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बँक ऑफ महाराष्ट्र
Bank of Maharashtra
मुंबई शाखा, ए.ए. रोड

Housing Finance Branch -
1129, "Yashomangal" 1183-A, 1st Floor,
F.C. Road, Shivajinagar, Pune - 5,
Ph.: 020-25530002 / 020-2557-3454 / 3453 / 3460
E-mail : bom1129@mahabank.co.in; brmgr1129@mahabank.co.in

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

Whereas, the undersigned being the Authorized Officer of the Bank of Maharashtra under the Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest (Act) - 2002 and in exercise of powers conferred under Sec 13(12) read with rule 3 of Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated 10.06.2024 calling upon the Borrower Mr. Irshad Ali and Mrs. Shabnam Bano to repay the amount mentioned in the Notice being Rs. 55,27,706.00 (Rupees Fifty Five Lakh Twenty Seven Thousand Seven Hundred Six only) plus unapplied interest thereon as mentioned in the demand notice within 60 days from the date of receipt of the said Notice.

The Borrower having failed to repay the amount, Notice is hereby given to the borrower and the public in general that the undersigned has taken Symbolic Possession of the property described herein below in the exercise of the powers conferred on him under Section 13(4) of the said Act read with rule 8 of the said Rules on this 9th Day of September of the year, 2024.

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

The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets. This notice is also being published in vernacular. The English version shall be final if any question of interpretation arises.

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

All that piece and parcel of Residential Flat No. 303 (Apartment No. 21) area admeasuring about 800 Sq. ft. i.e. 74.34 Sq. mtrs. super built up (inclusive of balconies proportionate share of common areas, staircase, landings, common parking, common amenities etc.) along with Open terrace admeasuring 560 Sq. Ft. i.e. 52 Sq. mtrs. on third floor, in wing B, in the building known as Shree Ram Palace Apartment constructed on land bearing Survey No. 34/2, Plot No. 143, 144 & 145, situate at Village Dhanori, Tal. Haveli, Dist. Pune 411032.

Date : 09/09/2024 Chief Manager, & Authorized Officer,
Place : Pune Bank of Maharashtra

THE COSMOS CO-OP. BANK LTD.
(Multi State Scheduled Bank)
Established 1987

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

POSSESSION NOTICE (Under Rule- 8(1))

Whereas, the undersigned being appointed as the Authorized officer of The Cosmos Co-Operative Bank Ltd., under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act 54 of 2002) and in exercise of powers conferred under Section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 07.05.2024 calling upon the Mrs. Jagtap Sarika Ankush (Borrower) & Mr. Jagtap Ankush Bapurao (Co-Borrower) Both R/at: Flat No.7, Shrihari Apartment, S. N. 33/5, A-11, Ambegaon Budruk, Katraj, Pune - 411 046 to repay the amount mentioned in the notice being Rs. 46,55,367/- (Rs. Forty Six Lakhs Fifty Five Thousand Three Hundred Sixty Seven Only) + Interest + further charges within 60 days from the date of receipt of the said notice.

Borrower, Co-Borrower has failed to repay the entire amount, notice is hereby given to the Borrower, Co-Borrower, Guarantors, Mortgagees and the public in general that the undersigned has taken Constructive possession of the property described herein below on 05.09.2024 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.

Borrower, Co-Borrower, Guarantors, Mortgagees in particular and the public in general is hereby cautioned not to deal with the property and dealings with the property will be subject to the charge of The Cosmos Co-Operative Bank Ltd., for an amount of Rs. 46,55,367/- (Rs. Forty-Six Lakhs Fifty Five Thousand Three Hundred Sixty Seven Only) + Interest + further charges thereon.

Description of the immovable Property
(Owned by Mrs. Jagtap Sarika Ankush & Mr. Jagtap Ankush Bapurao)

All that piece and Parcel of property i.e. Flat No.506 admeasuring about 62.29 Sq. meters, situated on Fifth floor of the building "Grand Icon", situated at S.No.32 Hissa No.3/1 and 3/2, Ambegaon Budruk, Pune and within the local limits of Pune Municipal Corporation and within the jurisdiction of Sub Registrar, Haveli, alongwith undivided share in the common area and one covered car parking space together with all other common rights and privileges available thereto.

