

FORM G

INVITATION FOR EXPRESSION OF INTEREST FOR XRBIA NORTH HINJEWADI DEVELOPERS PRIVATE LIMITED OPERATING IN REAL ESTATE AND CONSTRUCTION ACTIVITIES HAVING ASSET AT PARANDWADI, ROAD, HINJEWADI, BEBADOHAL, MAHARASHTRA 410506

(Under sub-regulation (1) of regulation 36A of the Insolvency and Bankruptcy Board of India
(Insolvency Resolution Process for Corporate Persons) Regulations, 2016)

SL.	RELEVANT PARTICULARS	
1.	Name of the corporate debtor along with PAN & CIN/ LLP No.	XRbia North Hinjewadi Developers Private Limited CIN No: U45200PN2006PTC128984
2.	Address of the registered office	Mantri House, 1st Floor, 929, F.C. Road, Pune, Maharashtra, India, 411004
3.	URL of website	NA
4.	Details of place where majority of fixed assets are located	Parandwadi, Road, Hinjewadi, Bebadohal, Maharashtra 410506
5.	Installed capacity of main products/ services	NA
6.	Quantity and value of main products/ services sold in last financial year	Unsold inventory of residential flats at Project Xrbia River Front.
7.	Number of employees/ workmen	0
8.	Further details including last available financial statements (with schedules) of two years, lists of creditors are available at URL:	Can be sought by writing an email to the RP at xrbianorth.abc@gmail.com
9.	Eligibility for resolution applicants under section 25(2)(h) of the Code is available at URL:	Details can be sought by writing an email to: xrbianorth.abc@gmail.com
10.	Last date for receipt of expression of interest	04 th April, 2025-14 th March, 2025
11.	Date of issue of provisional list of prospective resolution applicants	14 th April, 2025-24 th March, 2025
12.	Last date for submission of objections to provisional list	19 th April, 2025-29 th March, 2025
13.	Date of issue of final list of prospective resolution applicants	24 th April, 2025-3 rd April, 2025
14.	Date of issue of information memorandum, evaluation matrix and request for resolution plans to prospective resolution applicants	29 th April, 2025-08 th April, 2025
15.	Last date for submission of resolution plans	29 th May, 2025-08 th May, 2025

16.	Process email id to submit Expression of Interest	xrbianorth.abc@gmail.com
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A handwritten signature in blue ink, appearing to read "Sanjay".

Sanjay Jeswani
Resolution Professional,
XRBIA North Hinjewadi Developers Private Limited,
Reg. No: IBBI/IPA-001/IP-P-02891/2024-2025/14432,
Email: xrbianorth.abc@gmail.com
Address: Level 15, Dev Corpora, Eastern Express Hwy,
Thane West, Mumbai, Maharashtra 400601
AFA Validity: 30th June, 2025.

Date: 15th March, 2025
Place: Mumbai

Pune Urban Co-op Bank Ltd. Pune.

Head Office : 24, Lombar building, Kasba Peth, Pune 411011

Sale Cum Auction Notice For Sale Of Immovable Property

Auction Sale Notice of Sale Of Immovable Assets Under the Securitization And Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002. Read With The Proviso to Rule 8(6) of the Security Interest (Enforcement) Rule 2002.

(Here in after referred to as the act)

Notice is here by given to the public in general and to the Borrower(s) and Guarantor(s) and mortgagers in particular that the under mentioned immovable property mortgaged to the secured creditor which is in the possession of Authorized Officer, Pune Urban Co-op. Bank Ltd. Pune, under the rule no. 8 and 9 of the Securitization And Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 within the meaning of sec.13(12) of the Act, will be sold on "As is Where", "As is What is" and "Whatever there is" and without recourse basis" On 16/04/2025 for the recovery of Rs. 1,52,30,255/- (Rs One Crore Fifty Two Lakh Thirty Thousand Two Hundred Fifty Five Only) As on 28/02/2025 along with future interest / other charges due to the Pune Urban Co-op. Bank Ltd. Pune, Market yard Branch from Borrower(s) and Guarantor(s) and mortgagers.

The recovery of the dues From Borrower(s) and Guarantor(s) and mortgagers stated detailed as under.

