

PUBLIC ANNOUNCEMENT

[Under Regulation 6 of the Insolvency and Bankruptcy Board of India
(Insolvency Resolution Process for Corporate Persons) Regulations, 2016]

**FOR THE ATTENTION OF THE CREDITORS OF
CHANDRABHAGA REALTORS PVT. LTD.**

RELEVANT PARTICULARS

1. Name of Corporate Debtor	CHANDRABHAGA REALTORS PVT. LTD.
2. Date of incorporation of Corporate Debtor	30th December 2015.
3. Authority under which Corporate Debtor is incorporated / registered	Registrar of Companies, Pune.
4. Corporate Identity No. / Limited Liability Identification No. of Corporate Debtor	U45400PN2015PTC157741
5. Address of the registered office and principal office (if any) of Corporate Debtor	S No. 70/1, New Sangavi, Ganesh Nagar, Pune, Pune, Maharashtra, India, 411061
6. Insolvency commencement date in respect of Corporate Debtor	Date of order 07th May, 2024. Order received on 16th May 2024.
7. Estimated date of closure of insolvency resolution process	03rd November, 2024 (180 days from the date of Order)
8. Name and Registration number of the insolvency professional acting as Interim Resolution Professional	NAME: MR. MUKESH KUMAR JAIN Regd. No: IBBI/PA-001/IP-P01236/ 2018-19/11944
9. Address & email of the interim resolution professional, as registered with the board	Address: C-203, EDGE, Opposite Maruti Suzuki Arena, Vidhansabha Road, Mova, Raipur-492007 (C.G.). Email: mkj2822@gmail.com
10. Address and e-mail to be used for correspondence with the Interim Resolution Professional	Address: C-203, EDGE, Opposite Maruti Suzuki Arena, Vidhansabha Road, Mova, Raipur-492007 (C.G.). Email: cirp.chandrabhaga@gmail.com
11. Last date for submission of claims	31st May, 2024 (14 days from the date of order received by IRP)
12. Classes of creditors, if any, under clause (b) of sub-section (6A) of section 21, ascertained by the Interim Resolution Professional	Allottees in a real estate project
13. Names of insolvency professionals identified to act as authorised representative of creditors in a class (three names for each class)	1. Mr. Anil Seetaram Valdiya Regd. No.: IBBI/PA-002/IP-N00067/2017-2018/10145, Add: Plot No. 107, S. No. 62/65, Mahatma Society, Bhusari Colony, Kothrud, Pune-411038, Mail id: anilvaldiya38@gmail.com. 2. Mr. Somnath Gupta Regd. No.: IBBI/PA-002/IP-N00042/2016-2017/10081 Add: 1019, Lane No.1, Ramsharam Colony, Pathankot-145001 (Punjab), Mail id: somgupta_62@rediffmail.com 3. Mr. K Subhra Narayan Mohapatra Regd. No.: IBBI/PA-002/IP-N00618/2018-19/11981, Add: C2, Second Floor, Plot No.23, &31, Khasra No.631, Shuba Farm, Chhatarpur, Near Trivoli Garden, South National Capital Territory of Delhi-110074, Mail id: cs.ip.nv@outlook.com
14. (a) Relevant forms and (b) Details of authorized representatives are available at:	www.ibbi.gov.in

Notice is hereby given that the National Company Law Tribunal Mumbai Bench has ordered the commencement of a corporate insolvency resolution process of M/s Chandrabhaga Realtors Private Limited on 07th May, 2024 and Received on 16th May, 2024.

The creditors of M/s Chandrabhaga Realtors Private Limited are hereby called upon to submit their claims with proof on or before 31st May, 2024 to the interim resolution professional at the address mentioned against entry No. 10.

The financial creditors shall submit their claims with proof by electronic means only. All other creditors may submit the claims with proof in person, by post or by electronic means. The claim may be submitted in their specified forms- Form B- Operational Creditor (other than workmen/employee), Form C- Financial Creditor, Form CA- Financial Creditor in A class, Form D- Workmen/Employee, form E- Authorised Representative of workmen/employee & Form F- other creditors.

