



TRUHOME FINANCE LIMITED (Formerly Shriram Housing Finance Ltd.)
Head Office: Level -3, Wockhardt Towers, East Wing C-2 Block, Bandra Kurla Complex, Bandra (East), Mumbai 400 051; **Tel:** 1800 102 4345 ; **Website:** http://www.truhomefinance.in
Reg.Off.: Srinivasa Tower, 1st Floor, Door No.5, Old No.11, 2nd Lane, Cenatoph Road, Alwarpet, Teynampet, Chennai-600018
Branch Off : Shop No.71-73, Upper Ground Floor, Gemstone, 517/ 2 E – Ward, Near CBS Stand, Gemstone Bldg, Kolhapur-416001

APPENDIX-IV-A [SEE PROVISION TO RULE 8(6)] SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower/s, Mortgagor/s and Guarantor/s that the below described immovable properties mortgaged/ charged to the **Truhome Finance Limited (Formerly Shriram Housing Finance Limited)**, and the Physical possession of which have been taken by the Authorized Officer of **Truhome Finance Limited (Formerly Shriram Housing Finance Limited)**, Secured Creditor, will be sold on **“As is where is”, “As is what is” and “Whatever there is” basis in an auction scheduled on 27.02.2025 between 11.30 A.m. to 12.30 p.m.** as per the briefs particular given herein under for recovery of balance due to the Truhome Finance Limited (Formerly Shriram Housing Finance Limited), from the Borrower(s) /Guarantor(s) and Mortgagor(s), as mentioned in the table. Details of Borrower(s) /Guarantor(s) and Mortgagor(s), amount due, Short Description of the Immovable property and encumbrances known thereon (if any), possession type, reserve price and earnest money deposit & bid increment details are also given as under:

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagers	Date & Amount of 13(2) Demand Notice	Reserve Price (Rs.) & Bid Increment	Earnest Money Deposit Details (EMD) Details.	Date & Time of Auction	Contact Person and Inspection date
1.MR.MAHADEV SIDHARAM BIRAJDAR (Borrower) 2 MRS.VIMAL MAHADEV BIRAJDAR, (Co-Borrower) All Having Residence address at: R/o - : Chandrata Majet Javal, Pola Mala, Hanuman Nagar, Sangli, Distt. Sangli – 416416 Also At: Flat No. S-2, Second Floor, Prema John White House, C.s. No. 452, At Mangalwar Peth, Miraj, Tal. Miraj, Distt. Sangli, Maharashtra 416410. LAN: SHLHKOLH0000441. Date of Possession & Type 13-01-2025 & Physical Possession Encumbrances known Not Known	Demand Notice Date: 09.02.2024 Rs. 2953953/- (Rupees Twenty Nine Lakh Fifty Three Thousand Nine Hundred Fifty Three Only) as on 07-02-2024 under reference of Loan Account No. SHLHKOLH0000441. 60 days from the date of receipt of the said notice.	Rs. 30,63,634/- (Thirty Lakh Sixty Three Thousand Six Hundred Thirty Four Only) Bid Increment Rs. 10,000/- and in such multiples Earnest Money Deposit (EMD) (Rs.) Rs. 3,06,363.4/- (Three lakh Six Thousand Three Hundred and Sixty Three and Four Paisa Only) Last date for submission of EMD : 26th Feb, 2025 Time 10.00 a.m. to 05.00 p.m.	EMD amount to be deposited by way of RTGS/ NEFT to the account details mentioned herein below: BANK NAME- AXIS B A N K L I M I T E D BRANCH- BANDRA KURLA COMPLEX, MUMBAI BANK ACCOUNT NO- Current Account No. 911020045677633 I F S C C O D E - UTIB0000230	27th Feb 2025 & Time. 11.30 A.m. to 12.30 p.m. Inspection Date: 15.02.2025 Time 12.00 p.m. to 3.00 p.m.	Sunil Manekar 8999344897 Ashfaq Patka 9819415477 Mayur Bhojane 8898527076

