**FINANCIAL EXPRESS** 

### PUBLIC NOTICE

All the people are hereby informed by this Public Notice that (1) SANJAY KUMAR SINGH, Residing at Flat No. A-2/101, Citadel Enclave, B. T. Kawade Road, Near Kalashankar Nagar, Ghorpadi, Pune – 411001, (2) ARTI SANJAY KUMAR SINGH, Residing at B/503, Runwal Daffodils Society, Mohammadwadi, Pune - 411060, who are the joint owners of the property, which is more particularly described in the "Schedule of the Property" written hereunder, are negotiating to transfer/sell the said property to my client, and they have assured my client that the said property is free from all encumbrances of whatsoever nature and they have a clean, clear and marketable title in the said property, except a loan from HDFC Bank Limited.

If any person has any right, title or interest in the said property by way of Lease, Gift, Charge, Lien, Sale, Exchange, Loan, Mortgage or in any other way, he should inform me within 8 days, in writing from the date of publishing this Public Notice, along with the related original documents, showing his/her right, title or interest in the said property.

Otherwise my client shall complete the transaction, presuming that the said property is free from all encumbrances and no body has any right, title or interest in the said property and all such prior claims, if any, have been waived by the respective persons, and my client shall not be responsible in any way, if any objection is raised afterwards. SCHEDULE OF THE PROPERTY

All that piece and parcel of Flat No. 404, along with open eye level terrace, situated on the Fourth Floor, in Building C-3 (also known as Building 'Carnelian' as per Society records), along with one covered Car Parking Space, in "Nyati Esteban I Co-operative Housing Society Limited" (complex formerly known as 'Marvel Izara') situated at Survey No 4/1B/1, 4/1B/2, 4/2A/1, 4/2A/2, 4/3/1, 4/3/3, 21/4B/2/1, 21/4B/2/9, 21/4B/2/12, 21/4B/2/13, 21/4B/3, 21/4B/5, 4/1A, 4/2A/1, 4/3/2, 21/3B, 21/4A, 21/4A/1, 21/4A/4, 21/4A/5, 21/4A/7/1, 21/4B/1, 21/4B/2/2, 21/4B/2/3, 21/4B/2/4, 21/4B/2/5, 21/4B/2/6, 21/4B/2/7, 21/4B/2/8 21/4B/2/11, 21/4B/4, 4/4, 21/4B/2/10, 4/2/1A, 21/4B/2/15, 4/2A/1, Undri, Pune, situated within the limits of Pune Municipal Corporation, situated within the Registration District Pune, Sub District Taluka Haveli, District Pune, along with proportionate undivided share in the common areas. amenities and facilities appurtenant thereto

Pune Dated: 19.04.2024

र्वेक ऑफ महाराष्ट्र Bank of Maharashtra

एक परिवार एक बैंक

H. L. HEMRAJANI B.Com, LL.B. (Advocate)

Vadgaon Budruk Branch :

Chamanlal Complex, 17/1 Mahalaxmi Soc.,

Opp. Santosh Hall, Vadgaon Budruk.

Pune - 411046. Tel: 020-24346143

Kalpataru Plaza, B-212, 2nd Floor, 224 Bhawani Peth, Pune - 411 042, Ph. No. 26387101

Email: brmgr1159@mahabank.co.in, bom1159@mahabank.co.in

**Possession Notice** 

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

Whereas, the undersigned being the Authorised Officer of the Bank of

Maharashtra under the Securitization and Reconstruction of Financial

Assets and Enforcement of Security Interest Act, 2002, and in exercise of

the powers conferred under Sub-Section (12) of Section 13 read with

Rule 3 of the Security Interest (Enforcement) Rule, 2002, issued a

Demand Notice dated 30/01/2024 calling upon Borrower Mr. Santosh

Eknath Chakankar to repay the amount mentioned in the Notice being

full the amount In Respect of Rs. 2,33,06,293.12 (Rs. Two Crores Thirty

Three Lakh Six Thousand Two Hundred Ninety Three Rupees and

Twelve Paise) Plus Unapplied Interest w.e.f. 30/01/2024 apart from

The borrowers - Mr. Santosh Eknath Chakankar 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 exercise of powers conferred on him

under Section 13(4) of the said Act read with Rule 8 of the said Rules on

The borrower in particular and the public in general is hereby cautioned

not to deal with the properties and any dealings with the properties will be

subject to the charge of Bank of Maharashtra, Vadgaon Budruk,

The borrowers' attention is invited to provisions of sub-section

(8) of section 13 of the Act, in respect of time available, to redeem the

This notice is also being published in vernacular. The English version

The details of Immovable properties hypothecated to the Bank and

Further Interest, Cost, Charges and Expenses

Branch, for an amount hereinabove mentioned.

shall be final if any question of interpretation arises.

