

SALE NOTICE

DSK MOTORS PRIVATE LIMITED (IN LIQUIDATION)

Regd. Office: 326/2, Mumbai Bangalore Highway Bavdhan Pune, Maharashtra -411021, India (CIN - U34102PN1999PTC013505)

Notice is hereby given to the public in general in connection with sale of assets of DSK Motors Private Limited (In Liquidation) ("Corporate Debtor"), offered by the Liquidator appointed by the Hon'ble NCLT, Mumbai Bench under the Insolvency and Bankruptcy Code, 2016 ("Code").

The immovable assets of the Corporate Debtor located at Hadapsar (Pune) MH, forming part of its liquidation estate, are being offered for sale. The bidding shall take place through online e-auction service provider eBKray at <https://ibbi.baanknet.com/eauction-ibbi/home>

SR.NO.	PARTICULARS	DETAILS
1	Date and Time of Auction	Date: Thursday, April 24, 2025. Time: 01:00 p.m. to 4:00 p.m. (with unlimited extension of 5 minutes)
2	Address and e-mail of the Liquidator, as registered with IBB	Reg. Address: 405B, Siddhivinayak Twins, Plot #9, Sector 17, Roadpali, Kalamboli, Dt. Raigad, Maharashtra 410218. Reg. Email Id: indrajitmukherjee15@yahoo.com
3	Process specific address for correspondence	502 A Wing, Shiv Chambers, Sector 11, CBD Belapur, Navi Mumbai 400614 (MH) E-mail Id: dskmotorsliquidation@gmail.com Contact Number: +91 7045312912

Particulars	Reserve Price	Earnest Money Deposit	Incremental Value
*Block I: The Land and commercial showroom, building, workshop property located at Survey No. 173/7B, 173/8A, 173/8B, 173/9 & 173/10, Beside Pawar Public School, Opp. IBS School at Hadapsar, District - Pune, Maharashtra - 411028	Rs. 66,85,05,071/- (Rupees Sixty Six Crores Eighty Five Lakhs Five Thousand And Seventy One Only)	Rs. 6,68,50,507/- (Rupees Six Crores Sixty-Eight Lakhs Fifty Thousand Five Hundred And Seven Only)	Rs. 5,00,000/- (Rupees Five Lakhs Only)

**The assets of the Corporate Debtor are attached by Government of Maharashtra under provisions of the Maharashtra Protection of Interest of Depositors (in Financial Establishments) Act, 1999 and by Directorate of Enforcement("ED") under the Prevention of Money Laundering Act, 2001 and the matter is pending adjudication before court/tribunal having competent jurisdiction.*

The sale of assets of the corporate debtor (under liquidation under provisions of IBC,2016) is subject to order(s) passed/to be passed by Hon'ble NCLT Mumbai Bench/ National Company Law Appellate Tribunal.

The interested bidders upon request and payment of photocopying cost would be provided with copies of relevant proceedings/orders passed by various courts/tribunals and may participate in the eAuction on their own commercial wisdom and/or legal advice.

Important Notes:

1. The sale shall be on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER IT IS", "WHATEVER THERE IS" and "WITHOUT RECOURSE BASIS" and as such, the sale shall be without any kind of warranties and indemnities.
2. The details of the process and timelines are outlined in the E-Auction Process Document. The said E-Auction Process Document is available on the website of e-auction service provider eBKray from Monday, March 24, 2025. Address to the said website is: <https://ibbi.baanknet.com/eauction-ibbi/home>
3. Interested bidders shall participate after **mandatorily** reading and agreeing to the relevant terms and conditions including as prescribed in E-Auction Process Document and accordingly, submit their expression of interest in the manner prescribed in E-Auction Process Document.
4. The site visit for the verification and due diligence of the assets of the Corporate Debtor is scheduled from **Monday, April 14, 2025 to Monday, April 21, 2025** on submission of required documents as mentioned in the E-Auction Process Document.
5. The Liquidator has the absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel/modify/terminate the e-Auction or withdraw any assets thereof from the auction proceeding at any stage without assigning any reason thereof.
6. As per proviso to clause (f) of section 35 of the Code, the interested bidder shall not be eligible to submit a bid if it fails to meet the eligibility criteria as set out in section 29A of the Code (as amended from time to time).
7. The Liquidator reserves the right to give priority to bidders who will participate in all the Blocks to ensure maximum realisation of assets.
8. The last date for submission of Expression of Interest and Earnest Money Deposit is Tuesday, April, 22, 2025.

