

SALE NOTICE**UB ENGINEERING LIMITED (IN LIQUIDATION)**

Reg. Off.: Sahyadri Sadan, Tiliak Road, Pune-411 030.
Liquidator: Sanjeev Maheshwari
Liquidator Address: 3rd Floor, Vaastu Darshan, B-Wing, Above Central Bank of India, Azad Road, Andheri (East) Mumbai - 400 069.
Email: ub.liquidator@gmail.com | Mr. Atul Jain Contact No.- 98211 19041

E-AUCTION

Sale of Assets under Insolvency and Bankruptcy Code, 2016
Date and Time of Auction: 08/01/2024 from 04.00 p.m. to 06.00 p.m.
(With unlimited extension of 5 minutes each)
Sale of Assets and Properties owned by UB Engineering Ltd (in Liquidation) forming part of Liquidation estate of UB Engineering Ltd. by the Liquidator, appointed by the Hon'ble National Company Law Tribunal, Mumbai vide order dated 05.12.2017. The sale of properties will be done by the undersigned through the e-auction platform <https://nctauction.auctiontiger.net>

Sr. No.	Assets	Lot No.	Reserve Price	EMD Price
1	Assets at Jamshedpur, premises of Tala Steel Long Product Limited, Adityapur Industrial Area, Phase V, Gamhari, Jamshedpur, Jharkhand.	25	72.90,000/-	7,29,000/-

Please Note:

1. Subsequent increase in bid value will be Rs.1,00,000/-.
2. GST as applicable will be extra.
This sale Notice shall be read with Complete E-auction Process information document containing details of the assets, Online E-auction Bid form declaration & Undertaking form General & technical terms & condition of the E-auction Sale are available at <https://nctauction.auctiontiger.net>
Disclaimer : It may please be noted that due to liquidation, no employees are associated with the corporate debtor since the liquidation commencement date and thus the list/quantity of tools and materials provided is as per books of accounts of the corporate debtor as on 05/12/2017. The Buyer has to buy aforesaid assets on "AS IS WHERE IS, WHATEVER THERE IS; WITHOUT RECOURSE" to the liquidator. For some tools and materials, hydraulic cranes, original papers like purchase bill, RC Book of vehicle may not be available in original. Road tax of vehicles are unpaid for around 10 years. The assets are not in the possession of liquidator as on the date and as such the Liquidator may not be able to arrange for gate passes. The Liquidator shall not be held responsible / liable under any circumstances to pay any expenses including but not limited, towards any activity involved in the due diligence or handover or later stages of the process.
Sd/-
Sanjeev Maheshwari
Liquidator in the matter of UB Engineering Ltd
IBBI/WA-011/P-00279/2017-2018/10523

Date : 27/12/2023
Place: Mumbai

ELECTRONICA FINANCE LIMITED

Audumbar, 101/1, Erandwane, Dr. Kulkar Road, Pune 411004, Maharashtra, India

POSSESSION NOTICE ((Appendix IV) Rule 8(1))

Whereas the Authorized officer of **M/s Electronica Finance Limited, a Non-Banking Financial Institution**, under the provision of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) (hereinafter referred to as "SARFAESI Act, 2002") having its Registered Office at Audumbar, Plot No 101/1, Dr. Kulkar Road, Opp. To Paranjape Builder Office, Erandwane, Pune-411004 (hereinafter referred to as "EFL") and in exercise of the powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rule, 2002 issued a Demand Notice dated **05-Sep-2023 and Published on 09-Sep-2023** calling upon: 1. **SSD Boutique, B Block 31/1, B Vrinda, CTS No. 2739 Main Bazar Pimpri, Pune Maharashtra Pin Code-411017.**, 2. **Nitin Nandilal Gogiya, Sr No. 109 Kamlakar Nivas Ground, Floor Vijay Nagar Kaleadi Pimpri, Landmark Near Kamlakar, Niwas Pune Maharashtra, Pin Code-411017.**, 3. **Swati Nitin Gogiya, Sr No. 109 Kamlakar Nivas Ground, Floor Vijay Nagar Kaleadi Pimpri Landmark Near Kamlakar, Niwas Pune Maharashtra Pin Code-411017.**

This is to inform you that the Notice dated **05.09.2023** issued under Section 13(2) of the Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002.

