

**PUBLIC NOTICE**

It is hereby notified for the information of the public at large that, Owners of the property described in schedule Mr. Ashish Mansukh Sadev and Mrs. Deepa Ashish Sadev have agreed to sell the scheduled property to my client, the said Owners assured that their right in the said Property are free from all encumbrances such as charge, lien, lease, gift, agreement, power of attorney, any claims of whatsoever nature. However if anybody is having any right, title, interest or claim of above nature or any other claim whatsoever, any such person/s having concern is/are therefore called upon to inform the undersigned within 10 days from publication of this Notice, any objection, claim, interest, right in respect of the said Property with original supporting documents. If any objections are not received from anybody within the period stipulated above, it will be presumed that the said Property is free from all encumbrances and nobody has any right, title, interest or claim in the same and/or if anybody having any such claim has willingly surrendered the same and thereafter no objections shall be entertained, which please note.

**SCHEDULE :** All that piece and parcel of 1) Shop/Showroom bearing No. 1 (consisting of Shop no. S-1, Godown No. G-1, Professional Office No. P, P-1, P-2 and P-3), situated on Upper Ground Floor (Floor above basement and mentioned as Ground Floor in sanctioned plan) measuring area about 2500 Sq.ft. i.e. 232.255 Sq.Mtr Built-up along with Loft measuring area about 760 Sq.Ft. i.e. 70.605 Sq.Mtr and 2) Shop bearing No. 2, measuring area about 520 Sq.Ft. i.e. 48.309 Sq.Mtr Built-up inclusive of Loft and along with right to use common toilet, common parking and front open space, situated on Ground Floor in the scheme namedly "Shreyas" and Society namedly "Shreyas Co-operative Housing Society Ltd", constructed on the CTS bearing no. 206 and 207, Somwar Path and within the limits of Pune Municipal Corporation and said land is bounded by as under, On or towards East- By PMC Road, On or towards South-By CTS No. 206, Somwar Path, Pune. On or towards West-By Nagazari Nala, On or towards North-By CTS No. 208, Somwar Path, Pune.

**NIDO HOME FINANCE LIMITED**  
(formerly known as Edelweiss Housing Finance Limited) Regd Office: 5th Floor, Tower 3, Wing B, Kojinor City Mall, Kojinor City, Kurla West, Mumbai-400070. Regional Office at: Office No. 407-410, 4th Floor, Kakade Biz Icon, CTS 2687B, Ganeshkhind Road, Bhandurde, 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 Enforcement (Enforcement) Rules, 2002.

Notice is hereby given to the 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.

| Borrower(s)/Co-borrower(s)/Guarantor(s)                          | Amount of Recovery   | Reserve Price and EMD  | Date & Time of Auction  |
|--|--|--|---|
| NTIN D DESHMUKH (Borrower)<br>MAYURA NTIN DESHMUKH (Co-Borrower) | Rs.12,67,478/- (Rupees Twelve Lakh Sixty Seven Thousand Four Hundred Seventy Eight Only) as on 31.01.2025 + Further Interest thereon + Legal Expenses FOR LAN NO. LPUNSTL000015508 | Rs.9,79,659/- (Rupees Nine Lakh Seventy Nine Thousand Six Hundred Fifty Nine Only)<br><b>Earnest Money Deposit Rs.97,965/- (Rupees Ninety Seven Thousand Nine Hundred Fifty Five Only)</b> | 24-02-2025<br>Between 11 am to 12 Noon (With 5 Minutes Unlimited Auto Extensions) |

**Date & Time of the Inspection:** 07-02-2025 between 11.00 am to 3.00 pm  
**Physical Possession date :** 10-06-2024

**Description of the secured Asset:** All That Piece And Parcel Of The Apartment No.6 Admeasuring 265 Sq Ft I.E., 24.62 Sq Mtr And Apartment No.7 Admeasuring 265 Sq Ft I.E., 24.62 Sq Mtr On The First Floor 10.93% Undivided Share In The Common Area And Facilities In The Building Known As 'Matruhaya Apartment Condominium' Constructed On Land Bearing Plot No.6 Out Of S.No.26/18 + 20/2 + 27 + 28 + 29 + 32/2 + 33 Also Having Its Correspondence C.T.S No.28/10 To 28/14 Situated At Hingane Khurd Taluka Haveli Dist Pune

