

**SCHEDULE I
FORM A
PUBLIC ANNOUNCEMENT**

[Regulation 14 of the Insolvency and Bankruptcy Board of India
(Voluntary Liquidation Process) Regulations, 2017]

**FOR THE ATTENTION OF THE STAKEHOLDERS OF
SANJEET ADVISORS PRIVATE LIMITED**

RELEVANT PARTICULARS	
1. Name of Corporate Person	SANJEET ADVISORS PRIVATE LIMITED (formerly known as Tab Capital Private Limited)
2. Date of Incorporation of Corporate Person	31st December, 1981
3. Authority under which Corporate Person is incorporated /registered	Registrar of Companies, Pune
4. Corporate Identity Number / Limited Liability Identity Number of Corporate Person	U70200PN1981PTC226620
5. Address of the Registered Office and Principal Office (if any) of Corporate Person	Office No. 36, Royal Towers, 4th Floor, P No 45, S No. Lohgoan Viman Nagar, Pune - 411014, Maharashtra, India
6. Liquidation Commencement date of Corporate Person	Monday, 22nd January, 2024
7. Name, Address, Email Address, Telephone Number and the Registration Number of The Liquidator	Name: Mr. Pramodkumar R Ladda Official Address: Office No.106, First Floor, 55 Sukhniwas, 15th August Chowk, Mangalwar Peth, Pune - 411011, Maharashtra, India. Registration No.: IBBI/IPA-002/IP-N00694/2018-2019/12148 Email: csladdaji@gmail.com Mobile No.: +91 9595 27 1145
8. Last Date for Submission of Claims	Wednesday, 21st February, 2024

Notice is hereby given that the **Sanjeet Advisors Private Limited** (formerly known as **Tab Capital Private Limited**) has commenced Voluntary Liquidation on Monday, 22nd January, 2024

The stakeholders of **Sanjeet Advisors Private Limited** (formerly known as **Tab Capital Private Limited**) are hereby called upon to submit a proof of their claims, on or before 21st February, 2024 to the liquidator at the address mentioned against Item No. 7.

The financial creditors shall submit their proof of claims by electronic means only. All other stakeholders may submit the proof of claims in person, by post or by electronic means.

Submission of false or misleading proofs of claim shall attract penalties.

Date: 24th January, 2024
Place: Pune

Pramodkumar R Ladda
Insolvency Professional
Regn No.: IBBI/IPA-002/IP-N00694/2018-2019/12148

Ladda



POSSESSION NOTICE

DCB BANK

The undersigned being the authorized officer of the DCB Bank Ltd., under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (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 on/below mentioned dates calling upon the borrowers (Borrower's and Co-Borrower's) to repay the amount mentioned in the notice as detailed below in tabular form with further interest thereon from within 60 days from the date of receipt of the said notice.

The borrower and Co-Borrower having failed to repay the amount, notice is hereby given to the borrower, Co-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 Rules 2002 on this 23-01-2024. The borrower, Co-Borrower in particular and the public in general is hereby cautioned not to deal with the property (Description of the immovable Property) and any dealings with the property will be subject to the charge of the DCB Bank Ltd., for respective amount as mentioned here below. The Borrower's attention is invited to provisions of Section (8) of Section 13 of the act, in respect of time available, to redeem the secured assets.

Demand Notice Dated.	18-03-2023.
Name of Borrower(S) and (Co-borrower(S)	MRS. ANITA ASIT BADAVE MR. ASIT KAMALAKAR BADWE
Loan account no.	DRHJLMR0048502
Total Outstanding Amount as on	Rs. 17,33,910/- (Rupees Seventeen Lakh Ninety-Three Thousand Eight Hundred Ten Only) is due as on 23-01-2024 excluding interest and FC charges.
Description Of the Immovable Property	All that piece and parcel of the property Residential Flat No. A-4 on the Ground Floor admeasuring area 470 Sq. Ft. equivalent to 43.66 Sq. Mtrs. Built-up in building No. 2 of Vishwatinagar Building No. 2 Cooperative Housing Society Limited, Survey No. 24, Hissa No. 32, 21/A/1/Hingane Khurd, Taluka Havelli, Dist. Pune within the Limits of the Pune Municipal Corporation and within the jurisdiction of the sub Registration Havelli, Pune. (The Secured Assets
Date: 24-01-2024. Place: Pune	FOR DCB BANK LTD AUTHORISED OFFICER

PNB Housing

Regd. Office:- 9th Floor, Antriksh Bhavan, 22, K G Marg, New Delhi-110001.
Phones:- 011-23357171, 23357172, 23705414, Website: www.pnbhousing.com

