

ART HOUSING FINANCE (INDIA) LIMITED
Formerly Known as ART Affordable Housing Finance (India) Limited
Regd. Office: 107, Best Sky Tower, Netaji Subhash Place, Pitampura, Delhi - 110034
Branch Office: 49, Udyog Vihar, Phase-IV, Gurugram Haryana - 120115

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

Whereas, the undersigned being the Authorized Officer of ART HOUSING FINANCE (INDIA) LIMITED (CIN No. U65999DL2013PLC225432) 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 a Demand Notice dated 07.11.2023 for Loan Accounts No. LXPPN05517-170001181 calling upon the borrower(s) **MR. HANMANT GANPATI SUTAR & MRS. DEEPAAL HANMANT SUTAR** to repay the amount mentioned in the notice being Rs.8,72,375/- (Rupees Eight Lakh Seventy Two Thousand Three Hundred Seventy-Five Only) as on 06.11.2023 and interest thereon 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(s) and the public in general that the undersigned has taken symbolic possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on 09.01.2024.

The borrower 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 ART Housing Finance (India) Limited for an amount of Rs.8,72,375/- (Rupees Eight Lakh Seventy Two Thousand Three Hundred Seventy-Five Only) as on 06.11.2023 and interest thereon.

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 Asset.

DESCRIPTION OF THE IMMOVABLE PROPERTY
FLAT No.416, 4TH FLOOR, BLOCK-C-4, BUILDING KNOWN AS 'XRIBIA EIFFEL CITY' SITUATED AT- GAT No. 15722, 1447, 1448, 1450/1, 1526, 1450/2, 1451, 1438, 1467, 1470, 1474, 1440, 1468, 1465, 1446, 1545, 1446, 1550, 1527, 1473, 1475, 1445, 1444, 1549, 1540, 1469, 1463, 1462, 1537, 1454, 1553, 1446, 1447, 1443, 1458, 1455, 1458, 1461, 1478 AND 1525 AND OTHERS VILLAGE CHAKAN TALUKA-KHED, DISTRICT-PUNE, MAHARASHTRA WHICH IS BOUNDAS AS UNDER

EAST : AS PER TITLE DEEDS WEST : AS PER TITLE DEEDS
NORTH : AS PER TITLE DEEDS SOUTH : AS PER TITLE DEEDS

DATE: 09.01.2024 AUTHORIZED OFFICER
PLACE: PUNE (MAHARASHTRA) ART HOUSING FINANCE (INDIA) LIMITED

PUBLIC NOTICE
NOTICE is hereby given to public at large that the undersigned Advocate is investigating the title of the property owned by Jyothy Lab Ltd. in respect of the property more particularly described in the schedule hereunder written.

All persons having or claiming any right, title, claim, demand or estate interest in respect of the said property or to any part thereof by way of sale, exchange, mortgage, let, lease, lien, charge, maintenance, license, gift, inheritance, share, possession, easement, trust, bequest possession, assignment or encumbrance of 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 and supporting documents within 10 days from the date of publication hereof, failing which it shall be presumed that there are no claims and that claims, if any, have been waived off and the undersigned shall proceed to issue a Title Certificate in respect of the same.

SCHEDULE OF PROPERTY
All that peace and parcel of the property of the company admeasuring 1138 Sq.mtrs of land area and construction thereupon admeasuring about 357.58 sq.mtrs situated at plot no. 61, survey no. 91, hissa no. 10 B, Industrial Town Planning Scheme No. 2 of village Hapsar Taluka - Haveli, District - Pune, within the local limits of Pune Municipal Corporation and within the jurisdiction of Sub Registrar, Haveli, District Pune.

Date: 10-01-2024
ADV. Kedar Pratap Shinde
Address - Off- 280/A, Panchntra, Shivaji Nagar Gaolhan, Pune 411004 Mob: 986060036

ALTUM CREDO HOME FINANCE PVT. LTD.
Regd. Office: CTS No. 1074/1, Plot No. 426/1 Gokhale Road, Model Colony, Shivajinagar, Pune - 411016, MAHARASHTRA.