**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 Auction 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: SBIN001593.  
3) Last date for submission of online application BID form along with EMD is 23-02-2025.  
4) For detailed terms and condition of the sale, please visit the website https://sarfaesi.auctiontiger.net or Please contact Mr. Maulik Shrivasth Ph. +91-8351866643/8351866627, Help Line e-mail ID: Support@auktion.net  
Mobile No. 7408110339/7400113287 Sd/- Authorized Officer  
Date: 01.02.2025 Nido Home Finance Limited, (Formerly known as Edelweiss Housing Finance Limited)

**THE KALYAN JANATA SAHAKARI BANK LTD.**  
MULTI-STAGE SCHEDULED BANK

Head Office - "Kalyanam astu", Om Vijaykrishna Apartment, Adharwadi Road, Kalyan (W) Dist. Thane - 421 301.  
Pune Regional Office - Maharashtra Karve Street Shikshan Sanstha, Karve Nagar, Warje, Pune - 411 052.

**NOTICE FOR SALE OF SECURED ASSETS**  
Sale of Secured Asset - Flat on "AS IS WHERE IS" basis, 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 to the Borrower(s), Mortgagor(s) and Guarantor(s) in particular that the below described secured asset (flat) mortgaged/ charged to the Bank (secured creditor), is available for sale on "As Is Where Is" basis, as per the particulars given hereunder.

**Name of the Borrower(s) and Guarantor(s)**  
1. Mr. Chetan Kantilal Shah - Borrower.  
2. Mrs. Urvashi Utam Patel alias Mrs. Urvashi Chetan Shah - Borrower.  
3. Mr. Ganesh Baburwan Shinde - Guarantor  
4. Mr. Mehul Jai Mota - Guarantor

**Outstanding Loan Balance (Rs.)**  
Rs. 32,50,637.70 (Rupees Thirty-Two Lakh Fifty Thousand Six Hundred Thirty-Seven Paise Seventy Only). Plus Interest from 01.01.2025, Penal Charges and expenses.

**Details of Secured Asset**  
Flat No. 601, area admeasuring 50.83 sq. mtrs. + enclosed balcony 5.84 sq. mtrs. total area 56.67 sq. mtrs (carpet) with attached open terrace 6.84 sq. mtrs. with attached open balcony 3.70 sq. mtrs. on 6th Floor in the building 'C' of Ceratec City Phase II Co-op. Housing Society Ltd. with open Car Parking admeasuring 9.20 sq. mtrs. bearing Survey No. 33, Hissa No. 6 B/5, S. No. 33 Hissa No. 7 A, 7 B, 7 C, 7 D/1 and 9/1, lying and being situated at Village Velvetwadi, Tal - Haveli, Dist. Pune, within the limits of Pune Municipal Corporation.

**Reserve Price**  
Rs. 35,20,000/- (Rupees Thirty-Five Lakh Twenty Thousand Only)

**IMPORTANT TERMS AND CONDITIONS:-**  
1) Sale is strictly subject to the terms and conditions prescribed in this advertisement and the offer document, form. Further details of the properties and the offer document, forms can be obtained from the Head Office or Pune Regional Office of the Bank at the above addresses, on payment of Rs. 1,000/- (Non - Refundable) per offer form.  
2) Sealed offers, in the prescribed form only, should be submitted along with the DD / PO for EMD of Rs. 1,00,000/- (Rupees One Lakh Only), drawn in favour of The Kalyan Janata Sahakari Bank Ltd., at Pune Regional Office of the Bank before 05.00 p.m. on 18.02.2025 or Head Office of the Bank at Kalyan before 01.00 p.m. on 24.02.2025.  
3) Sealed offers will be opened at 04.00 p.m. on 24.02.2025, at the Head Office of the Bank, at Kalyan.  
4) The property offered for sale is strictly on "As Is Where Is" basis. The Bank, therefore does not undertake any responsibility to procure any permission / license etc in respect of the property offered for sale or for any dues like outstanding water charges, transfer fees, electricity dues, dues of Municipal Corporation / Local authority / Housing Society or any other dues, taxes, penalty, if any, in respect of the said property / Borrower.  
5) This notice should also be treated as the statutory notice to the borrower(s), guarantor(s) and mortgagor(s) under rule 8(6) and 9(1) of the SARFAESI Act, 2002.  
Place: Pune Sd/-  
Date: 01.02.2025 Authorized Officer

**AUTHUM AUTHUM INVESTMENT & INFRASTRUCTURE LIMITED**  
Registered Office: 707, Raheja Centre, Free Press Journal Road, Nariman Point, Mumbai-400 021. Ph.: (022) 6747 2117 Fax: (022) 6747 2118 E-mail: info@authum.com

