NIDO HOME FINANCE LIMITED

(FORMERLY EDELWEISS HOUSING FINANCE LIMITED).
Registered Office Situated At 5th Floor, Tower 3, Wing 'B', Kohinoor City Mall , Kohinoor City, Kirol Road, Kurla (West), Mumbai – 400 070
Regional Office :- Office No.407-410, 4 th Floor, Kakde Bizz Icon, CTS 2687B, Ganeshkhind road, Bhamburde, Shivaji Nagar Pune-411016

POSSESSION NOTICE (For immovable property) [Rule 8(1)]

Whereas the undersigned being the authorized officer of the **Nido Home Finance Limited** (formerly known as Edelweiss 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 issued a **Demand notice dated 17-11-2023 calling upon the Borrower SHOEB GAFUR SHAIKH and Co-Borrowers FEROZA GAFUR SHAIKH to repay the amount mentioned in the notice being Rs.12,48,672.69/- (Rupees Twelve lakh Forty Eight Thousands Six Hundred Seventy Two and Sixty Nine Paisa Only)** 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 Physical Possession of the property as per **Hon'ble Chief Judicial Magistrate, Pune Order Bearing Cri M.A. No.790/2024 dated 09-07-2024** 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 28th Day of August of the year 2024.**

The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the **Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited) for an amount Rs.12,48,672.69/- (Rupees Twelve lakh Forty Eight Thousands Six Hundred Seventy Two and Sixty Nine Paisa Only)** 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.

THE SCHEDULE OF THE PROPERTY

All The Part And Parcel Of Flat No. 101, First Floor Area Adm. 41.82 Sq. Mtr. I .E. 481 Sq. Ft. Sky Heights, Shivneri Nagar Near Bhavani Mata Temple, S. No. 54/3/3 At Kondhawa Khurd Pune 411046 Within The Limits Of Pune Muncipal Corporation And Sub Registrars Of Haveli Dist. Pune.

Place: Pune **Sd/- Authorized Officer**
Date: 28.08.2024 **For Nido Home Finance Limited**
(Formerly Edelweiss Housing Finance Limited)

NOTICE

Notice is hereby given that the share certificate(s) for **100** equity shares of Rs.10/- each bearing certificate Nos. **64978 & 64979** and Distinctive Nos. **5786141 to 5786190 & 5786191 to 5786240** under Folio No. **015387** standing in the name of **Geetanjali Ajit Patwardhan** of **ELANTAS Beck India Limited** have been lost or misplaced and undersigned have applied to the Company to issue duplicate share certificate(s) for the said shares. Any person(s) who have claim in respect of the aforesaid shares should lodge claim for the same with the Company at its Registered Office: **147, Mumbai – Pune Road, Pimpri , Pune - 411018** within 15 days from the date of this notice, else the Company will proceed to issue duplicate share certificate(s).

Sd/-
Date: **30-08-2024** Name of the Shareholder/ Legal Heir:
Place: **Pune** **Geetanjali Ajit Patwardhan**

pnb Housing Finance Limited

Regd. Office:- 9th Floor, Antriksh Bhavan, 22, K G Marg, New Delhi-110001. Phones:- 011-23357171, 23357172, 23705414, Website: www.pnbhousing.com
Pimpri Chinchwad Branch:- Office No.302, 3rd Floor, Gheewala complex, Station Road, Chinchwad, Pune, Maharashtra – 411019

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY/IES)

Whereas the undersigned being the Authorised Officer of the PNB Housing Finance Ltd. under the Securitisation and Reconstruction of Financial Assets & in compliance of Rule 8(1) of Enforcement of Security Interest Act, 2002, and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued demand notice/s on the date mentioned against each account calling upon the respective borrower/s to repay the amount as mentioned against each account within 60 days from the date of notice(s)/date of receipt of the said notice/s. The borrower/s having failed to repay the amount, notice is hereby given to the borrower/s and the public in general that the undersigned has taken possession of the property/ies described herein below in exercise powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said Rules on the dates mentioned against each account.

The borrower/s in particular and the public in general is hereby cautioned not to deal with the property/ies and any dealing with the property/ies will be subject to the charge of PNB Housing Finance Ltd, for the amount and interest thereon as per loan agreement.

The borrowers' attention is invited to provisions of Sub-section (8) of Section13 of the Act, in respect of time available, to redeem the secured assets.

Sl No.	Loan Account Number	Name of the Borrower/Co-Borrower/Guarantor	Date of Demand Notice	Amount Outstanding	Date of Possession Taken	Description of the Property/ies Mortgaged
1.	HOU/PM/1218/6 16437, B.O: Pimpri Chinchwad pune	Akshay Lakshman Dange/ Usha Lakshman Dange	14-11-2023	Rs.14,42,893.96/- (Rupees Fourteen Lakh Forty Two Thousand Eight Hundred Ninety Three and Ninety Six Paise only)	26-08-2024 (Physical Possession)	Building D, Second Floor-206,Tanish Bhakti, Gat. No.444 & 445, Village Charholi (Kh), Tal. Khed, Pune, Maharashtra-412105,India.

Place: Pune, Dated: 26.08.2024 **Authorized Officer, (M/s PNB Housing Finance Ltd.)**

पुणे येथील मे. कदम सो. दिवाणी न्यायाधीश सिनिअर डिव्हीजन यांचे कोर्टात

किरकोळ अर्ज नं. १०७२/२०२४
निशाणी : ७

जाहीर नोटीस

श्रीमती भाविणी गौतम शहा
... अर्जदार

नोटीस देण्यात येते की, उपरोक्त अर्जदार यांनी इंडियन सक्सेशन अ‍ॅक्ट कलम ३७२ अन्वये या कोर्टाकडे **मयत गौतम भावणजी शहा मृत्यू दिनांक ०८/०४/२०२४ यांचे वारसा प्रमाणपत्र (सक्सेशन सर्टिफिकेट)** मिळण्यासंबंधीचा अर्ज केलेला आहे.