APPENDIX-IV - POSSESSION NOTICE (For Immovable Property)
The undersigned being the Authorized Officer of Altum Credo Home Finance Pvt. Ltd. (ACHFL), Under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act, 2002) and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 (Enforcement Rules). Demand Notice(s) issued by the Authorized Officer of the company to the Borrower(s) / Co-Borrower(s) and Guarantor(s) (collectively referred to as the 'Borrowers') mention herein below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, notice is hereby given to Borrowers and the public in general that the under signed has taken Symbolic / Physical Possession of the property described herein below in supertize of powers conferred upon him under Sub-section (4) of section 13 of the said act read with Rule 8 of the Security Interest Enforcement Rules, 2002. The borrower's attention is invited to provision of sub-section (8) of section 13 of the Act, in receipt of time available, to redeem the secured assets. The borrowers in particular and the public in general are hereby caution not to deal with the property and any dealings with the property will be subject to the charge of ACHFL for an amount mentioned herein under with the interest thereon.

Loan Account Number	Borrower Name / Co-Borrower Name	Date of Demand Notice & Amount (In Rs.)	Date of Possession
1382020600001	1) MRS. Archana Dhananjay Lonkar (Applicant) 2) Mr. Dhananjay Nirvuti Lonkar (Co-Aplicant)	03/11/2023 Rs. 3,32,261/- (Rupees Three Lakhs Thirty Two Thousand Two Hundred and Sixty One Only) NPA: 31-Oct-2023	11/01/2024

Description of Secured Asset: All that piece & parcel of mortgage property Kedgaon Grampanchayat Mikat No. 751 and admeasuring 00 H 05 Acres thereon out of Gat No. 85/1 having total area admeasuring 03 H 32 Acres + Pothkaraba 00 H 39 Acres Total Area 03 H 71 Acres situated at Marjeh Dhumlikh Mala, Taluka Daund, Dist. Pune - 412203 comes with local limits of Zilra Parishad Pune, Taluka Panchayat Samit Daund, Grampanchayat Kedgaon and comes within the Jurisdiction of the office of the Sub-Registrar Kedgaon / Daund which is bounded as: On and Towards East- By Gat No. 85/1 Remaining Space; On and Towards West- By Grampanchayat Road; On and Towards South- By Gat No. 85; On and Towards North- By 10 ft. width Road.

STATUTORY NOTICE TO BORROWERS/ CO-BORROWERS AND GUARANTORS
Borrower(s) / Co-Borrower(s) and Guarantor(s) are hereby put to caution that the property may be sold at any time hereinafter by way of public auction / tenders and as such this may also be treated as a notice under Rule 6 & 9 of Security Interest (Enforcement) Rules, 2002.

SD/-
Authorized Officer
Place: Pune ALTUM CREDO HOME FINANCE PVT. LTD. (ACHFL)

PUNE BRANCH
East St, Opposite Kumar Pavillion, Hulshur, Camp, Pune, Maharashtra 411001

APPENDIX-IV
(See Rule 8 (1))
POSSESSION NOTICE
(for Immovable Property)

Whereas,
The undersigned being the authorized officer of the Bank of India 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 a demand notice dated 17.08.2023 calling upon the borrower **M/s Om Sai Poultry Farm** through its Proprietor **Mr. Bhanudas Sundarapu Deshmukh** and the Guarantor **Mrs Anita Bhanudas Deshmukh** both of them Resident of Deshmukh Mala, Taluka Daund, District Pune PIN 412 203 to repay the amount mentioned in the notice being **Rs.21,896,568.82 Pcs (Rupees Two Crore Eighteen Lakhs Ninety Six Thousand Five Hundred Sixty Eight and Paise Eighty Two Pcs)** plus further interest 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/guarantor 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 this the **10th day of January of the year 2024.**

The borrower/guarantor 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 Bank of India for an amount **Rs 2,35,28,903.59** and interest thereon.

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.