**APPENDIX- IV A (See proviso to rule 8 (6)) Public Notice For E-Auction Cum Sale (Appendix - IV A) (Rule 8(6))**

That pursuant to the approved resolution plan of the Reliance Home Finance Limited. (RHFL) by its Lenders in terms of RBI Circular No. RB/2016-19/203, DBR No. BP. BC. 45/21.04. 04/2018-19 dated March 7, 2019 on Prudential Framework for Resolution of Stressed Assets, the order of Hon'ble Supreme Court of India dated 23, 2023 and the Special Resolution passed by the Shareholders on March 25, 2023, RHFL has entered into the agreement to transfer its Business by way of a slump sale on a going concern basis, to Reliance Commercial Finance Limited (hereinafter referred to as "RCFL") and whereas all the rights and liabilities pertaining to the loan account (s) of the Borrower has/have also been transferred to RCFL.

Sale of immovable property mortgaged to Authum Investment & Infrastructure Limited ("AIL") (Resulting Company pursuant to the demerger of lending business from Reliance Commercial Finance Limited ("RCFL") to AIL vide NCLT order dated 10.05.2024) having Corporate Office at The Ruby 11th Floor, North-West Wing, Plot No. 29, Senapati Bapat Marg, Dadar (West), Mumbai-400028 and Branch Office at - Authum Investment & Infrastructure Limited, Office No. 209 & 210, 2nd Floor, Ashtadevi Zenith Complex, Anant Athav Society, Navarner Tanaji Wadi, Shivajinagar, Pune - 411005 under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter "Act").

Whereas the Authorized Officer ("AO") of Authum Investment & Infrastructure Limited has taken the possession of the following properties pursuant to the notice issued US 13(2) of the Act in the following loan accounts/prospect nos. with a right to sell the same on "AS IS WHERE IS BASIS" & "AS IS WHAT IS BASIS" for realization of Authum Investment & Infrastructure Limited dues, The Sale will be done by the undersigned through e-auction platform provided at the website: www.bankauctions.com.

| Borrower(s) / Co-borrower(s) / Guarantor(s)  | Demand Notice Date and Amount   | Date of Physical Possession / Total Outstanding  | Reserve Price / Earnest Money Deposit/ Bid Incremental   |
|--|---|--|--|
| (Loan A/c No. RHLPK000042157, RHLPK000043108 and RHLPK000061175 Branch: KOLKATA<br>1) ALMOND INFRA PROJECTS PRIVATE LIMITED<br>2) PODDAR HMP INDUSTRIES PRIVATE LIMITED<br>3) DARJILING TEA CHINCHONA ASSOCIATION LIMITED<br>4) MANOJ PODDAR | 26th Sep 2018 & Rs. 3,43,63,591/- (Rupees Three Crore Forty-Three Lakh Sixty-Three Thousand Five Hundred & Ninety-One Only) | 16th Jan 2019 Total Outstanding as on 08-01-2024<br>Rs. 81218764.66/- (Rupees Eight Crore Twelve Lakh Eighteen Thousand Seven Hundred Sixty-Four and Sixty-Six Paise Only) | Rs. 4,50,00,000/- (Rupees Four Crore Fifty Lakh Only)<br>Earnest Money Deposit (EMD)<br>Rs. 45,00,000/- (Rupees Forty Five Lakh Only)<br>Bid Increment:<br>Rs. 1,00,000/- (Rupees One Lakh only) |

**Description Of The Immovable Property/ Secured Asset :** ALL THAT PIECE OR PARCEL OF LAND along with construction thereon: land bearing industrial plot bearing GAT No. 609 Hissa No. 2, total area 0.92 R. PK 00.02 with Assessment 00.66 Paise out of 00 H 62 R situated at village SASWAD, Tal - PURANDAR, District PUNE within the limit of SASWAD Municipality (Said Plot) Pin-412301 The said property is bounded as follows: On or Towards East: Survey no. 609/3 On or Towards South: Kirloskar company On or Towards West: Survey no. 609/1 On or Towards North: Saswad Hadapsar Road

**Date of Inspection - 15th Feb 2025 11:00-16:00 PM** EMD Last Date: 21st Feb 2025 11:00:00 PM Date/ Time of E-Auction: 22nd Feb 2025 11:00:13:00

Mode Of Payment:- All payment shall be made by demand draft in favour of "Authum Investment & Infrastructure Limited" payable at Pune or through RTGS/NEFT the accounts details are as follows: a) Name of the account: Authum Investment & Infrastructure Limited CHD Ac b) Name of the Bank: HDFC Bank Ltd c) Account No: 999991971983 d) IFSC Code: HDFC0001119.