ज्या कोणास सदरहू अर्जासंबंधी हरकत घ्यावयाची असेल त्याने **नेमलेली तारीख १९/०९/२०२४ रोजी ठीक सकाळी ११.०० वाजता** स्वतः किंवा वकिलामार्फत या कोर्टात हजर रहावे.

आज दिनांक ०७/०८/२०२४ रोजी सही व शिक्क्यानिशी दिला.

हुकुमान्वये
सही/–
शिक्का अधिक्षक
दिवाणी न्यायालय, पुणे

Bank of India

Relationship beyond banking

Pashan Road Branch:
GRR8 + GWM, Pashan,
Near Abhimanshree Society,
Pune-411008. Tel. No.: 020 2589 3222

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

Whereas, the undersigned being Authorised 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 **10/06/2024** calling upon the Borrower **Smt. Sarika Satyajit Barge, Alias Sarika Janardhan Nalawade** and **Shri. Satyajit Ashok Barge** to repay the amount mentioned in the notice being **Rs. 26,82,222/- + int. (Twenty Six Lakhs Eighty Two Thousand Two Hundred Twenty Two plus 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 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 the said Act read with Rule 8 of the Security Interest Enforcement) Rules, 2002 on this **27th day of August of the year 2024.**

The Borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of **Bank of India, Pashan Road Branch** for an amount of **Rs. 26,82,222/- and interest thereon.**

The Borrower's 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 part and parcel of the property consisting of Flat No 903, 9th Floor, Wing B Ashwini Nakshatra Complex Co-Operative Housing Society, S.No. 13/1/2/1, 13/1/2/12, 13/1/2/13, 13/1/2/14, 13/1/2/21, 13/1/2/22, 6/1/21, Village Narhe, Pune-411041, **Bounded;, On or towards North:-** Open, **On or towards South:-** Duct, **On or towards East:-** Puranvasu Wing, **On or towards West:-** Entrance

Date : 27/08/2024 **Authorised Officer,**
Place: : Pune **Bank of India, Pashan Road Branch**

ABHYUDAYA CO-OP. BANK LTD.

(Multi-State Scheduled Bank)
Zonal Office : "Dhanwant Plaza", 598, Budhwar Peth, Pune - 411 002.
Tel. : 020-24434198/24482916

[Under Rule 8(1)]

Possession Notice (For Immovable Property)

Whereas the undersigned being the Authorised officer of the **Abhyudaya Co-Op Bank Ltd**. Under the Securitisation & Reconstruction of financial Assets & Enforcement of Security Interest Act 2002 (54 of 2002) & in exercise of powers conferred under section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules 2002, issued **Demand Notices** to the below mentioned borrowers 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 the borrowers and the public in general, that the undersigned has **taken Possession** of the properties as described herein below in exercise of powers conferred on him under Sub Section (4) of Section 13 of the said Act read with Rule 8 of the security Interest Enforcement Rules, 2002.

The borrowers in particular and public in general are hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of the **Abhyudaya Co-Op. Bank Ltd.** for an amount mentioned below 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..

Sr. No.	Name of the Borrower	Date of Demand Notice / Ref. No. & O/s Amt.		Date & Type of Possession
1.	Mr.Dinesh Sukhalal Salunke and Mrs. Rupali Dinesh Salunke	Date of Demand Notice : 20/03/2024	Ref. No. : DGM (P)/ L & R / EOS-214 /146/2023-24	22/08/2024 Symbolic Possession
		Rs. 24,46,671.56 (Rupees Twenty Four Lakh Forty Six Thousand Six Hundred Seventy One and Paise Fifty Six) with further interest and cost w.e.f. 01.03.2024		
	Description of Immovable Property : All that piece & parcel Flat No.9, adm.580 sq. ft. built up area situated on Third Floor of the building known as Mouryadeep CHS Ltd., situated at City Survey No.12, Kasba Peth, Pune – 411 011 **(Owned by Mr. Dinesh Sukhalal Salunke and Mrs. Rupali Dinesh Salunke).**			
2.	M/s.Chintamani Cementation Pvt. Ltd. & others	Date of Demand Notice : 06/07/2022	Ref. No. : DGM/L&R/EOS-1108/1449/2022-23	28/08/2024 Physical Possession
		Rs.4,27,84,067.89 (Rupees Four Crore Twenty Seven Lakh Eighty Four Thousand Sixty Seven and Paise Eighty Nine) with further interest from 01.07.2022		
	Description of Immovable Property : All that piece and parcel of land bearing Gat No.575/1/A/1/B (575/1/1-A/2(Part) adm. area 20.50 Aar alongwith factory building, constructed thereon situated at – Kamlapur, Taluka – Sangola, Dist. Solapur together with all the liberties, privileges, easements, common amenities, advantages, appurtenances, heriditaments or premises or any part thereof whatsoever with the said land and together with all fixtures and fittings, equipments including electrical/electronic equipments, articles, items Machinery etc. attached to or kept or lying in or on the said land both present and future and also with all the rights, title, interest pertaining to the said land and every part thereof, situated with the limits of Sub-Registrar of Sub-Registration District Solapur, Taluka Sangola within the limits of District Solapur and same is **Bounded** as follows : On or towards **East** : B y property of Gat No. 575/2/1B, On or towards **South** : By property of Gat No.575/1/1A/1, On or towards **West** : By Pandharpur Miraj Road, On or towards **North** : By property of Gat No. 575/3. Owned by Mr. Makrand Chandrashekhar Ankalgi.			

