven Hundred and Seventy Six) as on 31.10.2024** together with further interest and other cost/expenses being due to the Secured Creditor i.e. EARC from the Borrower i.e. **Oneworld Sourcing Partnership** and the Guarantors i.e **Mr. Urvil Akshaya Jani ("Guarantor No.1"/ "Mortgagor"), Mr. Manoj Uttam Khushalani ("Guarantor No.2"/ "Mortgagor"), Mrs. Aashima Manoj Khushalani ("Guarantor No.3") and Mr. Rakeshkumar Ashok Kumar Singh ("Guarantor No.4").**
The reserve price and earnest money deposit shall be as follows:

Reserve Price (In Rupees)	Earnest Money Deposit (EMD) (In Rupees)	Bid Increment (In Rupees)	Date of Inspection	Date and Time of Auction
15,00,00,000	1,50,00,000 On or before 11.02.2025.	2,00,000	14.01.2025, 21.01.2025 10 AM – 5 PM	12.02.2025 12 Noon to 1PM

Description of Secured Asset put for Auction: All that portion of the 8th Floor of Apsara Cinema, Building adm. Approx. 7430 sq. ft. built up area which includes premises area as shown in redevelopment color hatched lines on the plan which is Annexure "C" to the Agreement for Sale dated 09.09.2015 along with proportionate elevation treatment, common fire escape, common passage, internal walls which is shown in green color hatched lines on the plan thereof annexed and marked Annexure C to the said Agreement for Sale dated 09.09.2015 along with to be used commonly with the other occupants of Apsara Cinema Building standing on plot bearing C. S. No. 113 and 1/152 of Tardeo Division in the registration District and Submissions District of Mumbai situated at Dr. Dadasaheb Bhadkamkar Marg, Grant Road (East), Mumbai – 400007.

For detailed terms and conditions of the sale, please refer to the link provided in EARC's website i.e. **https://www.edelweissarc.in/PropertySale**
For further information, you may contact through phone on Contact No. +91 9404505743/+91 8879969180/ and/or through e-mail on **aherar.patel@edelweissarc.in / venkatesh.chandrasekhar@edelweissarc.in**

Date: 07.01.2025 **Sd/- Authorised Officer**
Place: Mumbai

FEDBANK FINANCIAL SERVICES LTD. AUCTION NOTICE

This is to inform the public at large, that FEDBANK FINANCIAL SERVICES LTD., has decided to conduct Auction of Gold ornaments belonging to accounts (mentioned below) which have become overdue or which have defaults or margin breach customers. The Auction would be held at respective Branches specified below on **Saturday 18-01-2025 between 10.00 a.m. to 12.00 p.m.** This would continue till the auction process is over.