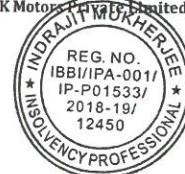
Date and Place: March 26, 2025 at Mumbai.

Indrajit Mukherjee

Indrajit Mukherjee

IBBI/PA-001/IP-P-01533/2018-19/12450

Liquidator of DSK Motors Private Limited (In Liquidation)



PUBLIC NOTICE

Notice is hereby given that, Property mentioned in the schedule property is owned by Mr. Ramesh Chode and Mrs. Indira Chode. My Client is desirous of purchasing the schedule property from Mr. Ramesh Chode and Mrs. Indira Chode and they have assured that the schedule Property is Free from any encumbrances except the charge of State Bank of India of any nature and that the title to the schedule Property is absolutely clean, clear and Marketable. Any person/persons having any claim against or in respect of the schedule property or any part thereof by way of sale, mortgage, exchange, charge, lease, lien, inheritance, gift, trust, maintenance, possession, easement or otherwise hereunder any persons/persons having any claim against the same are hereby called upon to intimate in writing the same to the undersigned together with documentary evidence in support thereof within 7 days from the publication of this notice failing which my client shall presume that there is no claim of any nature whatsoever and shall proceed to complete the transaction and all such claim's (if any) raised thereafter shall not be entertained and shall be deemed to have been deliberately waived and / or abandoned.

Schedule of property

All that piece and parcel of land Flat No. 303 on the Third Floor, Building/Wing B admeasuring Carpet area about 143.44 Sq. Mtrs. equivalent to 179.3 Built-up along with open Terrace at eye-Level having Carpet area admeasuring about 26.01 Sq. Mtrs. equivalent to 32.51 Sq. Mtrs. Built-up and together with One Covered Car Parking Space in the Society known as "MARVEL ISOLA CO OPERATIVE HOUSING SOCIETY LTD., PUNE" which is constructed on land admeasuring about 04 H 98.50 Arc. i.e. 49.850 Sq. Mtrs. out of Survey No. 16, Hissa Nos. 2/1, 2/2 and 2/3 at Village Mohammadwadi, Taluka Haveli, District Pune and within the jurisdiction of Sub Registrar, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation, District Pune.

Place: Pune
Date: 25/03/2025
Sd/-
Adv. KAILAS L. KSHIRSAGAR
OFFICE-no 5, Second floor, Abhodaya Apartment, Above Bank of Baroda, Bhandarkar Road, Pune - 411004. Mobile No. 9822087495

PUBLIC NOTICE

This is to inform to the Public at large that, property mention in schedule is owned by Dr. Kirtija Gupta That, Apartment Deed dt. 11.10.2017 executed by and between Mr. Anup Jamtani and others as land owner and M/s. Ace Ventures as Promoter to and in favour of Dr. Kirtija Gupta as the purchaser is duly registered in the office of Sub-Registrar Haveli No. 18 at Serial No. 16095/2017 on 18.10.2017. The said Apartment Deed, Registration Receipt, Index II were misplaced from the present owner. The present Owners assured that, She had not deposited the said title deed in any bank or kept as security or create any charge. The said Flat is having clean and clear marketable title. The said Flat is not subject to any lien, charge, mortgage or interest of any person other than present owner.

Now, the present Owner i.e. Dr. Kirtija Gupta assured that, the said Flat is having clean and clear marketable title. The said Flat is not subject to any lien, charge, mortgage or interest of any person other than present owner. The present owner agreed to sell the said Flat to Mr. Amit Kumar Singh. After scrutiny of the all the documents, the property mentioned in schedule will be mortgage with State Bank of India, RACPC, Pune. That any person is having right, interest, title in the said Flat, is hereby called upon to state in writing on the below mentioned address within 8 days from today with their original documents and may object this notice and submit their objections. Hence this Public Notice.