Kondhwa Branch :-560, Fifth Floor, Marvel Vista, S.No 599A-598-593A, Sahney Sujan Park, Lulla Nagar, Pune, Maharashtra -411040.
Kharadi Branch :-Third Floor, Ganlaxmi Complex, Survey no.08, Hadapsar Kharadi Bypass Road, Kharadi, Pune, Maharashtra-411014.
Pimpri Chinchwad Branch:-Office No.302,3rd Floor, Gheewala complex, Station Road, Chinchwad, Pune, Maharashtra -411019

NOTICE UNDER SECTION 13(1) OF CHAPTER III OF SECURITISATION & RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002, READ WITH RULE 3(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 AMENDED AS ON DATE 13-01-2024. The PNB Housing Finance Limited (hereinafter referred to as "PNBHFL") had issued Demand notice U/s 13(2) of Chapter III of the Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The said Demand Notice was issued through our Authorized Officer to all below mentioned Borrowers/Co-Borrowers/Guarantors since your account has been classified as Non-Performing/NPA/Assets as per the Reserve Bank of India/National Housing Bank guidelines due to non-payment of instalments/interest. The contents of the same are the defaults committed by you in the payment of instalments of principals, interest, etc. Further, with reasons, we believe that you are evading the service of Demand Notice hence we are doing this Publication of Demand Notice which is also required U/s 13(2) of the said Act. You are hereby called upon to pay PNBHFL within a period of 60 Days of the date of publication of this demand notice the aforesaid amount along with up-to-date interest and charges, failing which PNBHFL will take necessary action/measures under all or any of the provisions of Section 13(4) of the said Act, against all or any one or more of the secured assets including taking possession of the secured assets of the borrowers and guarantors. Your kind attention is invited to provisions of sub-Section (8) of Section 13 of the of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 whereunder you can render payable the entire amount of outstanding dues together with all costs, charges and expenses incurred by the PNBHFL only till the date of publication of the notice for sale of the secured assets by public auction, by inviting quotations, tender from public or by private treaty. FURTHER, you are prohibited U/s 13(13) of the said Act from transferring either by way of sale, lease or in any other way the aforesaid secured assets.

