

Form No. 3 [See Regulation-13 (1) (a)]

DEBTS RECOVERY TRIBUNAL (DRT-1)

2nd Floor, Colaba, Telephone Bhavan, Colaba Market, Mumbai-400 005.
(5th Floor, Scindia House, Ballard, Mumbai-400 001)

Case No. OA/345/2022

Summons under sub-section (4) of section 19 of the Act, read with sub-rule (2A) of rule 5 of the Debt Recovery Tribunal (Procedure) Rules, 1993. Exh. No. 12

INVENT ASSETS SECURITISATION AND RECONSTRUCTION PVT. LTD. VS MASTER CONSTRUCTION

To,

- (1) Master Construction, Plot No. 112, 2nd Floor, TPS III, 6th Road, Khar (West), Mumbai 400 052, Mumbai, Maharashtra
- (2) Mr. Farooq Khatri, At E. M. Estate Building No. 1, 3rd Floor, 30th Road, Bandra (West), Mumbai-400 050, Mumbai, Maharashtra-400 050.
- (3) Mr. Harris Khatri, At E. M. Estate Building No. 1, 3rd Floor, 30th Road, Bandra (West), Mumbai-400 050, Mumbai, Maharashtra-400 050.
- (4) Mr. Arif Khatri, At E. M. Estate Building No. 1, 3rd Floor, 30th Road, Bandra (West), Mumbai-400 050, Mumbai, Maharashtra-400 050.
- (5) Mrs. Zubeda Khatri, At E. M. Estate Building No. 1, 3rd Floor, 30th Road, Bandra (West), Mumbai-400 050, Mumbai, Maharashtra-400 050.

SUMMONS

WHEREAS, OA/345/2022 was listed before Hon'ble Presiding Officer / Registrar on 10.03.2025, WHEREAS this Hon'ble Tribunal is pleased to issue Summons / Notice on the said Application under section 19(4) of the Act, (OA) filed against you for recovery of debts of ₹ 20,23,15,326.32 (Application along with Copies of Documents etc. Annexed)

In accordance with sub-sec. (4) of Sec. 19 of the Act, you, the defendants are directed as under:-

- To show cause within Thirty days of the service of summons as to why relief prayed for should not be granted;
- To disclose particulars of properties or assets other than properties and assets specified by the applicant under serial number 3A of the original application;
- You are restrained from dealing with or disposing of secured assets or such other assets and properties disclosed under serial number 3A of the original application, pending hearing and disposal of the application for attachment of properties;
- You shall not transfer by way of sale, lease or otherwise, except in the ordinary course of his business any of the assets over which security interest is created and / or other assets and properties specified or disclosed under serial number 3A of the original application without the prior approval of the Tribunal;
- You shall be liable to account for the sale proceeds realised by sale of secured assets or other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with the bank or financial institutions holding security interest over such assets.

You are also directed to file the written statement with a copy thereof furnished to the applicant and to appear before Registrar on 29.05.2025 at 12.00 P. M. failing which the application shall be heard and decided in your absence.

Given under my hand and the seal of this Tribunal on this 20.03.2025

Sd/-
Signature of the Officer Authorised to Issue Summons
Registrar, Mumbai, D. R. T. No. I

SUNDARAM HOME

Regd Office: No. 21, Patulos Road, Chennai - 600002.

Corporate Office: Sundaram Towers, No. 46, Whites Road, Chennai-600014

Branch Office: Aditya Centregra, Office No.-5, 3rd Floor, Final Plot No.- 314, CTS No.- 930, Mouje Bhamburda, F.C Road, Shivaji Nagar, Pune-411004.

POSSESSION NOTICE

Issued Under Sec 13(4) read with Appendix IV and Rule 8(1) of Security Interest (Enforcement) Rules, 2002

Whereas the authorized officer of SUNDARAM HOME FINANCE LIMITED under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFAESI) Act, 2002 and in exercise of the powers conferred under Section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice U/s. 13(2) dated 29-01-2025 calling upon the Borrower Mr. Yogesh Kaka Kotme, Co-Borrowers Mr. Kaka Vitthalrao Kotme, Mrs. Nirmala Kaka Kotme to repay the amount mentioned in the Demand notice being Rs. 33,43,919/- (Rupees Thirty Three Lakhs Forty Three Thousand Nine Hundred Nineteen Only) being the amount due and payable under the Loan Account number PUN20220203 as on 29-01-2025 along with further interest, cost and Other charges etc., if any till actual date of payment within 60 days from the date of receipt of the notice.

