THE INDIAN EXPRESS, TUESDAY, MARCH 11, 2025

सेंट्रल बॅंक ऑफ इंडिया सेन्टल बैंक ऑफ़ इंडिया

Regional Office:

E-AUCTION SALE NOTICE "Appendix-IV-A"

TATA CAPITAL HOUSING FINANCE LIMITED

Regd. Off.: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013. Branch Off.: Office No. 41, 4th Floor, Business Bay, Kute Marg, Tidke Colony, Nashik - 422002, Maharashtra

NOTICE FOR SALE OF IMMOVABLE PROPERTY (Under Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement

E-Auction Notice of 15 days for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002

nt) Rules 2002)

Notice is hereby given to the public in general and in particular to the below mentioned Borrower and Co-Borrower, or their legal heirs/representatives (Borrowers) that the below described immovable property mortgaged to TATA Capital Housing Finance Ltd. (TCHFL), the Possession of which has been taken by the Authorised Officer of TCHFL, will be sold on 28-03-2025 on "As is where is" & "As is what is" & "Whatever there is" 8 "without any recourse basis" for recovery of outstanding dues from below mentioned Borrower and Co-Borrowers. The Reserve Price and the Earnest Money Deposit is mentioned below. Notice is hereby given that, in the absence of any postponement/discontinuance of the sale, the said secured asset / property shall be sold by E-Auction at 02:00 PM on the said 28-03-2025. The sealed envelope containing Demand Draft of EMD for participating in F-Auction shall be submitted to the Authorised Officer of the TCHFL on or before 27-03-2025 till 05:00 PM at Branch address TATA CAPITAL HOUSING FINANCE LIMITED. Office No. 41. 4th Floor Business Bay, Kute Marg, Tidke Colony, Nashik - 422002, Maharashtra.

The sale of the Secured Asset / Immovable Property will be on "as is where condition is" as per brief particulars described herein below

Sr. No.	Loan Account No.	Name of Borrower(s) / Co-Borrower(s), Legal Heir(s) / Legal Representative / Guarantor(s)	Amount as per Demand Notice	Reserve Price	Earnest Money Deposit	Type of Possession	Outstanding Amount as on 03-03-2025	
1)	9451749	M/S. Himi Cargo Services India	Rs. 61,02,570/- (Rupees Sixty One Lakh Two Thousand	Flat No. 4	Flat No. 4	Symbolic	Rs. 1,38,66,161/- (Rupees One Crore Thirty Eight	
		Pvt. Ltd,	Five Hundred Seventy Only)	Rs. 30,00,000/-	Rs. 3,00,000/-		Lakh Sixty Six Thousand One Hundred Sixty One	
		Mr. Mantosh Gangadhar Prasad,		&	&		Only) is due and payable by you under Agreement	
		Mrs. Kavita Mantosh Prasad		Flat No. 8	Flat No. 8		no. 9451749	
			22-10-2018	Rs. 40,00,000/-	Rs. 4,00,000/-			
	Description of the Immovable Property:							

Property 1: All that piece and parcel of constructed Flat premises constructed on above said plot known as Jaisham Apartment bearing Flat No. 4 admeasuring area 53.81 Sg. Meters built up on Ground Floor consisting of rooms + Kitchen with bathroom and internal passage and W.C. ownership in the common areas as mention the declaration of apartment and t situated at Nashik within the limits of Nashik Municipal Corporation Nashi Taluka and District Nashik. On or towards By: East: Open space Bhagirathi Society, South: Open Space, West: Stair Case, North: Flat No. 03.

Property 2: All that piece and parcel of constructed Flat premises constructed on above said plot known as Jaisham Apartment bearing Flat No. 8 admeasuring area 72.39 Sq. Meters built up on First Floor connected from ground floor (between Flat No. 4 and Flat No. 8) consisting of three rooms + Kitchen with bathroom and internal passage and W.C. ownership in the common areas as mention the declaration of apartment and situated a Nashik within the limits of Nashik Municipal Corporation Nashik Taluka and District Nashik. On or towards By: East: Open space Bhagirathi Society, South: Open Space, West: Stair Case, North: Flat No. 07.