Sr. No.	Loan Account No.	Name/ Address of Borrower and Co-Borrower(s)	Name & Address of Guarantors	Property (ies) Mortgaged	Date of Demand Notice	Amount O/s as on date Demand Notice
1.	HOU/KN DW/1220 /844687, B.O. Kondhwa	Borrower Mr.Vijay Pralhad Jadhav & Co-Borrower Ms. Vaishali Vijay Jadhav- Flat No.42, Sr.No236,Wing B 4th Floor,Bellezza, Near Aive Fitness Gym, Hadapsar, Pune, Mh,411028 & Samarth Motors,101 Vaibhaveshwar Mandir,Opp Pune Corporation, Shanwar Peth, Pune, Mh, 411030 & Flat No 8/402, 4th Floor, Suman Vihar, Sr.No 236, Malwadi Road, Hadapsar, Pune, Maharashtra, 411028	NA	Flat No 402, Sr.No 236,Wing B 4th Floor, Bellezza, Near Aive Fitness Gym, Hadapsar, Pune, Maharashtra, 411028	16-01-2024	Rs.7362358.28 (Rupees Seventy Three Lakh Sixty Two Thousand Three Hundred Fifty Eight & Twenty Eight Paise only)as on 16-01-2024
2.	HOU/KR DI/0419/ 674646, B.O. Kharadi	Borrower Mr.Anurag Uday Bhargava & Co-Borrower Ms. Divya Bhargava- Flat No 1207 Floor No.12th Floor Optima Heights, Kesand Road, Pune, Mh,411013 & Building E,14TH Floor, 1408, Optima Heights S.No.460,At Post Kesand, Haveli, Pune, Mh-412207, Also at - Ups Logistics Pvt Ltd Bldg No T Wing A And B Level 1 Hadapsar Pune, Maharashtra-411015	NA	Building E,14TH Floor, 1408, Optima Heights S.No.460,At Post Kesand, Haveli, Pune, Mh-412207 & Building A,14TH Floor, 1408, Optima Heights S.No.460,At Post Kesand, Haveli, Pune, Mh-412207	16-01-2024	Rs. 3257821.30 (Rupees Thirty Two Lakh Fifty Seven Thousand Eight Hundred Twenty One and Thirty Paise only) as on 16-01-2024
3.	HOU/KR DI/0518/ 526068, B.O. Kharadi	Borrower Mr. Arjun Nandev Budhwardi & Co-Borrower Ms. Seema Arjun Budhwardi - D15 Near Samrth Police Station, Somwar Peth, Kasba Peth Pune, Mh,411011 & Building B,10TH Floor, 1007, Suburbia Estate Gat No. 501 Part, Mouje Lonikand, Tal. Havelli, Dist. Pune, Maharashtra, 412216 Also at - Pune Police Commissionerate, Wanawadi Police Chowky, Hadapsar Ind Estate Pune, Maharashtra-411026	NA	Building B, 10TH Floor, 1007 Suburbia Estate, Gat No. 501 Part, Mouje Lonikand, Tal. Havelli, Dist. Pune, Maharashtra-412216	16-01-2024	Rs. 2033966.62 (Rupees Twenty Lakh Thirty Three Thousand Nine Hundred Sixty Six and Sixty Two Paise only)as on 16-01-2024
4.	NHL/PM/PI 718/55616, 9.B.O. Pimpri Chinchwad	Borrower Mr.Prashant Balasaheb Pawar & Co-Borrower Ms. Shradha Prashant Pawar - Plot No R 17, Mukta Niwas, H.No 1063, Opp Volkswagen Material Gale, Dongar Vasti,Nigohje Chakan, Pune, Mh,410501 & House No 1063,Plot No R 17, Mukta Bungalow, Opp Volkswagen Material Gale, Dongar Vasti, Tal. Khed,Nigohje Mide, Pune, Maharashtra-410501	NA	House No 1063,Plot No R 17, Mukta Bungalow, Opp Volkswagen Material Gale, Dongar Vasti, Tal. Khed,Nigohje Mide, Pune, Maharashtra-410501	16-01-2024	Rs. 2898066.81 (Rupees Twenty Eight Lakh Ninety Eight Thousand Sixty Six and Eighty One Paise only)as on 16-01-2024
5.	NHL/PU N/0221/R 63659, B.O. Pune	Borrower Mr. Vinayak Dnyaneshwar Mokalkar & Co-Borrower Ms. Dnyaneshwar Vitthal Mokalkar - Q 33 Kothrud Dahanukar Colony Near Kd. Indranagar, Pune, Mh,411038 & Flat No 33,2nd Floor, Building No Q Type B, Indira Nagar, Dahanukarnagar Co. Operative Housing Society Ltd, Sr.No312, Kothrud, Pune, Mh,411038. Also at - The Act Ve Eke Service, Front Shop No 15 Kashiapuri Puram, Behind Ekjyaya College Pune, Maharashtra, 411038	NA	Flat No 33,2nd Floor, Building No Q Type B, Indira Nagar, Dahanukarnagar Co. Operative Housing Society Limited, Sr.No 312, Kothrud, Pune, Maharashtra, 411038	16-01-2024	Rs.3171974.82 (Rupees Thirty One Lakh Seventy One Thousand Nine Hundred Seventy Four and Eighty Two Paise only)as on 16-01-2024
6.	HOU/PM/PI 119/63959, 9.B.O. Pimpri Chinchwad	Borrower Mr.Vishal Dilip Dayalani & Co-Borrower Ms. Nita Baban Jadhav- Sum Apat Flat No 4,Sharada Park, Sr.No2490 D P Road,Datta Public School,Ganesh Kind, Pune, Mh,411007 & Building C2 Sixth Floor,C2-606,Mantra Residency, G.No.01,Opp. Volkswagen Plant,Chakan,Midc Phase III,Nigohje, Pune, Mh-410501 Also at -Its Spectra Pvt Ltd,M/S Service Center,Office No 8,1st Flr, Prime Rega Mai Baner Road, Baneragaoon Pune, Mh,411045 Also at - Pace Tal Systems Pvt.Ltd, Sr.No 205, Alandi Road, Sanbhag Nagar,Opp Service Center,Sidhant Pune, Maharashtra, 411051	NA	Building C2 Sixth Floor,C2-606,Mantra Residency,G.No.01,Opp. Volkswagen Plant,Chakan,Midc Phase III,Nigohje,Pune,Mah arashtra-410501,India	16-01-2024	Rs.1667874.03 (Rupees Sixteen Lakh Sixty Seven Thousand Eight Hundred Seventy Four and Three Paise only)as on 16-01-2024
7.	HOU/PM/PI 319/56839, 9.B.O. Pimpri Chinchwad	Borrower Mr. Vishnu Harichand Chavan & Co-Borrower Ms. Bhagabai Hari Chavan - C/o Kelash Sopan Gorde, Narani Niwas, Mauli Nagar, Nr Moze College, Wadimukhadi, Chandi Bk, Pune, Mh,41105 & Wing E,6TH Floor, E-807 Sai Tirupati Greens, Pune, Mh,411014, 13TH Floor, Wadimukhadi, Taluka Havelli, Dist. Pune, Mh-412105, Also at - Liberty Enterprise Insurance Ltd, Capital 4th Floor,New D P Road, Nr Ashoka Hotel,Vishal Nagar, Pimple Nilakh, Pune, Mh,411027 Also at -C/o Anil Bhargade, Sr.No 119 Yogy Society, Behind Datta Mandir, Kalsangani Alandi Road,Dighi Camp, Pune, Maharashtra,India,411015	NA	Wing E,6TH Floor,E-807,Sai Tirupati Greens, S.No.131/ 117A,131/1A/12,Wadimukhadi,Taluka Havelli, Dist Pune, Maharashtra-412105, India	16-01-2024	Rs. 2445663.60 (Rupees Twenty Four Lakh Fifty Four Thousand Six Hundred Sixty Three and Sixty Paise only)as on 16-01-2024
8.	HOU/PU N/0319/B 61036, B.O. Pune	Borrower Ms. Leena Ramchandra Thopte & Co-Borrower Mr.Akash Ramchandra Thopte & Co-Borrower Mr.Rutuja Enterprises- Flat No 10,2nd Floor,Suman Vihar, Sr.No 18/27/3, Katraj, Pune, Maharashtra, 411046 & S.No 18 Flat No 10 Suman Vihar Lane No 9 Subnagar Nagar Part 2, Near Ambika Sweet Mart, Katraj, Pune, Maharashtra, India 411046 & Rutuja Enterprises,Plot No 10, Sr.No 18/27/3 Suman Vihar, Subnagar Nagar Katraj, Pune, Maharashtra, India 411046	NA	Flat No 10,2nd Floor, Suman Vihar, Sr.No 18/27/3, Katraj, Pune, Maharashtra, 411046	16-01-2024	Rs. 2127009.15 (Rupees Twenty One Lakh Twenty Seven Thousand Nine and Fifteen Paise only) as on 16-01-2024
9.	NHL/KRD 0835/ & NHL/KRD I/1019/74 8872, B.O. Kharadi	Borrower Ms.Sanjaykumar Yashwant Deshmukh & Co-Borrower Mr.Yashwant Deshmukh & Co-Borrower Yashwant Engineering Works- Flat No.07 410 12,Ishwari Kupa Apartments,Nr Palsodya Vithoba Mandir,Budhwar Peth Pune, Mh,411002 & Flat No 08,Third Floor,11002/4 Near Tringra Hotel Budhwar Peth, S.No.410 To 412, Budhwar Peth, Pune, Mh,411002 & Store No 02, Lower Ground Floor, Ishwari Kupa Apartment,Nr Tringra Hotel,Budhwar Peth, Pune, Mh,411002 & Yashwant Engineering Works,397 Budhwar Peth Pune, Maharashtra, India,411002	NA	Store No 02,Lower Ground Floor, Ishwari Kupa Apartment,Nr Tringra Hotel, Budhwar Peth, Pune, Mh,411002 & Flat No 08,Third Floor, 11002/4 Flat No 08,Third Floor, Ishwari Kupa, Near Tringra Hotel Budhwar Peth, S.No.410 To 412, Budhwar Peth Pune, Maharashtra,India,411002	16-01-2024	Rs. 7202893.96 (Rupees Seventy Two Lakh Twenty Three Thousand Eight Hundred Ninety Three and Ninety Six Paise only) as on 16-01-2024