The Borrower(s) having failed to repay the amount as mentioned above, notice is hereby given to the Borrower(s) and the public in general that the Authorised Officer has taken possession of the property described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with rule 8 of SARFAESI Act on this 10-04-2025.

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

The Borrower(s) in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the Secured property shall be subject to the charge of SUNDARAM HOME FINANCE LIMITED for an amount Rs. 34,43,329/- (Rupees Thirty Four Lakhs Forty Three Thousand Three Hundred Twenty Nine Only) as on 10-04-2025 along with further Interest, Cost and Other charges etc., if any till actual date of payment.

SCHEDULE OF PROPERTY: Flat No.2 admeasuring about 64.59 square meters, on the 1st Floor, in the wing-D in the scheme known as "Ashish Co- operative Housing Society Limited", which is constructed out of Property bearing S.No.14/15/22 admeasuring about 00 Hecor 04 Aar, situated at Village Wadgaon Bk., Taluka Haveli Pune. Bounded by: North: Flat No. D3 and Duck, South: Open Plot, East: Flat No. D1, West: Flat No C7 and Duck.

Date: 10-04-2025 for SUNDARAM HOME FINANCE LTD., AUTHORISED OFFICER

PUBLIC NOTICE

PUBLIC ARE INFORMED THAT "Madhuri Pratap Varde Family Trust", a Private Trust, is the owner of agricultural lands bearing (1) Survey No. 131 Hissa No. 0 admeasuring 26.80 guntas; (2) Survey No. 132 Hissa No. 4 admeasuring 13.70 guntas; (3) Survey No. 132 Hissa No. 5 admeasuring 2 guntas; (4) Survey No. 130 Hissa No. 1/1/2 admeasuring 138.60 guntas; (5) Survey No. 124 Hissa No. 3 admeasuring 3 guntas; (6) Survey No. 123 Hissa No. 0 admeasuring 20 guntas; (7) Survey No. 130 Hissa No. ½ (p) admeasuring 25.50 guntas; (8) Survey No. 132 Hissa No. 3(p) admeasuring 29 guntas aggregating to 258.60 guntas i.e. 6.465 Acres located at Thondare Village, behind HindalCO (formerly known as "Indian Aluminium") situate at Off Talaja MIDC, Taluka, Taluka Parnel, District Raigad. PUBLIC ARE HEREBY INFORMED not to deal, negotiate and / or entertain with any other person/s and in particular, Mrs. Meena Pradhan and / or her son, Vishal Pradhan, for sale and / or transfer in any manner OF the aforesaid parcels of agricultural lands and to deal only with the Trustee of the "Madhuri Pratap Varde Family Trust" and no other person/s. Any person/s, who deal/s in respect of aforesaid lands besides the Trustee of the aforesaid Trust, shall be liable to bear consequences at their own cost and expense and the aforesaid Trust and / or its Trustees shall not be responsible nor liable for any loss and / or damage caused to any third party/ies in any manner whatsoever.

Dated this 12th day of April, 2025.

Sd/-
Madhuri Pratap Varde Family Trust
through its Trustee Ashwin Varde

MUMBAI SLUM IMPROVEMENT BOARD

A REGIONAL UNIT OF
(MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY)

Tel. No. 022-66405432, E-mail - eewest.msib@mhada.gov.in

Ref. no. EE/West/MSIB / e-Tender / 25 / 2025-26

e-TENDER NOTICE No. 25

Executive Engineer (West) Division, Mumbai Slum Improvement Board, (Unit of MHADA) Room No. 537, 4th Floor, Griha Nirman Bhavan, Bandra (East), Mumbai-400051 Phone Number (022) 66405432 is inviting Open Tender / Regular e-Tender for the 7 number of work in the form of B1 (Percentage Rate) from the contractors registered with PWD / MHADA / CPWD / CIDCO / MES / MJP / MIDC / Indian Railway / BPT / MCGM in the corresponding appropriate class of contractor or any Govt. / Semi Govt. organization, via online e-tendering system. The detailed Tender Documents shall be available & can be downloaded from Government of Maharashtra portal <https://mahatenders.gov.in>. Bidding documents can be loaded on the website. The tender schedule as follows.