**TERMS & CONDITIONS OF ONLINE E-AUCTION SALE:-**

- The Property is being sold on "AS IS WHERE IS, WHATEVER THERE & WITHOUT RECOURSE BASIS". As such sale without any kind of warranties & indemnities.
- For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service Provider M/S C1 India Pvt.Ltd., Plot No. 68, 3rd floor Sector 44 Gurgaon Haryana -122003 (Contact no: 7291981124,25,26) Support Email - Support@bankauctions.com. Mr. Bhavik Pandya Mo. 8866682937. Email: Gajarat@c1india.com
- For further details and queries, contact Authorized Officer: Mr. Rajdip Mukherjee - Mobile No. 9123073556
- This publication is also 15 (Fifteen) days notice to the Borrower / Mortgagor / Guarantor of the above said loan account pursuant to rule 8(6) of Security Interest (Enforcement) Rules 2002, about holding of auction sale on the above-mentioned date / place.

PLEASE REFER THE WEBSITE FOR DETAILED TERMS AND CONDITIONS (Use Code: 187226 and see the NIT Document) (https://www.bankauctions.com)

Place: Pune Date : 01.02.2025 Sd/-, Authorized Officer

**YES BANK LIMITED**  
Registered Office: Yes Bank House, Western Express Highway, Santacruz (E), Mumbai, 400 055  
Branch: 19th Floor, C Wing, Empire Tower, Reliable Tech Park, Cloud City Campus, Plot No. 31, Thane-Belapur Road, Airoli, Navi Mumbai - 400708

**POSSESSION NOTICE FOR IMMOVABLE PROPERTY**

Whereas, the undersigned being the authorised officer of YES BANK Limited ("Bank") under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") and in exercise of the powers conferred under section 13(12) of the Act read with Rule 9 of the Security Interest (Enforcement) Rules 2002, had issued a below mentioned demand notices to respective borrowers calling upon them to repay the below mentioned amount mentioned in the respective notice within 60 days from the date of receipt of the said notice.

The Borrower / security providers having failed to repay the amount, notice is hereby given to the Borrower/ security providers and to the public in general that the undersigned has taken Possession of the property described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said rules.

The Borrower / security providers in particular and the public in general is hereby cautioned not to deal with the properties mentioned below and all dealings with the said property will be subject to the charge of the Bank for below mentioned amount, together with all the other amounts outstanding including the costs, charges, expenses and interest thereon.

This is to bring to your attention that under Sec.13(8) of SARFAESI Act, where the amount of dues of the secured creditor together with all costs, charges and expenses incurred by secured creditor is tendered to the secured creditor at any time before the date of publication of notice for the public auction/tender/ private treaty, the secured asset shall not be sold or transferred and no further steps shall be taken for transfer or sale of that secured asset.

**DETAILS OF THE POSSESSION NOTICE-BORROWERS/ MORTGAGED PROPERTY**

| Sr. No. | Loan A/c No.      | Name of Borrower and Co-borrower, Guarantor, Borrower/Security Provider              | Description of mortgaged property (full address as per 13(2) notice)  | Total claim amount as per 13(2) notice | Date of 13(2) Notice | Date of 13(4) Possession Taken |
|---------|-------------------|--|---|--|----------------------|--------------------------------|
| 1.      | AFH02 250110 0987 | Ganesh Vasant Danavale (Borrower & Mortgagor)<br>Kamal Vasant Danavale (Co-Borrower) | Flat No. C-506, Area admeasuring 31.70 Sq. Mtrs., Carpet enclosed Balcony area 6.22 Sq. Mtrs., Terrace area 2.91 Sq. Mtrs., Architectural projection area 0.81 Sq. Mtrs., 5th Floor, C wing, Bhagyashtan Building, S.No. 59/1+21, Village Talegaon Dabhade, Tal. Maval, Chakan Pune 410507.<br>Owned by: Mr. Ganesh Vasant Danavale | Rs. 11,56,392.79                       | 22.02.2024           | 30.01.2025                     |

Place: Pune Sd/-  
Date: 01.02.2025 (Authorized Officer) Yes Bank Limited

**DCB BANK**  
Registered Office:- DCB Bank Ltd., 6th Floor, Tower A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai - 400013  
Retail Asset Collection Department - 302, Cello Platinia, F. C. Road, Shivajinagar, Pune-411005

**AUCTION SALE NOTICE (Under Rule 8(6) 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) of the Security Interest (Enforcement) Rules 2002.