ADAT PETH 7722089176 **FEDGL0065**0016413, 0016430, 0016452, 0016492, 0016497, 0016499, 0016538, 0016543, 0016565, 0016568, 0016574, 0016582, 0016588, 0019173, 0019207 **AIROLI** 9870002649 **FEDGL0072**0003201, 0003222, 0003232, 0003936, 0003949, 0004285 **Akluj** 9049084113 **FEDGL0486**0003778, 0003785, 0003802, 0003808, 0003810, 0003823, 0003825, 0003833, 0003835, 0003842, 0003843, 0003852, 0003861 **Akola** 9730808483 **FEDGL0471**0006405, 0006421, 0006432, 0006463 **Alibag** 8888646123 **FEDGL0490**0003021, 0003075, 0003078, 0004356, 0004362, 0004376, 0004397, 0004399, 0004404, 0004421, 0004444 **Ambernath** 9730350235 **FEDGL0150**0004614, 0004615, 0004617, 0004627, 0004632, 0004651, 0004672, 0005537, 0005554 **Amravati** 9096250212 **FEDGL0085**0007555, 0007563, 0007567, 0009787 **Aurangabad Cidco** 9049341542 **FEDGL0087**0007826, 0007828, 0007829, 0007857, 0007895, 0007911, 0009451, 0009459, 0009467, 0009474, 0009488, 0009494, 0009522, 0009537 **Badlapur** 9096977848 **FEDGL0391**0003224, 0003253, 0003285, 0003292, 0003299, 0004511, 0004517, 0004535, 0004541, 0004552, 0004590, 0004591, 0004593, 0004596, 0004610, 0004613, 0004615, 0004628, 0004634 **FEDBD0391**0000077, 0000153, 0000155 **Baramati** 8796986579 **FEDGL0375**0007321 **Beed** 7768005555 **FEDGL0520**0001794 **Bhiwandi** 9699471088 **FEDGL0496**0001740, 0001768, 0002566, 0002592, 0002602, 0002613, 0002617, 0002622 **Bhosari** 9921370710 **FEDGL0126**0007872, 0007877, 0007888, 0007927, 0007931, 0009701, 0009756, 0009772 **Bibewadi** 9839648225 **FEDGL0075**0007927, 0007930, 0007945, 0007946, 0007975, 0007988, 0008003, 0008013, 0008018, 0009387, 0009390, 0009429, 0009442, 0009925 **CHAKAN** 9075012661 **FEDGL0066**0007701, 0007751, 0007798 **CHANDAN NAGAR** 9766481111 **FEDGL0056**0005246, 0006266 **Chandrapur** 8329194364 **FEDGL0470**0001958, 0001964, 0001969, 0001970, 0001975, 0001981, 0001982, 0001983, 0001985, 0001986, 0001987, 0001988, 0002939, 0002948, 0002958, 0002965, 0002967, 0002968, 0002980, 0002984, 0003481, 0003483 **Chinchwad** 9850871992 **FEDGL0071**0006118, 0006154 **FEDDS0071**0000219, 0000220 **Dange Chowk** 9850526226 **FEDGL0477**0003506, 0003511, 0003549, 0003581 **FEDBD0477**0000256, 0000257, 0000308 **Dombivali** 9867270814 **FEDGL0384**0003527, 0003529, 0003530 **Ghorpadi** 9665336598 **FEDGL0434**0001829, 0001833, 0001848, 0001858, 0002551, 0002558, 0002574, 0002584, 0002588, 0002602 **HADAPSAR** 9922752085 **FEDGL0057**0005915 **Hingna T Point** 9373970114 **FEDGL0327**0005972, 0005973, 0005994, 0006003, 0006009, 0006036 **Hupari** 9923554846 **FEDGL0127**0012624, 0012629, 0012630, 0012655, 0012662, 0012666, 0012689, 0012726, 0012747, 0012748, 0012755, 0012766 **FEDBD0127**0000085 **Ichalkarnji** 9130407979 **FEDGL0053**0013305, 0013306, 0013307, 0013317, 0013322, 0013331, 0013343, 0013346, 0013354, 0013361, 0013362, 0013366, 0013375, 0013376, 0013378, 0013387, 0013390, 0013412, 0013414, 0013420, 0013424, 0013434, 0015182, 0015896 **FEDBD0053**0000131, 0000192 **Indapur** 9011323001 **FEDGL0433**0003117, 0003129 **Islampur** 9730031500 **FEDGL0330**0006932, 0006944, 0006945, 0006972, 0006975, 0006976, 0006985, 0006986, 0006989, 0007018, 0007030, 0008464, 0008475, 0008508, 0008522, 0008545, 0008552, 0008553, 0008560, 0008567, 0009267 **Kalamboli** 9702103024 **FEDGL0084**0004003, 0004024, 0004033, 0005356, 0005867 **Kalyan East** 9022896327 **FEDGL0124**0006134, 0006137, 0006139, 0006141, 0006168, 0006973, 0006984, 0006996, 0007012, 0007040 **Kamothe** 7506273384 **FEDGL0106**0003351, 0003353, 0003388 **FEDBD0106**0000086 **Karjat** 9834901213 **FEDGL0394**0005727, 0007502, 0007542, 0007573, 0007664 **KATRAJ** 7507000053 **FEDGL0055**0007264, 0007277, 0007301, 0007322, 0008108, 0008119, 0008123, 0008127, 0008143 **Kharghar** 7710808525 **FEDGL0125**0003972, 0004006, 0004013, 0004014, 0004040, 0004050, 0004051, 0004081, 0005342, 0005354, 0005393, 0005928 **Khopoli** 9850593728 **FEDGL0338**0007982 **Kolhapur** 7887985455 **FEDGL0119**0006798, 0006819, 0006830, 0006849, 0007785, 0007789, 0007814, 0007845, 0007866, 0007871, 0008236 **FEDDS0119**0000138 **Kothrud** 8999354939 **FEDGL0112**0006981, 0006984, 0007018, 0007023, 0007027, 0008438, 0008445, 0008509, 0008514, 0008544, 0008557, 0009047, 0009061, 0009075, 0009082, 0009093 **FEDBD0112**0000320, 0000379 **Latur** 9075647888 **FEDGL0519**0001497, 0002361, 0002362, 0002371, 0002391, 0002396, 0002399, 0002414 **Lonawala Branch** 8390635657 **FEDGL0464**0003392, 0003483, 0004837 **Mahad** 9921263030 **FEDGL0455**0006451, 0006463, 0006464, 0006498, 0006532, 0006546, 0006623 **Medical Square** 9767109299 **FEDGL0333**0005951, 0005955, 0005956, 0005957, 0005958, 0005975, 0005985, 0006010, 0006018, 0006028, 0007149, 0007157, 0007187, 0007197, 0007201 **FEDDS0333**0000317, **FEDBD0333**0000422 **Mira Road** 9920720803 **FEDGL0143**0004786, 0004790, 0004800, 0005845 **FEDBD0143**0000132, 0000282 **Miraj** 9370570064 **FEDGL0086**0017988, 0017994, 0018018, 0018063, 0018067, 0018080, 0018081, 0018097, 0018110, 0018121, 0018153, 0018178, 0018184, 0018192, 0018227, 0018246, 0018281, 0023660, 0023682 **Mohopada** 9765464254 **FEDGL0516