Sr. No.	Stage Dese.	Date of time period	Sr. No.	Stage Dese.	Date of time period
1	Documents sale start	17/04/2025 10.30 am.	2	Documents sale end	24/04/2025 2.30 pm.
3	Technical bid opening	25/04/2025 3.05 pm. onward	4	Price bid opening	28/04/2025 10.30 am. onward

The Competent Authority reserves the right to reject any or all the tenders without assigning any reason thereof Conditional offers will not be accepted.

Note. 1. Please refer detailed tender notice on website.
2. Corrigendum / Amendments if any could be published only on the website.

MHADA - Leading Housing Authority in the Nation
CPRO/A/290

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Executive Engineer (W) M S I B Board, Mumbai

GRIHUM HOUSING FINANCE LIMITED
(FORMERLY KNOWN AS POONAWALLA HOUSING FINANCE LTD)

Registered Office: 6th Floor, B Building, Ganga Trueno, Lohegaon, Pune, Maharashtra 411014 Branch Off Unit: Shivkala Arcade, 1st Floor, Shivkala Arcade, Tarapur Road, Boisar, Mumbai, Maharashtra-410511

E-AUCTION - SALE NOTICE

Sale of secured immovable asset under SARFAESI Act

E-auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (the "Act") read with Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower/Co-Borrower/Mortgagor(s)/Guarantor(s) that the below described immovable properties mortgaged to Grihum Housing Finance Limited (formerly known as Poonawalla Housing Finance Limited as the name Poonawalla Housing Finance Limited changed with effect from 17 Nov 2023 (Previously known as Magna Housing Finance Limited and originally incorporated with name of GE Money Housing Finance Public Limited Company) (hereinafter referred to as the "Secured Creditor" as per the Act), the possession of which has been taken by the Authorised Officer of Secured Creditor in exercise of powers conferred under section 13(12) of the Act read with Rules 8 and 9 of the Security Interest (Enforcement) Rule pursuant to notice under section 13(2) of the Act.

The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis on as per mentioned in column (J) through E-Auction. It is hereby informed to General public that we are going to conduct public through E-Auction platform provided at the website: <https://www.bankauctions.com>. For detailed T&Cs of sale, please refer to link provided in GHFL's Secured Creditor's website i.e. www.grihumhousing.com