To repay the amount mentioned in the notice being **Rs. 36.21,167/- (THIRTY-SIX LAKHS TWENTY-ONE THOUSAND ONE HUNDRED SIXTY-SEVEN ONLY)** along with interest within 60 days from the date of receipt of the said notice vide Loan Number **APPL00007627(LOAN000005004084)**.

"The borrower/Guarantor having failed to repay the amount, notice is hereby given to the 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 (Enforcement) Rules, 2002 on the **23rd of December 2023**.

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 "EFL" for an amount of being **Rs. 36.21,167/- (THIRTY-SIX LAKHS TWENTY-ONE THOUSAND ONE HUNDRED SIXTY-SEVEN ONLY)** and interest other charges thereon.

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

DESCRIPTION OF IMMOVABLE PROPERTIES IS AS UNDER: - I

PROPERTY 1 - Flat admeasuring about 1066 Sq.ft.s, on Ground Floor in the building known as "Kamlakar Niwas" together with Open Ground Space admeasuring about 72 Sq. ft.s, i.e.6.7 mtrs. in front of Said Flat, which is constructed on survey No.109/3/4, situated at Village-Rahatani, Taluka-Haveli, District-Pune, Within the limits of PMC and the same is bounded as under **Boundaries** :- On or towards East : Property belongs to Mr.Eknath Choudhary , On or towards West : Property belongs to Mr.Jagan Choudhary , On or towards North : Property belongs to Madina, On or towards South : Road
Sd/-
Place : Pimpri Pune
Date : 23/12/2023
Authorised Officer
M/s Electronica Finance Limited

**THE KALYAN JANATA SAHAKARI BANK LTD.**

MULTI-STATE SCHEDULED BANK

Head Office - " KALYANAM ASTU" Om Vijaykrishna Apartment, Adharwadi Road, Kalyan (W), Dist. Thane 421301.
Pune Regional Office: Maharshi Karve Stree Shikshan Sanstha, Karve Nagar, Warje, Pune 411052.
www.kalyanjanata.in

POSSESSION NOTICE

Whereas the Authorized Officer of The Kalyan Janata Sahakari Bank Ltd. 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 the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated **21/09/2023 KJSB/PRO/REC/MGL/2023-24/62** calling upon: -

- 1) Borrower and Mortgagor, Mr. Jayesh Rasikbhai Tank**, residing at Flat No. 502, "A" Wing., 5th floor, "Satyam", Shree Venkatesh Vihar, Ambegaon (Bk), Pune 411046.
- 2) Borrower and Mortgagor, Mrs. Pragna Jayesh Tank**, residing at Flat No. 502, "A" Wing., 5th floor, "Satyam", Shree Venkatesh Vihar, Ambegaon (Bk), Pune 411046.
- 3) Guarantor, Mr. Sanjay Babanrao Bodre**, residing at S No. 20/31-A, Vijayashree Apartment, Near Pawar Hospital, Balajinagar, Dhankawadi, Pune 411043.
- 4) Guarantor, Mr. Harish Khimajibhai Varu**, residing at Flat No. 602, "Ratna", Sujay Garden, Mukund Nagar, Pune 411037.

to repay the amount mentioned in the said Notice being **₹ 17,03,807.87 (Rupees Seventeen Lakh Three Thousand Eight Hundred Seven & Paise Eighty-Seven Only)**, together with interest thereon at contractual rates and incidental expenses/cost, plus charges incurred w.e.f. **01/09/2023** onwards until the date of payment, within 60 days from the date of the said Notice.