Name and Address of the borrower and guarantor	Amount Outstanding	Description of Property	Reserve Price	Minimum Bid Amount
Shri. Rudran Rajaram Deshmukh	1,52,30,255/-	All that piece and parcel of land admeasuring area about 192.23 sq. meters, including common passage shown on block plan with constructed area 46.75 sq. meters, on ground floor and 50 sq. meters, on first floor, total adm. above 96.76 sq.mtrs bearing Property No.466 (Old No.310/9, of 'G' ward, Lonavala, forming part of land admeasuring 2072 sq.mtrs. bearing. CTS.No. 229 B/1, Survey No.33/2 (part), 'G' ward, In the Maval Taluka, Registration District at Pune	86,16,000/-	8,61,600/-

Sr.No.	Particulars	Information
1	Date and time of auction	16/04/2025 at 11 PM
2	Earnest Money Deposit	10.00%
3	Last date of submission of bids	On or before 15/04/2025 before 5.00 pm
4	Date and time of inspection of property for intending purchaser	15/04/2025 (Between 11.00 AM to 5.00 PM)
5	Place of auction and contact no.	Pune Urban Co-op. Bank Ltd. Pune Recovery Department Market yard Pune-37, - 9552592201/9960129835

Detailed terms and conditions of sale are available on Pune Urban co op Bank's Website (www.puneurbanbank.in)

Place :- Pune
Date :- 15.03.2025

Sd/-
Authorized Officer
Pune Urban Co-op. Bank Ltd. Pune

केनरा बँक Canara Bank

Recovery Section, Regional Office, Pune 1, Premium Point Building, 4th Floor, Jangli Maharaj Road, Opp. Modern High School, Shivaji Nagar, Pune 411005
Email : recopune@canarabank.com, Landline: 020 25512118
Branch : Pimple Saudagar

Notice for exercising the right of redemption under Section 13 (8) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "the Act").

Ref. No. REC/ON/ROPUNE-I/ANIL/15350/742/1502/24-25 Dated: 15/02/2025
Regd. Post with Ack. Due

To
The Borrower/Guarantors/Mortgagor:
1. Mr. ANIL GOPAL SWAMY, Sector 17 And 19 D 31 Spine Road, New Savali Housing Society, Chikhali, Pune-411062
2. Mrs. SAVITA ANIL SWAMY, Kasale Chawl Opp Vithai Temple., Bopkhel, Pune Cme., Pune-411031

The undersigned being the Authorized Officer of Canara Bank, Pimple Saudagar Branch (hereinafter referred to as "the secured creditor"), appointed under the Act do hereby issue this notice under Section 13(8) of the Act read with Rule 8(6) of the SARFAESI Rules, to you all as under:

As you all are aware that the secured creditor had issued the Demand Notice under Section 13(2) of the Act on 02/12/2024 (date of Demand Notice), to the borrower/firm Mr. Anil Gopal Swamy & Mrs. Savita Anil Swamy (Co-Borrower), demanding to pay an amount of Rs. 3,54,780.47 (Rupees Three Lakhs Fifty Four Thousand Seven Hundred Eighty and Paise Forty-Seven Only) and interest stated thereon within 60 days from the date of receipt of the said notice.

Since, the Borrowers / Firm, the mortgagors and the Guarantor (above mentioned names) having failed to repay the amount mentioned in the above said demand notices, the Authorized Officer under Section 13(4) of the Act had taken symbolic/Physical possession of the secured assets described in the Possession Notice dated 13/02/2025. Further, the said symbolic/ Physical possession notice was duly published in LOKSATTA (Name of newspaper in local language) and FINANCIAL EXPRESS (Name of English Newspapers) newspapers on 15.02.2025 (Date of publication).

To comply with the provisions of SARFAESI Act, 2002 read with Rule 8(6) of SARFAESI Rules, you all are hereby given a last and final opportunity to redeem and reclaim the secured assets, which are in possession of the secured creditor within 30 days from the receipt of this notice, by discharging the liability of Rs.3,54,780.47 (Rupees Three Lakhs Fifty Four Thousand Seven Hundred Eighty And Paise Forty Seven Only) plus subsequent interest, costs and expenses in full failing which the sale/auction notice under the Act will be published in the newspaper specifying one of the following modes mentioned below, to sell the secured assets:

- By obtaining quotations from the persons dealing with similar secured assets or otherwise interested in buying assets; or
- By inviting tenders from the public; or
- By holding public auction including through e-auction mode; or
- By private treaty.