DESCRIPTION OF THE IMMOVABLE PROPERTY
All that piece and parcel of land, admeasuring about 0 H 40 R land (4000 sq. mtrs. Non-Agricultural land comprised in Gat No. 108 (Old Gat No. 284), belonging to Mrs. Anita Bhanudas Deshmukh within the local limits of Kedgaon Grampanchayat & within the jurisdiction of Sub-Registrar Daund & Kedgaon and Bounded:
On or towards East: Gat No. 108 Part belonging to Bhanudas Deshmukh
On or towards West: Land of Shri. Namdeo Deshmukh
On or towards South: Deshmukh Mala to Kedgaon Road
On or towards North: Land belonging to Irrigation Department

SD/-
(Milind Hari Purohit)
Date : 10.01.2024 Assistant General Manager & Authorized Officer
Place : Pune (Bank of India Pune Branch)

PUBLIC NOTICE
It is hereby inform to all that, the piece and parcel of property described in schedule hereunder is completely owned by my client **Mr. Dattatray Yamanappa Akkale** and **Mrs. Manasi D. Akkale**.

The previous sale deed of said flat was executed in the office of Sub-Registrar Haveli No. 6 at document Sr. No. 3731/2012 on dt. 11/04/2012 which was mis-placed from Mr. Vinod Kumar Ratarakar from Hadapsar on dt. 31/10/2023. Lost report No. 4906/2024 is filed at Hadapsar Police Station on dt. 09/01/2024.

The same document has not deposited to any financial party / institution with intention to create mortgage charge in respect of said flat.

It is hereby inform to all on the basis of original document no one can claim owner of said flat shall not enter into any kind of transaction, if any transaction are made they shall not binding on the client. It is requested that within 7 days of publication of this notice if original document found please contact and inform my client or me.

SCHEDULE OF PROPERTY
Flat No. A-2, Ground Floor, A Building, Binawar Township Co-op. Housing Society in lying on land property bearing S. No. 28/5 to 7, CTS No. 3009, situated at Hadapsar, Pune.
Place- Pune SD/-
Date- 11/01/2024 **Adv. Atul A. Jaybhay**
Office Address- 37, Table Space Hall, Lawyers Chambers B Building, Shivaji Nagar Court, Pune-411005 Mob. No. 9405644608

Encore Asset Reconstruction Company Private Limited (Encore ARC)
Encore ARC Corporate Office Address: 5th Floor, Plot No. 137, Sector 44, Gunugam - 122002, Haryana

Rule 8(1) POSSESSION NOTICE
Whereas, The Authorized Officer of Encore Asset Reconstruction Company Pvt Ltd. (Encore ARC) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act, 2002) and in exercise of powers conferred upon him under Section 13(12) of SARFAESI Act, 2002 read with Rule 3 of the Security Interest (Enforcement) Rules 2002, had issued a Demand Notice dated 05.09.2022 calling upon Mrs. Ashwin Constructions through its partners Mr. Shrikant Sharanabaseshwar Tripathi & Smt. Swati Shrikant Tripathi (Borrower and 1) Mr. Vikas Akur Ashkar, 2) Jayraj Shamrao Thorat, 3) Shrikant Sharanabaseshwar Tripathi, 4) Sou. Swati Shrikant Tripathi & 5) Santosh Avdesh Pandey (hereinafter collectively mentioned as "Guarantors") to repay the amount mentioned in the notice for the amount of Rs. 2,05,18,268/- (Rupees Two Crore Five Lakhs Eighteen Thousand Two Hundred Sixty Eight Only) as on 31.08.2022 along with interest at contractual rates till actual repayment/realization, within 60 days from the date of receipt of the said notice. The Borrower, Guarantors & Mortgages having failed to repay the amount, notice is hereby given to the Borrower(s) and the public in general that the Authorized Officer has taken physical possession of the property described herein below in exercise of powers conferred on me under sub-section (4) of section 13 of SARFAESI Act, 2002 read with Rule 8 of Security Interest (Enforcement) Rules, 2002 on this 09th day of January 2024.

The Borrower, Guarantors & Mortgages 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 Encore ARC for an amount of Rs. 1,84,21,487/- (Rupees One Crore Eighty Four Lakhs Twenty One Thousand Four Hundred Eighty Seven Only) as on 24.04.2022 along with interest at contractual rates from 25.04.2022 till actual repayment/realization after adjustment of repayment/realization, if any. 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.