Mr. Rajesh Shah
Asst. General Manager & Authorised Officer,
The Cosmos Co-Operative Bank Ltd.

Date : 11/09/2024
Place : Pune

PUBLIC NOTICE

Notice is hereby given to all the Public at large that, all that piece and parcel of the land bearing Plot No. 26, Survey No. 99, CTS No.6679 of revenue Village Pimpri Waghere, Taluka Haveli, District Pune admeasuring 322.20 sq. mtrs. within the limits of Pimpri Chinchwad Municipal Corporation, and within the registration limits of Sub-registrar Haveli, Pune was owned by and belongs to Smt. Indumati Raghunath Badgujar. The said owner Smt. Indumati Raghunath Badgujar assigned development rights of the said property by executing Development Agreement dated 16/01/1998 in favour of M/s. Abhishek Developers & Builders, a proprietary concern through proprietor Mr. S. N. Sambhari i.e. the Builder/Promoter/Developer herein. That the said development agreement dated 16/01/1998 was noted and registered before Hon'ble Notary Adv. S.V.Nagare at Serial No. 17256 dated 21/01/1998.

That as per Clause 3 (B) of the said Development Agreement dated 16/01/1998, the M/s. Abhishek Developers and Builders have completed the construction and handed over the vacant and peaceful possession of Flat bearing no. 01, admeasuring built-up area about 1337 sq. ft. i.e. 124.25 sq. mtrs, situated on Ground Floor in building named and styled as "Shree Raj Saurabh", situated at Plot No. 26, Survey No. 99, CTS No. 6679, Village Pimpri Waghere, Tal-Haveli, Dist-Pune within the limits of Pimpri Chinchwad Municipal Corporation, and within the registration limits of Sub-registrar Haveli, Pune (for the sake of brevity and convenience hereinafter referred to as the "SAID FLAT" and more particularly described in Schedule written hereunder) to the said owner Smt. Indumati Raghunath Badgujar.

That the said owner Mrs. Indumati Raghunath Badgujar R/at Sunder, Plot No. RL-168, Kalyan road, Near Gharada Circle MIDC, Dombivli (E), Kalyan, Thane-421203 with the consent of her son Mr. Sanjay Raghunath Badgujar R/at Sunder, Plot No. RL-168, Kalyan road, Near Gharada Circle MIDC, Dombivli (E), Kalyan, Thane-421203, have agreed to sell / alienate / transfer all their right, title and interest in the Schedule property to our client Mr. Hareesh Revachand Rakhyani Rat Row House No. P2, Shubhashree Woods CHSL, Opposite V9 Mall, Pimple Saudagar, Pune-411027. The said owner have accepted the earnest amount from our client and have assured our client that the said flat is free from all encumbrances charges or claims of whatsoever nature and they have clear marketable title towards the same.

Any person/s, society(s), firm/s institution(s) (corporate or otherwise), establishments/ banks/ NBFC, etc., having any alleged claim against or in respect of the said flat or any part thereof by way of Sale, Mortgage, exchange, tenancy, family arrangement, charge, lease, lien, inheritance, bequest, encumbrance, gift, grant, trust, succession, maintenance, development rights, agreement / settlement, assignment, possession, easement, order / decree / judgment, of any court/statutory authority, memorandum of understanding or otherwise, howsoever, are hereby required to make known the same in writing to the undersigned together with all documentary proof in support thereof at the address mentioned below within 15 days from the date hereof, otherwise our client shall conclude the transaction presuming that anybody, having such alleged claim/s has waived/relinquished the same, and without any reference to such claims and the claims, if any, shall be considered as waived and/or abandoned.

SCHEDULE OF PROPERTY

All that piece and parcel of Flat bearing no. 01, admeasuring built-up area about 1337 sq. ft. i.e. 124.25 sq. mtrs, situated on Ground Floor in building named and styled as "Shree Raj Saurabh", situated at Plot No. 26, Survey No. 99, CTS No. 6679, Village Pimpri Waghere, Tal-Haveli, Dist-Pune within the limits of Pimpri Chinchwad Municipal Corporation, and within the registration limits of Sub-registrar Haveli, Pune bearing P.C.M.C. Property No. 1080602048.00 and the said "Shree Raj Saurabh" building is bounded as follows: - on or towards East: CTS No. 6694/6695, on or towards West: Colony road, on or towards South: CTS No. 6678, on or towards North: CTS No. 6680 alongwith with rights of easement thereto and all the amenities and facilities provided therewith.