SCHEDULE

All that piece and parcel of the Flat No. 603, 6th Floor, Wing Beta Tower Carpet area adm. 65.90 Sq. Mtrs. i.e. 709.35 Sq. ft. + terrace area adm. 9.26 Sq. Mtrs. i.e. 99.67 Sq. ft. along with one covered car parking along with 2.0424% undivided interest in the property in the Project known as "Ace Almighty Beta Tower Apartments" constructed upon Land bearing Survey no. 86 Hissa no. (1/4), Survey no. 86/7 of village Tathawade Taluka Mulshi, District Pune, within the limits of Pimpri Chinchwad Municipal Corporation. Pune. Date : 26.03.2025.

Adv Nikita Raut
For Advocate Pramod Pawar and Associates.
Off. Office No. 1, CTS No. 286/287, Narayan Peth Pune 411 030'
Contact No. 020-24488064, 7588128064, 7620411252

SALE NOTICE

DSK MOTORS PRIVATE LIMITED (IN LIQUIDATION)
Regd. Office.: 326/2, Mumbai Bangalore Highway Bavdhan Pune, Maharashtra-411024, India
(CIN - U34102PN1999PTC013505)

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Sr.No	PARTICULARS	DETAILS
1	Date and Time of Auction	Date: Thursday, April 24, 2025. Time: 01:00 p.m. to 4:00 p.m. (with unlimited extension of 5 minutes)
2	Address and e-mail of the Liquidator, as registered with IBBI	Reg. Address: 405B, Siddhivayal Twins, Plot #9, Sector 17, Roadpali, Kalambohi, D1, Raigad, Maharashtra 410218. Reg. Email id: indrajitmukherjee15@yahoo.com
3	Process specific address for correspondence	502 A Wing, Shiv Chambers, Sector 11, CBD Belapur , Navi Mumbai - 406014 (MH) E-mail id: dksmotorsliquidation@gmail.com Contact Number: +91 7045312912

Particulars	Reserve Price	Earnest Money Deposit	Incremental Value
*Block I: The Land and commercial showroom, building, workshop property located at Survey No. 173/7B, 173/8A, 173/8B, 173/9 & 173/10, Beside Pawar Public School, Opp. IBS School at Hadapsar, District. Pune, Maharashtra-411028	Rs. 66,85,05,071/- (Rupees Sixty Six Crores Eighty Five Lakhs Five Thousand And Seventy One Only)	Rs. 68,50,507/- (Rupees Six Crores Sixty-Eight Lakhs Fifty Thousand Five Hundred And Seven Only)	Rs. 5,00,000/- (Rupees Five Lakhs Only)

The assets of the Corporate Debtor are attached by Government of Maharashtra under provisions of the Maharashtra Protection of Interest of Depositors (in Financial Establishments) Act, 1959 and by Directorate of Enforcement ("ED") under the Prevention of Money Laundering Act, 2001 and the matter is pending adjudication before court/trial having competent jurisdiction.

The sale of assets of the corporate debtor (under liquidation under provisions of IBC, 2016) is subject to order(s) passed by Hon'ble NCLT Mumbai Bench/National Company Law Appellate Tribunal. The interested bidders upon request and payment of photocopying cost would be provided with copies of relevant proceedings/orders/terminate the e-Auction or withdraw any assets thereof from the auction proceeding at any stage without assigning any reason therefor.

6. As per proviso to clause (f) of section 35 of the Code, the interested bidder shall not be eligible to submit a bid if it fails to meet the eligibility criteria as set out in section 29A of the Code (as amended from time to time).

7. The Liquidator reserves the right to give priority to bidders who will participate in all the Blocks to ensure maximum realisation of assets.

8. The last date for submission of Expression of Interest and Earnest Money Deposit is Tuesday, April, 22, 2025.

Date: March 26, 2025
Place: Mumbai.
Sd/-
Indrajit Mukherjee
IBBIIPA-001/PP-01533/2018-19/12450
Liquidator of DSK Motors Private Limited (In Liquidation)

ASREC (India) Limited
Bidg No. 2, Unit No. 201-202A & 200-202B, Gr. Floor, Solitaire Corporate Park, Andheri Ghatkopar Link Road, Chakala, Andheri (E.A), Mumbai-400 093.