A financial creditor belonging to a class, as listed against the entry No. 12, shall indicate its choice of authorized representative from among the three insolvency professionals listed against entry No. 13 to act as authorized representative of the class - Allottees in a real estate project in Form CA.

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

Mukesh Kumar Jain
Interim Resolution Professional
Regd. No.: IBBI/PA-001/IP-P01236/2018-19/11944

Date : 17.05.2024

Place: Raipur (C.G.)

In the Matter of M/s Chandrabhaga Realtors Private Limited

AFA validity till : 17.09.2024

PUBLIC NOTICE

This is for the information of the General Public that **Mr. MAHENDRA PRABHUDAS PATADIYA** alias **SONI**, Residing at Pune, and absolute owner of Flat No. 204, Sahajanand Complex, at H. No. 2416, East Street, its GLR Survey No. 390/2503, Pune Cantonment, Pune 411001, together with membership and shares of the said Society and more particularly described in the Schedule here under written. The negotiation is going on between my client and said Flat Owner regarding to sell, transfer and assign the right, title and interest in respect of the said Flat No. 204, together with membership and shares of the said Society. The said Flat Owner has assured to My Client that he is his having good and clear title of the said Flat No. 204. The said Flat Owner further assured to my Client that there is no charge, claims, lease, lien, mortgage, gift, sale, trusts, maintenance, partition, exchange, inheritance, tenancy, possession, easements, oral and/or written agreements etc., etc. on the said Flat No. 204.

In spite of his assurance, if any person or persons is/are having any rights, titles, interests and claims in the aforesaid mentioned Flat No. 204 by way of any charge, claims, lease, lien, mortgages, gift, sale, agreements, partition, maintenance, exchange, trusts, inheritance, tenancy, possession, easements, or otherwise any type of encumbrances of whatsoever nature on the aforesaid mentioned Flat No. 204, they should submit the same to the undersigned in writing along with original documentary evidence within 15 days from the date of Publication of this Notice failing which my Clients shall complete the transaction without any reference to such claim/s and the same shall be deemed to have been waived or abandoned.

SCHEDULE : ALL THAT PIECE AND PARCEL OF THE Flat No. 204, carpet area admeasuring 1204 sq. fts., i.e. 85 sq. mtrs., on 2nd Floor, at SAHAJANAND COMPLEX CO-OPERATIVE HOUSING SOCIETY LTD., at H. No. 2416, having its G. L. R. S. No. 390/2503, G. T. Road (EAST STREET), Pune Cantonment, Pune, and which comes within the local limits of Pune Cantonment, Pune, and within the jurisdiction of the Office of Sub-Registrar, HVL, PUNE, together with membership and share certificate of Sahajanand Complex Co-operative Society Ltd., Pune, together with all attached benefits, easementary rights, amenities thereto.

Dated this 17th day of May, 2024.

Adv. Anilkumar B. Ladkat.

Office No. 427, Sterling Centre Society, Opp. Arora Tower Building, at H. No. 11-A, Moledina Road, Pune Cantonment, Pune 411001, Cell No. 9689335656 / 9422003473.

PUBLIC NOTICE

Notice is hereby given that the original Share Certificates as per the details given below issued by **LARSEN & TOUBRO LIMITED** in the name of **DEEPAK ANANT CHEMBURKAR**, have been lost / mislaid and the undersigned has applied to the Company for issue of duplicate(s) in lieu thereof.