Place: Pune, Dated: 23.01.2024 Authorized Officer (M/s PNB Housing Finance Ltd.)



SAMPADA SAHAKARI BANK LTD. PUNE

H.O. 717,Budhwar Peth, DIC Bldg Pune 411002. Ph:-020-24456083/24459708. E-mail : headoffice@sampadabank.com
Website : www.sampadabank.com Branch : Chakan Vishal Park Old Nashik Road Chakan Tal. Khed Dist Pune 410501. Ph: 02135-248733

Sale Cum Auction Notice- 4 for Sale of Immovable Property

Sale Notice for Sale of Immovable Property under the Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest Act 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules 2002

Notice is hereby given to public in general and in particular to the Borrower(s), Legal Heirs and Guarantors and Mortgagor that the below mentioned Immovable property mortgaged/ charged/(Secured Asset) to the Secured Creditor, which is in the Possession of Authorised Officer of the Sampada Sahakari Bank Ltd Pune, 717,Budhwar Peth, DIC Bldg Pune 411002 under the Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest Act 2002 within the meaning of section 13(12), will be sold on "As is where is, As is what is And Whatever there is And Without Recourse" for the recovery of Rs.15,78,782/- (Rs Fifteen Lakh Seventy Eight Thousand Seven Hundred Eighty Two Only) as on 31/12/2023 along with future interest and other charges / expenses cost due to Sampada Sahakari Bank Ltd Pune, Chakan Branch, Dist. Pune from Borrower. Name of the Borrower, Guarantors, the details and full description of the Property, Reserve price, and Date, Place & Time of Auction is as under.