Date : 22/08/2024, 28/08/2024 **(H R Deshmukh)**
Place : Pune, Sangola Solapur **Authorised Officer, Abhyudaya Co-Op. Bank Ltd.**

CLASSIFIED CENTRES IN MUMBAI

Beejay Ads, Opera House Phone : 23692926 / 56051035.

Color Spot, Byculla (E), Phone : 23748048 / 23714748.

FCA Communications, Nariman Point, Phone : 40020550 / 51.

Fulrani Advtg. & Mktg. Antop Hill Phone: 24159061 Mobile: 9769238274/ 9969408835

Ganesh Advertising, Abdul Rehman Street, Phone : 2342 9163 / 2341 4596.

J.K. Advertisers, Hornimal Circle, Fort. Phone : 22663742.

Mani's Agencies, Opp.G.P.O., Fort. Phone : 2263 00232. Mobile : 9892091257.

Manjyot Ads, Currey Road (E) Phone : 24700338. Mobile : 9820460262.

OM Sai Ram Advtg., Currery Road Mobile: 9967375573

Pinto Advertising, Mazagaon, Phone : 23701070. Mobile : 9869040181.

Premier Advertisers Mumbai Central Mobile: 9819891116

Sarjan Advertising, Tardeo, Phone : 66626983

Sanjeet Communication Fort. Phone : 40024682/ 40792205.

S. Arts Advtg. Masjid Phone: 23415111

Taj Publicity Services, Byculla (W), Phone : 2305 4894. Mobile : 9892011371.

Yugarambha Advertising, Girgaon, Phone : 2386 8065. Mobile : 9869074144.

Aaryan Publicity Dadar (E), Phone: 022-65881876 Mobile: 9320111876

B. Y. Padhye Publicity Services, Dadar (W), Phone : 2422 9241/ 2422 0445.

DATEY Advertising, Datey Bhavan, Dadar (W) Mobole : 8452846979/ 9930949817

Hook Advertainment Dadar Mobile : 8691800888

Central Advertising Agency, Mahim (W), Phone : 24468656 / 24465555

Charudatta Advertising, Mahim (W), Phone : 24221461

Jay Publicity, Dadar (E), Phone : 24124640

Pallavi Advtg. Dadar (W), Mobile: 9869109765

Shree Swami Samarth Advertising, Dadar (W), Phone : 24440631 Mobile : 9869131962

Stylus Arts, Dadar (W), Phone : 24304897

Time Advertising, Matunga (W), Phone : 2446 6191

Vijaya Agencies, Dadar (W), Phone : 2422 5672. Mobile : 9920640689

Media Junction, Matunga (W), Phone: 022-66393184/ 022-66332340 Mobile: 9820295353/ 9821656198

Achievers Media Bandra (W.), Phone : 22691584

NAC Bandra (W), Mobile : 9664132358

Reckon Bandra (W.), Mobile : 9867445557

TATA CAPITAL LIMITED

Registered Address: Tower A, 11th Floor, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai- 400013.
Branch Address: Office No. 1 & 2 1st Floor, FC Annex, Shirole Road, Bhamburda, Opp. FC College, Shivajinagar, Pune- 411005.

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY
(Under Rule 8(6) R/WRule 9(1) of the Security Interest (Enforcement) Rules 2002)

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 proviso to Rule 8(6) r/w Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

LOAN ACCOUNT NO. 21336061: Mr. DHANRAJ SAMBHAJI PATIL

This is to inform that **Tata Capital Ltd. (TCL)** is a non-banking finance company and incorporated under the provisions of the Companies Act, 1956 and having its registered office at Peninsula Business Park, Tower A, 11th Floor, Ganpatrao Kadam Marg, Lower Parel, Mumbai- 400013 and a branch office amongst other places at **Maharashtra** ("Branch"). That vide Orders dated **24.11.2023**, the National Company Law Tribunal (NCLT) Mumbai has duly sanctioned the Scheme of Arrangement between Tata Capital Financial Services Limited ("TCFSL") and Tata Cleantech Capital Limited ("TCCL") as transferors and Tata Capital Limited ("TCL") as transferee under the provisions of Sections 230 to 232 read with Section 66 and other applicable provisions of the Companies Act, 2013 ("said Scheme"). In terms thereof, TCFSL and TCCL (Transferor Companies) along with its undertaking have merged with TCL, as a going concern, together with all the properties, assets, rights, benefits, interest, duties, obligations, liabilities, contracts, agreements, securities etc. w.e.f. **01.01.2024.** In pursuance of the said Order and the Scheme, all the facility documents executed by TCFSL and all outstanding in respect thereof stood transferred to Applicant Company and thus the TCL is entitled to claim the same from the [Borrowers/Co-Borrowers] in terms thereof.

Notice is hereby given to the public in general and in particular to the below Borrower/Co- Borrower that the below described immovable property mortgaged to **Tata Capital Limited (Secured Creditor/TCL),** the Possession of which has been taken by the Authorised Officer of Tata Capital Limited (Secured Creditor), will be sold on **19th Day of September, 2024 "As is where is basis" & "As is what is and whatever there is & without recourse basis".**

Whereas the sale of secured asset is to be made to recover the secured debt and whereas there was due of a sum of **Rs. 91,57,522.75/- (Rupees Ninety One Lakh Fifty Seven Thousand Five Hundred Twenty Two and paisa Seventy Five Only) as on 15.02.2023 vide Loan Account bearing No. 21336061 demanded vide Notice U/s. 13(2) dated 17.02.2023 from Borrowers & Co-Borrowers/Guarantors, i.e., (1) Mr. Dhanraj Sambhaji Patil; (2) Mrs. Utkarsha Dhanraj Patil; (3) M/s. Dhanraj Constructions Through its Proprietor, Mr. Dhanraj Sambhaji Patil all having address at:** Flat No. 303, A building, Venkatesh Serenity, Nr. DSK Vishwa, Dhayari Pune, Maharashtra- 411041; **Also add:** Survey No. 54/7 K, A Building, Flat No. 3, Harshvardhan Pride, Nr. Garve Motors, Vadgaon Pune Maharashtra- 411041.

