

Form No. 13
(See Regulation 33(2))
By Regd. A/D, Dastl Failing which by Publication.

OFFICE OF THE RECOVERY OFFICER - I
DEBTS RECOVERY TRIBUNAL AURANGABAD

Ground Floor, Jeevan Suman LIC Building, Plot No. 3, N-5, CIDCO, Aurangabad - 431003

DEMAND NOTICE

NOTICE UNDER SECTIONS 25 TO 28 OF THE RECOVERY OF DEBTS & BANKRUPTCY ACT, 1993 AND RULE 2 OF THE SECOND SCHEDULE TO THE INCOME TAX ACT, 1961.

RC/20/2025

06/10/2025

Canara Bank Versus Wassimoddin Faimuddin Quazi Exh. No. 4

To,
(C/D 1) Wassimoddin faimuddin quazi
R/o. Mughal Darbar Hotel, Katkat Gate Sadf Colony, House No. 8/3/99, Yonus Colony,
Tq. & Dist. Aurangabad.

This is to notify that as per the Recovery Certificate issued in pursuance of orders passed by the Presiding Officer, DEBTS RECOVERY TRIBUNAL AURANGABAD in **OA/14/2017** an amount of **Rs. 2634466.00 (Rupees Twenty Six Lakhs Thirty Four Thousands Four Hundred Sixty Six Only)** along with pendent lite and future interest@9% Simple Interest Yearly w.e.f. 17/02/2017 till realization and costs of **Rs 29000 (Rupees Twenty Nine Thousands Only)** has become due against you (Jointly and severally).

2. You are hereby directed to pay the above sum within 15 days of the receipts of the notice, failing which the recovery shall be made in accordance with the Recovery of Debts Due to Banks and Financial Institutions Act, 1993 and Rules there under.

3. You are hereby ordered to declare on an affidavit the particulars of yours assets on or before the next date of hearing.

4. You are hereby ordered to appear before the undersigned on **27/11/2025 at 10:30 a.m.** for further proceedings.

5. In addition to the sum aforesaid, you will also be liable to pay :

a) Such interests as is payable for the period commencing immediately after this notice of the certificate / execution proceedings.

b) All costs, charges and expenses incurred in respect of the service of this notice and warrants and other processes and all other proceedings taken for recovering the amount due.

Given under my hand and
the seal of the Tribunal,
on this date : **06/10/2025**



Sd/-
(Sharad Baviskar)
Recovery Officer - I
Debts Recovery Tribunal, Aurangabad.

NIVARA HOME FINANCE LIMITED

Registered Office : No. 22, 23, 24, 25/101/3, 3rd Floor, BMR Complex, Sri Rama Layout, Opp. RBI Layout, Ramahasi Garden, J.P. Nagar, Bengaluru, Karnataka - 560078.

APPENDIX-IV [See Rule 8(1)], POSSESSION NOTICE, (For Immovable Property)

(Issued under Rule 8(1) of Security Interest (Enforcement) Rules 2002) and issued in Appendix IV of the Said Rules.

Whereas the undersigned being the Authorised Officer of the Nivara Home Finance Limited, 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 8 and 9 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice calling upon the borrowers / guarantors of **Nivara Home Finance Limited** whose details are given under to repay the amount mentioned in the notice within 60 days from the date receipt of the said notice. The borrowers having failed to repay the due amount, notice is hereby given to the borrower and the public in general that the undersigned has taken **possession** of the properties described herein below in exercise of the powers conferred on him/her under Section 13(4) of the said Act read with rule 8 and 9 of the said rules on the below mention date.