AND WHEREAS the borrower and others mentioned hereinabove having failed to repay the entire amount, all the parties mentioned hereinabove in particular and to the public in general, it is informed that the undersigned has taken **Symbolic possession** of the property described herein below in exercise of powers conferred on her under section 13(4) of the said Act read with the Rule 8 of the said Rules on this **27/12/2023**. **The borrowers and the others mentioned hereinabove in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of The Kalyan Janata Sahakari Bank Ltd.**, as per notice served on the borrowers and guarantors as mentioned above.

DESCRIPTION OF THE PROPERTY

All that piece and parcel of Flat No. 502, on fifth floor in building No "A" "Satyam", having admeasuring carpet area 58.85 Sq. Mtrs. (i.e. built up area admeasuring 74.74 Sq. Mtrs.) along with terrace admeasuring carpet area 60.20 Sq. Mtrs. (i.e. built up area admeasuring 76.45 Sq. Mtrs) together with exclusive right to use covered Car Parking No.1, in the project known as "Shree Venkatesh Vihar", situated at S. No.44, Hissa no. 1A/1, Mouje Ambegaon Budruk, Taluka Haveli, Dist. Pune, within the limits of Pune Municipal Corporation and within the Jurisdiction of Sub Registrar Haveli.

Date: 27/12/2023

Place: Pune

(Mandar G. Lombar)

Authorised Officer

**SMFG INDIA HOME FINANCE COMPANY LIMITED**

(FORMERLY FULLERTON INDIA HOME FINANCE COMPANY LIMITED)

Corporate Off. : 503 & 504, F-Block, G-Block, Inspire BKC, BKC Main Road, Bandra Kurla Complex, Bandra (E), Mumbai - 400051.
Regd. Off. : Megh Towers, 3rd Floor, Old No. 307, New No. 165, Poonamallee High Road, Madurai, Tamil Nadu - 600095.

POSSESSION NOTICE FOR IMMOVABLE PROPERTY ((Appendix IV) Rule 8(1))

WHEREAS the undersigned being the Authorized Officer of **SMFG India Home Finance Company Ltd. (Formerly Fullerton India Home Finance Company Limited)** a Housing Finance Company (duly registered with National Housing Bank (Fully Owned by RBI)) (hereinafter referred to as "SMHFC") under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002), and in exercise of the powers conferred under Section 13(12) read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated mentioned below under Section 13(2) of the said Act calling upon you being the borrowers (names mentioned below) to repay the amount mentioned in the said notice and interest thereon **within 60 days** from the date of receipt of the said notice. The borrowers mentioned herein below having failed to repay the amount, notice is hereby given to the borrowers mentioned herein below and to the public in general that the undersigned has taken **Symbolic Possession** of the property described herein below in exercise of powers conferred on me under sub-section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002. The borrowers mentioned herein in above in particular and the public in general are hereby cautioned not to deal with said property and any dealings with the property will be subject to the charge of "SMHFC" for an amount as mentioned herein under and interest thereon.

Sl. No.	Name of the Borrower(s) Guarantor(s) LAN	Description of Secured Assets (Immovable Property)	Demand Notice Date & Amount	Date of Symbolic Possession
1.	LAN NO. 602207210283590 1. Jaysingh Balasa Talekar, 2. Dipali Jaysingh Talekar, 3. Samrith Tredars, Add (Sr. 1 To 3) : 119 Plot No. 6, Flat No. 2, Ingawale Nagar, Guru Prasad Swan, Felewadi, Siddhivinayak Mandir, Kolhapur, Maharashtra - 416000. Add Also At (Sr. No. 1): Unit No. 2, Plot No. A-17, Mikast No. 1847, S. No. 138 & B, Bhuminandan Park, Gondra Nagar, Padali Road, Near KMT Colony, Al Padali, Khurd, Tal. Karveer, Dist. Kolhapur - 416010	All that Piece and Parcel of Land Bearing Plot No. A-17 S. No. 138 B Area Adm. 64.10 Sq. Mtr. Situated at Padali Khurd, Tal. Karveer Dist. Kolhapur - 416010 Bounded As East : Plot No. A-6, West : Road, South : Plot No. A-16, North : 1 Remaining Portion of Plot No. A-17.	15.02.2022 Rs. 17,92,549/- (Rupees Seventeen Lakh Ninety Two Thousand Five Hundred Forty Nine Only) as on 05.02.2022	26.12.2023 (Physical Possession)