2)	TCHHL06010	Mr. Mohdakhlak Hafizuullah Shaikh,	Rs. 28,00,003/- (Rupees Twenty Eight Lakh Three	Flat No. 101	Flat No. 101	Physical	Rs. 40,93,949/- (Rupees Forty Lakh Ninety			
	00100087255		Only) is due and payable by you under Agreement	Rs. 12,00,000/-	Rs. 1,20,000/-		Three Thousand Nine Hundred Forty Nine Only)			
	&	Mrs. Khatunnisa Hafizullah Shaikh,	no. TCHHL0601000100087255 and an amount	&	&		is due and payable by you under Agreement no.			
	TCHHF06010		of Rs. 12,84,263/- (Rupees Twelve Lakh Eighty	Flat No. 11	Flat No. 11		TCHHL0601000100087255 and an amount of			
	00100087209	Mrs. Hafizillah Shaukatali Shaikh	Four Thousand Two Hundred Sixty Three Only)	Rs. 25,00,000/-	Rs 2,50,000/-		Rs. 18,67,097/- (Rupees Eighteen Lakh Sixty Seven			
			is due and payable by you under Agreement no.				Thousand Ninety Seven Only) is due and payable by			
			TCHHF0601000100087209 totalling to				you under Agreement no. TCHHF0601000100087209			
			Rs. 40,84,266/- (Rupees Forty Lakh Eighty Four				totalling to Rs. 59,61,046/- (Rupees Fifty Nine Lakh			
			Thousand Two Hundred Sixty Six Only)				Sixty One Thousand Forty Six Only)			
			09-12-2022							
i	Description of the Immovable Property:									

Property No. 1: On the aforesaid property a building named as "Tiotop Plaza" is constructed, from and out of the said building, the constructed premises bearing Residential Flat No. 101, on First Floor, having built up area

admeasuring 60.68 Sq. Mtrs. i.e. 653 Sq. Ft. together with right to use the front side marginal space for ingress and egress only, lying and being at Ambad Khurda within the limits of Nashik Municipal Corporation, out of ULC Limits, within the limits of Registration and Sub-Registration District of Nashik Property No. 2: All that piece and parcel of Survey No. 37/1, out of that Plot No. 30, thereon Flat No. 11, admeasuring built-up area 109.66 Sq. Mtr. on Third Floor, in Shreekrushna Park, of Chunchale, within the limits of

Nashik Municipal Corporation and bounded as under: On or towards East by: Flat No. 12. On or towards West by: 9 Mtr. Colony Road. On or towards South by: Garden. On or towards North by: 7.5 Mtr. Colony Road TCHHL06010 Rs. 27,38,848/- (Rupees Twenty Seven Lakh Thirty Rs. 18,00,000/- Rs. 1,80,000/- Physical Rs. 41,27,658/- (Rupees Forty One Lakh Twenty Mr. Sonaram Sawaramji Dewasi, Eight Thousand Eight Hundred Forty Eight Only) 00100085263 (Rupees (Rupees One Seven Thousand Six Hundred Fifty Eight Only) Mrs. Jamna Sonaram Dewasi Eighteen Lakh Lakh Eighty Only) Thousand Only) 15-11-2022

Description of the Immovable Property:

Schedule-A: All that piece and parcel of Plot No. 33 admeasuring 204.75 Sq. Mtrs. N.A. assessment Rs.112.61 Ps. Out of Survey No. 8/3 situated at Village Trimbakeshwar, Tal. Trimbakeshwar, Dist. Nashik, within the limits of Trimbakeshwar Municipal Council, Tal. Trimbakeshwar, Dist. Nashik

Schedule-B: On the aforesaid property a Building named as "Ganga Row House" from and out of the said building, the premises of Row House bearing Row House No. 02, admeasuring 74.35 Sq. Mtrs. of Built-up area or