DESCRIPTION OF THE IMMOVABLE PROPERTY
All that piece and parcel of land admeasuring about 58.4 Are at Gat No. 583 at Chirmodi Taluka Wetha, District Pune and bounded as follows:- On East - Property at Gat No. 584, On the South - Property at Gat No. 574, On the West - Property at Gat No. 574, On the North - Property at Gat No. 580
Date: 09.01.2024; SD/- Authorized Officer
Place: Pune Encore Asset Reconstruction Company Private Limited

Encore Asset Reconstruction Company Private Limited (Encore ARC)
Encore ARC Corporate Office Address: 5th Floor, Plot No. 137, Sector 44, Gunugam - 122002, Haryana

Rule 8(1) POSSESSION NOTICE
Whereas, The Authorized Officer of The Jagann Peoples Co-Operative Bank Ltd. (JPBCB) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act, 2002) and in exercise of powers conferred upon him under Section 13(12) of SARFAESI Act, 2002 read with Rule 3 of the Security Interest (Enforcement) Rules 2002, had issued a demand notice dated 03.08.2019 calling upon borrower Mrs. Forest Entertainment Pvt. Ltd. (Borrower) and (1) Mrs. Aruna Ashok Bhat, (2) Mrs. Supriya Kedar Bhat, (3) Mrs. Neha Sunag Bhandarkar (4) Dr. Savay Sabhash Dandekar (5) Kedar Ashok Bhat (6) Mrs. Gayatri Sankar Patil through her Power of Attorney Smt. Aruna Ashok Bhat, (7) Mrs. Priya Tushar Nagarkar through her Power of Attorney Smt. Aruna Ashok Bhat (hereinafter collectively mentioned as "Guarantor") to repay the amount mentioned in the notice for the amount of Rs. 10,36,22,123/- (Rupees Ten Crore Thirty Six Lakhs Twenty Two Thousand One Hundred Twenty Three Only) as on 31.07.2019 along with interest at contractual rates till actual repayment/realization, within 60 days from the date of receipt of the said notice. And whereas, The Encore Asset Reconstruction Company Private Limited acting in its capacity as the trustee of EARC-BANK-020-Trust (Encore ARC) has acquired all rights, titles, interests & guarantees of JPBCB in the Financial Asset of Borrower originated by JPBCB under section 5 of SARFAESI Act, 2002 wide Assignment Agreement dated 25.06.2020.

The Borrower, Guarantors & Mortgages having failed to repay the amount, notice is hereby given to the undersigned being the Authorized Officer of Encore ARC, to the borrowers and the public in general that the Authorized Officer has taken physical possession of the property described herein below in exercise of powers conferred on me under sub-section (4) of section 13 of SARFAESI Act, 2002 read with Rule 8 of Security Interest (Enforcement) Rules, 2002 on this 8th day of January 2024.

The Borrower, Guarantors & Mortgages 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 Encore ARC for an amount of Rs. 14,93,42,222/- (Rupees Fourteen Crore Ninety Three Lakhs Forty Two Thousand Two Hundred Twenty Two Only) as on 30.03.2022 along with interest at contractual rates from 31.03.2022 till actual repayment/realization after adjustment of repayment/realization, if any. 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.

DESCRIPTION OF THE IMMOVABLE PROPERTY
Flat No. 301 admeasuring about 1560 Sq.ft located on 3rd floor in building known as "Vinayak Apartment" which is constructed on land bearing CTS No. 1348 admeasuring 6245 sq ft. (i.e. 500.46 Sq. mt.) located in Sadashiv Path Pune, City Taluka-Haveli, Dist. Pune, which is within the registration Sub-District, Tal. Haveli Dist-Pune and within the limits of Town planning Authority Pune and bounded as under:- On or towards East- By CTS No. 1349, On or towards West-By CTS No. 1347, On or towards South-By CTS No. 1391, On or towards North-By PMC Road.
Date: 08.01.2024; SD/- Authorized Officer
Place: Pune Encore Asset Reconstruction Company Private Limited

AMBIFINVEST AMBIT FINVEST PRIVATE LIMITED
Pragati ke partner Corporate Off: Kanakia Wali Street, 5th Floor, A 506-510, Anahni-Karia Road, Anandhi East, Mumbai-400093

