

PUBLIC NOTICE

Notice is hereby given that Mrs. Nadira Faraz Hamid R/AT- A-67, New Friends Colony, New Friends Colony S.O., South Delhi-110025, has lost the Original 1) Agreement bearing No. 6102/2005, dated 9/8/2005, 2) Correction Deed bearing No. 6136/2005, dated 10/8/2005 and 3) Apartment Deed bearing No. 8060/2017, dated 14/8/2017. These 3 deeds are registered at Haveli No. 8, Pune among M/S Siddharth Builders and Mrs. Ratna Vasu Dadlani and Mr. Vasu Lalchand Dadlani. that the said deeds are in respect of Flat No. 27, on the 4th Floor, in the "Siddharth Enclave Apartment Condominium", Survey No. 208, Sub Plot No. 10,11,12, final Plot No. 79, Kalyani Nagar, Village - Yerwada, Tal-Haveli, District - Pune. The said deeds are misplaced & has not found after due search. The online complaint has lodged at Viman Police Station, Pune on dated 28/04/2025 but till today it is not found. If anyone finds or traces the said deeds, it is requested to intimate the undersigned in writing at address given below, **within 7 days** from publication of this notice. Pune, Dated-06/05/2025

MAHESH SHIVAJI JADHAV
ADVOCATE
Office No. 207, 2nd floor, Samruddhi Market, Sangharsh Chowk, Kr. No. 46/1A, Chandan Nagar, Pune 411014. Mobile No. 9850817852

CSB Bank Limited

CIN : U65191KL1920PLC000175
Corporate Office: Sirocco Center, Near ITC Maratha Hotel, Sahar Road, Andheri East, Mumbai-400099
Phone: 022-69808617, e-mail: westernzone@csb.co.in



SUBJECT : NOTICE UNDER SECTION 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002/R/W RULE 3 OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002

Ref : Loan Account No. 0451-07876510-642401 in the name of Sandeep Nathuram Mahadik others

Dear Sir/Madam,

1) We, CSB Bank Ltd, having its Registered Office at Thiruvananthapuram, Kerala State Zone Office at Mumbai and one of its branches at Marketyard Pune (hereinafter referred to as "The Bank") serve upon you the following statutory notice under section-13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

2) Considering the request, CSB Bank Limited, Marketyard, Pune Branch, extended financial assistance of Rs. 21,00,000/- to Mr. Sandeep Nathuram Mahadik and Mrs. Sheetal Nathuram Mahadik, shown below on obtaining necessary advance documents and security agreements.

Details of the loan / facilities are shown below:

Name of the borrower Name of the guarantor Nature of advance Advance Amt/ Limit (Rs) Date of execution of documents

Mr. Sandeep Nathuram Mahadik Mrs. Sheetal Nathuram Mahadik Nil Loan Against Property 21,00,000.00 09.01.2024

Mr. Sandeep Nathuram Mahadik and Mrs. Sheetal Nathuram Mahadik have further created security interest in respect of the following assets belonging to them.

a) Mortgage of all part and parcel of Flat No. 06, 4th Floor, Wing "B" Suyog Co-op Housing Society Ltd., Survey No. 32, Hissa No. 2/2, Near Gulab Nagar Chowk situated at Dhanakwadi Taluka Haveli District Pune 411043.

3) You have defaulted in repayment of the aforesaid secured debt/amount thereof in violation of the terms agreed upon and the account has been classified by the Bank as "Non-Performing Asset" as defined in Section 2(0) of the Securitisation and Reconstruction of Financial Assets and Enforcement of security Interest Act, 2002 on 07-25-2023.

4) The following amounts are due to the Bank from you as on 07.04.2023

Name of Facility Amount due as on 07.04.2023

Loan Against Property Rs. 21,17,489.00

You are also liable to pay interest @ 10.40% per annum with monthly rents and applicable penal interest from 07.04.2025 on the aforesaid amount of Rs. 21,17,489.00 (Rupees Twenty One Lakh Seventeen Thousand Four Hundred Eighty-nine only) along with penal interest and other charges and cost of the proceedings till the date of repayment of the dues in respect of the aforesaid secured debt/amount thereof.

5) The Bank is a "Secured Creditor" as defined under Section 2(2d) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 in respect of the amount outstanding referred in Para-4 above.