Primary

taken possession by the Bank are as follows:

Sr. Nature & Amt. of Type of

Term Loan

Date: 18/04/2024

Place: Pune

60352898743

Rs. 180.00 Lakh

No. Credit Facility Securities

#### PUBLIC NOTICE UNDER BYE-LAW 34 OF THE REGISTERED BYE LAWS OF THE LAKE TOWN CHS LTD.

PUBLIC NOTICE is hereby given under Bye Law 34 of the Registered Bye Laws of Lake Town Co-operative Housing Society Ltd, Survey No. 11, Katraj, Pune, that Mr. Shrikant Prabhakar Shukla & Late. Prabhakar Keshav Shukla was the bonafide members and shareholders of the Lake Town Co-operative Housing Society Ltd, Having its office at: S. No. 11 (Part), Katraj, and holding Flat No. 803, Building no. B 9, 8th Floor in the said society. That Prabhakar Keshav Shukla died on 31/07/2017 at Rameshwar Nagar, Nashik, without making any nomination. That his son named Mr. Shrikant Prabhakar Shukla, Mr. Anand Prabhakar Shukla (son), Jayashree Suhas Kulkarni (Daughter) & Vrishali Chintamani Aradhye (Daughter) applied for transmission of shares and holding for ownership in the society. The society hereby invites Claims or objections from heir or legal heirs or other claimants/objectors to the transfer of the said Shares and interest of the deceased Member in the Capital / property, of the Society within a period of 10 (Ten) days from the publication of this notice, with copies of such documents and other proofs in support of his/her/their the claims/objections for transfer of Shares and interest of the deceased member in the claims property of the Society. If no claims/objections are received within the period prescribed above, the Society shall be free to deal with the Shares and the interest of the deceased member in the capital property of the Society in such manner as is provided under the byelaws of the society. The claims /objections, if any, received by the Society for transfer of shares and interest of the deceased member in capital / property of the Society shall be dealt with in the manner provided under the bye-laws of the Society. A copy of the registered by laws of the Society is available for inspection by the claimants /objectors, in the office of the society/ with the Secretary of the society between 10.30 AM to 6.00 PM from the date of publication of the notice till the date of expiry of its Period.

THIS IS LEGAL PUBLIC NOTICE GIVEN AS PER THE DIRECTIVE PRINCIPLES UNDER BYE LAW 34 OF THE SOCIETY FOR CLAIMING OBJECTION FROM MEMBERS AND PUBLIC AT LARGE REGARDING TRANSFER OF THE SHARES OF DECEASED MEMBER OF THE SOCIETY.

> For and on behalf of Lake Town Co-op Housing Society Ltd., Katraj, Pune. Adv. K. R. Khade Mob.: 9970617938

# HDFC BANK

Registered Office: HDFC Bank House, Senapati Bapat Marg,

Pune Branch: Hdfc Bank House, Agri Dept, Ground Floor, MIT Marathon Building,

## POSSESSION NOTICE

Guruprasad Hsg. Society, Bund Garden Road, Pune-411001 under the through it's partners Pramila Vijay Thorat Vijay Anandrao Thorat & Mohan Sampatrao Thorat Loan No 50200036086011 to repay the amount mentioned in the Two Hundred Ninety Two and Thirty Paisa Only) out of which Rs. 2,49,98,299.30/is towards principle, Rs. 54,88,993/- is towards interest/penal interest as on Dt. within 60 days from the receiving date of the said notice.

notice is hereby given to the borrower and the public in general that the undersigned has taken Possession of the property on 16th April 2024 described herein below in exercise of powers conferred on him/her under Sec.13 (4) of the said Act read with rule 8 of the said Rules.