APPENDIX-IV A

PUBLIC NOTICE FOR AUCTION - SALE OF IMMOVABLE PROPERTY

(Under Rule 8(6) read with Rule 9 of the Security Interest (Enforcement) Rules, 2002)

WHEREAS, ASREC (India) Ltd. is a Securitisation and Asset Reconstruction Company (hereinafter referred to as "ASREC") and secured creditor of Borrower/Account name by virtue of Assignment Agreement dated 25.03.2021 executed with Bharat Co-operative Bank (Mumbai) Ltd. and has acquired the secured debt of M/s Certified Cars and its Proprietor Mr. Daman Kasturial Khosla, Joint/Co-Borrower/Guarantor/Mortgagor of Mrs. Veena Amarnath Khosla and Kasturial Nanaachand Khosla along with underlying securities from the original lender, Bharat Co-operative Bank (Mumbai) Ltd. The Authorised Officer of Bharat Co-operative Bank (Mumbai) Ltd. in exercise of powers conferred under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI) and Security Interest (Enforcement) Rules, 2002, had issued a demand notice dated 28.05.2018 u/s. 13(2) of the said Act calling upon the borrowers/mortgagor/guarantors to repay sum of Rs.94,75,656.98.00 (Rupees Ninety Four Lacs Seventy Five Thousand Six Hundred Fifty Six and Ninety Eight paise only) in respect of Cash Credit Loan account no. 00111310000849 due and payable as on 30.04.2018, after adjusting recovery made if any, in respect of the advances granted by the Bharat Co-operative Bank (Mumbai) Ltd. to the Borrower, Joint/Co-Borrower/Mortgagor/Guarantor within the stipulated period of 60 days.

As the Borrower, Joint/Co-Borrower(s)/Guarantor/Mortgagor, having failed to pay as per the said Demand Notice dated 28.05.2018 under Sec.13 (2) of the said Act, pursuant to notice served upon the Borrowers/Jt.-Borrower(s)/Guarantors/Mortgagor and in exercise of the powers conferred under Section 13(4) read with Enforcement of Securities (Interest) Rules, 2002, the Authorised Officer of ASREC (India) Ltd. took physical possession of the property more particularly described in Schedule here under on 25.09.2024.

Pursuant to Assignment Agreement dated 25.03.2021, ASREC (India) Ltd., has acquired the financial assets of aforesaid borrower from Bharat Co-operative Bank (Mumbai) Ltd with all rights, title and interest together with underlying security interest u/s. 5 of the SARFAESI Act, 2002.

As the abovementioned Borrower/Joint/Co-Borrower(s)/Mortgagor/Guarantor have failed to pay the entire outstanding amount as per said demand notice and pursuant to aforesaid assignment by Bharat Co-operative Bank (Mumbai) Ltd in favour of ASREC (India) Limited, the Authorised Officer of ASREC (India) Ltd., now intends to sell the below mentioned property for recovery of the dues.

Notice is hereby given to the public in general and Borrower/Joint/Co-Borrower/Mortgagor/Guarantor in particular that the Authorised Officer of ASREC (India) Ltd. hereby intends to sell the below mentioned secured property for recovery of dues and hence the tenders/bids are invited from general public for the purchase of the secured property described below. The property shall be sold only on "As is where is", "As is what is", "As is whatever condition there is" and "No Recourse basis"

Description of the Secured Assets	Reserve Price (Rs. in Lakh)	EMD (Rs. in Lakh)	Bid Increment (Rs. in Lakh)	Status of possession
Flat No. 104, admeasuring 750 sq. Ft and balcony 60 sq. ft. (i.e. 805 sq. ft. Carpet area) on the 1st floor of "Sunway" Building no. A-17, Megapolis, Plot No. R/1-1/R/2, R-1/3, R/1/4 at Rajiv Gandhi Intotech Park, Phase 3, Behind Tech Mahindra, Hinjewadi, Taluka Haveli, District Pune - 411057 + Stilt car parking no. A/17.	Rs. 59.77	Rs. 5.97	Rs. 0.50	Physical possession of the property is with the Authorised Officer

Details of auction:
Auction Date & Time : On 16.04.2025 at 11.00 a.m.
Inspection of Property : On 09.04.2025 from 12.00 a.m. to 3.00 p.m.
Collection of Bid Forms : From 26.03.2025 to 15.04.2025 - 10.00 a.m. to 4.00 p.m.
Last date & time for submission of Bid Forms : Till 15.04.2025 up to 5.00 p.m.