Place : Kolhapur, Maharashtra

Date : 26.12.2023

Sd/-
Authorized Officer
SMFG INDIA HOME FINANCE COMPANY LIMITED
(Formerly Fullerton India Home Finance Company Limited)

Asset Recovery Department : 1162/6, Ganesh Khind- University Road, Next to Hardikar Hospital, Shivajinagar, Pune 411005 Ph. No. 020-25521528
Email : ARD.Pune@bankofindia.co.in,

E-Auction and 15 Days Sale Notice of Immovable Assets Charged to the Bank on 15/01/2024, between 11.00 AM To 5.00 PM (IST)

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 Rule 6(2) (f) and 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 properties mortgaged / charged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of Bank of India (secured creditor), will be sold on "As is where is", "As is what is" and "Whatever there is" basis on the below mentioned date for recovery of the sum due to the secured creditor from the Borrower(s) and Guarantor(s) as mentioned below.

S. N.	Name of Branch and Name Address of Borrowers / Guarantors & Outstanding Amount	Brief Description of Property	Reserve Price EMD (Rs. in lakhs)	Date of Demand Notice Date & type of Possession	E-mail Id / Contact No. of Branch
1	Branch: Pune Recovery M/s. Eyecare Marketing , Office No. 1,2,3, Karve Sankul, Near Nagnath,1002, Sadashiv Peth, Pune -411030. Partner - Mr. Amol Chandore, Mr. Mangesh Chandore , 201, Aditya Residency, Parvati, Pune 411009. Guarantor - Mr. Vidyasagar Manikrao Hirumkhe , At Post Bhusani, Tal- Umarga, Bhusni, Dist- Osmanabad, 413605. Also at : Flat no. 202, Akashganga Co-op. Hsg. Soc., Building No A, S. No. 1/1C/C,1/1D, S. No.29, H. No. 2/1, Near Kokani Chowk, Rahtani, Pune 411047. (Amount outstanding Rs. 226.97 lakhs + future interest, legal expenses & cost and other charges etc. from 22/03/2021)	All that part and parcel of the Residential Flat no.202, on the 2nd floor, area 154.04 sq. mtr. i.e. 1657.50 sq. ft. built up with attached terrace area 11.61 sq. mtr. i.e. 125 sq. ft. in the AKASHGANGA 'A' WING CO-OPERATIVE HOUSING SOCIETY LIMITED, at Survey No.28, Hissa no.1/1C/1, Survey No.28, Hissa no.1/1D, Survey no.29, Hissa no. 2/1 situated at Rahatani Park, and within the limits of the Municipal Corporation of Pimpri Chinchwad owned by Mr.Vidyasagar Manikrao Hirumkhe. Bounded as: On the North - By adj Building B, On the South - By Adj Flat no.201, On the East - By Entrance, On the West - By Open space	105.88 10.59	18/07/2022 21/09/2022 (Symbolic)	Recovery.Pune@bankofindia.co.in / 020-25531312 / 25536090