with the property and any dealing with the schedule property will be subject to the charge of the M/s HDFC BANK Ltd., for an amount is being Rs. 3,04,87,292.30/-(Three Crore Four Lakh Eighty Seven Thousand Two Hundred Ninety Two and Thirty Paisa Only) as on 16 /01/2024 Applicable future interest & incidental

Document No.6107/2018 & various other documents executed in favour of bank. All that the piece and parcel of N.A. land, Gat No. 159/1, Village -Khutbay, Tal-Daund, Dist-Pune - 412203

Sr.No.	Name of Owner	Type/Nature	Address of property	Area
1	1. Mr. Vijay Anandrao Thorat & Mrs. Pramila Vijay Thorat	N.A. Land	N.A. land, Gat No. 159/1, Village - Khutbav, Tal- Daund , Dist-Pune 412203	N.A. Land area of 135898 sq. ft. & construction portion on the same

# HDFC BANK LIMITED

Lower Parel (W), Mumbai 400 013.

Bund Garden Road, Opp Guruprasad Society, Pune - 411001

(As per U/s.13 (4) of Act read with rule 8 of the Security Interest Enforcement Rules, 2002)

Whereas, the undersigned being the Authorized Officer of the HDFC Bank Ltd. having office at HDFC Bank Ltd, Data Processing Centre, Ground Floor, Opp. Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(2) read with rule 9 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice dated 16th January 2024 calling upon the borrower M/S. Esha Poultry Farm. notice being Rs.3,04,87,292.30/- (Three Crore Four Lakh Eighty Seven Thousand 16th January 2024 with future interest and penal interest, default charges, costs etc.

The borrower & Others having failed to repay the said amount, demanded hence

The borrower in particular and the public in general is hereby cautioned not to deal charges thereon.

## Schedule of Immovable Property

A. Registered Mortgage Document with The Sub Registrar of Kedgaon -I having

St.No.	Name of Owner	Type/Nature	Address of property	Area
1	1. Mr. Vijay	N.A. land, Gat No.	N.A. Land area of	
	Anandrao Thorat	159/1, Village -	135898 sq. ft. &	
	& Mrs. Pramila	Khutbav, Tal- Daund ,	construction portion	
	Vijay Thorat	Dist-Pune 412203	on the same	

Yours Faithfully For HDFC Bank Ltd Date: 16.04.2024 **Authorized Officer** Place: Pune Abhijit Desai - 9850709479



this 18/04/2024.

secured assets.

# Janata Sahakari Bank Ltd., Pune

Head Office: 1444, Shukrawar Peth, Thorale Bajirao Road, Pune - 411002.

Securities

Mortgage of Shop No. 12 & 13 Stilt Floor at Sr. No. 72/30, Vyomkesh, Sumeru Developers Apartments,

Vadgaon Budruk, Sub Dist.

Haveli, Pune - 411041

admeasuring 55.45 Sq. Mtrs. and

38.17 sq. Mtrs respectively

Chief Manager & Authorized Officer,

Bank of Maharashtra, Vadgaon Budruk Branch, Pune

Phone: 020 - 24453258, 24453259, 24452894, 24453430. Recovery Dept.- S. No. 691, Hissa No. A/1/2A, Near Rao Nursing Home, Pune Satara Raod, Bibwewadi Pune - 411037, Ph. No. 020- 24404444/4400 E Mail: ho.recovery@janatabankpune.com, Web Site:www.janatabankpune.com

# POSSESSION NOTICE

(For Immovable Property) (Under SARFAESI Act 2002 (54 of 2002) and Security Interest (Enforcement) Rules 2002)

Whereas, The undersigned being the Authorised officer of the Janata Sahakari Bank Ltd., Pune 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, 04/01/2024, issued a Demand notice i.e Ho/Legal-Rec/Sec Int 13(2)/Katraj Br/Aniket Spares Pvt Ltd/1531-13/396/2023-24, Date-04/01/2024 calling upon the Borrower & Guarantors M/s.Aniket Spares Pvt Ltd. Through its Directors/Guarantors 1, Mr. Hadpad Adiveppa Kantappa & 2, Mrs. Hadpad Savita Adiveppa And Mortgagor & Guarantor Mr. Athanikar Suresh Basappa to repay the entire aggregated outstanding amount, mentioned in the notice being51,43,781.83 (In Words Rs. Fifty-One Lakhs Forty Three Thousand Seven Hundred Eighty One and Paise Eighty Three Only) outstanding as on 31/12/2023 plus to pay further interest at contractual rate on the aforesaid amount together with incidental expenses, costs and charges etc. from 01/01/2024 thereon, within 60 days from the date of receipt of the said notice. Which you all