Venue of Bid Forms Submission and Venue Auction: From the office of ASREC (INDIA) Ltd. at 200A-201 & 200B-202, building no. 2, ground floor, Solitaire Corporate Park, Andheri-Ghatkopar Link Road, Chakala, Andheri (E), Mumbai - 400 093. Tender forms can also be downloaded from the website of ASREC (INDIA) Ltd. (www.asrecindia.com). The Offers/Tenders received by ASREC, shall be opened by the Authorised Officer at our above mentioned office/address on 16.04.2025 at 11.00 a.m. wherein inter-se bidding, may take place.

TERMS & CONDITIONS:
1. To the best of knowledge and information of the Authorised Officer, outstanding dues of society till 31.03.2024 are Rs. 3,19,92,779.28 and there are no other encumbrances on the property known to the Authorised Officer. However, the intending bidders should make their own independent enquiries regarding encumbrances, title of property put on auction and claims/rights/dues affecting the property prior to submitting their bids. The public auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of ASREC. The property is being sold with all existing encumbrances whether known or unknown to ASREC. The Authorised Officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues.

2. Auction will be held for the entire property as stated above on "As is where is", "As is what is" and "As is whatever there is" and "No Recourse basis".

3. Bid in the prescribed form given in the tender document shall be submitted to Authorised Officer of ASREC (India) Ltd., Bidg. No. 2, Unit No. 201-202A & 200-202B, Gr. Floor, Solitaire Corporate Park, Andheri Ghatkopar Link Road, Chakala, Andheri (East), Mumbai - 400093. The bid form or EMD received after 5:00 p.m. on 15.04.2025 for any reason whatsoever will not be entertained. Bid without EMD shall be rejected summarily.

4. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part of sale consideration and the EMD of unsuccessful bidder/s shall be refunded in the same way. The EMD shall not bear any interest. The bidders are requested to give particulars of their bank account to facilitate quick and proper refund.

5. The successful bidder shall immediately i.e. on the same day or not later than next working day, as the case may be, deposit 25% of the sale price (inclusive of EMD amount deposited) to the Authorised Officer and in default of such deposit, EMD will be forfeited and the property shall be sold again.

6. The balance amount of the sale price shall be paid on or before 15th day of confirmation of sale of the property or such extended period as may be agreed upon in writing between the secured creditor and successful bidder. In default of payment within above stipulated time period, the claims shall be forfeited and the property shall be resold and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.

7. The sale shall be subject to rules/conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

8. The Bid without EMD amount or/less than the Reserve price shall not be accepted/ confirmed. 9. The intending purchaser/bidder are required to deposit EMD amount either through NEFT/RTGS in the Account No.: 009020110001517, with Bank of India, SSI, Andheri Branch, IFSC Code : BKID000090 Name of the Beneficiary: ASREC-PS-12/2020-21 TRUST, or by way of Demand Draft drawn in favour of ASREC-PS-12/2020-21 TRUST drawn on any Nationalized or Scheduled Bank and payable in Mumbai.

10. The interested bidders can inspect the property on 09.04.2025 from 12.00 a.m. to 03.00 p.m. Contact Details: Mr. Harshad V. Garude - Cell No. 9594692251, 022-61387060, Mr. Jagdish Shah - Cell No. 70214 28336, 022 61387042, may be contacted for any query.

11. The Authorised Officer reserves every right to accept or reject any of all offers and/or modify any terms/conditions without assigning any reasons therefor.

12. The successful bidder would bear the charges/fees payable for registration, stamp duty, registration fee, incidental expenses etc. as applicable as per law.

13. On compliance of the terms and condition of sale and on confirmation of the sale the Authorised Officer shall issue CERTIFICATE OF SALE in favour of the successful bidder.