Folio No.	Share Certificate Nos.	Distinctive Nos.	No. of shares
D70274	152563	8919553 to 8919602	50
	286362	145842545 to 145842594	50
	397682	583036877 to 583036976	100
	484291	623079719 to 623079818	100
08319723	76425	3674166 to 3674215	50
	237002	142436492 to 142436541	50
	356943	577685285 to 577685384	100
	452364	619273174 to 619273273	100
1359113	1396279175 to 1396279324	150	
70022648	105935	5123148 to 5123222	75
	256086	143372268 to 143372342	75
	372457	579180517 to 579180666	150
	464665	620438563 to 620438712	150

Any person(s) who has / have any claim(s) on the above shares should lodge such claim(s) with the Company's Share Transfer Agent (STA), KFIn Technologies Limited, Selenium Tower - B, Plot No. 31-32, Gachibowli, Financial District, Nanakramguda, Hyderabad - 500032, within one month from the date of this Notice, failing which the Company will proceed to issue duplicate share certificates.

Date : 18.05.2024

Deepak Anant Chemburkar

Place : Pune

PUBLIC NOTICE

Notice is hereby given that **Share Certificate No. 049** (Total 10 shares bearing no. 481 to 490) of **SWAMI VIVEKANAND CO OP INDUSTRIAL ESTATE LTD.** Regn. No. PNA/HLI/RCR/NC/313/1990-91, situated at Sr No 54, Plot No 143 Dadasaheb Kudale Udyog Bhawan, handewadi Road, Hadapsar Pune - 411028, issued in the names of **MR SHARAD BAPUSAHEB KODRE AND MR SANJAY BAPUSAHEB KODRE** have been reported misplaced and an application has been made to the Society for issue of duplicate Share Certificate. The Society invites claims or objections (in writing) for issuance of duplicate Share Certificate within the period of 14 (fourteen) days from the publication of this notice. If no claims/objections are received during this period the Society shall be free to issue duplicate Share Certificate.

Date: 16/05/2024

Place: Pune

For and on behalf of

SWAMI VIVEKANAND CO OP INDUSTRIAL ESTATE LTD
Mr Rajendra Gogte
Secretary

Chola CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED
Corporate Office: Chola Crest, Super B, C54 & C55, 4, Thiru Vi Ka Industrial Estate, Guindy, Chennai-600 032, TN.

PUBLIC NOTICE

Through this notice, we do hereby inform the public in general that **MR. BRAJOGOPAL GOBARDHAN DAS** the Principal Borrower along with **MRS. MADHABI BRAJOGOPAL DAS**, as Co-borrower had availed the financial facilities from M/s. Cholamandalam Investment and Finance Co. Ltd. (CIFCL) under Loan Agreement No. XDHLNUP0001796683 and mortgaged the property in the favour of CIFCL, which is more fully specified below :-
All that piece and parcel of the property Flat No. 301 on the 3rd Floor in the project known as "R K Homes", Constructed on Sr. No. 278, Hissa No. 1-2+1 + 3/2+3/1, Situated at Dhanori, Tal. Haveli, Dist. - Pune. This property is mortgaged to our Company by executing Memorandum of Deposit of Title Deed in favor of our Company which is duly registered with the office of the Sub Registrar No. 2, Haveli 15.

Due to defaults committed by the above named Borrower, Co-borrowers their Loan Account Number XDHLNUP0001796683 was declared as **NON-PERFORMING ASSET** and an action under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 was initiated by the Company. In the course of execution of Notices under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, it came to the knowledge of the Company that the Builder of said Building had executed Project loan against whole building from another Bank. Authorized officer of CIFCL have duly served a Notice to other, intimating Change of CIFCL over the flat property. Despite of said Notice, to other Bank is trying to sale above mentioned flat property. Hence, through this notice, we do hereby inform public in general and at large, that any sale / purchase transaction pertaining to above mentioned flat property without prior permission of CIFCL, will be treated as illegal and will not bind on CIFCL.

Place: Pune, Maharashtra

Date : 18.05.2024

Authorized Officer

For M/S. CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED



GIC HOUSING FINANCE LTD.