have acknowledged. The Borrower and Mortgagors & Guarantors having failed to repay the amount within above referred stipulated period i.e. 60 days, for which, On 16/03/2024, Authorized Officer has issued Notice of Intimation of Possession i.e. Ho/Legal-Rec/Sec Int 13(4)/Katraj Br/Aniket Spares Pvt Ltd/1531-13/481/2023-24 calling upon The Borrower & Mortgagor and Guarantors to repay the entire dues immediately, failing which The Authorized Officer shall be constrain to take possession of mortgaged Immovable Assets, which you all have acknowledged, but once again failed to repay the entire dues as per Demand Notice .

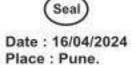
The Borrower & Mortgagors and Guarantors having failed to repay the amount, notice is hereby given to The Borrower & Mortgagors and Guarantors in particular and the public in general, that the undersigned has taken over SYMBOLIC POSSESSION of the immovable property more particularly described In Schedule mentioned here in below, in exercise of powers conferred on him under section 13(4) of the said Act read with the rule 8 of the said Rules on this 16th day April of 2024.

The Borrower & Mortgagors and Guarantors in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the properties is and shall be null and void and not binding on the Janata Sahakari Bank Ltd., Pune.

The Borrower & Mortgagors and 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) SCHEDULE- I

All that piece and parcel of Shop No. 1 having built up area of admeasuring about 19.04 Sq. mtrs., along with adjacent inside loft for the said shop admeasuring about 6.22 sq. mtrs., situated on the Ground floor of the building known as Audumbar Apartments constructed upon the plot no. 3 and 4 Survey No. 98, Hissa No.1 to 7 Situated at Bhusari Colony, Kothrud in the Registration Sub- District, Taluka- Haveli, District- Pune and it is bounded as follows. On or towards the East :- by 30 ft road, On or towards the South :- by shop No. 2, On or towards the West :- by Flat No. 3, On or towards the North :- by Open space



Chief Officer /Authorized Officer Under SARFAESI Act. 2002 For Janata Sahakari Bank Ltd., Pune (Multi-state Scheduled Bank)



# Tata Capital Limited Registered Office: Peninsula Business Park, Tower A, 11th Floor, 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/W Rule 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. 20434354: MR. RAHUL DILIP KHONDKE

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

Notice is hereby given to the public in general and in particular to the below Borrowen 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 14th Day of May, 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. 34,93,565.31/- (Rupees Thirty-Four Lakhs Ninety Three Thousand Five Hundred Sixty Five and Paise Thirty One Only) as on 20.05.2021 vide Loan Account bearing No. 20434354 demanded vide Notice U/s. 13(2) dated 21.05.2021 from Borrowers & Co-Borrowers/Guarantors, i.e. (1) Vir. Rahul Dilip Khondke; (2) Mrs. Rajshri Rahul Khondke; (3) M/s. Lauraj Construction, Through Its Proprietor Mr. Rahul Dilip Khondke, All Having Address At: 1303, Kasba Peth, Pawale Chowk. Pune Maharashtra - 411011; Also Having Address At: Flat No 57, Unit No. 505, 5th Floor, Shri. Alok Nagari D Building, CTS No. 1305, Near Surya Sahyadri Hospital, Pawale Chowk, Pune - 411011. 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 14th Day of May, 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 13th Day of May,

EVET.			
Description of Secured Asset	Type of Possession Constructive/ Physical	Reserve Price (Rs	
All That Piece and Parcel of Flat No. 57, Apartment No. 505, 5th Floor, in the building known as "Shri AlokNagari" building No. D, constructed on property bearing CTS No. 1305, admeasuring 4618 Sq. Mtr., situated at revenue village Kasba Peth, Taluka Pune City, District Pune which is within the local limit of Pune Municipal Corporation and within the	1	Rs. 26,18,200/- (Rupees Twenty Six Lakh(s) Eighteen Thousand Two Hundred Only)  Earnest Money EMD (Rs)	
jurisdiction of Registration district and Sub Registrar Taluka Haveli, District Pune. Apartment admeasuring about 540 Sq. Fti.e., 50.16 Sq. Mtr Built up area along with all the amenities.		Rs. 2,61,820/- (Rupe Two Lakh(s) Sixty C Thousand Eight Hundred Twenty Or	

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 14th Day of May, 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 03rd Day of May, 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/3W3rVTi, or contact Authorized Officer or Service Provider- NexXen Solutions Private Limited.