Notice is hereby given that, in the absence of any postponement/ discontinuance of the sale, the said property shall be sold by E- Auction at **2.00 P.M.** on the said **19th Day of September, 2024** by TCL, having its branch office at **Office No. 1 & 2 1st Floor, FC Annex, Shirole Road, Bhamburda, Opp. FC College, Shivajinagar, Pune- 411005.**

The sealed E- Auction for the purchase of the property along with EMD Demand Draft shall be received by the Authorized Officer of the **TATA CAPITAL LIMITED** till **5.00 P.M.** on the said **18th Day of September, 2024.**

Description of Secured Assets	Type of Possession Constructive/ Physical	Reserve Price (Rs.)	Earnest Money EMD (Rs.)
All that piece and parcel of the **Flat No. 303** on the Third Floor, in Wing-A, Admeasuring Carpet Area 83.45 Sq. Mtrs. (898 Sq. Ft.) (Saleable area about 108.45 Sq. Mtrs. i.e., 1167 Sq. Ft. for stamp duty purpose) of the building styled as **"Venkatesh Serenity"** constructed upon plot bearing land and ground bearing survey no. 128/7, Mouje Dhayari, Pune admeasuring an area of 17400 Sq. Mtrs. Situated within the Registration, Sub-district, Taluka: Haveli, Dist: Pune and situated within Pune Municipal Corporation, along with terrace adjoining Flat No. 401 admeasuring Carpet area 28.81 Sq. Mtrs. and one covered Car Parking in Wing-A.	Physical	Rs. 63,98,000/- (Rupees Sixty Three Lakh(s) Ninety Eight Thousand Only)	Rs. 6,39,800/- (Rupees Six Lakh(s) Thirty Nine Thousand Eight Hundred Only)

The description of the property that will be put up for sale is in the Schedule. Movable articles/House hold inventory if any lying inside and within secured asset as described above shall not be available for sale along with secured asset until and unless specifically described in auction sale notice. The sale will also be stopped if, amount due as aforesaid, interest and costs (including the cost of the sale) are tendered to the 'Authorized Officer' or proof is given to his satisfaction that the amount of such secured debt, interest and costs has been paid. At the sale, the public generally is invited to submit their tender personally. No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the property sold. The sale shall be subject to the rules/conditions prescribed under the SARFAESI Act, 2002.The E-auction will take place through portal **https://disposalhub.com** on **19th Day of September, 2024** between **2.00 PM to 3.00 PM** with unlimited extension of 10 minutes each. All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the **"TATA CAPITAL LIMITED"** payable at **Pune**. Inspection of the property may be done on **12th Day of September, 2024** between **11.00 AM to 5.00 PM.**

Note: The intending bidders may contact the **Authorized Officer Mr. Somnath Bamne; Email id-Somnath.Bamne@tatacapital.com** and **Mobile No.- +91- 9860797877.**

For detailed terms and conditions of the Sale, please refer to the link provided in secured creditor's website, i.e. **https://bit.ly/4g0nwrT** or contact Authorized Officer or Service Provider- NexXen Solutions Private Limited.

Place: Pune (Maharashtra) **Sd/- Authorized Officer**
Date: 30-08-2024 **Tata Capital Limited**

बैंक ऑफ महाराष्ट्र Bank of Maharashtra

एक परिवार एक बैंक

Pune East Zone : Janamangal Building, 2nd Floor, S. No. 7 A/2, Opp. Kirloskar Pneumatics Co Ltd., Hadapsar Industrial Estate, Hadapsar, Pune 411 013.
Ph. : 020-24514023 **Email :** cmmarc_per@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 Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Sub-Section (12) of Section 13 read with Rule 3 of Security Interest (Enforcement) Rules, 2002 issued a **Demand Notice** dated **04/05/2024** calling upon the Borrower/s **1) Mr. Sushil Jaywant Gaikwad, 2) Mr. Jayawant Dharamaji Gaikwad** and Guarantor **1) Mrs. Lata Jayawant Gaikwad** to repay the amount mentioned in the notice **Rs. 27,58,516.40/- (Rupees Twenty-Seven Lakh Fifty-Eight Thousand Five Hundred Sixteen and Paise Forty only) plus unapplied interest w.e.f. 04/05/2024,** within 60 days from the date of the said Notice.

The Borrower/s as well as guarantor/s having failed to repay the amount, Notice is hereby given to the Borrower/s as well as guarantor/s and the Public in general that the undersigned has **taken Symbolic 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 said Rules on **28th day of August of the year 2024**

The Borrower/s and Guarantor/s 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, Kharadi Branch** for the amount mentioned hereinabove .

The Borrower as well as Guarantors' 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. B/B 563, on Fifth floor in Building B, Ashoka Nagar CHS, S. No. 43, Hissa No. 1+2/1/1/2/3/4/5/6/7, Nagar Road, Pune 411014
Property in the name of Mr. Jayawant Dharamaji Gaikwad Co-applicant.

Date : 28/08/2024 **Chief Manager & Authorised Officer**
Place : Kharadi **Bank of Maharashtra, Pune East Zone,**

IDBI BANK

CIN : L65190MH2004GOI148838

IDBI Bank Ltd.
Retail Recovery, IDBI House, 1st Floor, Dnyaneshwar Paduka Chowk, F.C. Road, Shivaji Nagar, Pune-411004.