Sl. No.	Proposal No. Customer Name (A)	Demand Notice Date and Outstanding Amount (B)	Nature of Possession (C)	Description of Property (D)	Reserve Price (E)	EMD (10% of RP) (F)	Submission date (G)	Incremental Bid (H)	Property Inspection Date & Time (I)	Date and time of Auction (J)	Known encumbrances/court cases if any (K)
1	Loan No. HL0049100000050 35990 AMIR SADHU KHAN (BORROWER) NAZMA GOLU.	Notice date: 08/09/2024 Total Dues: Rs. 1247307/- (Rupees Twelve Lakh FortySeven Thousand Three Hundred Seventy Only) payable as on 08/09/2024 along with interest @13% p.a. till the realization	Physical	All That Piece & Parcel The Flat No. 104, First Floor, A Wing, Admeasuring Area 330 Sq Ft (Built Up Area) in The Building Known As "Akshay Apartment", Constructed On Grampanchayat House No. 801, 802 & 880 In Gaotian Land Admeasuring 11.25 Guntha - Lying Being And Situated At Village Maan, Boisar Tal & Dist. Palghar. Particularly Mentioned In Sale Deed Executed	Rs. 1163750/- (Eleven Lakh, Sixty Three Hundred Seventy-Five)	Rs. 116375/- One Lakh, Sixteen Thousand, Three Hundred Seventy-Five)	12/05/2025 Before 5 PM	10,000/-	06/05/2025 (11AM - 4PM)	13/05/2025 (11 AM- 2PM)	NIL
2	Loan No. HL0049100000050 12446 MUKESH ROHIDAS SAKAT (BORROWER) AISHWARYA ABHIJIT MHATRE	Notice date: 07/08/2024 Total Dues: Rs. 1378168/- (Rupees Thirteen Lakh SeventyEight Thousand One Hundred ThirtyEight Only) payable as on 07/08/2024 along with interest @12% p.a. till the realization	Physical	All That Piece And Parcel The Flat No. 204, On 2nd Floor, B Wing, Type B, Area Admeasuring 430 Sq Ft. Carpet Area Building Known As "Shree Samarth Apartment", Bearing Gut. No. 102 Area Adm. 0-13-07 & 103/2 Area Adm. 0-24-08, Lying Being And Situate At Village Salwad Taluka- District-Palghar. Particularly Mentioned In Sale Deed Executed. And Boundaries Of The Plot: Not Mentioned In The Documents. East-Na West-Na North-Na South-Na	Rs. 664125/- (Six Lakh, Sixty Four Thousand, One Hundred Twenty Five)	Rs. 66412.5/- Sixty-Six Thousand, Four Hundred Twelve and Fifty Paise)	12/05/2025 Before 5 PM	10,000/-	06/05/2025 (11AM - 4PM)	13/05/2025 (11 AM- 2PM)	NIL
3	Loan No. HF0491H21100032 ABHJEET MAHESH RANE (BORROWER) NIKITA BHASKAR POJOJARY SHANU MAHESH RANE	Notice date: 08/09/2024 Total Dues: Rs. 1996784/- (Rupees Nineteen Lakh NinetySix Thousand Seven Hundred EightyFour Only) payable as on 08/09/2024 along with interest @13.5% p.a. till the realization.	Physical	All That Piece And Parcel Of The Flat No. 101, On The First Floor Admeasuring 700 Sq. Ft. Built Up Area, In The Building Known As "Amrpal Apartment", Constructed On Land Admeasuring 5 Guntha Alongwith Maan Grampanchayat House No. 712/B, Total Admeasuring 23.23 Sq. Mtrs., Lying Being & Situated At Village Maan, Taluka & Dist Palghar. And Boundaries Of The Plot: Not Mentioned In The Documents. East-Na West-Na North-Na South-Na	Rs. 1724800/- (Seventeen Lakh, Twenty Four Thousand, Eight Hundred)	Rs. 172480/- One Lakh, Seventy-two Thousand, Four Hundred Eighty)	12/05/2025 Before 5 PM	10,000/-	06/05/2025 (11AM - 4PM)	13/05/2025 (11 AM- 2PM)	NIL
4	Loan No. HL00235100000050 34978 Firoz Mohammad Shaikh (Borrower) Nasim-bano Firoz Shaikh (Co Borrower)	Notice date: 08/09/2024 Total Dues: Rs. 2819190/- (Rupees Twenty Eight Lakh Nineteen Thousand One Hundred Ninety Only) payable as on 08/09/2024 along with interest @12.50% p.a. till the realization	Physical	All That Piece And Parcels Of The Flat No. 403, On The 4 th Floor, Adm. 531.00 Sq. Ft. Carpet Area, In The Building No. 6-U, In The Housing Project To Known As "Shubh Vastu", Constructed On All That Piece Or Parcel Of Land Bearing Plot No. 6, Survey/Gut No. 122, 123, 124, 125, 126, 127, 128, 131, 134, 140, 143a, 143b, 144, 146a, 146b, 147, Situated, Lying & Being At Village Khativali, Taluka Shahapur, District Thane & Within The Limits Of Grampanchayat Khativali And Also Within Registration District Thane, Sub-Registration District Shahapur - 421 601	Rs. 17,48,000/- (Rupees Seventeen Lakh Forty-Eight Thousand Only)	Rs. 1,74,800/- (Rupees One Lakh Seventy-Four Thousand Eight Hundred Only)	28/04/2025 Before 5 PM	10,000/-	22/04/2025 (11AM - 4PM)	29/04/2025 (11 AM- 2PM)	NIL