Ground + First Floor, as shown in the building plan. The said premises is bounded as per approved building plan, Bounded:- East: Row House No. 3 West: Side Margin, North: Row Bungalow No. 1 South: Side Margin 10504461 Mr. Dnyaneshwar Harichandra Rs. 21,30,021/- (Rupees Twenty One Lakh Thirty Rs. 20,60,000/- Rs. 2,06,000/-Rs. 40,93,949/- (Rupees Forty Lakh Ninety housand Twenty One Only) is due and payable by you Three Thousand Nine Hundred Forty Nine Only) Kothmire (Rupees Twenty (Rupees Two 10517551 under Agreement no. 10504461 and an amount of Lakh Sixtv Lakh Six is due and payable by you under Agreement no. Mrs. Hirabai Dnayneshor Kothmire Rs. 78,655/- (Rupees Seventy Eight Thousand Six TCHHL0601000100087255 and an amount of Thousand Only Thousand Hundred Fifty Five Only) is due and payable by you Rs. 2,19,254/- (Rupees Two Lakh Nineteen Thousand Only) under Agreement no. 10517551 totalling to Two Hundred Fifty Four Only) is due and payable by Rs. 22,08,676/- (Rupes Twenty Two Lakh Eight you under Agreement no. 10517551 totalling to Thousand Six Hundred Seventy Six Only) Rs. 82,21,607/- (Rupees Eighty Two Lakh Twenty One Thousand Six Hundred Seven Only) 18-09-2019 Description of the Immovable Property: All that piece and parcel of the property bearing Flat No. 7 admeasuring 72.02 Sq. Mtrs. i.e. 775.00 Sq. Fts. Built up on Second Floor in the scheme known as "Akanksha Park –

Apartment" constricted on Plot No. 1+2+3+4+5+6+7+8 adm. 901.77 Sq. Mtrs. out of Survey No. 32/11+12/2 at Village Makhmalabad, Tal. & Dist. Nashik + TDR adm. 360.00 Sq. Mtrs. within the limits of Nashik Municipa orporation, Nashik Bounded:- East:- Marginal Space West:- Flat No. 08 North:- Marginal Space. South:- Staircase & Flat No. 06,

TCHHL06010 Rs. 16,80,760/- (Rupees Sixteen Lakh Eighty Thousand Rs. 16,50,000/-Rs. 1,65,000/-Rs. 52,89,998/- (Rupees Fifty Two Lakh Eighty Nine Mr. Ashishkumar Prem Jaiswal. 00100065220 Seven Hundred Sixty Only) is due and payable by (Rupees One Thousand Nine Hundred Ninety Eight Only) is due (Rupees Mrs. Pushpadevi Premprakash Sixteen Lakh and payable by you under Agreement no. 10504461 vou under Agreement no. TCHHL0601000100065226 Lakh Sixty Jaiswal, TCHIN06010 and an amount of Rs. 59,575/- (Rupees Fifty and an amount of Rs. 1,09,846/- (Rupees One Fifty Thousand Five Thousand 00100065908 Nine Thousand Five Hundred Seventy Five Only) Only) Lakh Nine Thousand Eight Hundred Forty Six Only) M/S. Jaiswal Marketing

	Description of	the Immovable Property: All that piece s	is due and payable by you under Agreement no. TCHIN0601000100065908 totalling to Rs. 17,40,335/- (Rupes Seventeen Lakh Forty Thousand Three Hundred Thirty Five Only) 12-07-2022 and parcel of Survey No. 30/3/2/1, out of that Plot No. 1/2/3/	4. thereon Flat No	F-302 admassu	ring huilt un ar	is due and payable by you under Agreement no. TCHIN0601000100065908 totalling to Rs. 53,99,844/- (Rupees Fifty Three Lakh Ninety Nine Thousand Eight Hundred Forty Four Only)
			ik Municipal Corporation Bounded:- East:- Flat No. $F - 30$				
6	TCHHL06010 00100076966 & TCHIN06010 00100077335 & TCHHF06010 00100109276 & TCHIN06010 00100191991	Mr. Dattatresaheb S. Shinde, M/S. Shambhu Ayurvedic Agency	Rs. 8,26,201/r (Rupees Eight Lakh Twenty Six Thousand Two Hundred and One Only) is due and payable by you under Agreement no. TCHHL0601000100076966 and an amount of Rs. 2,49,302/r (Rupees Two Lakh Forty Nine Thousand Three Hundred and Two Only) is due and payable by you under Agreement no. TCHHF0601000100109276 and and an amount of Rs. 51,720/r (Rupees Fifty One Thousand Seven Hundred and Twenty Only) is due and payable by you under Agreement no. TCHIN0601000100077335 and and an amount of Rs. 2,65,115/r (Rupees Two Lakh Sixty Five Thousand One Hundred and Fifteen Only) is due and payable by you under Agreement no. TCHIN060100010001091991. totalling to Rs. 13,92,338/r (Rupees Thirteen Lakh Ninety Two Thousand Three Hundred and Thirty Eight Only)	Rs. 12,40,000/- (Rupees Twelve Lakh Forty Thousand Only)	(Rupees One Lakh Twenty	Physical	Rs. 2,78,212/- (Rupees Two Lakh Seventy Eight Thousand Two Hundred Twelve Only) is due and payable by you under Agreement no. TCHHF0601000100109276 and an amount of Rs. 2,95,841/- (Rupees Two Lakh Ninety Five Thousand Eight Hundred Forty One Only) is due and payable by you under Agreement no. TCHIN0601000100191991 and an amount of Rs. 9,12,854/- (Rupees Nine Lakh Twelve Thousand Eight Hundred Fifty Four Only) is due and payable by you under Agreement no. TCHHL0601000100076966 Rs. 61,348/- (Rupees Sixty One Thousand Three Hundred Forty Eight Only) is due and payable by you under Agreement no. TCHIN0601000100077335 totalling to Rs. 15,48,255/- (Rupees Fifteen Lakh Forty Eight Thousand Two Hundred Fifty Five Only)
			10-07-2024				