Description of Property
All that piece and parcel of Flat No. S-2, admeasuring 71.07 Sq. Mt., situated on second floor, of the building apartment known as “Prema John White House” constructed on C.S. No. 452, admeasuring 308.9 Sq. Mt. at Mangalwar Peth, Miraj, Tal. Miraj, Distt. Sangli. 416410 boundaries of the said Property :- East : Flat no. S-1, West : Road, North : Side Margin, South : Flat No. S-3

- For detailed Terms and conditions of the sale, bid form, & others may also visit website of Truhome Finance Limited (Formerly Shriram Housing Finance Limited) . • The online auction will be conducted on website: <https://www.bankeauctions.com> of our auction agency C1 India Pvt. Ltd., Address: - Plot No. 68 ,3rd Floor, Sector-44, Gurugram, Haryana- 122003. For any assistance, You may write email to on Email id: tm@c1india.com, support@bankeauctions.com. You may also contact to auction agency. Tel: + 91-124-4302020 Fax: + 91-124-4302010 www.c1india.com
 - In case of any query bidder can feel to contact of officer as mentioned in above mentioned table.
- NB: Please note that the secured creditor is going to issue the sale notice to all the Borrower(s) / Guarantor(s) / Mortgagor(s) by Speed / Registered post / Courier. In case the same is not received by any of the parties, then this publication of sale notice may be treated as a substituted mode of service.**

STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8 (6) OF THE SARFAESI ACT, 2002
The borrower/mortgagors/ guarantors are hereby notified to pay the sum as mentioned above along with up to dated interest and ancillary expenses before the date of e-Auction, i.e. 27/02/2025, failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.
Place : Miraj(Sangli) Sd/- Authorised Officer- Truhome Finance Limited
Date : 25-01-2025 (Formerly Shriram Housing Finance Limited)



KALLAPPANNA AWADE ICHALKARANJI JANATA SAHAKARI BANK LTD.,
(Multi-State Scheduled Bank)
Head Office: Ward No.12 H.No.1,'Janata Bank Bhawan', Main Road, Ichalkaranji - 416 115, Dist - Kolhapur. (M.S.) Tel. No: (0230) 2433505 to 508.
Laxmi Road Pune Branch Office:- Laxmi Road Pune, Dighmanor Chambers, 1st floor, Laxmi & Bajirao Road Corner, Near Vishrambag Wada, Pune - 411 030 (Maharashtra State)

SALE NOTICE

PUBLIC NOTICE FOR SALE OF THE IMMOVABLE PROPERTY UNDER PROVISIONS OF SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002, AND RULES FRAMED THEREUNDER.

The undersigned being the Authorized Officer of Kallappanna Awade Ichalkaranji Janata Sahakari Bank Ltd., under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as “the said Act”) invites offers in the prescribed tender forms from interested parties to purchase the properties detailed mentioned herein below put up for sale by the Bank on **‘AS IS WHERE IS AND WHATEVER IS’** basis under provisions of the said Act and Rules framed there under to recover its dues. The properties are in **physical possession** of the Bank in exercise of its powers under section 13 (4) of the said Act read with Rule 9 of the said Rule. The Authorized Officer of the bank, has issued notice dated 04/06/2024 and 25/10/2024 respectively under Rule 6(2) and / or Rule 8(6) of the Said Act to its defaulter Borrowers and Guarantors as per details stated in the following table and called upon the Borrowers and the Guarantors jointly and severally to make payment of dues in full within period of 15 days for Sr.No.1 and 30 days for Sr.No. 2 with interest thereon till date of payment to the Bank and informing that on their failure to make payment as requisitioned the Bank is entitled to and is left with no alternative but to sale the secured assets after completion of the 15 days for Sr.No.1 and 30 days for Sr.No.2 of this notice under provisions of the said Act. Also made paper publication of the said notices in Dainik in Samana Marathi and Business Standard in English Newspaper dated 11/12/2024.