The intending bidders/purchasers are advised to visit Secured Creditor Branch and the auction properties, and make his own enquiry and ascertain additional charges, encumbrances and any third-party interests and satisfy himself/herself in all aspects thereto before submitting the bids. All statutory dues like property taxes, electricity/water dues and any other dues, if any, attached to the property to be ascertained and paid by the successful bidder. The interested bidders are required to register themselves with the portal and obtain login ID and Password with an advance, which is mandatory for e-bidding, from auction service provider) C1 India PVT LTD. Address- Plot No-68 3rd floor Gurgaon Haryana-122003. Helpline Number- 7291981124,25,26 Support Email id - Support@bankauctions.com. Contact Person - Dharni P, Email id - dharni.p@india.com Contact No- 9948182222.. Please note that Prospective bidders may avail online training on e-auction from the website. The intending purchaser/bidder is required to submit amount of the Earnest Money Deposit (EMD) by way of NEFT/RTGS /DD in the account of "Grihum Housing Finance Ltd", Bank-ICICI BANK LTD. Account No-000651000460 and IFSC Code- ICIC0000006, 20, R. N. Mukherjee Road- Kolkata-700001 drawn on any nationalized or scheduled Bank on or before as per mentioned in column (G) and register their name at <https://www.bankauctions.com> and get user ID and password free of cost and get training on e-Auction from the service provider. After their Registration on the website, the intending purchaser/bidder is required to get the copies of the following documents uploaded, e-mail and sent self-attested hard copy at Address: Shivkala Arcade, 1st Floor, Shivkala Arcade, Tarapur Road, Boisar, Mumbai, Maharashtra-410511 Mobile no. +91 9657443073 e-mail ID rohan.savale@grihumhousing.com For further details on terms and conditions please visit <https://www.bankauctions.com> & www.grihumhousing.com to take part in e-auction.

This notice should also be considered as 15/30 days' notice to Borrower / Co-Borrower/ Mortgagor (s)/Guarantor(s) under Rule 8(6) of the Security Interest (Enforcement) Rule-2002

Date: 12.04.2025 Place: MUMBAI Sd/- Authorised Officer, Grihum Housing Finance Limited (Formerly Known as Poonawalla Housing finance Ltd)

JANA SMALL FINANCE BANK (A Scheduled Commercial Bank)

Registered Office: The Fairway, Ground & First Floor, Survey No.10/1, 11/2 & 12/2B, Off Domlur, Koramangla Inner Ring Road, Next to EGL Business Park, Challaghatta, Bangalore-560071. Regional Branch Office: Modi Plaza, Office No.704/705, Mukund Nagar, Swargate, Opp. Laxminarayan Cinema Hall, Pune-411037.

E-AUCTION NOTICE

PUBLIC NOTICE FOR SALE THROUGH E-AUCTION UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT (SARFAESI ACT) 2002, READ WITH PROVISIO RULE 8(6) & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES 2002.

The undersigned as authorised officer of Jana Small Finance Bank Limited has taken possession of the following property in exercise of powers conferred under section 13(4) of the SARFAESI ACT. The Borrower in particular and public at large are informed that online auction (e-auction) of the mortgage property in the below mentioned account for realisation of dues of the Bank will be held on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" on the date as prescribed as here under.