14. In the event the auction scheduled hereinabove falls for any reason whatsoever, ASREC has the right to sell the secured asset under this Notice by way of PRIVATE TREATY or under the provisions of Rule 8(6) of the Security Interest (Enforcement) Rules and the SARFAESI Act, 2002. 15. The highest bid will be subject to approval of the secured creditor/Authorised Officer.

THIS NOTICE SERVE AS 15 (FIFTEEN) DAYS NOTICE TO THE BORROWERS & JOINT/CO-BORROWERS/GUARANTOR FOR SALE OF SECURED PROPERTY UNDER RULES 8(6) & 9(1) OF SARFAESI ACT AND SECURITY INTEREST (ENFORCEMENT) RULES ON THE ABOVE MENTIONED DATE IF THEIR OUTSTANDING DUES ARE NOT PAID IN FULL.

Date: 26.03.2025
Place: Mumbai
Sd/-
Authorised Officer,
ASREC (India) Ltd.

PUBLIC NOTICE

Notice is hereby given to all, that Mrs. Sashikala Balasubramanian and Mr. Vaidyanath Balasubramanian having address at:- Plot No.13 Palload Farm, Phase 2 Baner Road Pune- 411045 (i.e Said Company/said Owner) are the owners and is in actual possession of land/property which is more particularly described in the schedule written hereunder. The Said owners have agreed to sell/transfer the said land/property to my client. And also assured my client that Said Land Owners are having clean, clear and marketable title in respect of the Said land/property and Said Land Owners have not created any right/interest by way of mortgage, lien, lease, gift, inheritance, etc., of whatsoever nature nor have entered into any kind of transaction with any third party. Hence, so as to verify the marketable title of the said Owner in respect of the below mentioned property, the present Public Notice is published. Any persons having any right, title or interest of whatsoever nature in the said land/property or having any objection for the transaction of sell/transfer by the said owner should inform in writing to undersigned within Fifteen Days from the publication of this notice and should satisfy along with documentary proof about their claim title to the same, or about the objection that they have. Failing which my client shall proceed further to complete the transaction presuming that the said property is free from all encumbrances and the aforesaid owners have clear and marketable title to the same and any claim/objection raised thereafter shall be deemed to have been waived or given up which please note.

SCHEDULE
All that piece and parcel of the land bearing Gat No. 58/1/A/1/2 totally admeasuring about 01 Hectore 20 Aar situated at village Pimple Jagtap, Tal. Shirur Dist. Pune and same is bounded as follows:- On or towards EAST: Property of M/s Metamorphosis Engtech India Private Limited out of Gat No 56, On or towards WEST : Property Of M/s Metamorphosis Engtech India Private Limited out of Gat No 58/1/A/1, On or towards, SOUTH : By Property of M/s Yazata Estate, On or towards NORTH : By Property of M/s Metamorphosis Engtech India Private Limited out of Gat No 57.

Adv. Raviraj D Kulkarni
For Apex Legal Consultants
A-802, 8th floor, Anupam Co-op Socy, Final Plot No. 1009/2+3, CTS No 158/C (Part), Near Patrakar Bhavan, Navi Peth, Pune-411030
Mobile No. 965772585, 8830021712
E-mail: adv.apexlegal@gmail.com

Pune
Date: 26/03/2025

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

DEMAND NOTICE
Notice U/s 13(2) of the Securitisation 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. M/s. Jai Jagdish Industries, Rs. 75,00,000/- Dated 04/07/2018	
2. Reema Vijayraj Gupta, Rs. 18,00,000/- Dated 22/02/2019	
3. Vijayraj Naresh Gupta, Rs. 14,00,000/- Dated 01/11/2021	

2. As the principal debtor [borrower] has defaulted in repayment of his/her/their/s/its liabilities, we have classified his/her/their/s/its dues as Non Performing Assets on 10/03/2025 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 Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 for serving you a notice sent under registered post on 12/03/2025 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 + Penal Interest
1.	2431766000154	MSME	Rs. 14,14,141.83/- 11.00% + 2%
2.	2431261000460	MSME	Rs. 18,76,080.50/- 12.15% + 2%
3.	170001515677	MSME	Rs. 9,15,376.90/- 9.25% + 2%