Sr. No.	Name of Borrower & Guarantors and Loan Account No.	Amount Claimed being Rupees	Description of Property	Reserve Price
1.	1) Mr. Vivekanand Virbhadra Mangnale , Row House No. 03, Venkatesh Srushti, Singhad Road, Pune – 411041. ('Borrower'), 2) Mrs. Asha Virbhadra Mangnale , Row House No. 03, Venkatesh Srushti, Singhad Road, Pune – 411 041. ('Borrower') 3) Mr. Virbhadra Santukrao Mangnale , Row House No. 03, Venkatesh Srushti, Singhad Road, Pune – 411 041. ('Borrower') 4) Mr. Dhondibhau Sitaram Borkar, S. No. 59, Taraka Apartment, 4 th floor, Shastri Road, Navi Peth, Pune – 411030. ('Guarantor') 5) Mr. Rajesh Dattatray Raut Flat No.12, 'B' Building, “Shree Sai Enclave” Tejasnagar, Kothrud, Pune- 411029 ('Guarantor') (Loan Account No. SVLLTEMI-13)	Rs.2,39,028/-(Rupees Forty Lakh Thirty Nine Thousand Twenty Eight Only) due as on 29/02/2016 as detailed in the demand notice dated 10/03/2016 issued under Section 13(2) of the said Act by the bank to the borrower & others, together with further interest at the contractual rate of interest, cost, expenses etc.; thereon.	“All piece and parcel of property of Flat No.7, bearing Grampanchayat Property No.1503 and admeasuring 607 Sq.Ft. i.e.56.41 Sq.Mtr. Built up located on the third floor in the building known as “Sadguru Niwas” which is situated on the land bearing S.No.30, Hissa No.1A, village Ambegaon Khurd, Taluka Haveli, Dist. Pune which is within jurisdiction of Sub Registrar Haveli Pune and within limits of Grampanchayat Ambegaon Khurd, Pune.	Rs.11,20,000/-
2.	1) Mr. Jayvardhan Ramashray Gupta , R/o. A/P. Loni Kalbhori, Pathare Vasti, Loni Kalbhori, Pune - 412201. ('Borrower'), (2) Mr. Mahesh Bhagwanrao Nalawade, R/o. Behind A M College, S.No. 94, Plot No. 30, Mahadev Nagar, Manjari Road, Manjari Kh. Manjari Farm Pune - 412037. (Guarantor), (3) Mr. Rajesh Bhagwanrao Nalawade, R/o. Near Annasaheb Magar College, Flat No. 30, Hari Om colony, Mahadev Nagar, Manjari bk, Manjari Khurd, Manjari Farm Haveli Pune -412307. (Guarantor) (SVLLTEMI-140)	Rs.48,28,595/-(Rupees Forty Eight Lakhs Twenty Eight Thousand Five Hundred and Ninety Five Only) due as on 28/02/2022 as detailed in the demand notice dated 28/03/2022 issued under Section 13(2) of the said Act by the bank to the borrower & others, together with further interest at the contractual rate of interest, cost, expenses etc.; thereon.	All that piece and parcel of the property bearing Flat No.101 admeasuring area of about 53.14 Sq. Mtrs (carpet) along with attached terrace admeasuring about 10.42 Sq. Mtr. along with open balcony admeasuring about 2.37 Sq. Mtr. along with Box Architectural Feature admeasuring about 0.74 Sq. Mtr. with terrace admeasuring about 6.37 Sq. Mtrs. located on 1 st floor in the building known as “Vyomkesh” which is constructed on the land admeasuring about 00 H 22 R and bearing S. No. 72/30 situated at Mouje Wadgaon Bk., Pune City, Taluka Haveli, Dist. Pune which is within jurisdiction of Sub-Registrar Haveli and within the local limits of Pune Municipal Corporation.	Rs.46,50,000/-

Tender documents containing terms and conditions of sale are available at the Bank's Head Office and **Laxmi Road Pune Branch** at the addresses stated above. **Separate offers for each property** mentioned in coloum Description of property are invited in sealed envelope accompanied with payment of tender fee and 10% earnest money deposit of offer amount payable by demand draft/pay order drawn in favor of the Bank payable at Pune as indicated in the terms and conditions of sale mentioned in the tender document. The offers amount shall be above the amount of reserve price. The properties mentioned in above table may be inspected with the prior appointment of Branch Manager of **Laxmi Road Pune** branch Mr. Atul Anandrao Powar (Mob. No. 9850009087), on any working day upto **24/02/2025**. Offers in the manner stipulated in the tender document will be received till **25/02/2025 up to 5.30 p.m.** at the Bank's **Laxmi Road Pune Branch** and will be opened on **27/02/2025 at 2.00 p.m.** in the in the same office. **For the details information contact with Authorized Officer (Mob.No. 9850099122).**

Date :- 25/01/2025.