Notice is hereby given to the public in general and in particular to the borrower(s), co-borrowers and the guarantors, by the Authorized Officer, that the under mentioned property is mortgaged to DCB BANK LTD., The Authorized Officer of the Bank has taken the possession under the provision of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The Borrowers attention is invited to the provisions of sub-section 8 of section 13 of the SARFAESI Act, the right of redemption shall be extinguished on the date fixed for sale by adopting any methods as prescribed in the said act. The properties will be sold by tender cum public E-auction as mentioned below for recovery of under mentioned dues and further interest, charges and cost etc. as per the below details. The properties will be sold "as is where is" and "as is what is" and "whatever there is" condition basis with all the existing and future encumbrances if any, whether known or unknown to DCB Bank Ltd as per the brief particulars given and mentioned in schedule hereunder.

| Sr. No. | Name of Borrower(s) and Co-borrower(s), Guarantor(s)  | Total Dues Outstanding as on 29-01-2025 (Rs) | Reserve Price (Rs) | EMD (Rs)   | Date & Time of E-Auction          | Type of Possession |
|---------|---|--|--------------------|------------|-----------------------------------|--------------------|
| 1       | MAHESH ASHOK CHAVAN DAHLVAR00458062 / DAHLVAR00458105 | 47,79,378/-                                  | 9,00,000/-         | 90,000/-   | 20-02-2025 & 01:00 PM To 02:00 PM | Physical           |
| 2       | MAHESH ASHOK CHAVAN DAHLVAR00458062 / DAHLVAR00458105 | 47,79,378/-                                  | 9,00,000/-         | 90,000/-   | 20-02-2025 & 01:00 PM To 02:00 PM | Physical           |
| 3       | LILA SHANKAR GAWALI DRBLCHA00578833 / DRHLCHA00578822 | 21,13,089/-                                  | 7,00,000/-         | 70,000/-   | 20-02-2025 & 01:00 PM To 02:00 PM | Physical           |
| 4       | ROHINI DEEPAK PAWAR DRHLPSR00457761                   | 33,33,518/-                                  | 17,50,000/-        | 1,75,000/- | 20-02-2025 & 01:00 PM To 02:00 PM | Physical           |
| 5       | NAMRATA ANKUSH SONAWANE DAHLBAH00508674               | 9,44,204/-                                   | 7,50,000/-         | 75,000/-   | 20-02-2025 & 01:00 PM To 02:00 PM | Physical           |
| 6       | RAM GANPATHARAO LOKARE DRHLPSR00475044                | 31,20,346/-                                  | 17,00,000/-        | 1,70,000/- | 20-02-2025 & 01:00 PM To 02:00 PM | Physical           |

**PROPERTY ADDRESS:-** 1) All that piece and parcel of flat bearing no. 7, on second floor, admeasuring super built up area of 65.98 Sq. Mtrs. i.e. 710 Sq. Fts. in building namedly "Sai Shradha" being constructed on land bearing bhupann kramank 52/1, Plot No. 19 of Mouje Saidapur Tal Karad District Satara which is bounded as: Towards East: Flat No.2, Towards South: Flat No.6, Towards West: By Road, Towards North: Common Staircase.

**PROPERTY ADDRESS:-** 2) All that piece and parcel of flat bearing no. 6, on second floor, admeasuring super built up area of 65.98 Sq. Mtrs. i.e. 710 Sq. Fts. in building namedly "Sai Shradha" being constructed on land bearing bhupann kramank 52/1, Plot No. 19 of Mouje Saidapur Tal Karad District Satara which is bounded as: Towards East: Flat No.2, Towards South: Common Stair Case, Towards West: By Road of Saidapur, Towards North: Flat No.7.

**PROPERTY ADDRESS:-** 3) All that piece and parcel of Flat No. 402 On 4th Floor, Admeasuring Carpet Area Of 38.75 Sq. Mtrs. i.e. 417 Sq. Ft. Wing 'E' in Building Project Known As 'Aneesh Pride' On Land Bearing Gat No. 63 (old Gat No. 127) Area Admeasuring About 24 R, Situated At Village Medankarwadi, Registration District Pune, Sub-registration Taluka Khed And Within The Limits Of Zilha Parishad Pune And Panchayat Samiti Khed, District Pune And Bounded As Under:- east: Gat No: 64 South: Flat No. E-401 West: Flat No. 62 North: Flat No. F-401 (The Secured Assets).