Sd/- Authorized Officer Place: Pune (Maharashtra) Tata Capital Limited Date- 20-04-2024

### जाहीर नोटीस

माण, ता. मुळशी, जि. पुणे येथील स.नं.११६/४ यांसी एकूण क्षेत्र ०० हे. २९ आर म्हणजेब २९०० **चौ.मी.** यांसी चतुःसीमा: पू.: स.नं.११६/५, **द.**: स.नं.११६/५, प.: स.नं.११६/५, **उ**.: स.नं.११६/१ राधाबाई किसन ठाकर व इतर यांची मिळकत, ही मिळकत अनंतराव उर्फ आनंदराव पंढरीनाथ ठाकर, सुदाम पंढरीनाथ ठाकर, महाद पंढरीनाथ ठाकर, बाळासाहेब नारायण ठाकर, राजाराम नारायण ठाकर व बबुबाई ऊर्फ बबाबाई नारायण ठाकर व इतर सर्व रा. माण, पुणे यांच्या मालकीची आहे. सदर मिळकतीचे मालक यांनी वर नमुद केलेली मिळकत विकसित करून त्यावर इमारती बांधन, त्यातील निवासी गाळे मालकी हक्क तत्त्वावर इच्छुक खरेदीदारांना विकण्यासाठी त्यांनी **पार्थ हाऊसिंग** या भागीदारी संस्थेस दिनांक २८/१०/२०१६ रोजी रजि. विकसन करारनामा व कुलमुखत्यारपत्र लिहन दिलेले आहे. मी अँड. नितीन जी. ऑबळे यांस पार्थ हाऊसिंग तफें भागीदार अमोल अनिल वरखंडे व विनायक शिवराम काकडे यांनी सदर मिळकतींच्या मालकी हक्काबाबत चौकशी करून त्याचा दाखला द्यावयास सांगितले आहे. तरी सदर मिळकतीवर कोणाचाही गहाण, दान, लिन, लिज, कोटंवाद, वाटप, दावा, वारसाहक्क, करार, खरेदीखत, मुखत्यार, अगर इतर कुठल्याही तत्सम कारणाद्वारे हक्क असल्यास ही नोटीस प्रसिद्ध झाल्यापासून ७ दिवसात आवश्यक कागदपत्रांसह माझी खात्री करून द्यावी. या सात दिवसात कोणाचीही तक्रार न आल्यास सदर मिळकतींवर कोणाचाही हक्क व अधिकार नाही, असल्यास त्यांनी जाणीवपूर्वक सोडन दिला आहे असे समजण्यात येईल, त्यानंतर कोणाचीही तक्रार चालणार नाही. पुणे, दिनांक : १९/०४/२०२४ अंड. नितिन जी. ओंबळे

> फ्लॅट नं. ४, दसरा मजला, ओमशंकर बिल्डींग, सीटीएस नं. ८९६/१, रविवार पेठ, पूर्ण ४९१००२. मो. ९८२२१९६३२८