Sd/-
(C.M.Patil)
Chief Manager & Authorized Officer
Kallappanna Awade Ichalkaranji Janata Sahakari Bank Ltd.



HINDUJA LEYLAND FINANCE LIMITED
Corporate Office: 27 A, Developed IndustrialEstate, Guindy, Chennai – 600032. CIN: U65993MH2008PLC384221.
Branch Office: Office No 101, Manikchand Galleria, Deep Bunglow Chowk, Model Colony, Pune 411016

1st PUBLIC AUCTION SALE NOTICE CUM TENDER FOR SALE OF SECURED ASSET UNDER Rule 8 and 9

Pursuant to possession taken hereunder by Authorized Officer of the below mentioned secured asset in exercise of the power conferred upon him under the provisions of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 for the recovery of secured debts of Hinduja Leyland Finance Ltd., for the outstanding amount mentioned here in below in Column No. D and further interest thereon along with cost and charges due from borrowers / co-borrowers. OFFERS are invited by the undersigned in sealed covers for purchase of immovable property, as described hereunder, which is in the physical possession, as on ‘As Is Where Is Basis’, ‘As Is What Is Basis’ and ‘Whatever Is There Is Basis’, as per the brief Particulars of which are given below:-

Borrower(s)/ Co-Borrower(s) / Guarantors (A)	Borrower: Mr. Zafar Faridullah Khan Co-Borrower: Mrs. Meher Zafar Khan
Details of Secured Asset (B)	DESCRIPTION OF THE IMMOVABLE PROEPTY: Property Address 1: Office No. 20 admeasuring 408 Sq. fts. i. e. 37.91 Sq. mtrs. (Carpet area), on the First Floor, along with open car parking bearing no. 39, in the wing no. B, in the building known as “NIRMAANN ESTRELLA”, constructed on land bearing admeasuring 92 R i. e. 9200 Sq’ mts. out of Survey No. 25 Hissa No. 1/3(old Survey No. 13 Hissa No. 1/31) total admeasuring 01 H 13.93 R situated at Kondhwa Budruk’ Taluka Haveli’ District Pune. Direction - North by - Pushpa Steel’s property, South by - 24 Meter DP Road and Shri. Laxman Maral’s property, East by - Shri. Ashok Sav’s property, West by - 40 Meter DP Road. Property Address 2: Office No. 19 admeasuring 291 Sq. fts. i. e. 27.04 sq. mtrs. (Carpet area), on the First Floor, along with open car parking bearing no. 38, in the wing no. B, in the building known as “NIRMAANN ESTRELLA”, constructed on land bearing admeasuring 92 R i. e. 9200 Sq’ mts. out of Survey No.25 Hissa No. 1/3 (old Survey No. 13 Hissa No. 1/31) total admeasuring 01 H 13.93 R situated at Kondhwa Budruk’ Taluka Haveli’ District Pune. Direction - North by - Pushpa Steel’s property, South by - 24 Meter DP Road and Shri. Laxman Maral’s property, East by - Shri. Ashok Sav’s property, West by - 40 Meter DP Road. Property Address 3: Shop No. 15 admeasuring 612 Sq. fts. i. e. 56.87 Sq. mtrs. (Carpet area) • Loft admeasuring 249 Sq. fts. i. e. 23.14 Sq. mtrs., on the Upper Ground Floor, along with open car parking bearing no. 01, in the wing no. B, in the building known as “NIRMAANN ESTRELLA”, constructed on land bearing admeasuring 92 R i. e. 9200 Sq’ mts out of Survey No.25 Hissa No. 1/3 (old Survey No. 13 Hissa No. 1/31) total admeasuring 01 H 13.93 R situated at Kondhwa Budruk’ Taluka Haveli’ District Pune. Direction - North by - Pushpa Steel’s property, South by - 24 Meter DP Road and Shri. Laxman Maral’s property, East by - Shri. Ashok Sav’s property, West by - 40 Meter DP Road. Property Address 4: Shop No.14 admeasuring 278 Sq. fts. i.e.25.83 Sq.mtrs (Carpet area) •Loft admeasuring 143 Sq. fts i.e. 13.28 Sq. mtrs, on the Upper Ground Floor, along with open car parking bearing no. 02, in the wing no. B, in the building known as “NIRMAANN ESTRELLA”, constructed on land bearing admeasuring 92 R i. e. 9200 Sq’ mts.out of Survey No.25 Hissa No. 1/3 (old Survey No. 13 Hissa No. 1/31) total admeasuring 01 H 13.93 R situated at Kondhwa Budruk’ Taluka Haveli’ District Pune. Direction - North by - Pushpa Steel’s property, South by - 14 Meter DP Road and Shri. Laxman Maral’s property, East by - Shri. Ashok Sav’s property, West by - 40 Meter DP Road. Loan Account No. MHPUPNC00017 for an amount of Rs. 2,65,00,000/- thru our Pune Branch
Amount Outstanding (in Rupees) (C) (As on 10 Jan, 2025)	Rs. 3,57,21,250.46 /- (Rupees Three Crore Fifty-Seven Lakhs Twenty-One Thousand Two Hundred and Fifty and Forty-Six Paise only) in Loan Account No. MHPUPNC00017
Reserve Price (RP) (D)	Rs. 3,55,00,000/- (Rupees. Three Crore Fifty-Five Lakhs only)
Earnest Money Deposit (EMD) (10% of RP) (E)	Rs. 35,50,000/- (Rupees Thirty Five Lakh Fifty Thousand only)
Date of Property Inspection and Time (F)	3rd March 2025 between 12:00 PM to 04:00 PM.
Auction Date & Time of opening Tenders (G)	7th March 2025 at 3 PM