As per Section 13(8) of the Act, you are entitled to redeem the secured Assets at any time before the date of publication of sale notice in Newspapers, failing which your Right to redeem the mortgaged property as per Section 13(8) of the Act shall stand extinguished.

This is without prejudice to any other rights available to the secured creditor under the subject Act/ or any other law in force.

Thanking You,
Authorized officer, Canara Bank

बँक ऑफ महाराष्ट्र Bank of Maharashtra

Zonal Office, "Jeevan Tara", LIC Building, Opp. Collector Office, Satara - 415 001, Ph (02162) 299493
E-mail: cmmarc_sat@mahabank.co.in; recovery_sat@mahabank.co.in

POSSESSION NOTICE [Appendix IV under the Act - rule- 8(1)]

Whereas the undersigned being Authorized Officer of the Bank of Maharashtra under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act - 2002 and in exercise of powers conferred under Section 13(12) read with rule 3 of Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated as mentioned below calling upon the following Borrowers to repay the amount mentioned in schedule along with further interest and charges within 60 days from the date of the said Notice. The Borrowers having failed to repay the amount, Notice is hereby given to the Borrowers and the Public in general that the undersigned has taken Symbolic Possession of the properties described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with rule 8 of the said rules on the dates mentioned in the schedule hereunder. The Borrowers in particular and the Public in general are hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of the Bank of Maharashtra for outstanding amount and further interest and expenses thereon mentioned in the schedule below. The Borrower's attention is invited to provisions of sub section (8) of section 13 of the act in respect of time available, to redeem the secured assets.

This notice is also being published in vernacular. The English version shall be final if any question of interpretation arises.

Sr. No.	Branch / Name & Address of Borrowers	Outstanding Amount in Rs.	Date of Demand Notice
1	Branch : Karad Borrower :- Mr. Pravish Hanmant Patil & Mrs. Meena Hanmant Patil	Rs. 12,19,587/- (Amount in words - Rupees Twelve Lakhs Nineteen Thousand Five Hundred Eighty-Seven only) plus further interest at applicable rates plus costs, charges and expenses etc.	04/01/2025 12/03/2025
2	Branch : Shenoli Borrower :- Shri. Popat Shrirang Patil, & Shri. Dilip Shrirang Patil Guarantors :- Sou. Jaymala Pravin Patil, Sou. Dropada Pravin Patil, Shri. Ajay Sopan Jagtap and Shri. Vikas Mahadev Kanase	Rs. 8,87,576/- (In words :- Rupees Eight Lakhs Eighty-Seven Thousand Five Hundred Seventy-Six only) plus further interest at applicable rates plus cost, charges and expenses etc.	03/02/2024 12/03/2025

The details of the immovable properties mortgaged to the Bank and taken possession by the Bank are as follows: Registered Mortgage of All that pieces and parcel of land and property consisting of Flat No. 202, 1st Floor, "Saidarshan Residency", admeasuring super built up area 680 Sq. Ft. i.e. 63.19 Sq. Mtrs, along with terrace, Grampanchayat Milkat No. 1203/4, constructed on Survey No. 705, Plot No. 20, Near Anand Masale, Jijamata Nagar, on Biroba Panad Road, Karad-Chiplun Road, At Post Warunji, Tal Karad, Dist Satara, PIN - 415 124, Plot Bounded by : On or Towards North:- By 30 Ft Wide Road, On or Towards South:- By Property of Plot No 19, On or Towards East:- By Remaining Property of Same Plot, On or Towards West:- By Property of Survey No 708, Flat Bounded by : On or Towards North:- Common Staircase, passage & residential flat No. 201, On or Towards South:- By Remaining space and Property of Plot No 19, On or Towards East:- By open space within Plot 7 after that 30 Ft wide road, On or Towards West:- By Remaining open space, Total Flat super Buildup Area : 63.19 Sq. Mt. CERSAI Asset ID: 200077701548.