### जाहीर नोटीस

माण, ता. मुळशी, जि. पुणे येथील स.नं. ११६/५ यांसी एकूण क्षेत्र १ हे. ४३ आर पोटखराबासह यापैकी क्षेत्र ०० हे. ७९.५ आर म्हणजेच ७९५० ची.मी. यांसी चतुःसीमा: पू.: सरकारी पांदण व रस्ता, दू.: स.नं. ११६/५ पैकी साहेबराव ठाकर यांची मिळकत, प.: ओढा, उ.: स.नं.११६/१, ११६/२, ११६/३, ११६/४ व ११७ ही मिळकत सोपान गेन् ठाकर, तुकाराम गेन् ठाकर, चांगदेव गेन् ठाकर व इतर, सर्व रा. माण, पणे यांच्या मालकीची आहे. सदर मिळकतीचे मालक यांनी वर नमद केलेली मिळकत विकसित करून त्यावर इमारती बांधन, त्यातील निवासी गाळे मालकी हक्क तत्त्वावर इच्छक खरेदीदारांना विकण्यासाठी त्यांनी पार्थ हाऊसिंग या भागीदारी संस्थेस दिनांक ०९/०५/२०१६ रोजी रजि. विकसन करारनामा व कलमखत्यारपत्र लिहन दिलेले आहे. मी ॲड. नितीन जी. ऑबळे यांस पार्थ हाऊर्सिंग तफें भागीदार अमोल अनिल वरखंडे व विनायक शिवराम काकडे यांनी सदर मिळकर्तीच्या मालकी हक्काबाबत चौकशी करून त्याचा दाखला द्यावयास सांगितले आहे. तरी सदर मिळकतीवर कोणाचाही गहाण, दान, लिन, लिज, कोर्टवाद, वाटप, दावा, वारसाहक्क, करार, खरेदीखत, मुखत्यार अगर इतर कुठल्याही तत्सम कारणाद्वारे हक्क असल्यास ही नोटीस प्रसिद्ध झाल्यापासून ७ दिवसात आवश्यक कागदपत्रांसह माझी खात्री करून द्यावी. या सात दिवसात कोणाचीही तक्रार न आल्यास सदर मिळकर्तीवर कोणाचाही हक्क व अधिकार नाही, असल्यास त्यांनी जाणीवपूर्वक सोडून दिला आहे असे समजण्यात येईल, त्यानंतर कोणाचीही तकार चालणार नाही. ॲड. नितिन जी. ओंबळे पुणे, दिनांक : १९/०४/२०२४ फ्लॅट नं. ४, दसरा मजला, ओमशंकर बिल्डींग.

सीटीएस नं. ८९६/१, रविवार पेठ, पूर्ण ४११००२. मो. ९८२२१९६३२८

#### **NEOGROWTH** Lending simplified. Growth amplified.

M/S NEOGROWTH CREDIT PRIVATE LIMITED

Registered office: #802, 08th Floor, Tower A. Peninsula Business Park, G K. Marg, Lower Parel, Mumbai-400013, CIN: U51504MH1993PTC251544

# POSSESSION NOTICE - (for immovable property)

#### (As per Appendix IV read with rule 8(1) of the Security Interest Enforcement Rules, 2002)

Whereas, the undersigned being the Authorized Officer of the NeoGrowth Credit Private Limited, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(2) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice dated 26.06.2023, calling DHANVANTARI AUSHADHALAYA (Merchant) & GAJANAN SHIVAJI SURYAWANSHI (Borrower/Co-Applicant/Proprietor/ Authorised Signatory) to repay the outstanding amount in the notice being as on 24.06.2023 an amount of Rs. 10,91,630/- (Rupees Ten Lakh Ninety One Thousand Six Hundred Thirty Only) is due and payable by you under loan account No. 1167294 and an amount of Rs. 10,37,400/- (Rupees Ten Lakh Thirty Seven Thousand Four Hundred Only) is due and payable by you under loan account No. 1171772 i.e. totaling to Rs. 21,29.030.00/- (Rupees Twenty One Lakh Twenty Nine Thousand Thirty Only) along with interest, pena interest, charges, costs, etc within 60 days from the date of the said notice.

The borrower, having failed to repay the amount, notice is hereby given to the borrower, in particular and the public, in general, that the undersigned has taken physical possession of the property described herein view of order dated 09.02.2024, Passed by the Court of Hon'ble District Magistrate, Pune, Maharashtra in Case No SR/3187/2023 through the Tehsildar and the said Tehsildar handed over the physical possession to the undersigned Authorized Officer on 20.03.2024.

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 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 NeoGrowth Credit Private Limited, for an amount of being an amount of Rs. 21,29,030.00/-(Rupees Twenty One Lakh Twenty Nine Thousand Thirty Only) is due and payable by you under loan account No. 1167294 & 1171772, along with interest, penal interest, charges, costs etc. from 24.06.2023.

#### DESCRIPTION OF THE IMMOVABLE PROPERTY

Schedule - All That Piece And Parcel Of Property Bearing Flat No. 401 On 4rth Floor, Admeasuring About 500 Sq. Fts., i.e. 46.46 Sq. Mtrs. (built Up) In The Building Known As "om Ganesh Niwas", Constructed On Survey No. 10, Hissa No. 1a/1b/2, Situated At Village Mangdewadi, Taluka Haveli, District Pune, Maharashtra 411046.