**PROPERTY ADDRESS:-** All That Piece And Parcel Of The Flat No. 501, Admeasuring Area 600 Sq.ft. (built up) i.e. 55.74 Sq. Mtrs. On The 5th Floor In The Building 'C' Its Bearing Grampanchayat No. 11315/262 In The Scheme Known As 'chourang Smit-shilp' Situated At Survey No. 93 Hissa No. 1b/1, In Building Cts No. 915 & 935 At Village Manjari Budruk, And Within The Registration District Of Sub Registrar Taluka Haveli District Pune.

**PROPERTY ADDRESS:-** All that piece and parcel of Flat No. 601, 06th Floor, admeasuring about 454.00 Sq. Ft. in Building D-17, Sara City, Off. Chakan Talegaon Road, Gat No. 139 To 145, 150 To 157, Kharabwadi, Taluka-Khed, District - Pune (The Secured Assets)

**PROPERTY ADDRESS:-** All Piece And Parcel Of Property Bearing Flat No. 7, On The 3rd Floor Area Admeasuring About 700 Sq. Ft. I. E. 65.05 Sq. Mtrs Built Up. The Building Known As Gagan Heights In The Apartment Known As Gagan Apartment Constructed On (old S. No 96) New S. No 60, Hissa No. 22/4 Situated At Kondhwa Budruk Taluka Haveli Dist. Pune Within The Limits Of Pune Municipal Corporation And Bounded By east - Property Of Mr. anil Vambore And Mr. karale, South - Main Road, West - Border Of Katraj Village, North - Flat No. 6, West - Border Of Katraj Village (The Secured Assets)

**KOTAK KOTAK MAHINDRA BANK LIMITED**  
Registered Office:- 27 BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400 055.  
Corporate identity No. L65110MH1985PLC0381371, Branch Office at, Admas Plaza 4th Floor 166/16, CST Road Koliwery Village Kunchi Kurve Nagar/Near Hotel Hare Krishna Santacruz East Mumbai-400098.

**PUBLIC NOTICE FOR AUCTION CUM SALE**

Notice is hereby given to the public in general and in particular to the Borrower/Co-Borrower/Guarantor/Mortgagor that the below described immovable property mortgaged to Kotak Mahindra Bank Ltd. and the Physical Possession of which has been taken over by the Authorized Officer of Kotak Mahindra Bank Ltd. against which expression of interest/offer has been received from an intended purchaser at the above mentioned Reserve Price and therefore further offers are invited by the undersigned in sealed covers for purchase of immovable property described herein under, which will be sold on "AS IS WHERE IS" AND "AS IS WHAT IS" basis. Offers are invited to take part in e-auction through the Web Portal of our e-Auction Service Partner, M/S C1 India Pvt Ltd (www.c1india.com) i.e. https://www.bankauctions.com by the undersigned for sale of the immovable property of which particulars are given below:-

| Name of the Borrower (s) / Guarantor(s) / Mortgagor(s)  | Demand Notice Date and Amount   | Description of the Immovable properties  | Reserve Price  | Earnest Money Deposit (EMD)  | Date/ time of Auction   |
|---|---|--|--|--|---|
| 1. Mr. Mahesh Sadasish Guddi (Borrower)<br>2. Mrs. Shripa Mahesh Guddi (Co-Borrower)<br>(Loan Account No. RH213161) | 06.02.2017<br>Rs.15,49,834.92/- (Rupees Fifteen Lakh Forty Nine Thousand Eight Hundred Thirty Four and Ninety Two Paise Only) on 03.02.2017 | All that part and parcel of the Properties bearing:- Property :- Flat No.301, 3rd Floor, "Dream Home Icon" admeasuring 603 Sq.Fts. without. situated at Kupwad, Dist-Sangli, together with all present and future super structure. | Rs. 19,77,534/- Rupees Nineteen Lakh Seventy Seven Thousand Five Hundred Thirty Four Only) | 10% of Bid Amount i.e. Rs. 1,97,753/- (One Lakh Ninety Seven Thousand Five Hundred Thirty Four Only) | Date of Inspection of immovable property 12.02.2025 11:00 hrs. - 12:00 hrs. Last Date for Submission of Offers / EMD 24.02.2025 05:00 PM Date/ time of Auction 25.02.2025 11:00 hrs. - 12:00 hrs. |