PUBLIC NOTICE E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES
E-Auction Sale Notice of 15 days for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8 and 9 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 possession of which has been taken by the Authorized Officer of Ambit Finvest Private Ltd./Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on the date and time mentioned herein below, for recovery of the dues mentioned herein below and further interest and other expenses thereon till the date of realization, due to **Ambit Finvest Private Ltd./Secured Creditor** from the Borrowers and Guarantor(s) mentioned herein below. The reserve price, Earnest Money Deposit (EMD) and last date of EMD deposit is also mentioned herein below:

Borrower(s) / Guarantor(s) / Loan Account	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price, EMD & Last Date of Submission of EMD	Date and time of E-Auction
1) LAXMI	22.04.2023	All that part and parcel of property consisting RESIDENTIAL BUNGALOW SITUATED ON PLOT NO. 8, RAMGODE SAKHINIVAS CO-OPERATIVE HOUSING SOCIETY, GAT No. 328, AT PATAN TALUKA MALA, DISTRICT - PUNE - 410 405. BOUNDARY OF THE SAID PROPERTY : - EAST : GAT No. 329 SOUTH : INTERNAL ROAD WEST : INTERNAL ROAD NORTH : PLOT NO. 06	Reserve Price: Rs. 77,60,000/- (Rupees Seventy Seven Lakhs Sixty Thousand Only) EMD: Rs. 7,76,000/- (Rupees Seven Lakhs Sixty Thousand Only)	Date: 12.02.2024 Time: 11:00 am to 01:00 pm with unlimited extensions of 5 minute each
2) SUHAS MARUTI BALWADKAR	Rs. 67,16,674.86/- (Rupees Sixty Seven Lakhs Sixteen Thousand Six Hundred Seventy Six and Eighty Six Paise Only) as on 22.04.2022 with future interest thereon till the date of entire payment		Last date of EMD Deposit: 09.02.2024	

E-Auction will be conducted "online" through M/s. E-Procurement Technologies Limited on https://ambitfinvest.auctiontiger.net. For detailed terms and conditions of the sale, please Contact M/s. e-Procurement Technologies Limited (Auction Tiger) (Help line No. 020-61836980/ 881 8377 842) Phone No: 9265562818/9265562819; Contact Persons: Mr. Ram Sharma Email id: ramprasad@auctiontiger.net, or refer to the link https://ambitfinvest.auctiontiger.net. For further details, contact Mr. Prashant Ohal, Senior Manager, Mobile No. 9987580515 Email id: prashant.ohal@ambit.co & Mr. Raj Sohanda, Zonal Collection Manager, Mobile No. 9920170344 Email id: raj_sohanda@ambit.co of Ambit Finvest Private Limited.
Date: 12.01.2024, Place: Pune SD/- Authorized Officer, Ambit Finvest Private Limited

BHARAT CO-OPERATIVE BANK (MUMBAI) LTD.
(MULTI-STATE SCHEDULED BANK)
Central Office : "Marutagir", Plot No. 13/9A, Sonawala Road, Goregaon (East), Mumbai-400063.
Tel. : 61890134/61890083.

DEMAND NOTICE
NOTICE UNDER SECTION 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (SARFAESI ACT, 2002)
1. Notice is hereby given to you under Section 13(2) of The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. This notice is published in addition to the notice sent to your last known address by Registered A.D. Post/ Speed Post.
2. At your request, Bharat Co-operative Bank (Mumbai) Ltd., through the below mentioned Branches has sanctioned to you by way of financial assistance against the mortgage/hypothecation of the property/ies described herein below creating security interest thereon, as per terms & condition mentioned in respective Sanction Letters.
3. You have failed and neglected to pay the loan amount installments as per agreed terms and therefore the above said financial assistance/credit facility has been classified as NPA as detailed below. Demand Notice under section 13(2) of The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred as "SARFAESI Act" or "Said Act") was sent to your last known addresses by Registered Post A.D. / Speed Post.
4. Through this publication the undersigned being the Authorized Officer under the said Act, hereby call upon you to discharge your respective entire liabilities as mentioned below in respect of below mentioned loan accounts within 60 days from the date of publication of this notice and failing which Bank shall exercise all or any of the rights detailed under sub section 4 of section 13 of the aforesaid act and under other applicable provisions of the said Act.
5. You are also put on notice that in terms of Sub-Section (13) of Section 13, you shall not transfer by sale, lease or otherwise create any third party interest on the said respective secured assets detailed in Schedule C of the notice without obtaining written consent of the said Bank.
6. The said Bank reserves its right to call upon you to repay the entire liabilities under the said respective Loan Accounts that may arise hereafter as well as other contingent liabilities.
7. This notice is without prejudice to the said Bank's right to initiate such other actions and/or legal proceedings as it deems necessary under any other applicable provisions of Law. You are liable to pay service charges/costs/expenses, if any for recovery actions under the said Act as applicable.
8. You are free to take inspection of the statement of account maintained by the said Bank and the loan documents executed by you relating to your Loan Account, with prior appointment.
9. The said borrowers/ mortgages in particular and the public in general are hereby cautioned not to deal with the said properties and any dealings with the said properties/shall be subject to the charge of Bharat Co-operative Bank (Mumbai) Ltd.
10. For more details the unserved notice may be collected from the undersigned.