CORPORATE OFFICE / HEAD OFFICE : GICFHL, National Insurance Building, 8th Floor, J. T. Road Next to Astoria Hotel, Churchgate, Mumbai, 400 020 Tel: (022) 43041900 Email: corporate@gicfh.com Website: www.gicfhindia.com

HADAPSAR BRANCH OFFICE : Office No.212, 2nd Floor, Jaymal Business Court, E-Wing, Above Hyundai Showroom, Manji BK, Pune-Solapur Road, Pune - 412307

CONTACT : SURESH WAGHCHOURE : 8237311112

CHINCHWAD BRANCH : Office no. 202 & 203, 2nd floor, Premier Plaza II, G-Wing, Old Pune-Mumbai Highway, Above Hastakala Saree Shop, Chinchwad, Pune-411019 Office Tel : 020-66308121 Branch mail id: chinchwad@gicfhindia.com

Contact Details: AMEY MAIRAL : 9834833606

PUNE BRANCH OFFICE : Neelkanth CTS No 1018, F P No 370, Deep Bunglow Chowk, Model Colony, Shivajinagar, Pune, Maharashtra 411016 Tel : (020) 25659730 / 25671230 Email: pune@gicfhindia.com Contact Details : Rajendra Giri - 9552161428

E-AUCTION SALE NOTICE

WHEREAS the undersigned being the Authorized Officer of GIC Housing Finance Ltd. (GICFHL), under Securitization & Reconstructions of Financial Assets and Enforcement of Security Interest Act, 2002 & in exercise of powers conferred under section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 had issued Demand Notice to following Borrowers/Mortgagors calling upon them to repay the outstanding due amount mentioned in the said notices. However, the Borrower/Mortgagor having failed to repay the said due amount, the undersigned has taken **PHYSICAL POSSESSION** of the following property in exercise of powers conferred U/s 13(4) and U/s 14 of the said Act read with the Rule 8 of the said Rules.