POSSESSION NOTICE

The Authorised Officer of IDBI Bank Limited, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) & in exercise of the powers conferred under Section 13(12) read with Rule 3 of Security Interest (Enforcement) Rules, 2002 Published Demand Notice dated mentioned below, under Section 13(2) of the said Act, calling upon the concerned Borrowers, as per details given below, to repay the amount mentioned in the respective Notice within 60 days from the date of the Said Notice. The concerned Borrowers having failed to repay the said due amount, notice is hereby given to the concerned Borrowers in particular and the public in general that the undersigned has taken Possession of the immovable property described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with Rule 8 of the said Rules on the date mentioned below. The concerned Borrowers in particular and the public in general are hereby cautioned not to deal with the concerned property and any dealings with the said property will be subject to the charge of IDBI BANK LIMITED for an amount mentioned below. The borrower's attention is invited to sub-section (8) of section 13 of the Act, in respect of time available to redeem the secured assets.

Name of the Borrowers / Property Holders and Loan Account No	Date of Demand Notice	Date of Possession	Description of immovable properties	Outstanding Amount (Rs.) as on date
Shri MAHESH DEVIDAS RASKAR (Borrower) & Smt. CHAITALI MAHESH RASKAR (Co- Borrower) Loan Account no. 0007675100121859 & 0007675100121538 & 0007675100121484	May 17, 2024	August 27, 2024 (Symbolic Possession)	All that piece and parcel of land comprised in and forming part of Flat No-608, Sixth Floor "BELLE VIE" Apartment, GAT No.668, Keshnand Road, Wagholi, Pune-412207, admeasuring 68.93 Sq Mtr Carpet + adjunct Terrace area 7.15 Sq Mtrs, Taluka HAVELI, Pune, situate within the Village limits of Registration Sub-District Haveli , District and Registration District Pune in the State of Maharashtra and which is bounded as follows: On the East by : Flat no.601 On the West by : Open On the South by : Flat no.607 On the North by : Open	Rupees 52, 91,464/- (Fifty Two Lakhs Ninety One Thousand Four Hundred Sixty Four Only) as on 10/05/2024 together with further interest, charges & Expenses thereon.
Shri. AVINASH HANUMANT GAWARI (Borrower) & Smt. MINABAI HANUMAN GAVARI (Co- Borrower) Loan Account No. 1461675100000189	June 19, 2024	August 27, 2024 (Symbolic Possession)	Gat No-116, 12/IA/1/1A/1,116, Grampanchayat Milkat No-709, Village Vitthalwadi under Grampanchayat Vitthalwadi admeasuring 465.00 SQ FT or thereabouts, situate within the Village limits of Vitthalwadi Taluka and Registration Sub-District Shirur District Pune in the State of Maharashtra. All that piece and parcel of land comprised in and forming part of above mentioned details which is bounded as follows: On the East by : Property of Mr. Sambhaji Gavari On the West by : Agriculture land of Mr. Suresh Baban Gavari On the South by : Mirgavhan Road On the North by : House of Mr Suresh Baban Gavari Together with all and singular the structures and erections thereon, both present and future.	Rupees 3,03,681.36 (Rupees Three Lakh Three Thousand Six Hundred Eighty One and Paisa Thirty Six Only) as on 10-08-2023 plus further interest, Expanses and charges thereon.
MR. PRAMOD PUNDLIK DONGARE (Borrower) & MRS. VIDYA PRAMOD DONGARE (Co- Borrower) Loan Account no. 0007675100065733 & 0007675100109932 & 0007675100065742	May 17, 2024	August 26, 2024 (Symbolic Possession)	All that piece and parcel of the property bearing Mortgage by deposit of title deeds by the Borrower, in respect of its immovable properties situated at Flat No.704, 7th floor, area admeasuring 1210 Sq.ft. Saleable Built-up + Terrece 266 Sq Ft + Car Parking 100 Sq Ft area in Building No. 'A' of scheme named as KARAN GOLD COAST, constructed on land admeasuring SR No-329/A/1 situated at Village Bavdhan, Taluka Haveli, District Pune and which is bounded as below: On or towards East : Open Space On or towards South : Open Space On or towards West : Adj Flat On or towards North : Passage/Entrance	Rupees 44,89,193/- (Rupees Forty Four Lakhs Eighty Nine Thousand and One Hundred Ninety Three Only) as on 10-05-2024 plus further interest and charges thereon
Shri PANDIT RAMLING MUKANE (Borrower) & Smt. SATYASHALA PANDIT MUKANE (Co-Borrower) Loan Account No 0007675100051422	April 23, 2024	August 26, 2024 (Symbolic Possession)	S.NO NO 46/1/2/3/5, HOUSE NO 46/1/415/21 (A-37), KASHID NAGAR, NEAR KASHID HOSPITAL, PIMPLE GURAV PUNE 411027, admeasuring 656.79 SQ FT (61.01 Sq Mtr), Taluka and Registration Sub-District Haveli, District and Registration District Pune in the State of Maharashtra. All that piece and parcel of land comprised in and forming part of above mentioned details which is bounded as follows: On the East by : ROAD On the West by : PROPERTY OF SHRI JAGTAP On the South by : PROPERTY OF SHRI LANDAGE On the North by : PROPERTY OF BHANGALE Together with all and singular the structures and erections thereon, both present and future.	Rupees 2,09,019/- (Two Lakh Nine Thousand Nineteen Only) as on 31/03/2024 together with further interest and charges thereon.

Place:- Pune **SD/-**
Date:- 30.08.2024 **Authorised Officer**

HERO HOUSING FINANCE LIMITED

Registered Office: 09, Community Centre, Basant Lok, Vasant Vihar, New Delhi-110057.
Branch Office: : Office No 24, P.J Chambers, Off of old Mumbai, Pune Highway, Pimpri, Pune Maharashtra-411018.