Sr. No.	Name of Borrower / Joint- Borrower / Surety/ Legal Heir(s)	NPA Date/ Demand Notice Date	Branch/ Loan Account No./ Total Outstanding Amount	Description of Secured Asset(s)/Property/Heir(s)
1.	1. Mr. Bhoosingsh Divansingh Kaswan Surety: 2. Mr. Somvir Bhoosingsh Kaswan	NPA Date: 18.11.2023 Notice Date: 06.01.2024	Shivaji Nagar- Pune Branch 00833330001079 Rs.13,07,431/- outstanding as on 25.02.2023 with further interest & charges w.e.f. 20.12.2023	Flat No. E-1202, admeasuring 610.85 sq. ft. i.e. 56.77 sq. mtrs. Carpet + adjoining Terrace admeasuring 147.51 sq. ft. i.e. 13.70 sq. mtrs. situated on the 12th Floor of 'E' Wing in the scheme known as "Green Square", situated at Gat No. 157 (Old Gat No. 1277) of Village Borhadewadi (Moshi), Taluka Haveli, District Pune 412015 in the jurisdiction of Sub-Registrar Municipal & within the local limits of Pimpri Chinchwad Municipal Corporation, owned by Mr. Bhoosingsh Divansingh Kaswan

Date : 12.01.2024 Place : Pune SD/- Authorized Officer Bharat Co-operative Bank (Mumbai) Ltd.

ADITYA BIRLA HOUSING FINANCE LIMITED
Registered Office: Indian Rayon Compound, Yerava, Gujarat - 362286 Branch Office: Aditya Birla Housing Finance Ltd. 1st Floor Lohia Jain Arcade, S. No. 106, Near Chartharshung Temple Senapati Bapat Road, Pune-411016

APPENDIX IV (See Rule 8 (1)) of the Security Interest (Enforcement) Rules, 2002]
Possession Notice (for Immovable Property)
Whereas the undersigned being the authorized officer of Aditya Birla Housing Finance Limited 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 had issued a Demand notice dated 03-11-2023 calling upon the borrowers **Sukhdev Sambaji Bansode (In the Capacity of Available legal Heir of Late Sushant Sukhdev Bansode)**, **Sukhdev Sambaji Bansode**, mentioned in the notice being **Rs. 5,21,471/- (Rupees Five Lac Twenty One Thousand Four Hundred Seventy One Only)** within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, notice is hereby given to the borrower and to the public in general that the undersigned has taken Possession of the property described herein below in exercise of the powers conferred on him/her under Section 13(4) of the said Act. read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 10th day of January of the year, 2024. The borrowers 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 Aditya Birla Housing Finance Limited for an amount of Rs. 5,21,471/- (Rupees Five Lac Twenty One Thousand Four Hundred Seventy One Only) and interest thereon. Borrowers attention is invited to the provisions of sub-section 8 of Section 13 of the Act., in respect of time available, to redeem the secured assets.