AND WHEREAS the Authorized Officer of the Secured Creditor – Hinduja Leyland Finance Limited has decided to dispose of the said secured asset. This notice of sale is published today that the secured asset detailed above will be sold on 7th March 2025 at 3 PM at the above prescribed time and schedule at Hinduja Leyland Finance Limited, Office No 101, Manikchand Galleria, Deep Bunglow Chowk, Model Colony, Pune 411016.

The Mortgagor /Noticee in particular and the public in general is hereby cautioned and restrained not to deal with the Secured Assets in any manner in terms of Section 13(13) of the said Act and any dealing with the same will be subject to the charge of Hinduja Leyland Finance Limited for the amounts and further interests thereon. The Mortgagors/ Notice are given last chance to pay the total dues with further interest till 1st March 2025 before 5 PM failing which, the secured asset will be sold as per schedule.

The particulars in respect of the secured asset specified herein above in column No. (C) have been stated to the best of the information and knowledge of the undersigned, who shall however not be responsible for any error, misstatement, or omission in the said particulars. The Tenderer(s) / Offerer(s) / Prospective Bidder(s) / Purchaser(s) are hereby notified that the secured asset will be sold with the Encumbrances and dues payable to Statutory Authority (if any) and are also requested, in their own interest, to satisfy himself / themselves/ itself with regard to the above and other relevant details pertaining to the above-mentioned secured asset before submitting the tenders.

The Tenderer(s) / Offerer(s) / Prospective Bidder(s)/ Purchaser(s) must submit their offer along with KYC and aforesaid earnest money deposit (EMD) in a sealed envelope super scribed “offer for purchase of property”, so as to reach the branch office at Office No 101, Manikchand Galleria, Deep Bunglow Chowk, Model Colony, Pune 411016, of which as mentioned above, on or before 5th March 2025, before 4.00 PM.

EMD by way of DD / PO should be from a Nationalised /Scheduled Commercial Bank favouring “Hinduja Leyland Finance Limited” payable at Chennai. For any further clarifications with regards to inspection, terms and conditions of the auction or submission of tenders, kindly contact Mr. Vipin Singh 8552845461. The tenders which are acknowledged by the company official and registered before the cut off time with complete details shall only be considered for auction. The Authorised Officer reserves the right to reject any or all the bids without furnishing any reasons, therefore.