Sr. No.	Loan File No./Name of the Borrower / Co Borrower / Guarantor Name / Branch Name	Property Address / Property Area (built up in Sq Ft)	Demand notice Publication Date	Date of Physical Possession	Total Outstanding as on 08.05.2024 (Incl. Prol. Interest and Other charges) (In Rs.)	Reserve Price (In Rupees)
1	MH068060000346 Applicant - MR.RUPESH GORAKH MALI Co-Applicant - MR.ROHIT GORAKH MALI Co-Applicant - MR. GORAKH GOPAL MALI / Branch : Hadapsar	Property Address: CTS No.458, Flat No.103, 1st Floor, Chintamani Prangan, Manjari Gaonthan Area, Near Manjari Grampanchayat Office, Village: Manjari BK, Taluka : Haveli, Pune-412307. Built Up Area: 832 Sq. Ft	10-05-2022	06-11-2023	Rs.26,27,436/-	Rs.26,95,680/-
2	MH0680600000647 Applicant - MR.ATUL ANIL DABHOLE Co-Applicant - MRS.SHILPA ATUL DABHOLE Branch : Hadapsar	Property Address: Sr.No.176 (New), 148 (Old), Hiss No.2/1, Building Name: Amber Heights Co-Op. Hsg. Soc.Ltd, Flat No. 06, 1st Floor, Next to Bekrai Mata School and Trimurti Nagar Society, Village - Fursungi (Dhamalwadi) Taluka - Haveli , District -Pune -411028. Built Up Area: 385 Sq. Ft	08-08-2022	08-01-2024	Rs.9,29,878/-	Rs.12,13,200/-
3	MH0680600000239 Applicant - MR.RAJKUMAR SURESH JADHAV Co-Applicant - MR. YOGITA RAJKUMAR JADHAV Branch : Hadapsar	Property Address: Flat No.E-1, Fifth Floor, "Aboli Heights",SR No-95, H. No 6B/1C, Ghule Wasti, Next To A.M.College Near Swami Samarth Mandir Village-Manjari BK, Tal-Haveli, Dist-Pune-412307 Built Up Area: 505 Sq. Ft	04-01-2019	25-03-2021	Rs.25,73,132/-	Rs.14,54,400/-
4	MH0270610003918 PADMAKAR L NAIK & SAVITA L NAIK Branch : Chinchwad	Flat No. C1-201,2nd Floor, C1 Bldg, Mantra Residency,Gat No.1, Nighoje, Pune-410501 B/Up Area: 574 Sq Ft	01.06.2021	02.02.2024	Rs.2428416/-	Rs.18,59,760/-
5	MH0270610004149 AMIT DINKAR LANDGE/ LEELEBAI D LANDGE Branch : Chinchwad	Flat No. 408.4th Floor, A-Wing, Heera Park, S. No. 19/20, 19/21, 19/22, 19/23, Mordewadi, Manchar,Pune-410503 B/Up Area: 633 Sq Ft	07.07.2021	18.01.2024	Rs.14,25,859/-	Rs.15,03,850/-
6	MH0270610003483 VIJAY MADHUKAR SAHARE/HARSHA VIJAY SAHARE GUARANTOR: MAHESH UTTAM SHINGOTE Branch : Chinchwad	Flat No. 43,3rd Floor, Dwarka, Building A-4, G. No. 122+ 123, Mhalunge, Pune-410501. B/Up Area: 420 Sq Ft	02.02.2022	02.02.2024	Rs.10,68,297/-	Rs.12,76,800/-
7	MH0270600102971 RAJPUT SATISH YKOB/ RAJPUT SUREKHA SATISH GUARANTOR: SATISH SADASHIV KALE / Branch : Chinchwad	Flat No. A-10, 2nd Floor, Shri Ganesh Apt, S. No 12/2, Plot No. 2, Gopalwadi, Daund, Pune-413801 B/Up Area: 760 Sq Ft	05.04.2022	20.02.2024	Rs.4,44,310/-	Rs.20,52,000/-
8	MH0270610002130 LT. WILSON MAHENDRA SAKPAL & THROUGH HIS LEGAL HEIRS AND LT. MAHENDRA SHANTARAM SAKPAL & THROUGH HIS LEGAL HEIRS Branch : Chinchwad	Flat No. 803,8th Floor, C-Wing, Destination Ostia Ph-1, G. No. 216, Dudulgaon, Pune-412105 B/Up Area: 568 Sq Ft.	09.06.2022	22.02.2024	Rs.25,43,712/-	Rs.25,56,000/-
9	MH0130610003817 PRAJAKTA DURGE AND MADHURI DILIP DURGE Branch : Pune	Gat No 88,Laxmi Damodar Park,Flat A/404 And A/ 405, 4th Floor, Velha Road, Near Sidhivinyak Hospital, Nasrapur, Taluka: Bhur, Pune, pin Code: 412213. B/Up Area: 1130 Sq Ft.	25.01.2021	05-07-2022	Rs.36,16,560/-	Rs.26,00,000/-
10	MH0130610001801 ANIL KASHIRAM SHIRKE Branch : Pune	S.No.8/H.no4,Building Name: Shri Datta Sanskriti Residency, House No: Flat-401, Floor No: Fourth, Street Name: Dhabadi, Land Mark: Next Thakkar Green Bldg, Village: Ambegaon, Location: Ambegaon BK, State: Maharashtra, Pin Code: 411046	25-10-2021	10-06-2022	Rs.16,03,485/-	Rs.14,91,000/-
11	MH0130610004216 VAISHALI SANTOSH GAWARE Branch : Pune	Sr No - 129/21A - Building Name: Arya Arcade, House No: 103, Floor No: First, Plot No: Gat - Old-925,Street Name: Charholi, Street No: 00,Sector Ward No: Alandi Road, Land Mark: Above Suvarnyug Bank,Village: Choviswadi, Location: Charoli BK,Taluka: Haveli, State: Maharashtra, Pin Code: 412105	11-08-2021	22-07-2022	Rs.24,09,657/-	Rs.20,89,620/-

DATE OF E-AUCTION & TIME : 20-06-2024 at the Web-Portal (<https://www.bankauctions.in>) from 3.00 PM TO 04:00 PM. with unlimited extensions of 5 minutes each.
Last date of submission of Tender/Sealed Bid in the prescribed tender form along with EMD & KYC either through online mode or at the above mentioned GICFH Office at 18-06-2024 before 5.00 PM.