This Public Notice.
Dated: 10/09/2024

Adv. Neelesh Mahavir Nagrale Sd/-
Address - Shop no. 106, Swapn Nagari CHSL, Udyam Nagar, Pimpri,
Pune-411018. Mob No. 9822845083. Email:nagrale_nilesh@yahoo.com

यूनियन बैंक ऑफ इंडिया Union Bank of India
भारत सरकार का उपक्रम A Government of India Undertaking

ASSETS RECOVERY MANAGEMENT BRANCH :
21, Veena Chambers, Mezzanine Floor, Dalal Street, Near Bombay Stock Exchange, Fort, Mumbai-400 001, Maharashtra.

E-AUCTION SALE NOTICE (UNDER SARFAESI ACT)

15 DAYS E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION 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 property mortgaged / charged to the Secured Creditor, the Symbolic Possession of which has been taken by the Authorised Officer of Union Bank of India (Secured Creditor) will be sold on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" and "WITHOUT RECOURSE BASIS" on 26.09.2024 at 12.00 p.m. to 5.00 p.m. for recovery of respective amounts, due to the Union Bank of India (Secured Creditor) from the respective Borrower(s) and Guarantor(s) as mentioned below. The Reserve Price and Earnest Money Deposit will be as mentioned below. For details terms and conditions of the sale, please refer to the link provided in Union Bank of India (Secured Creditor) website i. e. www.unionbankofindia.co.in. The under mentioned properties will be sold by Online E-Auction through website <https://ebkraj.in> on 26.09.2024 for recovery of respective amounts plus interest and other expenses in the respective borrowers accounts.

Online E-Auction through website <https://www.mstcecommerce.com>
Date & Time of Auction : 26.09.2024 at 12.00 P.M to 05.00 P.M.

Lot No.	a) Name of the Borrower b) Name of the Branch c) Description of Property d) Name of the Owner/s	a) Reserve Price in Rupees b) Earnest Money Deposit (EMD) in Rupees	Debt Due Contact Person and Mobile No. Inspection Date/Time	Encumbrance Possession: Symbolic/ Physical
1	a) Mr. Star Care India Pvt. b) Asset Recovery Branch, Mumbai c) Office No.301 3 rd Floor admeasuring 124.21 sq. mtrs. i.e., 1337 sq. ft built-up area alongwith three car parking spaces having total area admeasuring 27.87 sq. mtrs. i.e., 300 sq. ft in the still floor of the Building Known as "Renaissance Business Centre", Survey Nos.14/A of Village Ghorpadi, At Wellesley Road, Opp. Lal Deval Camp Taluka Haveli Dist. Pune. d) Mr. Manoj P. Raka	a) Rs. 1,28,00,000.00 b) Rs. 12,80,000.00	Rs. 11,82,62,225.15 (Rs. Eleven Crore Eighty Two Lakh Sixty Two Thousand Two Hundred Twenty Five and Paise Fifteen Only) as on 30.06.2023 plus further interest there on w.e.f 01.07.2023 at applicable rate of interest, cost and charges till date. Kishor chandra kumar 9466747894 Mayank Pandey - 9092351870	PMC Due 23,69,988 /- Physical Possession

*E Auction Date : 26.09.2024 between 12:00 Noon to 5:00 p.m.
Last date for submission of EMD : Before start of E-Auction. EMD Shall be deposited through E-BIKRAY only.
For detailed terms & conditions of the sale, please refer to the link provided in Union Bank of India secured creditors website i. e. www.unionbankofindia.co.in. E-Auction process will be held through E-BIKRAY only.

Date : 11.09.2024 Sd/-
Place : Mumbai Authorised Officer, Union Bank of India

Mahindra FINANCE

Registered Office at : Gateway Building, Appollo Bunder, Mumbai-400 001.
Corporate office at : B Wing, 3rd Floor, Agastya Corporate Park, Piramal Amli Building, Sunder Baug Lane, Kamani Junction, Kurla West Mumbai-400 070.