The successful bidder should bear the charges/fee payable for conveyance such as registration fee, stamp duty etc., as applicable as per Law. The sale certificate shall be issued in the name of the purchaser/bidder and will not be issued in the any other name. The purchaser shall bear the stamp duty, registration charges and all other connected fees, duties, taxes etc. in relation to the execution of the sale certificate.

Successful bidder/purchaser will deduct TDS @1% on sale proceeds as per Sec. 194 (1-A) of the Income Tax, 1961 & deposit the same by furnishing the challan in Form 2608 and submit the original receipt of TDS Certificate to Hinduja Leyland Finance Ltd. (Rs.50.00 Lacs and above property)

The Authorised Officer reserves the right to reject any or all the bids without furnishing any reasons therefore. This sale notice and terms & conditions is also uploaded / published on website (www.hindujaleylandfinance.com). Viz. The intending purchasers shall verify the property and verify the title deeds before participating in the auction. The Authorized Officer will not be held responsible for any charge, lien, encumbrance, property tax or any other dues to the Govt., or anybody in respect of the property under sale. The highest tender will be announced after the covers are opened. The Authorized Officer reserves the right to conduct inter-se bidding / further negotiations amongst the bidders. The highest bidder amongst them after inter-se bidding / negotiations shall be declared as successful bidder. The Bidders may improve their further offers in multiple of Rs. 1,00,000/- (Rupees One Lakh only). In case the successful bidder fails to pay the balance amount of the Sale consideration within 15 days after the intimation that the sale has been knocked down in his favor, the entire deposit of EMD made by him/her shall be forfeited by the Authorized Officer without any further notice. Tenders received below the Reserve Price will be rejected.

Date: 25/01/2025, Place: Pune

Sd/- Authorised Officer, Hinduja Leyland Finance Ltd.

PUBLIC NOTICE

Notice is hereby given that the property bearing **CTS No. 730/2/15/A admeasuring 222.98 Sq. mts.** which are situated at Siddheshwar Nagar, Barshi, Tat. Barshi Dist. Solapur and it is within the limits of the Barshi Nagarparishad and bounded as towards **East :-** 12 mts. wide road, **South :-** out of CTS No. 730/2/15, **West :-** Gut No. 520, **North :-** CTS No. 730/2/14 which is owned and possessed by Satish Uddhav Bhosale and that, he declared that, the **Original Release Deed dated 19/5/1995** vide its reg. no. 1283 along with its Registration Receipt and Index II, has been lost by **Satish Uddhav Bhosale** and accordingly, the necessary FIR has been lodged by him for the said missing / lost deeds dated **22/1/2025 vide its missing Register No. 0057** with the **Barshi Shahaar Police Station**. That no person shall enter into any kind of transfer on the basis of above mentioned lost documents which will be illegal transaction. Objection/ claim is required to communicate in the writing with the documentary evidence at my office, within 14 days from the date hereof-
This Public notice Dt. 25/1/2025
Adv. Vaibhav V. Jadhav BSL, LL.B.
Office : Flat No. 2, Shah Building, In Front of Rote Complex Lane, Lashkar, Solapur.
Mob. No. 8208177855

PUBLIC NOTICE

This Public Notice is addressed as per the instructions, authorization & documents shown and information given by my client Rushikesh Subhash Chikodkar to all the persons and financial institutions specifically to all concerned within Jurisdiction of S M K City Corporation as follows:
Description of Property :
All that piece and parcel of the property S. No. 104/1 its new Kupwad, S. No. 6/1Aout of which Gunthewari Regu. N.A. Plot No. 20 Adm. 0.88 Sq.Mtrs. situated at Kupwad, lying and situated within Jurisdiction of S M K City Corporation, Tq. Miraj, Dist. Sangli. inclusive of all easementary rights etc.
The present owner that Original Registered Sale Deed No. 6503 Dtd. 24/11/2016 purchased by Madhuri Ajit Rao Patil from Vishwas Shamrao Patil said Original Reg. Sale Deed along with Reg. Receipt thereof are lost by Rushikesh Subhash Chikodkar on 06/01/2025 at about 20-30 hrs. while travelling from Vijaynagar to Vishrambag to get Xerox copy of same, hence not available now. Same incident is reported to Vishrambag Police Station and Stolen Reg. No. 016 Dtd. 23/01/2025.
Hence this public Notice is addressed to public at large that all persons having claim or any right, title, or to any part thereof by way of sale, exchange, mortgage, let, lease, possession etc. of whatsoever nature or holding title deeds for whatsoever nature, or otherwise are hereby requested to intimate to the undersigned in writing at the address mentioned below of any such claim accompanied with all necessary supporting documents within 8 days from the date of publication of this public notice, failing which it shall be presumed that there are no claims of whatsoever, and that claims, if any, have been waived off and not binding on my client.
Hence this public notice.
Sangli
Date: 23.01.2025
Adv. A. G. Desai
Flat No.S-2, Kore Terrace, Near Vishrambag Ganesh Temple, Neminnath Nagar, SANGLI 416 415.