Description of the Immovable Property: All that piece and parcel of the property bearing Flat No. 12B area admeasuring 35.51 Sq. Mtrs. Carpet on Second Floor in the scheme known as "Gajanan Apartment" construction on Plot No. 13 out of Survey No. 405/1+2 situated at village Makhmalabad, Tal. & Dist. Nashik within the limits of Nashik Municipal Corporation, Nashik Bounded:- East:- Flat No. 11 West:- Part of Survey No. 404/1B

North:- Plot No. 7 South:- Flat No. 12A

Rs. 7,56,626/- (Rupees Seven Lakh Fifty Six Rs. 5,14,164/- (Rupees Five Lakh Fourteen Thousand | Rs. 12,00,000/- | Rs. 1,20,000/-TCHHL06010 Mr. Amitkumar Premprakash Jaiswal, One Hundred Sixty Four Only) is due and payable by 00100078306 Thousand Six Hundred Twenty Six Only) is Rupees Twelve (Rupees One Mr. Premprakash Shivbhajan Jaiswal you under Agreement no. TCHHL0601000100078306 Lakh Only) Lakh Twenty due and payable by you under Agreement no. TCHIN06010 and an amount of Rs. 45.668/- (Rupees Forty TCHHL0601000100078306 and an amount of Thousand M/S. Jaiswal Trading And Food Rs. 90,018/- (Rupees Ninety Thousand Eighteen Five Thousand Six Hundred Sixty Eight Only) is Only) 00100078693 Only) is due and payable by you under Agreement no due and payable by you under Agreement no. **Products** TCHIN0601000100078693 totalling to Rs. 5,59,832/-TCHIN0601000100078693 totalling to Rs. 8,46,644/ (Rupees Five Lakh Fifty Nine Thousand Eight Hundred (Rupees Eight Lakh Forty Six Thousand Six Hundred Thirty Two Only) Forty Four Only) 11-01-2023 Description of the Immovable Property: All that piece and parcel of the property bearing Flat No. K-203 about 39.96 Sq. Mtrs. plus balcony 8.44 Square Meters on 2nd Floor in the wing 'K' in the Building known as 'Shilp

Anandvan' in the project to be known as "Shilpa Anandvan" situated at village Gangapur land or ground bearing S. No. 108/3/2, adm. 0 H. 80 Ares, actually after deduction adm. 928.00 Sq. Mtrs. of Reservation area whic is handed over to the Nashik Municipal Corporation & Hence the gross area of land being 7072.00 sq. Mtrs. within the Jurisdiction of the Sub Registrar Nashik.