4. The aforesaid facilities granted by bank are secured by the following Assets/ Securities. All that Part And Parcel of PAP-V-124/6, Admeasuring 727.00 sq.mtrs Chakan Industrial Area PH-II, MIDC, Village Vasuli, Tal. Khed, Dist-Pune. And within the limits of Grampanchayat Vasuli and Panchayat Samiti Khed, Zilha parishad Pune and Registration Dist Pune, Sub-District Tal Khed. Bounded as: On or towards North: 12 mtr. Wide MIDC Road, On or towards South: Plot No. PAP-V-124/3, On or towards East: Plot No. PAP-V-124/7, On or towards West : Plot No. PAP-V-124/4+124/5. Name of Title Holder : 1. Reema Vijayraj Gupta, 2. Vijayraj Naresh Gupta.

5. Now, through this public notice, we advise you to pay the bank Rs.42,05,599.23 (Rupees Forty Two Lakh Five Thousand Five Hundred Ninety Nine and Paise Twenty Three Only), together with further 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 : 12/03/2025, Authorised Officer,
Place : Pune Canara Bank

DCB Bank Limited,
302, Cello Platina, F.C. Road, Shivajinagar, Pune-411005

DEMAND NOTICE
UNDER SECTION 13(2) OF THE SARFAESI ACT, 2002

You the below mentioned borrower(s), co-borrower(s) have availed loan(s) facility(ies) from DCB Bank Limited by mortgaging your immovable properties (secureties). Consequent to your defaults your loans were classified as non-performing assets. DCB Bank Limited For the recovery of the outstanding dues, issued demand notice under Section 13(2) of the Securitization And Reconstruction Of Financial Asset And Enforcement Of Security Interest Act, 2002 (the Act), the contents of which are being published herewith as per Section 13(2) of the Act read with rule 3(1) of the Security Interest (Enforcement) Rules, 2002 and as by way of service upon you. Details of the borrowers, co-borrowers, properties mortgaged, outstanding dues, demand notice sent under Section 13(2) and amount claimed there under are given as under:

Name and address of the borrower Co-borrower / guarantor, loan account No., No. Loan Amount	Secured Property Address	1) Demand notice date 2) Outstanding dues 3) NPA Date
1. Mr. Copal Arjun Sawant, All Piece And Parcel of Property Bearing Flat No.7 Adm 46-46 Sq. Mtrs on Third Floor In "Ganjanay Sahaniwas" Constructed on Land Bearing Gaonbhag C.No.319/a Situated Within The Limits of Sangli Miraj & Kupwad City Corporation In City Sangli, Which is Bounded As Follows. Towards East-c.s No.319/b, Towards West-c.s No.368/b, Towards South-c.s No.320A & 320B, Towards North-Flat No.4, Above-terrace Below-Flat No.5. (The Secured Assets)	1)10-02-2025. 2)Rs. 13,39,719.04/- (Rupees Thirteen Lakh Thirty Nine Thousand Seven Hundred Nineteen and Four Paise Only) as on 10TH February 2025 3) NPA Date - 04-02-2025	

You the borrowers and co-borrowers/guarantors are therefore called upon to make payment of the above mentioned demanded amount with further interest as mentioned hereinabove in full within 60 days of this notice failing which the undersigned shall be constrained to take action under the act of enforce the above-mentioned securities. Your attention is invited to provisions of sub-section (8) of section 13 of the act by virtue of which you are at liberty to redeem the secured asset within period stipulated in the aforesaid provision. Please note that as per section 13(13) of the said act, you are restrained from transferring the above-referred securities by way of sale, lease or otherwise without our consent.

Date: 26-03-2025
Place: Pune
for DCB Bank Ltd,
Authorized Officer

HDFC BANK LTD.
Sangli Branch: HDFC Bank Ltd. 3rd Floor, Venkatesh Senate, Karmveer Bhaurao Patil Chowk, Sangli- Miraj Road, Sangli, Maharashtra- 416416

AUCTION SALE NOTICE
(PUBLIC NOTICE OF AUCTION FOR SALE OF IMMOVABLE PROPERTIES)
LAST DATE OF SUBMISSION OF BIDS WITH EMD AMOUNT AND DOCUMENTS AS MENTIONED IN THE TABLE

Sale of schedule mentioned immovable property mortgaged to Bank under Securitization and Reconstruction of Financial assets and Enforcement of Security Interest Act, 2002 (No.54 of 2002).