Terms & Conditions: (1) E-Auction is being held on **AS IS WHERE IS, AS IS WHAT IT IS, WHATEVER THERE IS AND WITHOUT RECOURSE BASIS** with all the known and not known encumbrances and the Bank is not responsible for title, condition or any other fact affecting the asset. The details shown above are as per records available with the Bank. The auction bidder should satisfy himself about actual measuring and position of assets. The actual measures and position of asset may differ and authorized officer may not be held responsible for that. Auction sale / bidding would be only through "Online Electronic Bidding" process through the website <https://www.mstcecommerce.com/auctionhome/ibapi> (2) **EMD Amount be directly paid to MSTC vide generated challan, EMD E wallet should reflect the EMD Amount before start of E-Auction process in order to participate in bidding.** (3) Date and time of Auction on **15/01/2024 between 11.00 AM to 5.00 PM.(IST)**. Unlimited extension of 10 Minutes each. (4) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of **Rs. 10,000/-** (5) The intending bidders should hold a valid e-mail id, mobile no..., scan copy of pan card and address proof such as passport, election commission card, Adhar card, driving license etc. to register their names at portal <https://www.mstcecommerce.com> and get their User ID and password free of cost from MSTC whereupon they would be allowed to participate in online e-auction. (19) Prospective Bidders should visit <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp> for registration and bidding guidelines, in case of any query Bidders may contact Index No. 07969066600 and E-mail id ibapiop@mstcecommerce.com. (7) Earnest Money Deposit (EMD) 10% of reserve price shall be payable through RTGS/NEFT/Fund Transfer to credit the same to MSTC vide generated challan. (8) The BID should be submitted online along with acceptance of terms and conditions of this notice. (9) EMD amount shall be adjusted in case of the highest / successful bidder, otherwise refunded to E wallet on finalization of sale. The EMD shall not carry any interest. (10) Interested parties can inspect the assets at site tentatively on **12/01/2024 between 11.00 AM to 5.00 PM**. For inspection of assets please contact Respective Branch. (11) The highest / successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, immediately/latest by the next working day to **concerned branch mentioned against the property** and the balance 75% of the sale price to be deposited on or before 15th day of the sale or within such an extended period as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the bidder shall be liable be forfeited and assets shall be put to re-auction and the defaulting bidder shall have no claim right in respect of asset/amount. (12) The highest bidder shall be declared to be the successful bidder / purchaser of the assets mentioned herein provided otherwise he is legally qualified to bid. (13) If, only single bid if received, the said bidder will be declared successful only if he has quoted above the reserve price. (14) Nothing in this notice constitutes or will be deemed to constitute any commitment or representation on the part of the Bank to sell the above asset/s. Bank / Authorized Officer reserves the right to cancel the sale for any reason it may deem fit or even without assigning any reason and such cancellation shall not be called in question by the bidders. (15) The purchaser shall bear the applicable stamp duties/additional stamp duty / transfer charges, fee etc. and also all the statutory / non statutory dues, taxes, assessment charges, fees etc. owing to anybody. (16) The intending bidders should make their own independent inquiries regarding the encumbrances, title of the asset/s put on auction and claims / rights / dues / effecting the asset, before submitting bid. The asset is being sold with all the existing and future encumbrances whether known or unknown to bank. The authorized officer / Secured creditor shall not be responsible in any way for any third party claims / right / dues. (17) Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194-1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75% of the bid amount. (18) Any dispute/ differences arising out of sale of the asset offered for sale shall be subjects to the exclusive jurisdiction of the Courts/ Tribunals at Pune only. (19) In the event of inconsistency or discrepancy between English version and Marathi version of the notice the English version shall prevail.

STATUTORY 15 DAYS SALE NOTICE UNDER RULE 6(2) (f) and 9(1) OF THE SARFAESI ACT, 2002

The borrower / guarantors/ mortgagors are hereby notified to pay the sum as mentioned above along with interest, other charges and ancillary expenses before the date of e-Auction, failing which the asset will be auctioned / sold and balance dues, if any, will be recovered with interest and cost.