Rs. 6,34,815/- (Rupees Six Lakh Thirty Four Thousand | Rs. 8,90,000/- | Rs. 89,000/- | Symbolic | Rs. 6,86,521/- (Rupees Six Lakh Eighty Six Thousand Mr. Sanjay Lalu Mhaske, 9654954 Eight Hundred Fifteen Only) (Rupees Eight (Rupees Eight Five Hundred Twenty One Only) Mrs. Sunita Sanjay Mhaske Lakh Ninety Nine Thousan Only) Thousand Only) 12-07-2024 Description of the Immovable Property: All that piece & parcel of immovable property bearing Flat No. 8, Admeasuring area 42.20 sq. Mtrs., on Still 1st Floor, in the scheme known as "Lenyadri Darshan", situate at Revenue

Survey No. 59, (old Survey No. 58)/ 1/2+1/3, Out of That, Plot No. 36, of Moje: Sinnar, Ta: Sinnar, Di.: Nashik Bounded:- East:- Building Side Margin West:- Flat No. 7 North:- Building Side Margin, South:- Flat No. 5.

At the Auction, the public generally is invited to submit their bid(s) 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 Immovable Property sold.

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions

NOTE: The E-auction of the properties will take place through portal http://bankauctions.in/ on 28-03-2025 between 02:00 PM to 03:00 PM with limited extension of 5 minutes each.

Terms & Conditions: (1) The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatemen or omission in this proclamation. In the event of any dispute arising as to the amount bid, or as to the bidder, the Immovable Property shall at once again be put up to auction subject to the discretion of the Authorisec Officer. (2) The Immovable Property shall not be sold below the Reserve Price. (3) Bid Increment Amount will be: Rs.10,000/- (Rupees Ten Thousand Only) (4) 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 HOUSING FINANCE LTD." Payable at Branch address. The Demand Drafts will be returned to the unsuccessful bidders after auction. For payment of EMD through NEFT/RTGS/IMPS, kindly contact Authorised Officer. (5) The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be in the discretion of the Authorised Officer to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so. (6) For reasons recorded, it shall be in the discretion of the Authorised Officer to adjourn/discontinue the sale. (7) Inspection of the Immovable Property can be done on 18-03-2025 between 11:00 AM to 05:00 PM with prior appointment. (8) The person declared as a successful bidder shall, immediately after such declaration, deposit twenty-five per cent of the amount of purchase money bid which would include EMD amount to the Authorised Officer within 24Hrs and in default of such deposit, the property shall forthwith be put to fresh auction/Sale by private treaty. (9) In case the initial deposit is made as above, the balance amount of the purchase money payable shall be paid by the purchaser to the Authorised Officer on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day, or if the 15th day be a Sunday or other holiday, then on the first office day after the 15th day. (10) In the event of default of any payment within the period mentioned above, the property shall be put to fresh auction/Sale by private treaty. The deposit including EMD shall stand forfeited by TATA CAPITAL HOUSING FINANCE LTD and the defaulting purchaser shall lose all claims to the property. (11) Details of any encumbrances, known to the TATA CAPITAL HOUSING FINANCE LTD, to which the property is liable: as per table above. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including statutory liabilities arears of property tax, electricity etc. (12) For any other details or for procedure online training on e-auction the prospective bidders may contact the Service Provider, M/s. 4 Closure, Block No. 605 A, 6st Floor, Maitrivanam Commercial Complex, Ameerget, Hyderabad - 500038 Email: info@bankauctions.in or Manish Bansal, Email id Manish,Bansal@tatacapital.com Authorised Officer Mobile No. 8588983696, Please send your query on WhatsApp Number - 9999078669 (13) TDS of 1% will be applicable and payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by highest bidder in the PAN of the owner / borrower(s) and the copy of the challan shall be submitted to our company. (14) Please refer to the below link provided in secured creditor's website https://surl.li/zfygiw for the above details (15) Kindly also visit the link: https://www.tatacapital.com/property-disposal.html. PLEASE NOTE: TCHFL has not engaged any broker/agent apart from the mentioned auctioning partner for sale/auction of this property. Interested parties should only contact the undersigned or the Authorised officer for

all queries and enquiry in this matter.

Place: Nashik **Authorised Office** Date: 11-03-2025 Tata Capital Housing Finance Ltd. Central Bank of India

1st Floor, City Telephone Exchange BSNL Bhavan, Near Kuber Bhavan, Jain Road, Baroda- 390 001

(See Proviso to rule 8(6))

EMD:-Rs.55,00,000/

Bid Increase Amount:- Rs. 50,000/-

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the borrower(s) and guarantor(s) that the below described immovable property mortgaged / charged to the secured creditor, the Physical Possession of which have been taken by the authorized officer of Central Bank of India, (Secured creditors), will be sold on 'As is where is", "As is what is" and "whatever is there is" basis on 29.03-2025 (Saturday) for recovery of dues to the secured creditors from Borrower(s) and Guarantor(s). The Reserve Price and earnest money deposit is displayed against the details of respective properties.