DESCRIPTION OF THE IMMOVABLE PROPERTY
All That Piece And Parcel Of Land Admeasuring Area 500 Sq. Ft., Along With Construction Standing Thereon Out Of Survey No. 684 Hissa No. 1, Situated At Near Badminton Hall & Sukhawani Building Society, Near Shivshakti Mtr Mandali, Bhosani, Pune, Which Is Within The Limit Of Pimpri Chinchwad Municipal Corporation, Taluka: Haveli, District: Pune, Maharashtra-411026, Which is Bounded As Follows:- East : By Remaining Land Of Same Survey No., West: Colony Road Of Same Survey No. North: By Property Of Mr. Bolhekar, South: By Property Of Mr. Kadgale Of Same Survey No.
Date: 10.01.2024 Authorized Officer
Place: Pune Aditya Birla Housing Finance Limited

THE COSMOS CO-OP BANK LTD.
Registered Office: "Cosmos Tower", Plot No. 6, ICS Colony, University Road, Ganeshkhind, Shivajinagar, Pune - 07. Phone : 020-67085305

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 16.07.2022 calling upon the Borrower - **M/s. Advait Milk & Milk Transport Through its Proprietor, Mrs. Pooja Adwait Dehadray Address At: S.No.4/3, Near Vedant Mangalam Hall, Karvenagar, Behind Vitthal Mandir, Tal. Haveli, Pune- 411 052 and Co-Borrower- Mrs. Varsha Arvind Dhadphale R/at: Flat No. G-1, Satyam Shivam, United Western Society, S. No. 43/42, Plot No. 38, Karve Nagar, Navshahayadi, Pune- 411 052** to repay the amount mentioned in the notice being **Rs. 51,88,821.58 (Rupees Fifty One Lakhs Eighty Eight Thousand Eight Hundred Twenty One and Paise Fifty Eight Only) + interest + charges** within 60 days from the date of receipt of the said notice.

Borrower and Co-Borrower has failed to repay the entire amount, notice is hereby given to the Borrower, Co-Borrower and its Guarantors and the public in general that the undersigned has taken Constructive 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 this 10th day of January of the year 2024.

Borrower, Co-Borrower and its Guarantors 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. 51, 88,821.58 (Rupees Fifty One Lakhs Eighty Eight Thousand Eight Hundred Twenty One and Paise Fifty Eight Only) + interest + charges** thereon.

Description of the Immovable Property
(Owned by Mrs. Varsha Arvind Dhadphale)
All that piece and parcel of the Shop No.1, admeasuring 19.98 sq. mtrs. i.e. 215 sq.ft. (built-up), on ground floor, building 'C-1' Wing, of Ayakar Co-op. Housing Society Ltd., constructed in the land bearing CTS No.749, S. No.137/2/1, Paud Road, Village Kohrud, Taluka Haveli, District Pune and within the local limits of Pune Municipal Corporation and within the jurisdiction of Sub- Registrar Haveli, Pune and the Shop is bounded as follows: On or towards East: Flat No.1, On or towards South: Office/ Shop No.2, On or towards West: Side Margin and Colony Road, On or towards North: Side Margin. Alongwith the rights to use the common facilities and membership rights attached with the shop.
Rajesh Ramdas Shah
Asst. General Manager & Authorized Officer
The Cosmos Co-Operative Bank Ltd.
Date : 10.01.2024
Place : Pune

Pune West Zonal Office: Janamangal, 1st Floor, Old Mumbai-Pune Highway, Above Bank of Maharashtra Pimpri Branch, Pimpri, Pune-411 018. Tel.: 020-2733 5351