Sr. No.	Loan Account Number	Name of Original Borrower/ Co-Borrower/ Guarantor	Date of 13-2 Notice	Date of Possession	Present Outstanding balance as on 09.04.2025	Date & Time of Inspection of the property	Reserve Price in INR	Earnest Money Deposit (EMD) in INR	Date and Time of E-Auction	Last date TIME & Place for submission of Bid
1	45698640000206 & 45699660000293	1) M/s. Meher Ladies Tailor, Prop. Mustafa Muslim Ansari, 2) Bibi Nazya Parween	11.07.2024	16.01.2025	Rs.21,06,157.76 (Rupees Twenty One Lakh Six Thousand One Hundred Fifty Seven and Seventy Six Paise Only)	24.04.2025 09:30 AM to 05:00 PM	Rs.20,78,000/- (Rupees Twenty Lakhs Seventy Eight Thousand Only)	Rs.2,07,800/- (Rupees Two Lakh Seven Thousand Eight Hundred Only)	30.04.2025 @ 11:30 AM	29.04.2025, before 05.30 PM Jana Small Finance Bank Ltd., Modi Plaza, Office No.704/705, Mukund Nagar, Swargate, Opp. Laxminarayan Cinema Hall, Pune-411037.
Details of Secured Assets: All that piece and parcel of the immovable property being Land Admeasuring 810 Sq.Rt. i.e. 75.27 Sq.mtr. being and situate at Survey/ Gat No.321 (Old Gat No.1544), Sai Krupa Apartment, 2nd Floor, Flat No.08, Mouje Pirangut, Tal. Mulshi, Dist. Pune-412115. On or towards: Towards East by: 10 Feet Colony Road, Towards West by: Property of Shri Damodar Gole, Towards South by: Property of Shri Kailas Satpute, Towards North by: 20 Feet Road										
2	30709420003120	1) Ganesh Gulab Badade, 2) Shobha Gulab Badade	18.05.2023	28.01.2025	Rs.28,72,217.52 (Rupees Twenty Eight Lakh Seventy Two Thousand Two Hundred Seventeen and Fifty Two Paise Only)	24.04.2025 09:30 AM to 05:00 PM	Rs.16,02,000/- (Rupees Sixteen Lakhs Two Thousand Only)	Rs.1,60,200/- (Rupees One Lakh Sixty Thousand Two Hundred Only)	30.04.2025 @ 11:30 AM	29.04.2025, before 05.30 PM Jana Small Finance Bank Ltd., Modi Plaza, Office No.704/705, Mukund Nagar, Swargate, Opp. Laxminarayan Cinema Hall, Pune-411037.
Details of Secured Assets: All that piece and parcel of the immovable property being Land Admeasuring 500 Sq.mtr. being and situate at Plot No.6+7+8, SR No.55/2, Anand Apartment, Phase I, Sarasnagar, Maliwada, Ahmednagar-414001. On or towards: Towards East by: Flat No.402 and Stare Case, Towards West by: Frunt Side Margin, Towards South by: Flat No.404, Towards North by: Plot Said Margin.										
3	31009630000381	1) Balu Barku Sutar, 2) Barku Jagannath Sutar, 3) Laxmibai Barku Sutar	11.01.2023	09.10.2024	Rs.3,39,703.10 (Rupees Three Lakh Thirty Nine Thousand Seven Hundred Three and Ten Paise Only)	24.04.2025 09:30 AM to 05:00 PM	Rs.2,92,000/- (Rupees Two Lakhs Ninety Two Thousand Only)	Rs.29,200/- (Rupees Twenty Nine Thousand Two Hundred Only)	30.04.2025 @ 11:30 AM	29.04.2025, before 05.30 PM Jana Small Finance Bank Ltd., Modi Plaza, Office No.704/705, Mukund Nagar, Swargate, Opp. Laxminarayan Cinema Hall, Pune-411037.
Details of Secured Assets: All the piece and parcel of the Grampanchayat Milkat No.0318, at/ PO Nane, Tq. Maval, Dist. Pune-410405 and within the Limits of Pune Municipal Corporation and Bounded on: East: Ganesh Temple, West: Property of Nivrutti Kinjal, South: Road, North: Canel.										
4	456494300000830 & 456494300000932	1) Sanjay Dayaram Gajwani, 2) Laxmi Sanjay Gajwani	21.06.2023	12.09.2023	Rs.48,84,999.40 (Rupees Forty Eight Lakh Eighty Four Thousand Nine Hundred Ninety Nine and Forty Paise Only)	24.04.2025 09:30 AM to 05:00 PM	Rs.23,10,000/- (Rupees Twenty Three Lakhs Ten Thousand Only)	Rs.2,31,000/- (Rupees Two Lakh Thirty One Thousand Only)	30.04.2025 @ 11:30 AM	29.04.2025, before 05.30 PM Jana Small Finance Bank Ltd., Modi Plaza, Office No.704/705, Mukund Nagar, Swargate, Opp. Laxminarayan Cinema Hall, Pune-411037.