PUBLIC NOTICE (E- AUCTION FOR SALE OF IMMOVABLE PROPERTY)

[UNDER RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002]

NOTICE FOR SALE OF IMMOVABLE PROPERTY MORTGAGED WITH HERO HOUSING FINANCE LIMITED (SECURED CREDITOR) UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.

Notice is hereby given to the public in general and in particular to the borrower(s) and guarantor(s) or their legal heirs/ representatives that the below described immovable properties mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorized Officer of Hero Housing Finance Limited (secured creditor), will be sold on 18-Sep-2024 (E-Auction Date) on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis for recovery of outstanding dues from below mentioned Borrowers, Co- Borrowers or Guarantors. The Reserve Price and the Earnest Money Deposit is mentioned below. The EMD should be made through Demand Draft/RTGS/NEFT for participating in the Public E-Auction along with the Bid Form which shall be submitted to the Authorised Officer of the Hero Housing Finance Ltd On or before 17-Sep-2024 till 5 PM at Branch Office: Office No 24, P.J Chambers, Off of old Mumbai, Pune Highway, Pimpri, Pune Maharashtra-411018.

Loan Account No.	Name of Borrower(s)/ Co-Borrower(s)/ Guarantor(s) /Legal Heir(s)/ Legal Rep.	Date of Demand Notice / Amount as on date	Type of Possession (Under Constructive / Physical)	Reserve Price / Earnest Money
HHFSVNHOU22000024062	BAIT PANDHARINATH GANPAT, PURVA PANDHARINATH BAIT	28/08/2023 Rs. 21,70,360/- as on 27/08/2024	Physical	Rs. 10,00,000/- / Rs. 1,00,000/-

Description of property: ALL THE PIECE AND PARCEL OF THE FLAT NO. 106, ADMEASURING AREA 550. sq. ft i.e. 51.11 SQ. MTR. AREA ON 1st FLOOR, BUILDING KNOWN AS "SAI APARTMENT" WING- A, CONSTRUCTED ON LAND BEARING SURVEY NO.61, HISSA NO. 2/2, HISSA NO. 2/5, LYING AND SITUATED AT VILLAGE- AMBEGAON KHURD, TALUKA- HAVELI, DIST. PUNE, MAHARASHTRA- 411046. Bounded As: East: Internal Road West: Internal Road North: 20 Ft Road South: Mr. Pawar Plot

Terms and condition: The E-auction will take place through portal https://sarfaesi.auctiontiger.net on 18-Sep-2024 (E-Auction Date)

After 2.00 PM with limited extension of 10 minutes each.The Intending Purchasers / Bidders are required to deposit EMD amount either through RTGS / NEFT or by way of Demand Draft/RTGS/NEFT favouring the "HERO HOUSING FINANCE LTD." The EMD amount will be return to the unsuccessful bidders after conclusion of the E-auction.

Terms and Conditions of the E-Auction:

1.E-Auction is being held on "As is where is Basis" & "As is what is Basis" & "whatever there is Basis" & "Without recourse Basis" and will be conducted "online".

2.Bid increment amount shall be Rs.15,000/- (Rupees Fifteen Thousand Only).

3.The E-Auction will be conducted through M/s E-Procurement Technologies Ltd. (Helpline No(s): 07961200576/544/594/596/531/583/569, 6351896643 and E-mail on support@auctiontiger.net/ maulik.shrimali@auctiontiger.net) at their web portal https://sarfaesi.auctiontiger.net.

4.There is no encumbrance on the property which is in the knowledge of Secured Creditors. However, the intending bidders should make their own independent enquires regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bids. In this regard, the E-Auction advertisement does not constitute and will not be deemed to constitute ant commitment or any representation of Hero Housing Finance Limited.

5.The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues. The sale shall be subject to rules/ conditions/ prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The other terms and conditions of the E-Auction are published in the following website: www.herohousingfinance.com

6.For property details and visit to property contact to Mr. Amar Satpute / amar.satpute@herohfl.com / 8669799100.

The prospective bidders can inspect the property on 11-Sep-2024 between 11.00 A.M and 2.00 P.M with prior appointment.

15 DAYS SALE NOTICE TO THE BORROWER/GUARANTOR/MORTGAGOR

The above mentioned Borrower/Mortgagor/guarantors are hereby noticed to pay the sum as mentioned in Demand Notice under section 13(2) with as on date interest and expenses before the date of Auction failing which the property shall be auctioned and balance dues, if any, will be recovered with interest and cost from you.

For detailed terms and conditions of the sale, please refer to the link provided in https://uat.herohomefinance.in/hero_housing/other-notice on Hero Housing Finance Limited (Secured Creditor's) website i.e www.herohousingfinance.com

Date: 30/08/2024 **For Hero Housing Finance Ltd.**
Place: Pune **Authorised officer**
Mr. Swapnil Chavan at Mob. No. 9730849363
Email;assetdisposal@herohfl.com

HERO HOUSING FINANCE LIMITED

HeroHousing Finance

Contact Address: Building No. 7, 2nd Floor, Community Center, Basant Lok, Vasant Vihar, New Delhi- 110057.
Regd. Office: 09, Community Centre, Basant Lok, Vasant Vihar, New Delhi - 110057
Phone: 011 49267000, **Toll Free Number:** 1800 212 8800,
Email: customer.care@herohfl.com **Website:** www.herohousingfinance.com
CIN: U65192DL2016PLC30148

DEMAND NOTICE
Under Section 13 (2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 ("Rules").