The details of the immovable properties mortgaged to the Bank and taken possession by the Bank are as follows: Mortgage of all those pieces and parcels of land and property with construction & fixtures there being & lying at Shenoli, Tal. Karad, Dist. Satara 415108, Survey/Gat No. 28, Milkat No. 1001, admeasuring 237.9 Sq. Mtr / 715.92 sq. ft (owner Popat Shrirang Patil & Dilip Shrirang Patil) Bounded as-On or Towards North:- Water Stream, On or Towards South:- Grampanchayat road, On or Towards East:- property of Shri Poddar, On or Towards West:- property of Hindurao Baburao Kanase

Date: 11/03/2025, 12/03/2025, Place: Satara
Chief Manager & Authorized Officer, Bank of Maharashtra, Satara Zone

केनरा बँक Canara Bank

Circle Office, General Administration Section : FP790 (Part), Shivaji Maharaj Road, Near Mangala Talkies Shivaji Nagar, Pune - 411005, Ph: 020 25530622, 25571000 (Ext. 232)E-Mail ID: pecopne@canarabank.com

VEHICLE FOR SALE

Sr. No.	Vehicle Details	Available at
1.	Maruti Suzuki Ciaz Delta (2017), REG no: MH12 PH 9072	Canara Bank Circle Office, Pune. Ph.: 9156657818/020-25530622

The vehicle is available for inspection on working days from 17.03.2025 to 21.03.2025 between 11.00 AM to 05.00 PM at our Office mentioned above. Interested buyers are requested to quote their Offer for the vehicle in the prescribed tender form (closed envelope) only. The vehicle will be sold on "As is where is condition". The necessary application forms may be downloaded from the Bank's Website-<http://www.canarabank.com/tenders>. Last date for submission of Offer document is 29.03.2025 up to 5.00 P.M.

Place : Pune, Assistant General Manager, Pune Circle
Date : 15/03/2025

बँक ऑफ बरोडा Patil Heritage Dutt Chowk Shaniwar Peth Karad Phone no. 02164-226510 E-Mail: karad@bankofbaroda.com.

SYMBOLIC POSSESSION NOTICE

Whereas, the undersigned being the Authorized Officer of the Bank of Baroda under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (Second) Act, 2002 and in exercise of powers conferred under Section 13(12) read with Rule 3 of Security Interest (Enforcement) Rules, 2002, issued a Demand Notice dated 09/01/2025 calling upon the Borrower Mrs. Sujata Pandurang Molawade & Mr. Pandurang Baburao Molawade repay the amount mentioned in the Notice being Rs. 13,30,304/- (Rupees Thirteen Lakh Thirty Thousand Three Hundred Four Only) + further interest thereon + other charges within 60 days from the date of receipt of the said notice.

The Borrower having failed to repay the amount, notice is hereby given to the Borrower and the public in general that the undersigned has taken Symbolic Possession of the property described herein below in exercise of powers conferred on him/her under Sub Section (4) of Section 13 of the said Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 15th day of March of the year 2025.

The Borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Bank of Baroda for an amount of Rs. 13,30,304/- (Rupees Thirteen Lakh Thirty Thousand Three Hundred Four Only) + further interest thereon + other charges

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

Description of the Immovable Property

All that piece & parcel of property situated at Flat No.2, 2nd Floor, Suyog Sankul, Milkat No. G. A 558 of S. No. 169/6/1, Agashiv Nagar, Malkapur, Taluka Karad, Dist. Satara Maharashtra Pin-415124 Area: 790 Sq.Ft. Boundaries As Below 1) East: Road, 2) West: Property of Shri Kadam 3) South : Property of Kachare, 4) North: Property of Shri Kakade

(Mr. Sunil Kumar)
Chief Manager & Authorized Officer
Bank of Baroda, Karad Main Branch

Date: 15/03/2025
Place: Karad

COSMOS CO-OP. BANK LTD.

Registered Office : 'Cosmos Tower', Plot No. 6, ICS Colony, University Road, Ganeshkhind, Shivajinagar, Pune - 07, Phone : 020-67085308/67085311

POSSESSION NOTICE (Under Rule- 8(1))

Whereas, the undersigned being appointed as the Authorized officer of The Cosmos Co-Operative Bank Ltd., under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act 54 of 2002) and in exercise of powers conferred under Section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002. The Authorized Officer of The Cosmos Co-Operative Bank Ltd., issued a demand notice dated 21.03.2023, u/s 13(2) of the said Act, calling upon the Borrower - M/s. Sinhgad Technical Education Society, Address: 19/15, Erandwane, Khilare Marg, Off. Karve Road, Pune - 411004, to repay the amount mentioned in the said demand notice being ₹ 76,35,02,384.07 (₹ Seventy Six Crores Thirty Five Lakhs Two Thousand Three Hundred Eighty Four and Paise Seven Only) + Further interest, charges within 60 days from the date of receipt of the said notice.