Sl. No.	Name and Address of the Borrowers, Co-borrowers & Guarantors	Due Amount	Description of the Immovable Properties
1.	1. Jahurabi Rauf Shaikh , Sindon, Aurangabad, Dudhad, Aurangabad, Maharashtra - 431007, India 2. Rauf Shabbir Shaikh , Sindon, Aurangabad, Dudhad, Aurangabad, Maharashtra-431007, India. 3. Shaikh Khalil Shaikh Mehboob , D.No. 52, Sinnpon Near Masjid, Aurangabad, Aurangabad H.O, Aurangabad, Maharashtra - 431001. 4. Jahurabi Rauf Shaikh , GP Milik at No. 8, Beside Jama Masjid, at Sindon, Aurangabad Tq, Aurangabad, Dudhad , Aurangabad, Maharashtra, India- 431007.	Rs. 531,930/- (Rupees Five Lacs Thirty One Thousand Nine Hundred Thirty Only) and Interest & Charges thereon.	The Schedule - 1 Referred to above (Description of the Residential Property) (E) Land Premises GP Milikat No. 7/2, Beside Jama Masjid, At Sindon Post, Adgaon Aurangabad Tq. / Dist. Aurangabad, Maharashtra - 431007, Bounded as under. Lying between and Situate at Aurangabad, within the City / Village limits of Aurangabad, Registration Sub-District Aurangabad and District Aurangabad. Boundaries of property is below : East By Shaikh Badar Shaikh Usman, West by : Road, North by : Shaikh Daur Shaikh Shabbir, South by : Javed Shaikh Shabbir Shaikh.
Demand Notice Date : 16-06-2025		Possession Notice Date : 04.10.2025	

The borrowers in particular and the public general are hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of the **Nivara Home Finance Limited** for the amount cited and interest costs and other expenses due thereon from the dates mentioned above. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the SARFAESI Act and the rules framed under which deals with your rights of redemption over the securities.

Date : 04.10.2025

Place : Maharashtra

Sd/-, Authorised Officer
Nivara Home Finance Limited



Truhome
FINANCE

STUHUH FIANACE LIMITED

(Formerly Shriram Housing Finance Limited)

Head Office: Level -3, Wockhardt Towers, East Wing C-2, G 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, Cenatopur Road, Alwarpet, Teynampet, Chennai-600018

Head Office: Level -3, Wockhardt Towers, East Wing C-2, G Block, Bandra Kurla Complex, Bandra (East), Mumbai 400 051;

Tel: 1800 102 4345 ; **Website:** <http://www.truhomefinance.in>

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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 and Guarantor/s that the below described immovable properties mortgaged/ charged to Truhome Finance Limited (formerly M/s Shriram Housing Finance Limited), the Physical Possession of which have been taken by the Authorized Officer of Truhome Finance Limited, will be sold on "As is where is", "As is what is" and "Whatever there is" basis in e-auction on 18.11.2025 between 11:00 a.m. to 12:00 p.m. for recovery of the balance due to Truhome Finance Limited from the Borrowers And Guarantors, as mentioned in the table.

Details of Borrowers and Guarantors, amount due, Short Description of the immovable property, reserve price and earnest money deposit and date of Inspection are also given as:

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagers	Amount of Recovery and date of Demand Notice	Reserve Price (Rs.) & Bid Increment	Date & Time of Auction	Contact Person Details – (AO and Disposal team)
1) MR. ASHISH ASHOK GIRI (Borrower) 2) REVATI ASHISH GIRI (Co-Borrower) All having residence address at R/o - "BRAHMAGIRI", C-13, Town Center, (Opp. SFS School), Jalna Road, Aurangabad, Distt. Sambhajinagar, 431001 Also at: Hotel The Leat, Plot No. G-38, Sector - G, Jalna Road, Town Center, CIDCO, Aurangabad, Distt. Sambhajinagar, 431001 Also At- Flat No. 1, Ground Floor, Solitaire, Plot No. B-7, Bansilal Nagar, Hamalwadi, Railway Station Road, Taluka - Aurangabad, Distt. Sambhajinagar, 431001 Loan Account No. SHLHAURD0000184.	Demand Notice Date: 11/03/2024 Rs.52,82,249/-(Fifty-Two Lakhs Eighty-Two Thousand Two Hundred and Forty-Nine Only) as on 07-Mar-24 under reference of Loan Account No. SHLHAURD0000184.	Rs.66,66,000/- (Rupees Sixty-Six Lakh Sixty Six Thousand Only) Bid Increment: Rs. 10,000/- and in such multiples. Earnest Money Deposit (EMD) (Rs.) Rs. 6,66,600/- (Rupees Six Lakh Sixty Six Thousand and Six Hundred Only)	18th Nov. 2025 Time : 11.00 A.m. to 12.00 p.m.	Ashfaq Patka 9819415477 Sunil Manekar 8999344897 Akshay Gupta 8983552737 Ajay Zanzot 9823390990
Date of Possession & Type 20st September, 2025 and Physical Possession		Last date for submission of EMD : 17th Nov, 2025 Time 10:00 a.m. to 05.00 p.m.		Property Inspection Date: 04.11.2025 Time 12.00 p.m. to 3.00 p.m.
Encumbrances known	Not known			
Description of Property				
All that piece and Parcel of Flat No. 1, Area admeasuring 76.48 Sq. Mt., on Ground Floor in the building known as "Solitaire" constructed on Plot No. B-7 adm. area 379.70 Sq. Mtr., CTS No. 19209/1, Sheet No. 162, Bansilal Nagar, Hamalwadi, Railway Station Road, Taluka Aurangabad, Distt. Sambhajinagar, 431001 Boundaries of the said Property : East: East: 20 Ft. Wide Road, West: Parking Space/ Lift, North : Plot No. B/8 & Ramp, South: Plot No. B/6 & Ramp				
1. For detailed terms and conditions of the sale, please refer the website of Truhome Finance Limited (Formerly Shriram Housing Finance Limited) website. 2. The intending buyer have to submit their EMD amount to be deposited by way of RTGS/NEFT to the account details mentioned hereunder: BANK NAME: AXIS BANK LIMITED BRANCH: BANDRA KURLA COMPLEX, MUMBAI BANK ACCOUNT NO. Current Account No. 911020045677633 IFSC CODE: UTIB0000230.				
Place : Aurangabad Date : 09-10-2025		Sd/- Authorised Officer- Truhome Finance Limited (Formerly Shriram Housing Finance Limited)		



KALLAPPA AWAADE 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.

Pethvadgaon BranchOffice : Behind Warana Bazar, Chougule Compound, Peth Vadgaon – 416 112,
Tal. Hatkanangale, Dist. Kolhapur. (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 Kallappa Awaade 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 property detailed 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 property is in **Symbolic 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 Authorised officer of the bank also issued 30 days notice dated 19/07/2025 under Rule 6(2) and / or Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 to the borrowers and Guarantors named herein below. Also the said notice is published in the Business Standard , Daily Pudhari & Daily Sakal News paper on 04/09/2025.