Muthoot Homefin
Muthoot Homefin (India) Ltd.

CIN - U65922KL2011PLC029231
Corporate Office : Muthoot Homefin (INDIA) Ltd. 19/F, The Ruby, Senapati Bapat Marg, Tulu Poo Road, Near Ruparel College, Dadar (West), Mumbai - 400028.
Branch Office: Muthoot Homefin (India) Limited 6th floor, Building SC-1, Kohinoor Estate Co-Op Society, Old Mumbai - Pune Highway, Wakadewadi, Shivajinagar, Pune - 411003 Maharashtra

APPENDIX-IV-A [See provisio to Rule 8(6)]
PUBLIC NOTICE FOR PRIVATE TREATY CUM SALE
Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of Muthoot Homefin (India) Ltd. under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 for the recovery of amount due from borrower/s, offers are invited by the undersigned in sealed covers for purchase of immovable property, as described hereunder, which is in the possession, on ‘As Is Where Is Basis’, ‘As Is What Is Basis’ and ‘Whatever Is There Is Basis’, Particulars of which are given below:-

Sr. No.	Borrower(s)/ Co-Borrower(s) / Guarantor(s) / Branch	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price	Earnest Money Deposit (EMD) (10% of RP)
1.	Pramod Shripati Malekar/ Jagruti Malekar/ Jagruti Malekar/ 003-00306338/ Pune	26-Dec-2020/ Rs.15,31,528/- Rupees Fifteen Lakh Thirty One Thousand Five Hundred Twenty Eight Only	Flat No. 406, On 4th Floor Nilvarnay, S.No.31 Ambegaon Kh. Maharashtra 411046. More Particularly mentioned in the sale Deed Registered No. 13908/ 2018, Dated- 30/08/ 2018, in the office of sub Registrar Haveli 16 Having Boundaries- North- Open Space, South- Hill, East- Open Space, West- Neel Bldg	Rs. 13,00,000/- Rupees Thirteen Lakh Only.	Rs. 1,30,000/- Rupees One Lakh Thirty Thousand Only.

1. The Auction is being held on **“AS IS WHERE IS” AND “AS IS WHAT IS”** basis

2. The detailed terms and conditions of the auction sale are incorporated in the prescribed tender form, available at the above mentioned regional office.

3. Last Date of Submission of Sealed Bid/Offer in the prescribed tender forms along with EMD payable by way of Demand Draft in Favor of Muthoot Homefin (India) Ltd., along with KYC is on **06-Feb-2025 till 04:00 PM** at Regional Office the address mentioned herein above. Tenders that are not filled up completely or tenders received beyond last date will be considered as invalid tender and shall accordingly be rejected. No interest shall be paid on the EMD.

4. Date of inspection of the Immoveable Property is on **05-Feb-2025 between 01:00 P.M. to 03:00 P.M.**

5. Date of Opening of the Bid/Offer Auction Date for Property is **07-Feb-2025** at the above mentioned Branch Office address at **01:00 PM**, by the Authorised Officer.

6. The MHL shall not be responsible for payment of any outstanding statutory notice & Encumbrances / taxes arrears etc. if any & their Responsible to pay the sum would be that of the Successful auction purchase. The intending bidder should make their own independent inquiries regarding the Encumbrances Title of property & also inspect & satisfy themselves.