Name of the Borrower, Guarantors	Location & Details of the Property	Reserve Price	Date & Place of Auction & Time
Borrower and Legal Heirs Smt. Tara Sudam Nagare A/P- Wasadi, Taluka- Kannad Dist Aurangabad 431154 Kum. Nagare Karan Sudam Kum.Nagare Dinesh Sudam [Legal Heir of Late Shri. Nagare Sudam Bajirao] A/P- Wasadi, Taluka- Kannad, Dist- Aurangabad 431154 Guarantors 1) Mr. Jadhav Sanjay Eknath Flat No.4, Ganesh Darshan, Brahman Ali Chakan, Taluka Khed, District Pune-410501 2) Mr. Jadhav Umesh Manohar Agarkarwadi Ambethan Chakan Tal. Khed, Dist. Pune-410501	All that piece and parcel of property - Flat No.9, admeasuring 547 Sq.fts. i.e. 50.83 Sq.mtrs. situated on Third floor in the 'A' wing of the building named as 'Bramha Apartment' Constructed on 1) C.T.S. No. 668 is having the area of 173.8 Sq. mtrs. 2) C.T.S. No. 669 is having the area of 83.7 Sq.mtrs.3) C.T.S. No. 670 is having the area of 125.9 Sq. mtrs. laying and being situated at village Chakan, Tal. Khed, Dist. Pune within the limits of Zilla Parishad, Pune and Nagar Parishad Chakan, Tal. Khed, Dist. Pune.	Rs. 11,50,000/- (Rs. Eleven Lakh Fifty Thousand Only)	Date 08/02/2024 Time 12.00 P.M. Venue : Sampada Sahakari Bank Ltd., Pune, Head Office, 717, Budhwar Peth Ganesh Road Pune 411002

STATUTORY 15 DAYS SALE NOTICE UNDER SARFAESI ACT, 2002

The Borrower(s) / Mortgagor(s)/Guarantor(s) & all other concerned parties herein above are hereby cautioned to close the loan account before the date of auction, failing which the Property will be auctioned on the date mentioned above and balance if any will be recovered with interest and cost from you.

- Encumbrances, known to the Bank, Statutory dues like Property Taxes, MSEB charges Society charges etc. be ascertained by the prospective purchaser(s).
- Whenever applicable, it is responsibility of buyer of Secured Asset to deduct tax at source (TDS) of @ 1% of the total sell consideration on behalf of the resident owner(seller) on the transfer of immovable property having consideration equal to Rs. 50 lakh and above and deposit the same with proper authority u/s 194A of Income Tax Act.
- The particulars in respect of the assets specified herein above have been stated to the best of the information of the undersigned, who, however shall not be responsible for any error, misstatement or omission in the said particulars. The prospective tenderer's are, therefore, requested to check up in their own interest these and other details before submitting the tenders.