The Borrower has failed to repay the entire amount, notice is hereby given to the Borrower, Guarantor, Mortgagor & the public in general that the undersigned has taken Constructive possession of the property described herein below on 15.03.2025 in exercise of powers conferred on him under Section 13(4) of the said Act read with rule 8 of the Security Interest Enforcement Rules, 2002.

Borrower, Guarantor, Mortgagor in particular and the public in general is hereby cautioned not to deal with the property described herein below and any dealings with the property will be subject to the charge The Cosmos Co-Operative Bank Ltd., for an amount ₹ 76,35,02,384.07 (₹ Seventy Six Crores Thirty Five Lakhs Two Thousand Three Hundred Eighty Four and Paise Seven Only) + Further interest, charges thereon.

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

Description of the Immovable Property

All the piece & parcel of the land bearing its Final Plot No. 15 and bearing CTS No. 19 and situated at Erandwane, Pune within the limits of PMC and within the limits of Registration Dist. Pune Sub-Dist. Tah. Haveli total admeasuring about 6782 sq. mtrs. i.e. 73000 sq. fts. out of which an area admeasuring about 5447 sq. mtrs. having been reserved for Primary School and an area admeasuring about 1335 sq. mtrs. having been reserved for Play Ground and said Plot of land together with the building consisting of Lower basement, Upper basement, Ground Floor, and upper eight floors having total built-up area admeasuring about 117010 sq. fts. (10870 sq. mtrs.) situated in two wings including parking area and together with all other construction being made and to be made hereafter and together with all rights, title, interest, benefits and enjoyment presently available and to be made available in the said property and it is bounded as under- On or towards East : Internal 6 mtr. wide Road., On or towards West : Remaining part of F.P. No. 15, On or towards North : Road., On or towards South : Road and River, (Owned by Sinhgad Technical Education Society)

Date : 15.03.2025 Asst. General Manager & Authorized Officer
Place : Pune The Cosmos Co-Operative Bank Ltd.

Pune West Zonal Office : "Janamangal", 1st Floor, Old Mumbai-Pune Highway, Above Bank of Maharashtra, Pimpri Branch, Pimpri, Pune-411 018. Ph. : 020-2733 5341

Wanted Premises for Branches & ATMs

Bank of Maharashtra, a leading Nationalised Bank requires suitable premises preferably on Ground Floor with ample parking space for the following Branches & ATMs :

Sr.No.	Branch	Carpet Area
1.	Navi Sangavi Branch	1400 - 1500 Sq. Ft.
2.	Pimple Saudagar Branch	1700 - 1800 Sq. Ft.
3.	Kasarwadi Branch	1700 - 1800 Sq. Ft.

The proposed premises should be exclusively on ground floor and good frontage on lease rent basis for opening/shifting of ATM. The interested parties/ persons should submit their offers on the Bank's prescribed formats of "Technical Bid" and "Commercial Bid" respectively in two separate sealed envelopes super-scribing "Technical Bid"/"Commercial Bid" respectively on 15/03/2025 to 29/03/2025 in the office of Zonal office Pune west - The Dy. Zonal Manager, Bank of Maharashtra, Pune West Zonal office: "Janamangal" 1st floor, Old Mumbai-Pune Highway, Above Bank of Maharashtra - 411018 Tel : (020-2733 5335). These formats can be obtained in person from above office during office hours and also can be downloaded from Bank's website www.bankofmaharashtra.in under "Tender" section along with this tender advertisement. The Bank reserves the right to cancel / reject any offer without assigning the reason thereof. No brokerage will be paid. Incomplete and delayed proposals will not be considered. For further details contact us at gad_pwz@mahabank.co.in

Date : 14/03/2025 Zonal Manager, Pune West Zone

FORM G INVITATION FOR EXPRESSION OF INTEREST FOR XRBIA NORTH HINJEWADI DEVELOPERS PRIVATE LIMITED OPERATING IN REAL ESTATE AND CONSTRUCTION ACTIVITIES HAVING ASSET AT PARANDWADI, ROAD, HINJEWADI, BEBODOHAL, MAHARASHTRA 410506 (Under sub-regulation (1) of regulation 36A of the Insolvency and Bankruptcy Code of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016)