Special Instruction / Caution

Bidding in the last minutes / seconds should be avoided by the bidders in their own interest. Neither Bank of India nor the Service provider will be responsible for any lapses / failure (Internet failure, Power failure, etc.) on the part of the vendor, in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements / alternatives such as back-up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

Date : 27/12/2023
Place : Pune

Sd/-
Authorised Officer, Bank of India

**AU SMALL FINANCE BANK LIMITED** (A Scheduled Commercial Bank)

Regd. Office: 19-A, Dhuleshwar Garden, Ajmer Road, Jaipur - 302001 (CIN:L36911RJ1996PLC011381)

APPENDIX IV [SEE RULE 8(1)] POSSESSION NOTICE

Whereas, The undersigned being the Authorized Officer of the **AU Small Finance Bank Limited (A Scheduled Commercial Bank)** under the "Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest [Act, 2002 (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 demand notice on the date as mentioned below calling upon the borrowers to repay the amount mentioned in the said notice within 60 days from the date of receipt of the said notice as per the details given in below table: -

Name of Borrower/Co-Borrower/ Mortgagor/Guarantor/Loan A/c No.	13(2) Notice Date & Amount	Description of Mortgaged Property	Date of Possession Taken
(Loan A/C No.) L9001060113464930, Ganesh Shrirang Sawant (Borrower), Jayashri Ganesh Sawant (Co-Borrower)	13-Feb-23 ₹ 10,42,527/- Rs. Ten Lac Forty-Two Thousand Five Hundred Twenty-Seven Only as on 10-Feb-23	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Property Situated At- Flat No- 201 Of 1st Floor, Sr No- 56(Part), C.T.S No- 2146(Part), Final Plot No- 54, Sub. Plot No- 48 & 51, Scheme No- 4, Purnwad Nagar, Ward No- 07, At- Shrirampur, Taluka- Shrirampur, Dist- Ahmednagar. Admeasuring 79.82 Sq.Mtr East: Common Parking Of Building, West: Side Marginal Space, North: Flat No- 202, South: Side Marginal Space	22-Dec-23
(Loan A/C No.) L9001060117931205, Sai Samruddhi Digital Photo Studio (Borrower), Sudhakar Baburao Sabale (Co-Borrower) Rohit Sudhakar Sabale, (Co-Borrower) Babasaheb Baburao Sabale (Co-Borrower) Sunil Baburao Sabale (Co-Borrower)	07-Jun-23 ₹ 11,46,955/- Rs. Eleven Lac Forty-Six Thousand Nine Hundred Fifty-Five Only as on 06-Jun-23	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Property Situated At Municipal Corporation Old Sr No 67, Part Cts No 1283 , 1282, Near Central Godawn Shrirampur Ahmed Nagar, Shrirampur, Maharashtra Admeasuring 3146.76 Sqyds	22-Dec-23
(Loan A/C No.) L9001061124576123, Prakash Vitthal Chintamani (Borrower), Pornima Prakash Chintamani (Co-Borrower) ,	14-Mar-23 ₹ 2,18,982/- Rs. Two Lakh Eighteen Thousand Nine Hundred Eighty-Two Only as on 13-Mar-23	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Property Situated At Survey No. 42/1 To 6/135 Part (Old Sy No. 49/1 A Part), C.T.S. No. 1971 Part, Vill.- Shrirampur, Taluka- Shrirampur, Dist.- Ahmednagar, Maharashtra Admeasuring 100 Sq Mtr.	22-Dec-23

The borrower having failed to repay the amount, therefore notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein above mentioned table in exercise of powers conferred on him/her under section 13(4) of the said [Act 2002] read with Rule 8 of the said rule on the date mentioned in the above table.

"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." 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 the **AU Small Finance Bank Limited (A Scheduled Commercial Bank)** for the amount and interest thereon mentioned in the above table.