Date: 20-04-2024 Authorised Officer Place: Pune, Maharashtra For Neogrowth Credit Private Limited

### **L&T Finance Limited**

Loan

Account

Number

(formerly known as L&T Finance Holdings Limited) Registered Office: L&T Finance Limited, Brindavan Building Plot No. 177, Kalina, CST Road, Near Mercedes Showroom Santacruz (East), Mumbai 400 098 **CIN No.:** L67120MH2008PLC181833 **Branch office:** Pune

Borrower/s &

Co-borrower/s

Name

PUNHL18000883 1. Expat Properties Demand Notice date:

India Ltd (through Its 05/04/2024



**Description of the Immovable Property (Mortgaged)** 

All That Piece And Parcel OF: Apartment Nos. Office 23, 24, 32, 33, 34, 35, And

### **DEMAND NOTICE**

Under Section 13(2) of Securitization and Reconstruction of Financial Assets & Enforcement of Security Interest Act 2002 (Herein after referred to We have issued Demand Notice under Section 13(2) of the Act to you all (Borrower/s, Co-borrower/s & Guarantor/s) through Registered Post Acknowledge Due, as

you have defaulted in payment of interest and principal installments of your loan account, and have failed and neglected to clear the said outstanding dues. As a result, the loan account has been classified as Non-Performing Asset (NPA) in the book of account in accordance with the directives relating to asset classification issued by the Reserve Bank Of India. The Notice has been returned as "undelivered" and therefore we are now issuing this notice to you all under 13(2) of the Act and hereby calling upon to repay the amount mentioned in the notice appended below to the L&T Financial Services. (Erstwhile, L&T Holdings Finance Ltd) within the period of 60 Days from the date of this Paper Notification together with further interest and other charges from the date of Demand Notice till payment or realization. In case you are not discharging your liabilities under the terms of this notice, we shall be constrained to exercise all or any one of the rights conferred under Section 13(4) or Section 14 of the Act. "This is without prejudice to any rights available to us under the Act and /or any other law in force from time to time."