**Important Terms & Conditions of Sale:**  
(1) The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may go through the website of our E-Auction Service Provider, M/S C1 India Pvt. Ltd. i.e. https://www.bankauctions.com for bid documents, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted to the authorized officer at the branch office/regional office as provided herein above;  
(2) All the intending purchasers/bidders are required to register their name in the Web Portal mentioned above as https://www.bankauctions.com and generate their User ID and Password in free of cost of their own to participate in the e-Auction on the date and time aforesaid;  
(3) For any enquiry/information/support, procedure and online training on e-Auction, the prospective bidders may contact the M/S C1 India Pvt Ltd Department of our e-Auction Service Partner M/S. Vinod Chauhan, through Tel. No.: +91 7291971124,25,26, Mobile No.: 9813887931 & E-mail ID: delhi@c1india.com & support@bankauctions.com;  
(4) To the best of knowledge and information of the Authorized officer, there is no encumbrance in the property/ies. However, the intending bidders may inspect the property and its documents as mentioned above or any other date & time with prior appointment and they should make their own independent inquiries regarding the encumbrance, title of property/ies put on e-Auction and claims/rights/dues/affecting their bid. The e-auction advertisement does not constitute any commitment or any representation of KMBL. The property is being sold with all the existing and future encumbrances whether known or unknown to KMBL. The Authorized Officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues;  
(5) For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.bankauctions.com) the details of payment of interest-free refundable Earnest Money Deposit (EMD) of the secured asset as mentioned above by way of Demand Draft in favour of 'Kotak Mahindra Bank Limited' payable at Sangli along with self-attested copies of the PAN Card, Resident Address Proof, Board Resolutions in case of company and Address Proof as specified above along with the requisite bid/tender form in this regard;  
(6) The EMD of all other bidders who did not succeed in the e-Auction will be refunded by KMBL within 72 working hours of the closure of the e-Auction. The EMD will not carry any interest;  
(7) The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15th) day from the date of 'Confirmation of Sale' of the said secured asset by the Authorized Officer/ Secured Creditor or such extended period as may be agreed upon in writing by the Authorized Officer at his/ her discretion. In case of default, all amounts deposited till then shall be liable to be forfeited;  
(8) For inspection of property or more information, the prospective bidders may contact the Authorized Representative, Mr. Ashok Motwani (Mobile No.:- +91 9873737351, E-mail ID: Ashok.motwani@kotak.com), Mr.Ravindra Divedi ( Mobile No.: 9764443818 Email ID: ravindra.divedi@kotak.com)  
(9) At any stage of the e-Auction, the Authorized Officer may accept/reject/modify/cancel the bid/offer or postpone the e-Auction without assigning any reason therefor and without any prior notice. In case any bid is rejected, Authorized Officer can negotiate with any of the tendered or intending bidders or other parties for sale of property by Private Treaty;  
(10) Sale is subject to the confirmation by the Authorized Officer. The Successful Purchaser/ Bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, etc. that is required to be paid in order to get the property conveyed/delivered in his/her/its favour as per the applicable law;