Details of Secured Assets: All that piece and parcel of the Immovable Property being Land Admeasuring 90.33 Sq.mtr. being and situate at Flat No.203, 2nd Floor, Silver Palace, SR No.193, Hissa No.14/8-A +8/B+8/K, Plot No.8, at/ PO Walivade, Tq. Karveer, Dist. Kolhapur-416119. On or towards: Towards East by: Flat No.201, Towards West by: Flat No.202, Towards South by: Flat No.202, Towards North by: Property of Tanwani and Panjwani										
5	45649610000726	1) Amar Keraba Patil, 2) Chandrakant Shivaji Bote	06.03.2024	21.05.2024	Rs.35,04,295.00 (Rupees Thirty Five Lakh Forty Three Thousand Two Hundred Twenty Nine Only)	24.04.2025 09:30 AM to 05:00 PM	Rs.17,35,000/- (Rupees Seventeen Lakhs Thirty Five Thousand Only)	Rs.1,73,500/- (Rupees One Lakh Seventy Three Thousand Five Hundred Only)	30.04.2025 @ 11:30 AM	29.04.2025, before 05.30 PM Jana Small Finance Bank Ltd., Modi Plaza, Office No.704/705, Mukund Nagar, Swargate, Opp. Laxminarayan Cinema Hall, Pune-411037.
Details of Secured Assets: All that piece and parcel of the immovable property being (1) Flat No.1-113, of which Total Area Admeasuring 37.31 Sq.mtrs. i.e. 401.50 Sq.ft. and (2) Flat No.S-1, Second Floor, of which Total Area Admeasuring 37.31 Sq.mtrs. i.e. 401.50 Sq.ft. at S.No.524, Hissa No.2 in Plot No.F-1, First of Total Land Admeasuring Area 225.72 Sq.mtrs. in the Building Named "Shree Apartment" at Tehsil Kagal, Dist. Kolhapur-416216. Boundaries of Flat No. F-1 are as follows: East: Empty Space, West: Road, North: Flat No.F-2, South: Empty Space, Up: Flat No.T-2, Below: Flat No.S-2. Boundaries of Flat No.S-2 are as follows: East: Empty Space, West: Road, North: Empty Plot, South: Flat No.S-2. Up: Flat No.T-2, Below: Flat No.TF-2.										
6	30429610000386 & 304296300000659	1) Meraj Rafik Alam, 2) Sabana Miraj Alam	19.07.2024	24.03.2025	Rs.33,20,882.97 (Rupees Thirty Three Lakh Twenty Three Thousand Eight Hundred Eighty Seven and Ninety Seven Paise Only)	30.04.2025 09:30 AM to 05:00 PM	Rs.23,20,000/- (Rupees Twenty Three Lakhs Twenty Thousand Only)	Rs.2,32,000/- (Rupees Two Lakh Thirty Two Thousand Only)	15.05.2025 @ 11:30 AM	14.05.2025, before 05.30 PM Jana Small Finance Bank Ltd., Modi Plaza, Office No.704/705, Mukund Nagar, Swargate, Opp. Laxminarayan Cinema Hall, Pune-411037.
Details of Secured Assets: All that piece and parcel of the said property at Milkat No.1633, Survey No.176, New Survey No.220, Hissa No.14/71, Area Admeasuring 885 Sq. Ft. i.e. 82.24 Sq.mtrs. situated at Majje Fursungi, Pune-412308 and the said Property is Bounded as under: On or towards: Towards East by: 10 Ft. wide Road, Towards West by: Property of Ranaware and Madwal, Towards South by: Property of Pandurang Raut, Towards North by: Property of Shinde.										
7	45709630001071	1) Nagesh Machindra Waghvale, 2) Machindra Bhika Waghvale	08.07.2023	20.07.2024	Rs.3,57,812.40 (Rupees Three Lakh Fifty Seven Thousand Eight Hundred Twelve and Forty Paise Only)	30.04.2025 09:30 AM to 05:00 PM	Rs.1,44,000/- (Rupees One Lakh Forty Four Thousand Only)	Rs.14,400/- (Rupees Fourteen Thousand Four Hundred Only)	15.05.2025 @ 11:30 AM	14.05.2025, before 05.30 PM Jana Small Finance Bank Ltd., Modi Plaza, Office No.704/705, Mukund Nagar, Swargate, Opp. Laxminarayan Cinema Hall, Pune-411037.
Details of Secured Assets: All that piece and parcel of the Immovable Property being Land Admeasuring 400 Sq.ft. or 37.17 Sq.mtr. being and situate at Milkat Ghar No.339, Majje Kadadhe, Maval, Pune-410405. On or towards: Towards East by: Property of Kumari Sutar, Towards West by: Property of Laxman Lohekar, Towards South by: Road, Towards North by: Property of Bhau Namdev Giri.										