Further to this PUBLIC NOTICE for E-Auction Sale of the above said Assets / properties (in terms and conditions of the SARFAESI, Act 2002 and rules thereunder) GICFHL invites OFFERS EITHER in sealed covers or in Online mode to purchase the said properties on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS".

THE TERMS & CONDITIONS OF THE AUCTION SALE ARE AS FOLLOWS:-

- E-Auction is being held on 'As is where is Basis', 'As is what is Basis', 'Whatever there is' And 'Without any Recourse Basis', and will be conducted "Online". The E-Auction will be conducted through GICFH provided Eauction service provider "M/s.4 closure"
- The intending bidders should register their names at portal <https://bankauctions.in/> and get their user-id and password free of cost. Prospective bidders may avail online training on E-Auction from the service provider M/s. 4closure, # 605 A, 6th Floor Maitrivanam, Ameerpet, Hyderabad - 500038, Telangana. Office Land Line No: 040-23736405; Backend team : 814200062 / 66, Mr. Prakash - 814200064 / 8142000725, prakash@bankauctions.in, Arjit Kumar, Mobile No. 8142000725 and Mail id : arjit@bankauctions.in, Property enquiries, CONTACT DETAILS : Suresh Waghchoure : 8237311112 (Hadapsar), Amey Mairal : 9834833606 (Chinchwad) & Rajendra Giri - 9552161428 (Pune)
- The E-auction Sale is subject to the conditions prescribed in the SARFAESI Act/Rules 2002 and the terms and conditions mentioned hereunder/website also subject to conditions in the offer/bid documents to be submitted by the intending/participating bidders.
- Every bidder is required to have his/her own email address in order to participate in the online E-auction.
- Once Intending Bidder formally registers as a qualified tenderer before authorized officer of GICFH, will have to express his/her interest to participate through the E-auction bidding platform, by submitting document. It shall be the tenderer's/online bidder's sole responsibility to procure his/her login ID and password from the E-auction service provider.
- The aforesaid properties shall not be sold below the reserve price mentioned above.
- Intending bidders are required to deposit Earnest Money Deposit(s) (EMD) @ 10% of the abovesaid respective reserve prices, by way of DD/RTGS/NEFT favouring GIC Housing Finance Ltd. Bank details are as follows: Bank Name: UNION BANK OF INDIA, A/c No: 00511100000039 - A/c Name: GIC HOUSING FINANCE LTD AUCTION A/C, Branch Name : LCB, FORT Address : UBI, 239 BACKBAY RECLAMATIO NARIMAN POINT MUMBAI MAHARASHTRA PINCODE 400021. IFSC Code - UBIN0005011.
- The said Deposit/s shall be adjusted in the case of successful bidder/s, otherwise refunded. The said earnest money deposit/s will not carry any interest.
- The offer/s along with the aforesaid Earnest Money Deposit (EMD) can be submitted either "online" through the portal <https://bankauctions.in/> along with the EMD and scanned copy of KYC documents including PAN Card & address proof, to the service provider or through submitting sealed cover comprising bid form, EMD and KYC documents and it should reach the respective branch offices of GIC Housing Finance Ltd., mentioned above on or before EMD Submission due date.
- That, after opening the tenders, the intending bidders who have submitted their bids for not less than the reserve price will be given an opportunity at the sole discretion of the Authorized Officer to increase the bidding amount.
- The successful bidder/s shall deposit 25% of the amount of sale price, adjusting the EMD paid already, immediately on acceptance of offer by the Authorized officer in respect of the sale, failing which the earnest money deposited shall be forfeited. The balance 75% of the sale price is payable within 15 days from the date of confirmation of the sale solely at the discretion of the Authorized Officer. In case of failure to deposit the balance amount within the prescribed period, the amount deposited shall be forfeited. The Authorized Officer shall not be required to give any further notice of forfeiture to the successful bidder.
- Bidders are bound by the principle of "caveat emptor" (Buyer Beware) and advised to conduct their own due diligence to find any encumbrances, statutory liabilities, arrears of property tax, Income Tax, Excise Duty, Labour Dues, electricity and maintenance dues etc., of the firm or Secured Asset. The Successful bidders shall have to bear all outgoing i.e., municipal taxes, maintenance/society charges, electricity charges, water charges, stamp duty, registration charges, (if applicable), if any and all other incidentals charges, cost including all outgoing relating to the respective properties other than the sale price....
- The successful bidder should bear the charges/fees payable on sale certificate, such as registration fees, stamp duty, taxes, or any other duties payable for getting the secured asset transferred in his/her name.
- The Sale Certificate will be issued only in the name of the successful bidder and only after receipt of the entire /sale price.
- The notice is hereby given to the Borrower/s, Mortgagor/s and Guarantor/s that they can bring the intending buyer/purchaser for purchasing the properties mentioned above, as per the terms and Conditions of the EAUCTION Sale.
- Inspection of the above said properties can be given on request and as per convenience of Authorized Officer.
- The Authorized Officer is not bound to accept the highest offer or any or all offers and reserves the right to accept or reject any or all the tenders without assigning any reason therefor.
- GICFHL is not responsible for any liability whatsoever pending upon the properties as mentioned above. The property shall be auctioned on "As is where is", "As is what is", "Whatever there is" and without any recourse Basic.