Terms & Conditions:-

- Sale is subject to the terms & conditions incorporated in this advertisement and in the prescribed Tender Form. Further details of the Secured Asset and Tender documents obtained from the office of Sampada Sahakari Bank Ltd., Pune, Head Office, 717 Budhwar Peth DIC Bldg Pune 411002 or Chakan Branch Vishal Park Old Nashik Road Chakan Tal. Khed Dist Pune 410501 within working hours of any working day on payment of Rs.500/- per form + GST Applicable
- Time and Time of Inspection of the property under sale : On 01.02.2024 to 07.02.2024 (Except Bank Holidays) between 11.00 am to 5.00 pm, with prior appointment with Chakan Branch
- Sealed Tenders, in the prescribed Tender documents along with 10% of offer amount towards EMD by DD/PO drawn on Nationalized /Scheduled Bank payable at Pune should be deposited at Head Office, Sampada Sahakari Bank Ltd., Pune, Head Office, 717 Budhwar Peth DIC Bldg Pune 411002 on before 11.00 A.M on 08.02.2024 along with KYC Documents.
- The Tenders below Reserve Price or not accompanied with EMD shall be treated as invalid and shall accordingly being rejected. The EMD will be refunded to the unsuccessful bidders immediately on completion of auction process. The tenderers will not be entitled to claim any interest if the refund of EMD is delayed for any reason, whatsoever and no further communication in this matter will be entertained.
- Tenders will be opened at Sampada Sahakari Bank Ltd., Pune, Head Office, 717, Budhwar Peth DIC Bldg Pune 411002 at 12.00 P.M. on 08.02.2024
- The Tenderers will be given an opportunity to increase their offers after opening of tenders, at the discretion of A.O. Tenderers are therefore, advised to remain present themselves or through their duly authorized representative(s).
- The borrower's / Guarantor's / Mortgagor /Property Owner's and respective Tenderers or their authorized representatives, may remain present at the time of opening of the tenders.
- The borrower/guarantors/owner of the security may, if they so desire, give his/her/their bids or sponsor the best possible valid offer(s) for the secured assets offered by sale provided they follow the terms and conditions of sale as duly complied with.
- Statutory dues like Property Taxes, MSEB charges Society dues, transfer charges etc. Should be ascertained by the prospective purchaser(s)/tenderer and same shall be paid by purchaser prior to execution of the sale certificate. The stamp duty and registration charges, legal charges as applicable in respect of the sale certificate to be executed shall be the paid by the purchaser alone
- The A.O. of the Bank reserves its right to accept or reject any or all offers without assigning any reason and in case all the offers are rejected, it shall be at the discretion of the A.O. to cancel the auction proceeding for any reason and return EMD submitted and Sampada Sahakari Bank Ltd Pune will not entertain any claim or representation in that regard from the Bidder.
- EMD of Successful bidder shall be adjusted toward sale proceed and required to deposit 25% of the amount of sale price (including the amount of EMD) immediately i.e on the same day or not later than next working day and balance 75% within 15 days or such extended period as per proviso Rule 9(4) failing which the amount paid shall be forfeited.
- The Authorised Officer is not bound to accept the highest offer or any or all offer and reserves its right to accept or reject any or all the tenders without assigning any reasons thereof. A.O. reserves its right to hold further auction at these or other modified terms or conditions.
- Dispute, if any, shall be within the jurisdiction of Pune Courts / Tribunals.

Date : 24.01.2024
Place : Pune
Sd/-
Authorized Officer
Under SARFAESI Act 2002
Sampada Sahakari Bank Ltd., Pune

PUBLIC NOTICE

NOTICE is hereby given that Swarnad Shankar Dhekane and Archana Swarnad Dhekane are the owners of property bearing Flat No. 1, Ground Floor, S. No. 123, Vadgaon Budruk, Pune-411 041 (Hereinafter called and / referred to as "the said flat") and that they have lost/misplaced the following original document dated 15.05.2012 executed by L.H. Hishikesh Vartak in favour of Swarnad Shankar Dhekane and Archana Swarnad Dhekane, registered at Sr. No. 4262/2012, alongwith Index II and registration receipt therefor. They have also lodged information about the said loss to the police vide Complaint No. 11092-2024 dated 21.01.2024 with warje Malwadi Police Station. All persons having any claim against or in respect of the said Property or lost document however are hereby requested to notify the same, in writing to mrelus with supporting documentary evidence at the address mentioned herein below within 7 days from the date hereof, failing which the claim or claims, if any, of such person or persons will be considered to have been waived and/or abandoned and my client shall proceed with any further transaction/s with respect to the said flat.

Pune
Date: 23.01.2024
Amod J. Deo, Advocate
240, Shanwar Peth, Near Omkareshwar Temple, Pune -411 030



Janata Sahakari Bank Ltd., Pune
(Multi State Scheduled Bank)

Head Office : 1444, Shukrawar Peth, Thorale Bajirao Road, Pune - 411002
Phone : 24453258, 2445325, 24452894 FAX 020 - 24453430
Recovery Department: Satara Road Office : Sr. No. 691, Hissa No. A/1/2A, Near Rao Nursing Home, Pune-Satara Road, Bibavewadi, Pune 411037. PH. 020-24404444/4400.
E Mail : ho.recovery@janatabankpune.com Web Site : www.janatabankpune.com

Sale of Attached Immovable Property
U/s.13 of "The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002" and Under Rule 8 (5) (c) & 9 (1) of the Security Interest (Enforcement) Rules of 2002 (This Advertisement is concise form of Proclamation of Sale H.O./ Legal Recovery/ Sec. Int / Sale /Warje/Magar T T/ Head Office/412/2023-24, Date : 23/01/2024 (On "As is where is Basis and Without Recouse Basis")