DESCRIPTION OF IMMOVABLE PROPERTIES

Name of Branch & contact	Name of Borrower/s/	Details of the property			
of BM/Authorised Officer	Owner/ and Guarantor/s				
Nizampura	Borrower-M/s Sunlight	House proper	ty located at Lodha Primero, Apollo Mill		
Branch Head /	Extrusion Pvt. Ltd. &	Compound, Flat No. 2602, 26th floor, N.M. Joshi Marg			
Authorised Officer:	Yeshwant Bhanwarlal	Mahalaxmi, M	umbai-400 011, admeasuring 139.62 sq.mtrs.		
Archana Patel	Jain, Anita Yeshwant	(Approx) built up area plus car parking space admeasuring			
	Jain and Others	33.45 sq.mtrs.(approx).Owned by Mr.Yeshwant B. Jain & Mrs.			
Mob:	Owner- Yeshwant	Anita Yeshwant Jain. Bounded as: On the North by: Land of			
8980015783	Bhanwarlal Jain & Anita	,			
	Yeshwant Jain	Property adjoining to road, On the East by : 60' DP Road, On			
		the West by: Land of M/s. Microtec Construction P Ltd			
Demand	Notice Date & Due Amount		Reserve Price EMD Bid Increase amount		
Date:- 08/06/2016, Amount Due:-14,21,08,197.0(Fd		ourteen Crore	Reserve Price :-Rs-5,50,00,000/-		

• E Auction Date:- 29.03.2025 , Time 12.00 Noon to 6.00 PM with Auto Extension of 10 Minutes

- The Auction will be conducted through the bank's Approved service provider "URL: https://ebkray.in
- 1) Property Inspection Date & Timing: 25.03.2025 between 10.00 am to 3.00 pm

Twenty One Lakhs Eight Thousands one hundred ninety seven only

Plus accrued interest and less recovery there on if any.)

2) Bidder will register on website and Upload KYC documents and after verification of KYC Documents by the Service provider, EMD to be deposited in Global EMD wallet through NEFT/RTGS/TRANSFER (after generation of Challan).

The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting bid, may contact to https://ebkray.in Helpdesk Number 8291220220 or go to Help section (User Manual).

The Auction Sale is conducted on "As is where is, As is what is and whatever there is" Basis. Bank is not aware of any pending charges, taxes, etc. Purchasers are bound to verify the same and, if any, have to bear the same. Statutory 15 days sale notice under Rule 8(6) of SARFAESI Act 2002

Borrower/Guarantors/Mortgagor are hereby Notified for sale of immovable/movable secured asset towards realization of outstanding dues of Secured Creditor

Date: 11.03.2025 Authorized Officer, Regional Office, Place: Vadodara Central Bank of India, Vadodara.

Possession Notice Maharashtra Gramin Bank (Rule 8(1) For Movable / Immovable Property HEAD OFFICE : HEAD OFFICE : Plot No. 42, Gut No. 33 (Part), Golwadi Village,Growth center, Waluj Mahanagar IV, CIDCO, Chh. Sambhajinagar 431131

Regional Office: Pune Whereas, The undersigned being the Authorized Officer / Regional Manager, Maharashtra Gramin Bank, Regional Office: Pune (Branch - Sangamner, Dist.Ahilyanagar) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act No.54 of 2002) and in exercise of powers conferred under Section

13(12) read with rule 8 of Security Interest (Enforcement) Rules, 2002 issued Demand Notice on date calling upon the concerned Borrower / Guarantor fully described to repay the amount mentioned in the notice with further Interest. incidental expenses and cost within 60 days from the date of receipt of said notice. The following Borrower/Guarantor having failed to repay the amount, notice is hereby given to the under noted Borrower/Guarantor and the Public in general that the undersigned has taken **Symbolic Possession** of the property in

exercise of powers conferred on him under section 13(4) of the said Act read with rule 8 of the said Rules on following dates described as below. The borrower in particular and the public in general is hereby cautioned not to deal with the Movable / Immovable Asset

property and any dealings with the Movable / Immovable Asset / Property will be subject to the charge of Authorized Officer / Regional Manager, Maharashtra Gramin Bank, Regional Office : Pune (Branch – Sangamner, Dist.Ahilyanagar) for the amount given and further interest, incidental expenses and cost. **Description Of Movable / Immovable Property**