STATUTORY 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

For detailed terms and Conditions of the sale and full description of the properties please refer to the website of approved e-auction service provider M/s.4 closure and website <https://bankauctions.in>.

Date : 18.05.2024

Place : Hadapsar, Chinchwad, PUNE

For GIC Housing Finance Ltd.

Sd/-

Authorised Officer

HDFC BANK **HDFC BANK LIMITED**
Registered Office: HDFC Bank House, Senapati Bapat Marg, Lower Parel (W), Mumbai 400 013.

Branch Office: Retail Agri Department, Bhagiriathi Heights, 2nd Floor, 1116/D, "E" Ward, Opp. Star Tower, Nr. Ganesh Temple, Shahupuri, Kolhapur-416001

PHYSICAL POSSESSION NOTICE

(As per U/s.13 (4) & 14 of SARFAESI Act read with rule 8 of the Security Interest Enforcement Rules, 2002).

Whereas, the undersigned being the Authorized Officer of the HDFC Bank Ltd. having office at HDFC Bank Ltd. 2nd floor, Retail Agri Department, Bhagiriathi Heights, 1116/D, "E" Ward, Opp. Star Tower, Nr. Ganesh Temple, Shahupuri, Kolhapur- Maharashtra 416001 under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(2) read with rule 9 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice dated 29th August 2022 calling upon the borrower M/S Ashok Trading Company and others (8162061, & 5020031455323) to repay the amount mentioned in the notice being Rs. 62,58,911.30/- (Sixty-Two Lakhs Fifty-Eight Thousand Nine Hundred Eleven and Thirty paise only) out of which Rs. 58,01,542.30/- is towards principle, Rs. 4,46,395/- is towards interest/penal interest and Rs. 10,974/- is towards the other charges as on Dt. 29th Aug 2022) with future interest and penal interest, default charges, costs etc. within 60 days from the receiving date of the said notice. The borrower & Others having failed to repay the said amount, demanded hence notice is hereby given to the borrower and the public in general that the authorized officer has taken **physical Possession** of the schedule mentioned property on 15/05/2024 described herein below in exercise of powers conferred on him/her under Sec.13 (4) & 14 of the said Act read with rule 8 of the said Rules as per Honorable C.J.M Sangli order dated 17th June 2023.

The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealing with the schedule property will be subject to the charge of the M/s HDFC BANK LTD., for an amount Rs. 62,58,911.30/- (Sixty-Two Lakhs Fifty-Eight Thousand Nine Hundred Eleven and Thirty paise only) out of which Rs. 58,01,542.30/- is towards principle, Rs. 4,46,395/- is towards interest/penal interest and Rs. 10,974/- is towards the other charges as on Dt. 29th Aug 2022) Applicable future interest & incidental charges thereon.