Outstanding

Amount (₹) As On

(Rupees Two Crore Sixty

Rs. 2,60,45,246.27/-

**Demand Notice date / NPA date /** 

**Outstanding Amount** 

	Director Arvind Gowda/santosh Balakrishna Shetty/nenumal Bhatia) 2. Arvind Javare Gowda 3. Santosh Balakrishna Shetty 4. Nenumal Bhatia 5. Expat Projects And Developments Pvt Ltd	NPA date: 05/03/2024	Lac Forty Five Thousand Two Hundred Forty Six and Twenty Seven Paise) as on date 01/04/2024	Pune Together With 12.639% Undivided Share In The Land Below The Said Building & Common Areas & Facilities. Detailed Described As Follows.  A] APARTMENT NO. O - 23  This Apartment Is On Second Floor, Which Is A Office Premises Bearing No. 23, Admeasuring About 404 Sq.ft. Carpet Area I.e. 455 Sq.ft. Built Up. This Unit Has Independent Toilet Block Admeasuring About 8.3 X 4, Along With Undivided Share Of 1.738%. Bounded As Follows.  On And Towards East Office No. 24.  On And Towards South Passage		
				Boundaries On And Towards West Staircase.		
				On And Towards North Duct Open To Sky		
				<b>B] APARTMENT NO. 0 - 24</b> This Apartment Is On Second Floor, Which Is A Office Premises Bearing No. 24, Admeasuring About 404 Sq.ft. Carpet Area I.e. 455 Sq.ft. Built Up. This Unit Has Independent Toilet Block Admeasuring About 8.3 X 4, Along With Undivided Share Of 1.738% Bounded As Follows.		
				On And Towards East Staircase		
				On And Towards South Passage		
				On And Towards West Office No. 23 On And Towards North Duct Open To Sky		
				C] APARTMENT NO. O - 32 This Apartment Is On Second Floor, Which Is A Office Premises Bearing No. 32, Admeasuring About 180 Sq.ft. Carpet Area I.e. 200 Sq.ft. Built Up., Along With Undivided Share Of 0.764%. Bounded As Follows.		
				On And Towards East Office No. 31		
				Boundaries On And Towards South Duct Open To Sky On And Towards West Office No. 33		
				On And Towards North Passage		
				D] APARTMENT NO. O - 33		
				This Apartment Is On Second Floor, Which Is A Office Premises Bearing No. 33, Admeasuring About 495 Sq.ft. Carpet Area I.e. 542 Sq.ft. Built Up. This Unit Has Independent Toilet Block Admeasuring About 8.6 X 4, Along With Undivided Share Of 2.070%. Bounded As Follows.  On And Towards East Office No. 32.		
				On And Towards South Duct Open To Sky		
				Boundaries On And Towards West Office No. 34		
				On And Towards North Passage.		
				<b>E] APARTMENT NO. 0 - 34</b> This Apartment Is On Second Floor, Which Is A Office Premises Bearing No. 34, Admeasuring About 495 Sq.ft. Carpet Area I.e. 542 Sq.ft. Built Up. This Unit Has Independent Toilet Block Admeasuring About 8.6 X 4, Along With Undivided Share Of 2.070%. Bounded As Follows.  On And Towards East Office No. 35		
				On And Towards South Duct Open To Sky		
				Boundaries On And Towards West Office No. 35		
				On And Towards North Passage		
				F] APARTMENT NO. O - 35		
				This Apartment Is On Second Floor, Which Is A Office Premises Bearing No. 35, Admeasuring About 180 Sq.ft. Carpet Area I.e. 200 Sq.ft. Built Up., Along With Undivided Share Of 0.764%, Bounded As Follows.		
				On And Towards East Office No. 34 On And Towards South Duct Open To Sky		
				Boundaries On And Towards West Office No. 36		
				On And Towards North Staircase.		
				G] APARTMENT NO. O - 36		
				This Apartment Is On Second Floor, Which Is A Office Premises Bearing No. 36, Admeasuring About 835 Sq.ft. Carpet Area I.e. 930 Sq.ft. Built Up. This Unit Has Independent Toilet Block Admeasuring About 10 X 4, Along With Undivided Share Of 3.495%. Bounded As Follows.  On And Towards East  Staircase & Office No. 35		
				On And Towards South Duct Open To Sky		
				Boundaries On And Towards West Duct Open To Sky		
				On And Towards North Duct Open To Sky		
H166221406210 44034 & H166221406210 44034L	1. Kranti Sharad Pawar 2. Sharada Ramesh Pimple 3. Shraddha Beauty Parlor & Saree Centre (through Its Priorietor Kranti Sharad Pawar)	Demand Notice date: 08/04/2024 NPA date: 05/03/2024	Rs. 25,73,051.06/- (Rupees Twenty Five Lacs Seventy Three Thousand Fifty One and Six Paise Only) as on date 01/04/2024	SCHEDULE – I All That Piece And Parcel Of Property Address: Flat No. P-39 4th, Floor, Admeasuring Carpet Area 624 Sq.ft., Alongwith Terrace Area Admeasuring 60 Sq.ft., Anf Total Sealable Area Admeasuring 850 Sq. Ft., I.e. 78.99 Sq. Mtrs., In The Project Known As "swapnagari", Gat No. 381, 382, 383, 384, 385, 386, 370, 390, 484/3 Totally Admeasuring 44476.91 Sq. Meters, Approximately, In The Residential Zone, Village Chakan, Taluka Khed, Pune, Maharashtra, 410501		
PUNHL19000606		Demand Notice date:	Rs. 24,74,749.10/-	SCHEDULE – I		
& PUNHL20000077	Suryakant Kirdak	08/04/2024 NPA date: 05/03/2024	(Rupees Twenty Four	All That Piece And Parcel Of: Shop No. 7, Admeasuring 188 Sq.ft., I.e. 17.47 Sq.mtrs., Built Up Area Alongwith 10x8 Otta I.e. 80 Sq.ft., I.e. 7.43 Sq Mtrs., Total Area Admeasuring 268 Sq.ft., I.e. 24.90 Sq.mtrs, On The Ground Floor, In The Building No. B, In The Project Known As "chinmay Homes", Constructed On Land Bearing Plot No. 7 Out Of S. No. 27/1/1, Situated At Kartaj, Taluka Haveli, District Pune		

Date: 20.04.2024 Place: Pune

**Authorized Officer** 

For L&T Finance Limited

Pune

financialexp.epapr.in