The properties are being held on "AS IS WHERE IS BASIS" & "AS IS WHAT IS BASIS" and the E-Auction will be conducted "On Line". The auction will be conducted through the Bank's approved service provider M/s. 4 Closure at the web portal <https://bankauctions.in> & www.foreclosureindia.com. For more information and For details, help, procedure and online training on e-auction, prospective bidders may contact M/s. 4 Closure; Contact Mr. Arijit Kumar Das Contact Number: 8142000725. Email id: info@bankauctions.in/ arijit@bankauctions.in.

For further details on terms and conditions to take part in e-auction proceedings and for any query relating to property please contact Jana Small Finance Bank authorized officers Mr. Manoj Thakur (Mob. No.9822396792), Mr. Dilshad (Mob. No.8433508759), Mr. Ranjan Nalk (Mob. No.8362951653). For the best of knowledge and information of the Authorised Officer, there are no encumbrances on the properties. However the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on prior to submitting their bid. No conditional bid will be accepted. This is also a notice to the above named Borrowers/ Guarantor/s/ Mortgagors about e-auction scheduled for the mortgaged properties. The Borrower/ Guarantor/ Mortgagor are hereby notified to pay the sum as mentioned above along with date of date interest and ancillary expenses before the date of auction, failing which the property will be sold and balance dues if any will be recovered with interest and cost.

Date: 12.04.2025, Place: Pune Sd/- Authorized Officer, Jana Small Finance Bank Limited

Regional Office - Nashik - P-63 MIDC, Satpur, Nashik-422007.
Ph.: 0253 - 2350475. E-mail : recvnsiro@centralbank.co.in

DEMAND NOTICE (In Pursuance with u/s 13(2) UNDER SARFAESI ACT, 2002)

This Demand Notice is hereby given under section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002), read with rule 3, of the Security Interest (Enforcement) Rules, 2002 hereinafter calling upon the under mentioned Borrowers/Guarantors to repay the Amounts outstanding for the Credit Facilities granted to them/on their Guarantee, within 60 days from the date of this notice.

If you fail to repay to the Bank the below mentioned amount with further interest and incidental expenses, costs, etc., in terms of this notice u/s 13(2) of the Act, the Bank 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.

Your kind attention is invited to provisions of sub-section (8) of Section 13 of the SARFAESI Act where under you can tender the entire amount of outstanding dues together with all costs, charges and expenses incurred by the secured creditor only till the date of publication of the notice for sale of the secured asset(s) by public auction (including e-auction), by inviting quotations, tender from public or by private treaty. Please also note that if the entire amount of outstanding dues together with the costs, charges and expenses incurred by the secured creditor is not deposited before the publication of the sale notice for sale of the secured assets by public auction (including e-auction), by inviting quotations, tender from public or by private treaty, you may not be entitled to redeem the secured asset(s).

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 of this notice without obtaining written consent of the Bank.

The details of the accounts and secured assets along with amount outstanding with interest and other charges and expenses thereon are given below.

Name & Address of Borrower / Guarantors / Mortgagors	Description of the property mortgaged	Amount Outsanding on dated
1) M/s. Samruddhi Pharmex, a Partnership Firm Add. at: 1701, Evelina CHS, Hiranandani Estate, Ghodbunder Road, Palatalipada, Thane West - 400607. Also Address at - Flat No.1904, Araliya Regent, St. Hiranandani Estate, Ghodbunder Road, Palatalipada, Thane West - 400607. 2) Mr. Premchand Kanhaiyalal Chopada (Partner & Mortgagor) R/o. Chopada Niwas, Behind Axis Bank, Mumbai Agra Highway, Pimpalgaon Baswant, Tal. Niphad, Dist. Nashik - 422209. 3) Mr. Rajkumar Parashchand Kucheria (Partner & Guarantor) Mrs. Ujjwala Rajkumar Kucheria (Partner & Guarantor) 1701, Evelina CHS, Hiranandani Estate, Ghodbunder Road, Palatalipada, Thane West - 400607. Also Address at - Flat No.1904, Araliya Regent, St. Hiranandani Estate, Ghodbunder Road, Palatalipada, Thane West - 400607. Mr. Chandrashekhkar Parashchand Kucheria (Partner & Guarantor) 2002, Rasmemond, Rodas Enclave, Hiranandani Estate, Palatalipada, Thane West - 400607. Also Address at - Flat No.1904, Araliya Regent, St. Hiranandani Estate, Ghodbunder Road, Palatalipada, Thane West - 400607. Mr. Keshav Tryambak Shinde At Post Vanasgaon, Tal.		