(11) The sale shall be subject to rules/conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, as amended from time to time; It shall solely be the responsibility of the Successful Bidder/ Purchaser to get the sale registered. All expenses relating to stamp duty, registration charges, transfer charges and any other expenses and charges in respect of the registration of the sale for the above referred property shall be borne by the Successful Bidder/ Purchaser. The sale has to be registered at the earliest else the purchaser has to give the request letter to KMBL mentioning the reason of delaying the registration;  
(12) No person other than the intending bidder/ offerer themselves, or their duly authorized representative shall be allowed to take part in the e-Auction/sale proceedings. Such Authorized Representative is required to submit along with the Bid documents:  
(13) The bid price shall be above the Reserve Price during e-auction and improve their offer in multiple of Rs. 1,00,000/- for Property bearing Flat No.301, 3rd Floor, "Dream Home Icon" admeasuring 603 Sq.Fts bearing Plot No.A, C.S. No.225/6, situated at Kupwad, Dist-Sangli, together with all present and future super structure, property will not be sold below the Reserve Price set by the Authorized Officer.  
(14) The successful bidder is required to deposit 25% of the sale price (inclusive of EMD) immediately not later than next working day by Demand Draft drawn in favour of Kotak Mahindra Bank Ltd., payable at Sangli and the balance amount of sale price shall be paid by the successful bidder within 15 days from the date of confirmation of sale by Bank. The EMD as well as Sale Price paid by the interested bidders shall carry no interest. The deposit of EMD or 25%, whatever the case may be shall be forfeited by the Bank, if the successful bidder fails to adhere to the terms of sale or commits any default.  
(15) On Compliance of terms of sale, Authorized Officer shall issue "Sale Certificate" in favour of highest bidder. All the expenses related to stamp duty, registration Charges, Conveyance, VAT, TDS etc. to be borne by the bidder/purchaser.  
(16) Bank does not take any responsibility to procure any permission/NOC from any Authority or under any other law in force in respect of property offered or any other dues i.e. outstanding water/electric dues, property tax or other charges if any.  
(17) The successful bidder shall bear all expenses including pending dues of any Development Authority if any/fees/utility bills etc. to Municipal Corporation or any other authority/agency and fees payable for stamp duty/registration fee etc. for registration of the 'Sale Certificate'.  
(18) The Successful Bidder is required to deposit equally the TDS 1% of the total auction amount in the name of the mortgagor/s, if the sale amount is Rs.50,00,000/- (Rupees Fifty Lakh Only) or more.  
(19) The Authorized Officer reserves the absolute right and discretion to accept or reject any or all the offers/bids or adjourn/cancel the sale without assigning any reason or modify any terms of sale without any prior notice.  
(20) To the best of its knowledge and information, the Bank is not aware of any encumbrances on the property to be sold except of Bank. Interested parties should make their own assessment of the property to their satisfaction. Bank does not in any way guarantee or makes any representation with regard to the fitness/title of the aforesaid property. For any other information, the Authorized Officer shall not be held responsible for any charge, lien, encumbrances, property tax or any other dues to the Government or anybody in respect to the aforesaid property.  
(21) Further interest will be charged as applicable, as per the Loan documents on the amount outstanding in the notice and incidental expenses/charges and payable till realization.  
(22) The notice is hereby given to the Borrower (s) / Mortgagor(s) / Guarantor(s), to remain present personally at the time of sale and they can bring the intending buyers/purchasers for purchasing the immovable property as described herein above, as per the particulars of Terms and Conditions of Sale.  
(23) The immovable property will be sold to the highest bidder basis inter se bidding process.  
(24) Bank is not responsible for any liabilities upon the property which is not in the knowledge of the Bank.  
(25) For detailed terms and conditions of the sale, please visit the website https://sarfaesi.auctiontiger.net or Please contact Mr. Maulik Shrivasth Ph. +91-8351866643/8351866627, Help Line e-mail ID: Support@auktion.net  
Mobile No. 7408110339/7400113287 Sd/- Authorized Officer  
Date: 01.02.2025 Kotak Mahindra bank Ltd., Authorized Officer

**PUBLIC NOTICE**

NOTICE is hereby given public at large, for the flat property fully described in the schedule written hereunder is owned and possessed by 1) Smt. Swapani Vijay Sathe and 2) Mr. Sudhir Vinayak Sathe. That my clients are negotiating with said owners to purchase the said flat. The owners have declared and assured to my client that the said flat is free from all encumbrances and their title to the said flat is clean, clear and marketable.

However notice given that, any person(s) having or claiming to have any share, right, title, interest, claim, objection and/or demand whether by way of sale, transfer, assignment, charge, encumbrance, license, mortgage (equitable or otherwise), inheritance, gift, lien, charge, writing, bequest, succession, family arrangement / settlement, litigation, decree or order or award of any court of law or tribunal or otherwise howsoever of any nature whatsoever, in, to, out of or upon the Property or part thereof and / or having any objection(s) of any manner whatsoever is hereby required to make the same known in writing along with documentary evidence to the undersigned, within 14 (fourteen) days from the date of publication of this notice, failing which it will be presumed that other than the present Owners no one has any right, title or interest in the said Property and the claim or objection, if any, has been knowingly waived and thereafter no claims or objections of any sort from any person will be entertained and / or taken into consideration, and shall not be binding on our client and my client will complete the sale transaction of the said flat.

**THE SCHEDULE HEREINABOVE REFERRED TO:**  
All that piece and parcel of the flat no. 'B-5' on the Second Floor admeasuring about built-up area 697 Sq. fts, adjacent terrace area 267 Sq. fts. in the building No. 'B' of the "Swaranjali Co-operative Housing Society Ltd." constructed at land bearing S. No. 110/2 Village Kothrud, Pune - 411038. Along with common areas and facilities and all the rights of ownership and easements and appurtenances thereto