RELEVANT PARTICULARS

1. Name of the corporate debtor along with PAN & CIN/ LLP No.	XRBIA North Hinjewadi Developers Private Limited CIN No: U45200PN2006PTC129884
2. Address of the registered office	Mahar House, 1st Floor 929, F.C. Road, Pune, Maharashtra, India, 411004
3. URL of website	NA
4. Details of place where majority of fixed assets are located	Parandwadi, Road, Hinjewadi, Bebedohal, Maharashtra 410506
5. Installed capacity of main products/ services	NA
6. Quantity and value of main products/ services sold in last financial year	Unsold inventory of residential flats at Project Xrbia River Front.
7. Number of employees/ workmen	0
8. Further details including last available financial statements (with schedules) of two years, lists of creditors are available at URL:	Can be sought by writing an email to the RP at: xrbianorth.ibe@gmail.com
9. Eligibility for resolution applicants under section 25(2)(h) of the Code is available at URL:	Details can be sought by writing an email to: xrbianorth.ibe@gmail.com
10. Last date for receipt of expression of interest	04th April, 2025 44th March, 2025
11. Date of issue of provisional list of prospective resolution applicants	14th April, 2025 24th March, 2025
12. Last date for submission of objections to provisional list	19th April, 2025 29th March, 2025
13. Date of issue of final list of prospective resolution applicants	24th April, 2025 3rd April, 2025
14. Date of issue of information memorandum, evaluation matrix and request for resolution plans to prospective resolution applicants	29th April, 2025 6th April, 2025
15. Last date for submission of resolution plans	29th May, 2025 6th May, 2025
16. Process email id to submit Expression of interest	xrbianorth.ibe@gmail.com

Date: 15th March, 2025
Place: Mumbai

Sd/-
Sanjay Jeswani (Resolution Professional)
XRBIA North Hinjewadi Developers Private Limited, Reg. No: IBB/ IPA-001/ IP-P-02891/ 2024-2025/14432, Ph: 020-24532430/ 9140, Email: xrbianorth.ibe@gmail.com
Address: Level 15, Dev Corpora, Eastern Express Hwy, Thane West, Mumbai, Maharashtra 400601, AFA Validity: 30th June, 2025.

बँक ऑफ महाराष्ट्र Bank of Maharashtra

Navi Peth Branch : 'Yogchandra', F/P- 720/16, 104, Navi Peth, L B S Marg, Pune 411030
Ph: 020-24532430/ 9140, Email: bom102@mahabank.co.in

POSSESSION NOTICE [Appendix IV under the Act-Rule-8(1)]

WHEREAS, the undersigned being the Authorized Officer of the Bank of Maharashtra under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and in exercise of the powers conferred under Sub-Section (12) of Section 13 read with Rule 3 of the Security Interest (Enforcement) Rule, 2002, issued a Demand Notice dated 02.07.2024 calling upon the Borrower Hindustan Abhikaran through its Proprietor Mrs. Bhagyashree Abhay Pahade to repay the amount mentioned in the Notice being Rs.1,30,94,907.84 (Rupees One Crore Thirty Lakh Ninety Four Thousand Nine Hundred Seven Paise Eighty Four Only) plus unapplied interest thereon as mentioned in the demand notice within 60 days from the date of the said Notice.

The Borrowers having failed to repay the amount, notice is hereby given to the Borrower and the public in general that the undersigned has taken Physical Possession of the property described herein below in exercise of powers conferred on him under sub section (4) of section 13 of Act read with Rule 8 of the Security Interest Enforcement Rules, 2002 on this 12th Day of March of the year, 2025.

The Borrowers in particular and the Public in general is hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of the Bank of Maharashtra, Navi Peth Branch for an amount mentioned hereinabove.

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

This notice is also being published in vernacular. The English version shall be final if any question of interpretation arises.

The details of the properties mortgaged to the Bank and taken possession by the Bank are as follows :

shop No.1, 2 & 3 Ground Floor & Store Room No. 4, 1st Floor, Plot No. 569/16, Beside Bhandari Hotel & Nirmitee Showroom, Singhad Road, Dattawadi, Parvati, Pune-411030, admeasuring 31.83 sq. mtrs. as per city survey record (property card) + additional area admeasuring 88.34 Sq. mtrs. Total area 120.17 Sq. mtrs. Situated at village Parvati, Taluka Pune City Dist. Pune.

Date: 12/03/2025
Place: Pune
Authorized Officer & Chief Manager, Bank of Maharashtra

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