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES (UNDER RULE 8(6))

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSET CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("SARFAESI ACT") READ WITH RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("RULES")

Notice is hereby given to the public in general and in particular to the Borrower, Guarantor (s) and Mortgage (s) that the below described immovable properties mortgaged/charged (collectively referred as "Property") to Mahindra and Mahindra Financial Services Ltd. ("Secured Creditor/NBFC"), the possession of which has been taken by the Authorised Officer of the Bank under section 13(4) of the SARFAESI Act read with the Rules, as detailed hereunder, will be sold on "As is where is", "As is what is", "Whatever there is" and "Without Recourse Basis" on Date, for recovery of the Bank's outstanding dues plus interest as detailed hereunder under Rules 8 and 9 of the Rules by inviting bids as per below e-auction schedule:

BRIEF DESCRIPTION OF PARTIES, OUTSTANDING DUES AND PROPERTY

Name of the Borrower & Mortgage (s)	Demand Amount, Demand Notice Date & Possession Notice Date	Property Inspection Date & Time	Last Date for Receipt of Bids along with document(s)	RP, EMD & BIA	Date & Time of E-Auction	Name of Authorised Officer, Contact No. & Email Id
1. Shilp Enterprises (Borrower).	Demand Amount : Rs. 2,08,90,027.02/- (Rupees Two Crores Eight Lakhs Ninety Thousand Twenty Seven and Two Paise only) as on 04.01.2019.	18.09.2024 to 23.09.2024 Between 11:00 AM to 5:00 PM	26.09.2024	Reserve Price : 48,40,000/- (Rupees Forty Eight Lakh Forty Thousand Only) Earnest Money Deposit : 4,84,000/- (Rupees Four Lakh Eighty Four Thousand Only) Bid Incremental Amount : Rs. 1,00,000/- (Rupees One Lakh Only)	E-Auction Date : 27.09.2024 E-Auction Time : 10.00 AM to 05.00 PM	Ms. TRUPTI PARVADI "B" Wing, 3 rd Floor, Agastya Corporate Park, Piramal Amli Building, Sunder Baug Lane, Kamani Junction, Kurla West, Mumbai - 400 070 +91 99158356607 PARVADI.TRUPTI@mahindra.com Mr. DEEPAK WAHHALE "B" Wing, 3 rd Floor, Agastya Corporate Park, Piramal Amli Building, Sunder Baug Lane, Kamani Junction, Kurla West, Mumbai - 400 070 +91 9975421187 wvhaale.deepak@mahfin.com

Property Details : ITEM NO.-I First & exclusive charge on Land & building at Flat No. E-1202, 12th Floor, "Shonest Tower", Building-E, S.No. 175, Hissa No.3 & S.No. 172, Hissa No.2, Near Costa Rica Building, Wakad, Pune - 411057, Maharashtra. The detail description is as follows : All that piece and parcel of the land, ground, property i.e. Flat bearing No. 1202, on 12th floor, wing 'E', admeasuring about 54.25 Square Meters i.e. 584 Square Feet Carpet Area alongwith Terrace admeasuring about 5.3 Square Meters i.e. 57 Square Feet Carpet area and single covered car parking, in the Project known as "Shonest Tower", constructed on land bearing Survey No. 175, Hissa no. 3 and Survey No. 172, Hissa No. 2 at Village Wakad, Taluka Haveli, District Pune and within the local limits of Pune Municipal Corporation and within the Jurisdiction of Sub Registrar Haveli No.1 to 27 alongwith construction or any future constructions, comprised of sheds, structure building and single car parking.

For detailed terms & conditions of the sale, Please refer to the provided link at <https://www.mahindrafinance.com/sme-loans/auction-notices> or contact with Authorised Officers / Contact Person Mr. Balaji Mannur, Mob No: 7977701080, e-mail-Id: Mannur.govindarajan@ciindia.com.

Date : 10.09.2024 Sd/-
Place : Mumbai Authorised Officer, Mahindra and Mahindra Financial Services Ltd.



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