7. The Highest bidder shall be subject to approval of MHL Ltd. Authorised Officer shall Reserve the right to accept all any of the offer /bid so received without assign any reason whatsoever. His decision shall be final and binding.

8. The Borrower(s)/Guarantor(s) are hereby given 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002 to pay the sum mentioned as above before the date of Auction failing which the immovable property will be auctioned and balance, if any, will be recovered with interest and costs. If the Borrower pays the amount due to Muthoot Homefin (India) Ltd, in full, before the date of sale, auction is liable to be set aside.

For further details contact the Authorised Officer, at the above mentioned Office address Contact Person- **Nitin Nakhale/Pavan Tele- 9420735873/8600290376**

Date : January 25, 2025
Place: ROM

Sd/- Authorized Officer, Muthoot Homefin (India) Limited



बैंक ऑफ महाराष्ट्र / Bank of Maharashtra
प्रधान कार्यालय / Head Office
लोकमंगल, 1501, शिवाजीनगर, पुणे-5 / Lokmangal, 1501, Shivajinagar, Pune-5

आंचलिक कार्यालय, सोलापूर / Zonal Office, Solapur
आंचलिक कार्यालय, अण्णवल पैलेस, पहिल मजला, डी माद- भारती विद्यापीठ रोड, जुळे सोलापूर, सोलापूर - 413004
Zonal Office, Agawal Palace, First Floor, D Mart-Bharati Vidyapeeth Road, Opp. Pimpri Chinchwad, Jule Solapur, Solapur - 413004
फोन / Phone - (0217) 2733870 / 71
ई-मेल / E-mail: legal_sol@mahabank.co.in

[Rule – 8 (1)]
POSSESSION NOTICE
WHEREAS,
The undersigned being the Authorised Officer of the Bank of Maharashtra under the Securitisation 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 **Demand Notice 03.01.2023** calling upon the below mentioned borrowers and guarantors to repay entire dues 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, guarantors 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 T3 of Act read with Rule 8 of the Security Interest Enforcement Rules, 2002 on **22.01.2025**
The borrower 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 Bank of Maharashtra for the amount hereinabove mentioned. The borrower's attention is invited to provisions of sub-section (8) of section 13 of an Act, in respect of time available, to redeem the secured assets.

Sr. No.	Name of Branch, Borrowers and Guarantors	Details of Mortgaged Property	Date of Demand Notice and Total Dues
1.	Branch- Dudhani Borrowers – 1. M/s. Rajashekar Shivputrapra Kouchi. Prop. Mr. Rajashekar Shivaputra Kouchi At Post Dudhani, Tal. Akkalkot, Dist. Solapur. Guarantors- 1. Mr. Baswaraj Siddhanna Nimbal. 3. Mr Shrikant Shivaputrapra Kouchi. Both are R/o, At Post Dudhani, Tal. Akkalkot, Dist. Solapur.	Primary security : Hypothecation of Stock, Book Debts, receivables [upto 90 days] and Debtors [both present and future] Collateral Security : Additional Registered Mortgage of all those piece and parcel situated at property admeasuring 217 Sq.mtrs [108.50 SQM each] situated at Plot No. 6 & 7, GAT No. 562/A/1 AND GAT No. 562/A respectively. Build up area 126.51 Sq. Mtrs [Ground Floor] 128.85 sq Mtrs [First Floor] Total build up area 255.36 Sq. Mtrs Near Basveshwar Liberty, S.T. Stand Road At Dudhani Property Owner by Mr. Rajshekar Shivaputrapra Kouchi and Mr. Shrikant Shivaputrapra Kouchi. Boundaries As Following : Plot No. 6 Gat No. 562/ A 1 East - Plot No. 5 South - Road North - Plot No. 2 and 3 Boundaries As Following : Plot No. 7 Gat No. 562/A East - Plot No. 6 South - Road North - Plot No. 2 and 3	Demand Notice : Dt. 03.01.2023 Rs. 39,12,230.31/- Plus unapplied interest w.e.f 03.01.2023 till realisation of the loan Physical Possession Date : 22.01.2025

Place : Solapur Date : 22.01.2025

Sd/-
Chief Manager & Authorised Officer, Solapur Zone