Sr. No	Name of Borrower & Guarantors and Loan Account No.	Amount Claimed being rupees	Description of Property	Reserve price amount and (EMD Amount)
1.	1) Mr. Prakash Ramrao Bhosale , Sanjeevan Public School, Panhala, Dist. Kolhapur. (Borrower), 2) Mr. Ashish Dilip Ghatage , Sonya Maruti Chowk, Shaniwar Peth, Kolhapur, Dist. Kolhapur (Guarantor), 3) Mr. Mahendra Maruti Patil A/p. Sadoli Dhumala , Tal. Karveer, Dist.Kolhapur. (Guarantor), 4) Mr. Nandkumar Ramu Bhosale , Sanjeevan Public School, Panhala, Dist. Kolhapur (Guarantor), (Loan A/c No.LTAGI- 43)	Rs. 54,74,100/- (Rupees Fifty Four Lakhs Seventy-Four Thousand and One Hundred Only) due as on 31/03/2023 as detailed in the demand notice dated 19/12/2023 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	(a)All that part and parcel of the property situated in the limits of Kolhapur District, Tal. Panhala, village Somvar Peth out of which Ravivar Peth bearing Milkat No. 145 admeasuring area 540.89 Sq.Mtrs. which is bounded by towards East-Property of Bajrang Gondhali, West- Property of Yennabai Mendugale, South- property of Shankar Kadam & North- property of Suryakant Bahadure. The property described above with all its contents, easementary rights therein which is owned Mr. Prakash Ramrao Bhosale. (Mortgaged to both loan Facilities). (b) All that part and parcel of the property situated in the limits of Kolhapur District, Tal. Panhala, village Somvar Peth out of which Ravivar Peth bearing Milkat No. 43 admeasuring area 299.25 Sq.Mtrs. which is bounded by towards East-Property of Sanjay M. Mensagare, West-Property of Vasant Ayarekar, South- Road & North-property of Hollywood Academy. The property described above with all its contents, easementary rights therein which is owned by Mr. Prakash Ramrao Bhosale. (Mortgaged to both loan facilities) (c) All that part and parcel of the property situated in the limits of Kolhapur District, Tal. Panhala, village Injole bearing Gat No. 38 admeasuring area 0 H. 16 R., which is bounded by towards East- Property of Hollywood Academy, West-Property of Hollywood Academy, South- Road & North-property of Hollywood Academy. The property described above with all its contents, easementary rights therein which is owned by Mr. Prakash Ramrao Bhosale. (Mortgaged to both loan Facilities)	a) Rs.16,23,000/- (EMD Rs.1,62,300/-) b) Rs. 8,97,000/- (EMD Rs.89,700/-) c) Rs.1,00,00,000/- (EMD Rs.10,00,000/-)
2.	1) Mr. Nandkumar Ramu Bhosale , Sanjeevan Public School, Panhala, Dist. Kolhapur. (Borrower), 2) Mr. Prakash Ramrao Bhosale , Sanjeevan Public School, Panhala, Dist. Kolhapur. (Borrower), 3) Mr. Ashish Dilip Ghatage , Sonya Maruti Chowk, Shaniwar Peth, Kolhapur, Dist. Kolhapur (Guarantor), 4) Mr. Mahendra Maruti Patil A/p. Sadoli Dhumala , Tal. Karveer, Dist. Kolhapur. (Guarantor) (Loan A/c No.LTAGI- 44)	Rs.50,17,556/- (Rupees Fifty Lakh Seventeen Thousand Five Hundred Fifty six Only) due as on 31/03/2023 as detailed in the demand notice dated 19/12/2023 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		

Tender documents containing terms and conditions of sale are available at the Bank's Head Office and **Pethvadgaon** Branch Office at the addresses stated above. The sale is strictly subject to the terms & conditions in this advertisement and the prescribed tender document and the SARFAESI Act read with the Security Interest (Enforcement) Rules,2002. Separate offers for each property above mentioned in column of Description of Property i.e.a,b,c 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 **Pethvadgaon Branch** branch as indicated in the terms and conditions of sale mentioned in the tender document. The offer amount shall be above the amount of reserve price. The properties may be inspected with the prior appointment of Branch Manager of **Pethvadgaon Branch** Sunil Babgonda Harole (**Mob. No. 9881009734**) on any working day upto 11/11/2025.Offer in the manner stipulated in the Tender document will be received till 12/11/2025 up to 5.30 p.m. at the Bank's Head Office,Ichalkaranji and will be opened on 13/11/2025 at 2.00 p.m. in the same office. **For the details information contact with Authorized Officer (Mob.No.9665041768).**

Date :- 08/10/2025.

Place:- Ichalkaranji

Sd/-

(D.V.Patil)

General Manager & Authorized Officer

Kallappa Awaade Ichalkaranji Janata Sahakari Bank Ltd.