S.N.	Particulars	Details
1	Borrower & Mortgagor and Mortgagors & Guarantors	1) Mr. Magar Tukaram Tulshiram 2) Mrs. Magar Rohini Tukaram 3) Mr. Katkar Shrimant Shankar
2	Details Of the Auction Properties	SCHEDULE I : All that piece and parcel of land bearing Survey No. 38, Hissa No. 2/2/14., out of that area admeasuring 00 H 1 Aar i.e. 1000 sq. fts., i.e. 92.93 sq. mtrs alongwith Row House construction area admeasuring 1420 sq. fts., standing thereon, being and lying at Kinara Colony village Rahatani, Taluka Havelli District Pune and within the jurisdiction of Sub-registration District Havelli, District and Registration District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation, and bounded as under:- On or Towards East - 20 Feet Road, On or Towards West - Property of Shri Keshav Jyotiba Nakhate, On or Towards South - Property Sold to Shri Katkar, On or Towards North - Property of Shri Kamble. Alongwith all appurtenances and easements annexed thereto and together with undivided share in the plot of land, right of use of common areas and facilities and also all the fixtures and fitting and MSEB Lightmeter. SCHEDULE II : All that piece and parcel of land bearing Survey No. 38, Hissa No. 2/2/14., out of that area admeasuring 00 H 1 Aar i.e. 1000 sq. fts., i.e.92.93 sq. mtrs alongwith construction standing thereon, consisting of Ground + First Floor which total built-up area admeasuring 131.87 sq. mtrs., being and lying at village Mouje Rahatani, Taluka Havelli District Pune and within the jurisdiction of Sub-registration District Havelli, District and Registration District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation, and bounded as under:- On or Towards East - 20 Feet Road, On or Towards West - Property of Shri Keshav Jyotiba Nakhate, On or Towards South - Property of Shri Berli out of the Said S.No., On or Towards North - Property sold to Shri Magar. SCHEDULE – III : (Description of the Unit / Gala owned by Mrs. Magar Rohini Tukaram) All that consisting of Industrial Gala / Unit no. F-38 , admeasuring 515.38 sq. fts., i.e. 47.89 sq. mtrs (carpet area) (Salable Built-up area 669.99 Sq.fts. i.e 62.26 sq. mtrs.,) and Mezzanine Floor area admeasuring 152.29 sq.fts., i.e.14.15 sq.mtrs., on the First Floor in the building known as "Shivkrupa Industrial Premises Co-operative Housing Society Ltd.", constructed on the land bearing Plot No. 2 Sector No. 10, situated in the village Bhosari, PCNTDA, Tal Havelli, Dist Pune, which is within the limits of Pimpri Chinchwad Municipal Corporation and within the Registration District Pune, Sub-Registration Tal. Havelli, Pune. SCHEDULE – IV : (Description of the land owned by Mr. Magar Tukaram Tulshiram Prop. M/s Shivam Industries) All that piece and parcel of Industrial Unit No. 42 on the Ground Floor admeasuring 606 Sq. fts., carpet area in the building "Parmar Industrial Complex Co-operative Society Ltd.", constructed on Survey No. 142/1, being in City Survey No. 5101, being and lying at village Akurdi, and Sub-Registration District Havelli, District and Registration District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation, having its PCMC property No. 2/4/01063.00 along with fittings, fixtures and within all amenities and facilities provided thereon and bounded as under:- On or towards the East : Part of City Survey No. 5103, On or towards the South : Part of City Survey No. 5103, On or towards the West : By open Space & beyond by part of CTS No. 5101, On or towards the North : By Part of City Survey No. 5103.
3	Outstanding Balance As on 31.12.2023	Rs. 4,09,01,595.00 (In Words Rs. Four Crore Nine Lakh One Thousand Five Hundred Ninety Five Only) as on 31/12/2023 And further interest thereon from 01/01/2024.
4	Assessment or other taxes, Charges etc,	All pending Taxes As per rules of the PCMC Dist Pune Electricity charges. (If any)
5	Encumbrances	Not known to Bank
6	Remarks	Said Property is in SYMBOLIC POSSESSION of the Authorised Officer of Janata Sahakari Bank Ltd, Pune. Furniture and Other Movables place in the Properties are not part of this Auction.
7	Date Time and Place of Proposed Auction	Thursday 29th February 2024 at 11.30 a.m. Place:- Janata Sahakari Bank Ltd, Pune., Recovery Department S. No. 691, Hissa No. A/1/2A, Near Rao Nursing Home, Pune Satara Raod, Bibwewadi, Pune –411037.
8	Reserve Price for Immovable Properties	Rs. 2,05,82,000/- (Rs. Two Crore Five Lakh Eighty Two Thousand Only)