Under the above circumstances, the Bank has become entitled to issue this notice under Section 13(2) of the Act. We, therefore, require you by this notice issued under Section 13(2) of the Act to pay to the Bank all amounts due to the Bank by the date of 07.04.2025 from the date of this notice, failing which the Bank as a Secured Creditor shall be entitled, without prejudice to any of the Bank's other rights and remedies, to take recourse to various measures prescribed under Sub section (4) of Section 13 of the Act and in particular:-

a) to take possession of all or any of the Secured Asset and transfer them by way of lease, assignment or sale for realising the secured assets;

b) to take over management of the Secured Asset and transfer them by way of lease, assignment or sale for realising the secured assets;

c) to appoint any person to manage the Secured Assets; and/or

d) to require at any time by notice in writing, any person who has acquired any of the secured assets from the borrower and from whom any money is due or may become due to the borrower, to pay the secured creditor, so much money as is sufficient to pay the secured debt.

7) You are also hereby put to notice that you shall not, after receipt of this notice, deal with the Secured Assets or transfer them whatsoever to the prejudice of the interests of the Secured Creditor without the prior written consent of the Bank, in compliance of Section-13(19) of the Act. As per Section-29 of the Act, if any person contravenes or attempts to contravene or abets the contravention of the provisions of the Act or any rules made thereunder, he/she shall be punishable with imprisonment for a term which may extend to one year or with fine or with both.

8) For the purpose note that in the event of your failure to discharge the liability in full within 60 days from the date of this notice and Bank takes any action under Section 13(4) of the Act, you shall be liable to pay to the Bank all costs, charges, and expenses incurred by the Bank in that connection. In case the dues to the Bank are not fully satisfied with the sale proceeds of the Secured Asset, the Bank shall proceed with recovery of the balance from you personally, jointly and severally and from other people liable to the Bank.

9) Your a/ten is invited to the premises of the Section (8) of section 13 of the Act, in respect of time, to pay the secured assets.

10) This notice is issued without prejudice to the bank's rights, remedies and contentions that will be raised/has been raised in the proceedings to be initiated/pending before Debt Recovery Tribunals/Courts/Appellate Tribunals/Authority and also Bank's right to recover the dues from any other source furnished to the bank in respect of the aforesaid liability.

SCHEDULE A (Details of Mortgaged Assets)

All that part and parcel of Flat No. 06, 4th Floor, Wing "B" Suyog Co-op Housing Society Ltd., Survey No. 32, Hissa No. 2/2, Near Gulab Nagar Chowk situated at Dhanakwadi Taluka Haveli District Pune 411043

Date: 07-May-2025, Place: Mumbai Sd/-, Authorised Officer, CSB Bank Limited

IDBI BANK IDBI Bank Ltd., NPA Management Group

CIN: L65190MH2004G0148838

Redemption/ Sale Notice under SARFAESI Act- For immovable Secured Assets

Ref No. IDB/HMG/2025-26/MEPIDL/ 839 Date: 23-04-2025

(1) Smt. Sunita Ganesh Gadre W/o Late Shri Ganesh Gadre (Being Legal Heir of Late Shri Ganesh Gadre)

M/12, Yashowardhan, Lt. Kotnis Marg, Near Fire Brigade, Mahim, Mumbai 400016.

Also at: D-1304, Neelamnagar Sanskar (C & D) Co-Op. Housing Society, Gavnpada, Mulund East, Mumbai 400081

(3) Smt. Tamayi Rajadhyaksha W/o Rohan Rajadhyaksha (Being Legal Heir of Late Shri Ganesh Gadre) / 16, Gurudeo, Hatiskar Marg, Prabhadevi, Mumbai - 400 025

Dear Sirs,

Sub: Notice under Section 13(8) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (the Act) read with Rule 8(6) of the Security Interest (Enforcement) Rules 2002 (the Rules).