Name of the Borrower / Guarantors	Description Of Assets with Boundaries	Amount Due in Rs.	Date of Demand Notice	Symbolic Possession Date	Name of the Branc
Borrower: 1.Mr. Narayan Dungaram Mali (Applicant) 2.Mrs. Santudevi Narayan Mali (Co- Applicant) Address 1: Maldad Road, Sai Darshan colony, at/post- Sangamner, Tq - Sangamner, Dist- Ahilyanagar, 422605 Address 2: Flat No. 301, 3rd Floor, Krishna Pride 6 Apartments, Survey No. 132/117/14, Grampanchayat Milkat No. 3069/301, Plot No. 13, Gunjalwadi, TqSangamner, Dist- Ahilyanagar, 422605 Guarantors: Mr. Sandip Sampatrao Bhaskar Residential Address: At /Po- Samanapur, Tq Sangamner, Dist- Ahilyanagar - 422605 Office Address: Krushna Estate Developers, Near Dere English Medium School, Akole Bypass Road, Tq. Sangamner, Dist- Ahilyanagar- 422605 Housing Loan AC No:	Registered mortgage of Flat No. 301, on 3rd Floor, Krishna Pride 6 Apartment, situated at Survey No.132/117/14, Grampanchayat Milkat No. 3069/301, Plot No 13, admeasuring built up Area 605.60 Sq. ft, Gunjalwadi, Tal-Sangamner, Dist-Ahilyanagar-422605 Boundaries are as under: East- Common passage, Staircase and Terrace South-Open to Sky	Rs. 11,24,094 + Unapplied Interest, Expenses and Other charges w.e.f. 01/12/2024		Date 07/03/2025	Sangamner, Dist.Ahilyanagar

Place: Pune

Authorized Officer / Regional Manage Maharashtra Gramin Bank, Regional Office : Pune

Credo Regd. Office: Floor No. 7, Kalpataru Infinia, Wakdewadi, Shivajinagar, Pune - 411005. MAHARASHTRA (INDIA)

Altum ALTUM CREDO HOME FINANCE PVT. LTD.

AUCTION NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Auction Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, read with proviso to rule 8(6) & 9(1) 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) indicated below that the below-described immovable property(ies) mortgaged/charged to Altum Credo Home Finance Pvt. Ltd., hereafter known as ACHFL, the possession of which has been taken by the Authorized Officer of ACHFL, being the Secured Creditor, will be sold on "As Is Where Is," "As Is What Is," and "Whatever There Is" basis on 25/03/2025 (tuesday) between 11:30 AM to 04:30 PM for recovery of the below-mentioned amount with future interest and costs due to ACHFL from the Borrower(s) and Guarantor(s) as below mentioned

Name of Borrower(s)/ Co-Borrower(s) and Guarantor(s) Loan A/c No.	Outstanding dues to be recovered (Secured Debt)	Reserve Price	Earnest Money to be deposit	Date(s) & Time of Opening Tender(s)	
1. Vinod Gangadhar Borade	Rs. 14,11,304/-	Rs. 9,14,063/-	Rs. 91,406/-	25/03/2025	
2. Renuka Vinod Borade	NPA Date:	Reserve price below which the		(Tuesday)	
3. Dattatray Kancheshwar Dabhade	30-04-2024	immovable property may not		from 11:30 AM To	
·	Date of Possession	be sold		04:30 PM	
LAN: 1092010200086	10-09-2024				

Description of Secured Asset: All that piece and parcel of Flat No. 01 admeasuring built up area 33.39 Sq. Mtrs. on First floor ou of constructed building which is known as J. P. Yeole Complex constructed upon Plot No.06 area admn 402.00 Sq. Mtrs. having FS area admn. 1.10 Sq. Mtrs., Total area admn. 422.00 Sq. Mtrs. out of Survey No. 118/A1 at Yeola Shivar, Tal. Yeola, Dist. Nashik Which is bounded as per the approved building plan together with common amenities/facilities On and Towards East: Staircase On and Towards West: Side Margin And part of Plot No. 06 On and Towards South: Flat No. 04 On and Towards North: Side Margir And part of Plot No. 06