Place : Pune
Date : 23/01/2024
Sd/-
Chief Officer/Authorised Officer
(Under SAFAESI Act 2002 (54 of 2002)
Janata Sahakari Bank Ltd, Pune
(Multi-State Scheduled Bank)

Terms and Conditions of Sale Proclamation

The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002" and Under Rule 8 (5) (c) 6 and Rule 9(1) of the Security Interest (Enforcement) Rules 2002

- The Properties will be sold on "As is where is Basis" and "Without Recourse basis".
- This notice and mode of sale of secure assets are without prejudice to any other notice / mode of sale secured assets.
- All Pending Costs, Charges, Fees, Dues including cost of Stamp Duty and Registration relating to the sale of the said Property and excluding the Auction Sale Price and all other charges existing and in future for the property whether incidental or otherwise, in respect of the Immovable property should be paid and borne by the Auction Purchaser.
- As a condition precedent to participate in the auction every Participant has to be deposit an amount of Rs. 21,00,000/- as earnest money deposit with the Authorised Officer before the auction takes place. The unsuccessful bidders / participant will be refunded the said deposit after finalization of Auction sale, without any interest, damages, compensation or consideration thereon, thereto and thereof or incidental thereto. All Auction participant has to submit latest photograph, Xerox copy of all KYC document i.e. Pan Card, Adhar Card, etc. along with originals (for verification) before the auction take place.
- The sale shall be confirmed in favour of the purchaser/ participant who has offered highest sale price in his bid to the Authorised Officer & shall be subject to confirmation by the secured creditor.
- On sale of the said immovable property, the purchaser/ Successful Bidder shall deposit 25% of the amount of total and highest bid / sale price, (Which is inclusive of Earnest Money deposit) immediately on the same day to the Authorised Officer conducting the Auction sale. In default thereof, the amount so deposited including participation amount and all the rights, interest, claim or demand in or upon the property of defaulting purchaser shall be forfeited fully and completely.
- The balance amount payable of purchase price i.e. 75% of Total Highest Bid amount shall be paid by the purchaser to the Authorised Officer, on or before the 15th day from the date of auction of the immovable property.
- In default of the payment of 75% amount of total highest bid amount, within a period of 15 days from the date of auction of the immovable property or such extended period as may be agreed upon in writing between the parties, the entire amount (including earnest money deposit) deposited, till then deposited with, shall be forfeited fully and completely and the defaulting purchaser shall forfeit all his rights, interest, claim, or demand in or upon the property.
- The Reserve Price fixed for the sale of the property is Rs. 2,05,82,000/- (Rs. Two Crore Five Lakh Eighty Two Thousand Rs. Only), below which the property will not be sold.
- Other Terms & Conditions will be read at the time of Auction sale.
- The Authorised Officer holds the right to change (i.e. add or delete) the terms and condition and also to cancel or Postpone the Auction without assigning any reason.
- The purchaser / participants shall carry out due diligence at its own cost and consequences in respect of the said auction property.
- In respect of any other terms and conditions contained herein or otherwise relating to the sale of said secured Assets put to the auction through this public notice, if any dispute, difference of opinions, disagreement arises or take place, the same shall be referred to the Courts at Pune only and only Pune courts shall have exclusive Jurisdiction to decide the same.
- For any further details and information Please Contact:- 1) Authorized Officer, Recovery Dept :- S.No. 691, Hissa No. A/1/2A, Near Rao Nursing Home, Pune Satara Raod, Bibwewadi Pune – 411037, Phone No. 24404444 & 24404400.
2) Branch Manager - Janata Sahakari Bank Ltd, Pune., Warje Branch, Spandan, Shop No 10 Off. Mai Mangeshkar Hospital, Popular Nagar, Pune Mumbai Bypass Road, Warje Malvadi Pune 411058, Phone No. 020-2523737 E-Mail : warjemalwadi@janatabankpune.com
3) ho.recovery@janatabankpune.com. Web Site : www.janatabankpune.com

KVB Karur Vysya Bank
Smart way to bank
Asset Recovery Branch
276/286 Kilachand Mansion
Kalbadevi Main Road, Kalbadevi
Mumbai, Maharashtra 400002.
Phone No. 7710001955
Mail : headarbmbai@kvbmail.com

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to 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 (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, The Karur Vysya Bank Ltd, the constructive possession of which has been taken by the Authorised Officer of The Karur Vysya Bank Ltd., Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 20.02.2024 for recovery of Rs 22,01,116.69 (Rupees Twenty Two Lakhs One Thousand One Hundred Sixteen and Paise Sixty Nine Only) as on 05.01.2