Bank of Maharashtra
POSSESSION NOTICE [Appendix IV under the Act-Rule-8(1)] (For Immovable property)
WHEREAS, the undersigned being the Authorized 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 powers conferred under Section 13(12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice dated 25/09/2023 calling upon the Borrowers **Mr. Vishal Ashok Thule and Mr. Mohan Vitthal Shelke** to repay the amount mentioned in the Notice being **Rs.36,07,665/- plus unapplied interest thereon @ 8.50 % p.a. for A/C No.60184761751 and @ 10.70 % p.a. for A/C No.60369747900 w.e.f. 25.09.2023** within 60 days from the date of receipt of the said Notice. The Notice was sent through post. The Borrower as well as Guarantors having failed to repay the amount, notice is hereby given to the Borrower as well as Guarantors and the Public in general that the undersigned has taken symbolic possession of the property described herein below in exercise of powers conferred on him/her under sub-section 4 of section 13 of the said Act read with Rule 8 of the Security Interest Enforcement Rule, 2002 on dated 10th day of January 2024. The Borrowers 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 **Bank of Maharashtra, Lonavala Branch** for an amount mentioned above. 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 details of the property mortgaged to the Bank and taken Symbolic possession by the Bank are as follows:
Duplex Apartment No. 1, Ground and First Floor, Shree Sai Shanti Niwas, Damodar Colony, Bhanagarwad, Tal. Malav, Dist Pune
On or towards North : BY CTS 261 Part and Road, On or towards South: By property of Kalekar, On or towards East : By CTS No. 261 Part, On or towards West : CTS No 261 Part
Date : 10/01/2024 Chief Manager & Authorized Officer,
Place : Pune Bank of Maharashtra

OFFICE OF THE RECOVERY OFFICER - I/II DEBTS RECOVERY TRIBUNAL PUNE
Unit no 307 to 310 3rd floor, Kakade Biz Icon Building, Shivaji Nagar, Pune - 411016

WARRANT OF ATTACHMENT OF IMMOVABLE PROPERTY UNDER RULE 48 OF THE SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS & BANKRUPTCY ACT, 1993.
RC/119/2014 22-12-2023

BANK OF BARODA
Versus
ANAND DHANRAJ AGARWAL & ANTHR.

To
(CD 1) Shri Anand Dhanraj Agrawal, Address - 3 B, Monica Apartments, Near Railway Crossing, Bodoli, Pune 411003.
(CD 2) Shri Atul Anand Agrawal, Address - 3 B, Monica Apartments, Near Railway Crossing, Bodoli, Pune 411003.
Whereas (C.D.) Anand Dhanraj Agrawal & Anthr. have failed to pay the sum of Rs. 15,38,003.60 (Rupees Fifteen lakh thirty eight thousand three and paise sixty Only) along with cost, expenses and future interest @ 12 % p.a. from the date of filing application i.e. 11.6.2013 till realization of the said amount and also costs of Rs. 38,500.00 (Rupees Thirty eight thousand five hundred Only) payable by you (Jointly & Severally) in respect of Certificate No. OA/256/2016 drawn up by the Presiding Officer, DEBTS RECOVERY TRIBUNAL PUNE
Whereas (CD) Anand Dhanraj Agrawal was ordered by the Presiding Officer, DEBTS RECOVERY TRIBUNAL PUNE who had issued the Recovery Certificate dated 02-05-2014 in OA/256/2016 to pay to the Certificate holder Bank Rs. 15,38,003.60 (Rupees Fifteen lakh thirty eight thousand three and paise sixty Only) along with cost, expenses and future interest @ 12 % p.a. from the date of filing application i.e. 11.6.2013 till realization of the said amount and also costs of Rs. 38,500.00 (Rupees Thirty eight thousand five hundred Only) payable by you (Jointly & Severally) and whereas the said amount has not been paid
2. It is ordered that you the Certificate Debtor as set forth are hereby prohibited and restrained until further order of the undersigned from transferring or charging the under mentioned property, in any way, and that all persons be, and they are hereby prohibited from taking any benefit under such transfer or charge.
3. You are required to appear before the Recovery Officer, DEBTS RECOVERY TRIBUNAL PUNE on 27.02.2024 at 10:30 A.M. to take notice of the date to be fixed for settling terms of proclamation of sale.
DESCRIPTION OF PROPERTY: IMMOVABLE PROPERTY: All That Piece And Parcel Of Residential Flat No. 10 Having Admeasuring Area Of 725 Sq. Ft. i.e. 67.37 sq. mtrs. Located On The Second Floor In The Building Known As " Dirraj Heights" Situated At S. No. 68/1A/5, CTS No. 247 At Pimpale Nilakh Tal. Haveli Dist Pune. Given under my hand and the seal of the Tribunal, on this date: 22.12.2023.
(Seal) [S. J. SATBHAI], RECOVERY OFFICER- I] DEBTS RECOVERY TRIBUNAL, PUNE.