Whereas the undersigned being the Authorised Officer of **Hero Housing Finance Limited (HHFL)** under the Act and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Rules already issued detailed Demand Notices dated below under Section 13(2) of the Act, calling upon the Borrower(s)/Co-Borrower(s)/Guarantor(s) (all singularly or together referred to "Obligors")/Legal Heir(s)/Legal Representative(s) listed hereunder, to pay the amounts mentioned in the respective Demand Notice/s, within 60 days from the date of the respective Notice/s, as per details given below. Copies of the said Notices are served by Registered Post A.D. and are available with the undersigned, and the said Obligor(s)/Legal Heir(s)/Legal Representative(s), may, if they so desire, collect the respective copy from the undersigned on any working day during normal office hours.
In connection with the above, Notice is hereby given, once again, to the said Obligor(s) /Legal Heir(s)/Legal Representative(s) to pay to HHFL, within 60 days from the date of the respective Notice/s, the amounts indicated herein below against their respective names, together with further interest as detailed below from the respective dates mentioned below in column (d) till the date of payment and / or realisation, read with the loan agreement and other documents/ writings, if any, executed by the said Obligor(s). As security for due repayment of the loan, the following Secured Asset(s) have been mortgaged to HHFL by the said Obligor(s) respectively.

Loan Account No.	Name of Obligor(s)/ Legal Heir(s)/Legal Representative(s)	Total Outstanding Dues (Rs.) as on below date*	Date of Demand Notice / Date of NPA
HHFBRMHOU22000026302	Sujay Ganpat Sonawane, Varsha Sujay Sonawane	Rs. 12,53,471/- as on 20-Aug-2024	22-Aug-2024 / 04-Aug-2024

Description of the Secured Assets/Immovable Properties/ Mortgaged Properties : All That Piece And Parcel Of Residential Flat No. B-06 Area Admeasuring 48.79 Sq.mtrs.i.e.525.00 Sq.ft.(Super Built-Up) Having Its Carpet Area Admeasuring 36.59 Sq. Mtrs. + Terrace/Balcony Area Admeasuring 3.00 Sq. Mtrs. Totally 39.59 Sq. Mtrs. On Ground + First Floor In The Building Namely "Raygad Apartment Building B" Constructed Upon Area Admeasuring 626.20 Sq. Mtrs. On Plot No-41 And 42 In Survey No-179/2 (Old Survey No-185) Having Its Cts No-2696/3 **Situated At Village Daund, Tal- Daund, Dist-Pune** Is Situated Within The Jurisdiction Office Of Sub-Registrar, Daund, **Dist- Pune, Maharashtra. Boundries: East:** Open Land, **West:** Flat No. B-07 & B08, **South:** Plot No. A5, **North:** Flat No. B-05

Loan Account No.	Name of Obligor(s)/ Legal Heir(s)/Legal Representative(s)	Total Outstanding Dues (Rs.) as on below date*	Date of Demand Notice / Date of NPA
HHFSVNHOU23000033938 & HHFSVNIPL23000033939	Kiran Arun Gaikwad, Sangita Arun Gaikwad	Rs. 32,99,112/- as on 20-Aug-2024	21-Aug-2024 / 04-Aug-2024

Description of the Secured Assets/Immovable Properties/ Mortgaged Properties ; All That Piece And Parcel Of Residential Apartment/Flat No. 102 On First Floor, Area Admeasuring 385 Sq. Mtrs. Property No.0/4/07/02421005, In The Project Known As "Yashwant Apartment", Bearing Survey No. 15/1/2, Plot No.30, Hissa No.10/A/1/1 **Situated At Village-Hingane Bu, Taluka- Haveli, District – Pune Within The Limit Of PMC, Maharashtra. Boundries: East:** Adjacent Building, **West:** Hissa No.31A, **South:** Reaming Land of Surve No, **North:** Road

Loan Account No.	Name of Obligor(s)/ Legal Heir(s)/Legal Representative(s)	Total Outstanding Dues (Rs.) as on below date*	Date of Demand Notice / Date of NPA
HHFSVNHOU22000023478 & HHFSVNLAP22000023481	Randhir Yuvraj Jadhav, Saroj Yuvraj Jadhav	Rs. 20,18,920/- as on 20-Aug-2024	21-Aug-2024 / 04-Aug-2024

Description of the Secured Assets/Immovable Properties/ Mortgaged Properties : All That Piece And Parcel Of Residential Apartment/Flat No. 304 On Third Floor, Wing- B, Having Carpet Area 24.62 Sq.mtr I.e. 264 Sq. Ft. Plus. Enclosed Balcony Area 3.67, Sq. Mtr. 39.50. Sq.ft. Terrace Area 6.63 Sq. Mtr. 71.36.Sq. Ft. Building Known As Tanish Bhakti Gat No.444 And 445 **Situated At Revenue Village-Charoli Kh., Taluka- Khed, District – Pune Within The Limit Of Pmc, Maharashtra.**

Loan Account No.	Name of Obligor(s)/ Legal Heir(s)/Legal Representative(s)	Total Outstanding Dues (Rs.) as on below date*	Date of Demand Notice / Date of NPA
HHFSVNHOU23000033220 & HHFSVNLAP23000036396	Suresh Shriram Mali, Pooja Suresh Mali, Shree Krishna Dairy	Rs. 21,59,707/- as on 20-Aug-2024	22-Aug-2024 / 04-Aug-2024