The undersigned being the Authorised Officer of IDBI Bank Limited (IDBI Bank) give notice to you as under:

The undersigned as an Authorised Officer of IDBI Bank, in exercise of powers conferred under Section 13(12) of the Act, issued Demand Notice under Section 13(2) of the Act read with Rule 3 the Rules dated April 06, 2024 to you to repay the amount mentioned in the Notice being Rs.104,15,73,141.30 (Rupees One Hundred and Four Crore Fifteen Lakh Seventy Three Thousand One Hundred Forty One and paisa Thirty Only) as on December 25, 2022 together with further interest thereon with effect from December 26, 2022 within 60 days from the date of the said notice. As you failed to repay the aforesaid amount, the undersigned in exercise of powers conferred under Section 13(4) of the Act read with the Rules 8(1) of the Rules, took over the Physical Possession of the immovable secured assets of you situated at Baramati District, Pune, on July 20, 2024, the details of immovable secured assets are fully mentioned in Annexure hereto. The undersigned has issued the Possession Notice in compliance of sub rule (1), (2) and (2-A) of Rule 8 of the Rules.

Pursuant to taking over possession of the immovable secured assets of you, the undersigned propose to sell them. Accordingly, notice is hereby given to you under section 13(8) read with Rules 8(6) of the Rules that the immovable secured asset more fully mentioned in Annexure hereto shall be sold after 30 days from the date of your receipt of this notice by adopting any of the following methods mentioned in Rule 8(5) of the Rules, i.e.:

(a) by obtaining quotations from the parties dealing in the secured assets or otherwise interested in buying such assets; or

(b) by inviting tenders from the public; or

(c) by holding public auction including through e-auction mode; or

(d) by private treaty.

In this regard, you may pay the entire outstanding dues of Rs. Rs. 104,15,73,141.30 (Rupees One Hundred and Four Crore Fifteen Lakh Seventy Three Thousand One Hundred Forty One and paisa Thirty Only) as on December 25, 2022 together with further interest at contractual rates and costs thereon and may redeem/ take back the possession of the immovable secured assets in question within the said 30 days specified herein above. In case you/ the borrower fail to pay the outstanding dues as mentioned above, within the said 30 days from the date of your receipt of this Notice, the undersigned would be at liberty to proceed with the sale of the said immovable secured assets by adopting any of the aforesaid methods as may be required in the best interest of IDBI Bank.

Please note that this notice is issued to you in terms of section 13(8) read with Rule 8(6) of the Rules, and without prejudice to the rights available to IDBI Bank under the Act or the Rules or under any other law in force.

Authorised Officer, IDBI Bank Limited

Copy To:

1) Ideal Toll and Infrastructure Pvt. Ltd. B-1 406, Boomerang, Chindivali Farm Road, Nr Chindivali Studio, Andheri (E) Mumbai 400 072.

2) MEP Highway Solutions Pvt. Ltd B-1 406, Boomerang, Chindivali Farm Road, Nr Chindivali Studio, Andheri (E) Mumbai 400 072

ANNEXURE

(Details of the immovable secured assets)

Description of the Mortgaged Assets

1. All the piece and parcels of immovable property i.e. Agricultural land admeasuring 7 Hectar 77 Aar + Pot Kharaba 00 Hectar 67 Aar totally admeasuring 8 Hectar 44 Aar comprised in the Gat No. 84 which is lying and situated at Village - Dhakale, Taluka - Baramati, District - Pune which is within the limits of Zilla Parishad Pune, Taluka Panchayat Samiti Baramati, Grampanchayat Dhakale, and within the Jurisdiction of Joint Sub-Registrar Baramati, District - Pune in the State of Maharashtra and bounded as under:

(a) on or towards East by - Gat No. 85, (b) on or towards South by - Odha, (c) on or towards West by - Gt No. 83 & 79, (d) on or towards North by - Karhawaga Shiv.

together with all the buildings, structures and sheds constructed and/or to be constructed thereon and all the plant and machinery attached to the earth or permanently fastened to anything attached to the earth or installed and/or to be installed thereon, and every part thereof, fixtures and fittings erected/ installed and/or to be erected/ installed thereon and every part thereof.