Date : 27/12/2023

Place : Ahmednagar

Sd/-
Authorised Officer AU Small Finance Bank Limited**E-AUCTION SALE NOTICE****EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED**

CIN: U67100MH2007PLC174759

Retail Central & Regd. Office: Edelweiss House, Off CST Road, Kalina, Mumbai 400098

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE SECURED ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISIO TO RULE 8 (6) & 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("RULES")

That Bajaj Housing Finance Limited hereinafter referred as Original Lender (BHL) has assigned the financial assets to Edelweiss Asset Reconstruction Company Limited on its own acting in its capacity as trustee of EARC-TRUST-SC-422 (hereinafter referred as "EARC") pursuant to the Assignment Agreement dated 27-09-2021 under Sec.5 of SARFAESI Act, 2002. EARC has stepped into the shoes of the Original Lender and all the rights, title and interests of Original Lender with respect to the financial assets along with underlying security interests, guarantees, pledges have vested in EARC in respect of the financial assistance availed by the Borrower(s) and EARC exercises all its rights as the secured creditor.

Notice of 30 days is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable secured assets mortgaged in favor of the Secured Creditor, the possession of which has been taken by the Authorised Officer (AO) will be sold on "As is where is", "As is what is", and "Whatever there is" basis, for recovery of the amounts mentioned herein below due to EARC together with further interest and other expenses/costs thereon deducted for any money received by EARC from Borrower(s) and Guarantor(s). The Reserve Price and the Earnest Money Deposit are mentioned below for the property.

DETAILS OF SECURED ASSET PUT FOR E-AUCTION:

Sl. No	Loan Account No/Selling Institution	Name Of Borrower / Co-Borrower / Guarantor	Trust Name	Name Of Bank & Branch, Account Number & IFSC Code	Total Outstanding Dues in INR as on 26-12-2023	Reserve Price (In Rs)	Earnest Money Deposit (Emd) In Rs	Date & Time Of Auction	Type of Possession
1	573RMS8259 5195/ Bajaj Housing Finance Limited	1) Chetan Gaikwad (Borrower) 2) Ashok Ganba Gaikwad (Co-Borrower) 3) Akshay Ashok Gaikwad (Co-Borrower)	EARC-TRUST SC 422	ICICI Bank Ltd., Nariman Point, 000405124814; ICIC0000004	₹ 13,70,597.21	₹ 12,00,000/- (Rupees Twelve Lakhs Only)	₹ 1,20,000/- (Rupees One Lakh Twenty Thousand Only)	31-01-2024 & 12.30 PM	Physical Possession

PROPERTY DESCRIPTION: All That Piece And Parcel Of The Non-Agricultural Property Described As Survey No.1922/8, Plot No.1, Ulkarai Nagar Building B, Wing-2, Above Parking Stilt Floor, Flat No.203, Baramati, Taluka Baramati, District Pune, Maharashtra-411032.

Important Information regarding Auction Process:

- All Demand Drafts (DD) shall be drawn in favor of Trust name as mentioned above and payable at Mumbai.
- Last Date of Submission of EMD Received 1 day prior to the date of auction
- Place for Submission of Bids 1st Floor, Edelweiss House, off CST Road, Kalina, Mumbai-400098
- Place of Auction (Web Site for Auction) E-Auction (<https://auction.edelweissarc.in>)
- Contact Persons with Phone Nos. Toll free no - 18002666540 Website - <https://auction.edelweissarc.in/>
- Date & Time of Inspection of the Property As per prior appointment

For detailed terms and conditions of the sale, please refer to the link provided in EARC's website i.e. <https://auction.edelweissarc.in/>

Place: Pune

Date: 27.12.2023

Sd/- Authorized Officer
For Edelweiss Asset Reconstruction Company Limited
(Trustee of EARC TRUST SC 422)

Pune-bhavanipeth - Ground Floor, Kirad Pride, 169 Kirad Lane Near Palkhi Chowk, Bhavani Peth Pune, - 411042
Mob No -7030924084 | Email : bmrgr28@mahabank.co.in

POSSESSION NOTICE (Rule -8(1))

Whereas the undersigned being the Authorized Officer of the **Bank of Maharashtra, Bhavani Peth Branch** 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 a **Demand Notice** dated **04/10/2023** calling upon the Borrowers, Partners, Guarantors