Whereas, the Authorized Officer of the HDFC Bank Ltd. having office at HDFC Bank Ltd. HDFC BANK LTD., HDFC BANK HOUSE, AGRI Dept, Ground Floor, MIT Marathon Building, Bund Garden Road, Opp Guruprasad Society, PUNE, Maharashtra 411001 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 16th Dec. 2019 calling upon the borrower M/S Mobitz Services through its proprietor Mr. Tushar Shital Bankar having Loan a/c no 50200032579867 to repay the amount mentioned in the notice being Rs 15,09,889.47/- (Fifteen Lakh Nine Thousand Eight Hundred Eighty Nine Rupees and Forty Seven paise only) with future interest and penal interest, default charges, costs etc. within 60 days from the receiving date of the said notice.

The borrower failed to repay the said amount, demanded hence the Authorized Officer had already taken actual physical Possession of the property on 27-04-2022 described herein as per below schedule in exercise of powers conferred on him/her under Sec.13 (4) & 14 of the said Act read with rule 8, along with right to sell the same on "as is where is", as is what is, whatever is there is and without recourse basis" for realization of Banks dues plus interest as detailed above and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(4) of the said Act read with Rule 8 of the said Rules proposes to realize the Bank's dues by sale of the said schedule property. The sale will be done by the undersigned through receiving sealed bids for schedule property as per description.

Schedule of Immovable Property
A. Memorandum of deposit recording past transaction of mortgage by deposit of Title Deeds having Document No 2143/2018 dated 30-10-2018 with The Joint Sub Registrar, Miraj 3 (Kupwad), Sangli. All that the piece and parcel of Property situated within the limits of Gram panchayat Madhavnagar, admeasuring total 45.02 Sq. mtrs (Built up area) bearing City Survey No-2701, 2702, 2703 at Flat No.T-4, Third floor, Building Name "RAJARAM HERITAGE", Village- Madhavnagar, Taluka Miraj, Dist- Sangli, State- Maharashtra -416406.

Name of Bank Branch with Loan Account Numbers	Name of Owners	Type / Nature of properties with Detailed address and area	Inspection Time and date	Reserve Price	Date, Time & Place of Auction	Last date for submission of sealed bid & EMD to authorized officer
HDFC BANK LTD Karmveer Bhaurao Patil Chowk, Sangli-Miraj Road, Sangli.	Mr. Tushar Shital Bankar	Residential Flat, Flat No. T-4, Third Floor, Building name: Rajaram Heritage City Survey No.2701, 2702,2703, Village- Madhavnagar, Taluka Miraj, Dist- Sangli, State- Maharashtra -416406	02nd- May- 2025 to 08- May- 2025, Time : 11.00 AM to 5.00 PM	Rs. 14,00,000/- (Fourteen Lakh Only)	13th-May-2025 Time : 10.00 AM to 1.00 PM HDFC Bank Ltd. 3rd Floor, Venkatesh Senate, Karmveer Bhaurao Patil Chowk, Sangli-Miraj Road, Sangli, Maharashtra 416416	09th May-2025 Time: Up to 4.00 PM EMD Amount: Rs.1,40,000/- (One Lakh Forty Thousand Only)

TERMS & CONDITIONS: Sale is strictly subject to the terms & conditions which are available at HDFC Bank Ltd. 3rd floor, Venkatesh Senate, Karmveer Bhaurao Patil Chowk, Sangli-Miraj road, Sangli, Maharashtra 416416. For Further inquiries, respect to the property can be done with Authorized Officer(s) of HDFC BANK LTD, HDFC BANK HOUSE, AGRI Dept, Ground Floor, MIT Marathon Building, Bund Garden Road, Opp Guruprasad Society, PUNE, Maharashtra 411001 between 10 a.m. to 4 p.m. on working days only till the above date for submission of bids with prescribed EMD.

IMP - Prescribed EMD amount shall be paid only by way of Demand Drafts / Pay