2. All the piece and parcels of immovable property i.e. Agricultural land admeasuring 1 Hectar 79Aar + Pot Kharaba 00 Hectar 26 Aar totally admeasuring 1 Hectar 99Aar comprised in the Gat No. 85 which is lying and situated at Village - Dhakale, Taluka - Baramati, District - Pune which is within the limits of Zilla Parishad Pune, Taluka Panchayat Samiti Baramati, Grampanchayat Dhakale, and within the Jurisdiction of Joint Sub-Registrar Baramati, District - Pune in the State of Maharashtra and bounded as under:

(a) on or towards East by - Gat No. 86, (b) on or towards South by - Gt No. 84 & Odha, (c) on or towards West by - Gt No. 84, (d) on or towards North by - Karhawaga Shiv.

together with all the buildings, structures and sheds constructed and/or to be constructed thereon and all the plant and machinery attached to the earth or permanently fastened to anything attached to the earth or installed and/or to be installed thereon, and every part thereof, fixtures and fittings erected/ installed and/or to be erected/ installed thereon and every part thereof.

(e) on or towards East by - Gat No. 86, (f) on or towards South by - Gt No. 84 & Odha, (g) on or towards West by - Gt No. 84, (h) on or towards North by - Karhawaga Shiv.

together with all the buildings, structures and sheds constructed and/or to be constructed thereon and all the plant and machinery attached to the earth or permanently fastened to anything attached to the earth or installed and/or to be installed thereon, and every part thereof, fixtures and fittings erected/ installed and/or to be erected/ installed thereon and every part thereof.

(i) on or towards East by - Gat No. 86, (j) on or towards South by - Gt No. 84 & Odha, (k) on or towards West by - Gt No. 84, (l) on or towards North by - Karhawaga Shiv.

together with all the buildings, structures and sheds constructed and/or to be constructed thereon and all the plant and machinery attached to the earth or permanently fastened to anything attached to the earth or installed and/or to be installed thereon, and every part thereof, fixtures and fittings erected/ installed and/or to be erected/ installed thereon and every part thereof.

(m) on or towards East by - Gat No. 86, (n) on or towards South by - Gt No. 84 & Odha, (o) on or towards West by - Gt No. 84, (p) on or towards North by - Karhawaga Shiv.

together with all the buildings, structures and sheds constructed and/or to be constructed thereon and all the plant and machinery attached to the earth or permanently fastened to anything attached to the earth or installed and/or to be installed thereon, and every part thereof, fixtures and fittings erected/ installed and/or to be erected/ installed thereon and every part thereof.

(q) on or towards East by - Gat No. 86, (r) on or towards South by - Gt No. 84 & Odha, (s) on or towards West by - Gt No. 84, (t) on or towards North by - Karhawaga Shiv.

together with all the buildings, structures and sheds constructed and/or to be constructed thereon and all the plant and machinery attached to the earth or permanently fastened to anything attached to the earth or installed and/or to be installed thereon, and every part thereof, fixtures and fittings erected/ installed and/or to be erected/ installed thereon and every part thereof.

(u) on or towards East by - Gat No. 86, (v) on or towards South by - Gt No. 84 & Odha, (w) on or towards West by - Gt No. 84, (x) on or towards North by - Karhawaga Shiv.

together with all the buildings, structures and sheds constructed and/or to be constructed thereon and all the plant and machinery attached to the earth or permanently fastened to anything attached to the earth or installed and/or to be installed thereon, and every part thereof, fixtures and fittings erected/ installed and/or to be erected/ installed thereon and every part thereof.

(y) on or towards East by - Gat No. 86, (z) on or towards South by - Gt No. 84 & Odha, (aa) on or towards West by - Gt No. 84, (bb) on or towards North by - Karhawaga Shiv.

together with all the buildings, structures and sheds constructed and/or to be constructed thereon and all the plant and machinery attached to the earth or permanently fastened to anything attached to the earth or installed and/or to be installed thereon, and every part thereof, fixtures and fittings erected/ installed and/or to be erected/ installed thereon and every part thereof.

(cc) on or towards East by - Gat No. 86, (dd) on or towards South by - Gt No. 84 & Odha, (ee) on or towards West by - Gt No. 84, (ff) on or towards North by - Karhawaga Shiv.

together with all the buildings, structures and sheds constructed and/or to be constructed thereon and all the plant and machinery attached to the earth or permanently fastened to anything attached to the earth or installed and/or to be installed thereon, and every part thereof, fixtures and fittings erected/ installed and/or to be erected/ installed thereon and every part thereof.

(gg) on or towards East by - Gat No. 86, (hh) on or towards South by - Gt No. 84 & Odha, (ii) on or towards West by - Gt No. 84, (jj) on or towards North by - Karhawaga Shiv.

together with all the buildings