Rajeshkumar Bakelal Maurya	Rs. 11,40,872/-	Rs. 23,49,507/-	Rs. 2,34,950/-	25/03/2025					
2. Sushma Rajesh Maurva	NPA Date:	Reserve price below which the		(Tuesday)					
Lan: 1092010200073	31-07-2023	immovable property may not		from 11:30 AM To					
Lan. 1092010200073	Date of Possession	be sold		04:30 PM					
	23-10-2023								

Description of Secured Asset: All that piece and parcel of the premises Flat No. 101 of admeasuring Carpet area 50.90 Sq.Mtrs. with alcony and Parking area 4.64 Sq.Mtrs. on first floor out of constructed building which is known as "SHREE ASHTAVINAYAK PRIDE APARTMENT" constructed upon Plot No. 08 area admn 305.07 Sq. Mtrs. Survey No. 24/1A/2A/25/1C/2B/3A/2 at Makhmalabad Shival vithin the limit of Nashik Municipal Corporation and within the Registration and Sub Registration Dist Nashik. Which is bounded as pel he approved building plan together with common amenities/facilities; On or towards East: By Side Margin On or towards West: By Side Margin On or towards North: By Lobby, Staircase and Flat No. 02 On or towards South: By Side Margin

-: TERMS AND CONDITIONS:-

(1) Inspection of property : 13/03/2025 (Thursday) from 12:30 PM to 04:30 PM (2) Last date and time for submission of Earnest Noney Deposit hereafter known as EMD: 24/03/2025 between 12:30 PM to 04:30 PM. (3) The EMD Amount as mentioned above eeds to be paid/deposited one day prior to the auction date between 12:30 PM to 4:30 PM. Bidders not depositing the required EMD shall not be allowed to participate in the auction or shall be rejected summarily. The earnest money deposited shall not bear any nterest. The amount of EMD paid by the successful bidder shall be adjusted towards the sale price. (4) During the auction, bidders will be allowed to offer higher bids in inter-se bidding over and above the last bid quoted and the minimum increase in the bid amount must be Rs. 10,000/- or Rs. 50,000/- to the last higher bid of the bidders. (5) The 15% amount of reserve price shall be paid/deposited within 24 hours of confirmation of auction sale through Demand Draft (DD) mode, and the balance amount of the sale price shall be paid within 15 days from the date of confirmation of auction sale or any such extended time as may be agreed in writing. Failure to remit the entire amount of sale price within the stipulated period will result in forfeiture of deposit of 25% of the bid price and forfeiture of all claims over the property by the successful bidder, and the property can be re-auctioned. (6) The sale certificate will be issued in the name of the successful bidder only after realization of the entire sale price amount and other charges/taxes if any. (7) The successful oidder shall bear the charges/fees payable for conveyance such as registration fees, stamp duty, GST, etc., applicable as per law (8) The authorized officer has the absolute right to accept or reject any bid or postpone or cancel the sale, as the case may be, without assigning any reason whatsoever. (9) The property is being sold on "As Is Where Is," "As Is What Is," and "Whatever There Is" basis. ACHFL has disclosed only the known encumbrances, statutory liabilities, if any, as above, and it is for the successful bidder to make their own independent inquiries at their own cost before participation in the auction. (10) As regards the statutory dues stated above, ACHFL dues will have priority over statutory dues. Without prejudice to the above, statutory liability, if any, shall be borne by the successful bidder, and ACHFL assumes no responsibility in this regard, (11) Sale is subject to confirmation by the ACHFL, (12) This auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation by ACHFL. The authorized officer/secured creditor shall not be responsible in any way for any third-party claims/rights or dues. PLEASE NOTE: Other than the encumbrances mentioned in the table above, there are no encumbrances on the immovable property

to the best of the knowledge of the Authorized Officer of Secured Creditor ACHFL **Authorised Office**

Date: 11.03.2025 Place: Nashik Altum Credo Home Finance Pvt. Ltd. (ACHFL)