Schedule of Immovable Property

A. Memorandum of deposit recording past transaction of Mortgage by deposit of Title Deeds with The Sub Registrar of Miraj having Document No 9992106180075/2018 dated 21th June 2018, Memorandum of deposit recording past transaction of Mortgage by deposit of Title Deeds with The Sub Registrar of Miraj having Document No MRJ3-1807-2020 dated 05th Nov 2020 and various other documents executed in favour of bank. All that the piece and parcel of (Commercial Property) Property description as per below schedule.

Sr.No.	Name of Owner	Type/Nature	Address of property	Area
1	Mr. Rahul Ashok Mane	Commercial Property	C.S.No 700/A/1, Commercial basement godown no 7/8, Shirram chambers Ganapati Peth, Sangli. 416416.	383.5 Sq. Ft
2	Mrs. Jayashri Ashok Mane	Commercial Property	C.S.No 701/A/1, Commercial basement godown no 9 &10, Shirram chambers Ganapati Peth, Sangli. 416416.	322.8 Sq. Ft

Yours Faithfully
For HDFC Bank Ltd
Authorized Officer

Date : 15/05/2024
Place : Sangli, Dist - Sangli

Shahbaz Inamdar - 9960123412

Canara Bank REGIONAL OFFICE-II : S.No. 436, 3rd Floor, Sukhwani Business Hub, Nashik Phata, Near Metro Station, Kasarwadi, Pune-411026 Phaltan Branch

DEMAND NOTICE

Notice U/s 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002

1. Name of the Borrower with Address

Name & Address of Borrower & Guarantor	Amount of Loan Granted (Rs.)
1. Smt. Afreen Juber Bagwan [Borrower], 2. Shri. Juber Munirbhai Bagwan [Co-Borrower], Both at : 4689, Sangar Galli, Sukrwarpath, Ande wale Bol, Phaltan, Dist. Satara - 415523	Rs. 30,00,000/- Lakhs Dated 07.08.2020

2. As the principal debtor [borrower] has defaulted in repayment of his/her/their/sits liabilities, we have classified his/her/their/sits dues as Non Performing Assets on 07/05/2024 in accordance with the directions or guidelines issued by the Reserve Bank of India.

3. This notice is issued in accordance to the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 for serving you a notice sent under registered post on 10/05/2024 since returned undelivered, wherein you were advised to make following payments with interest.

Sl. No.	Account No.	Nature of Loan	Amount Due & Contractual Rate of Interest
1.	2575630000008	Housing Loan	Rs. 30,24,455.34/- 9.30%

4. The aforesaid facilities granted by bank are secured by the following Assets/ Securities, SMT by All that piece and parcel of the land property standing in Div. Satara Sub-Div. Phaltan situated at village Jadhavwadi and within the limits of Jadhavwadi Grampanchayat bearing S.No. 47/1/50 Plot no. 349 admeasuring 276 sq. mtrs. the said property is Butted & bounded by:- North : By Plot No. 325, South : By colony road. East : by Plot No. 348, West : By plot No. 350. Name of the Title Holder : 1.Smt. Afreen Juber Bagwan, 2. Shri. Juber Munirbhai Bagwan.

5. Now, through this public notice, we advise you to pay the bank Rs. 30,24,455.34 (Rupees Thirty lakh twenty four thousand four hundred fifty five & paise thirty four only) together with further interest, penal interest and incidental expenses and costs to pay off your liabilities within 60 days from the date of the notice otherwise the bank will proceed under the provisions of SARFAESI Act 2002. The undersigned is empowered to take possession of the properties, to sell there after and is an authorised officer of the bank under section 13 of the SARFAESI Act.

Date : 17/05/2024
Place : Pune

Authorised Officer,
Canara Bank