Description of the Secured Assets/Immovable Properties/ Mortgaged Properties : All That Piece And Parcel Of Flat No. B-301, (Apartment No. 009) On Stilt Second Floor. Area Admeasuring 54.64 Sq. Mtrs. I.e. 588 Sq. Ft. Built-Up, Along With Adjoining Terrace Area Admeasuring 53.3 Sq. Ft. Together With One Covered Parking Space In The Building Known As "Clover Gold Aparatment, Umang, Condominium And Umang Co-Operative Housing Society Ltd.", In The Layout By Name Gulmohar County Constructed On The Land Bearing Plot No. 1 Out Of The S. No. 388 (Old Survey No. 645) Corresponding Cts No. 3291 Totally Admeasuring 4197.80 Sq. Mtrs. **Situated At Village-Talegaon Dabhade, Taluka- Maval, District – Pune Within The Limits Of Talegaon Dabhade Municipal Council, Maharashtra. Boundries: East:** By Green Belt, **West:** Open Space, **South:** 9 Mtr Colony Road, **North:** By Green Belt

*with further interest, additional Interest at the rate as more particularly stated in respective Demand Notice date mentioned above, incidental expenses, costs, charges etc incurred till the date of payment and/or realization. If the said Obligor(s) shall fail to make payment to HHFL as aforesaid, then HHFL shall proceed against the above Secured Asset(s)/Immovable Property(ies) under Section 13(4) of the said Act and the applicable Rules entirely at the risk of the said Obligor(s)/Legal Heir(s)/Legal Representative(s) as to the costs and consequences.

The said Obligor(s)/Legal Heir(s)/Legal Representative(s) are prohibited under the said Act to transfer the aforesaid Secured Asset(s)/Immovable Property, whether by way of sale, lease or otherwise without the prior written consent of HHFL. Any person who contravenes or abets contravention of the provisions of the Act or Rules made thereunder shall be liable for imprisonment and/or penalty as provided under the Act.

Date: 30.08.2024, Place: Pune **Sd/-, Authorised Officer, For Hero Housing Finance Limited**

NIDO HOME FINANCE LIMITED

(formerly known as Edelweiss Housing Finance Limited) Regd Office: 5th Floor, Tower 3, Wing B, Kohinoor City Mall, Kohinoor City, Kirol Road, Kurla (W), Mumbai-400070 **Branch Office Address:-** Office No. 407-410, 4th Floor, Kakade Bizz Icon, CTS 2687B, Ganeshkhind Road, Bhamburde, Shivaji Nagar, Pune, Maharashtra 411016

E-AUCTION – STATUTORY 15 DAYS SALE NOTICE

Sale by E-Auction under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and The Security Interest (Enforcement) Rules, 2002.
Notice is hereby given to public in general and in particular to borrower and guarantor that below mentioned property will be sold on **"As is where is" , "As is what is" and "Whatever there is"** for the recovery of amount as mentioned in appended table till the recovery of loan dues. The said property is mortgaged to **Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited)** for the loan availed by Borrower(s), Co borrower(s) and Guarantor(s). The secured creditor is having physical possession of the below mentioned Secured Asset.

Sl. No.	Name of Borrower(s)/Co Borrower(s)/ Guarantor(s)	Amount of Recovery	Reserve Price and EMD	Date & Time of the Auction	Date & Time of the Inspection	Possession Date
1.	**BHIMASHANKAR SIDRAM METIPATIL (Borrower), PADMA BHIMASHANKAR METIPATIL (Co-Borrower)**	**Rs.30,53,903/-** (Rupees Thirty Lakhs Fifty Three Thousand Nine Hundred Three Only) **as on 29.08.2024 +** Further Interest thereon+ Legal Expenses for **Lan no. LSLPSTH0000092338**	**Rs.17,74,621/-** (Rupees Seventeen Lakhs Seventy Four Thousand Six Hundred Twenty One Only). **Earnest Money Deposit:- Rs.1,77,462/-** (Rupees One Lakhs Seventy Seven Thousand Four Hundred Sixty Two Only)	**24-09-2024 Between 11.am to 12 Noon (With 5 Minutes Unlimited Auto Extensions)**	**02-09-2024 between 11.00 am to 3.00 pm**	**04-10-2023**

Description of the secured Asset: All The Part And Parcel Bearing West South Corner Towards West Road Side Portion Of 37.17 Sq. Mtr. I.E. 400 Sq. Ft. Out Of Cts Final Plot No. 55/19/A, T.P. No. 2 Total Adm. 185.62 Sq. Mtr. Bhavani Peth, Tq. North Solapur, Dist. Solapur 413002. Within Limits Of Solapur Muncipal Corporation (Hereinafter Referred To As "Said Property)" **The Said Property Is Bounded As: East:** Final Plot No. 55/24 **West:** Road **South:** Final Plot No. 55/19/B **North:** Remaining Portion Of Plot No. 55/19/A

Note:- 1) The auction sale will be conducted online through the website **https://sarfaesi.auctiontiger.net** and Only those bidders holding valid Email, ID PROOF & PHOTO PROOF, PAN CARD and have duly remitted payment of EMD through DEMAND DRAFT/ NEFT/RTGS shall be eligible to participate in this **"online e-Auction".**
2) The intending bidders have to submit their EMD by way of remittance by DEMAND DRAFT / RTGS/NEFT to: **Beneficiary Name: NIDO HOME FINANCE LIMITED Bank:, STATE BANK OF INDIA Account No. 65226845199, SARFAESI- Auction, NIDO HOME FINANCE LIMITED IFSC code: SBIN0001593.**
3) Last date for submission of online application BID form along with EMD is **23-09-2024.**
4) For detailed terms and condition of the sale, please visit the website **https://sarfaesi.auctiontiger.net** or Please contact **Mr. Maulik Shrimali Ph. +91- 6351896643/9173528727,** Help Line e-mail ID: **Support@auctiontiger.net.**

Mobile No. 02067684106/9764338822 **Sd/- Authorized Officer**
Date: 30.08.2024 **Nido Home Finance Limited, (formerly known as Edelweiss Housing Finance Limited)**