

THE LATUR URBAN CO-OP. BANK LTD.,LATUR
Late Rangopajal Rathi Business Center, Shivajinagar, Latur.
Ph.No.(02382) 259503, Fax No.02382-255235
Ref.No.: LUCB/ANB/MTL-50/2024-25/45 Date : 14/01/2025
"FORM "Z", [(See sub-rule[1(D-1)] of rule 107)

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

Whereas the undersigned being the Recovery Officer of **The Latur Urban Co-op. Bank Ltd., Latur**, under the Maharashtra Co-operative Societies Rules, 1961 issued a demand notice dated 19/07/2022 calling upon the judgement debtor **M/s.Chintamani Jewellers, Prop.Rahul Arun Chintamani** to repay the amount mentioned in the notice being **Rs.5,29,079/-** (In words – Five Lakh Twenty Nine Thousand Seventy Nine Only) with date of receipt of the said notice and the judgement debtor having failed to repay the amount, the undersigned has issued a notice for attachment dated 03/01/2024 and attached the property described herein below.

The judgement debtor having failed to repay the amount, notice is hereby given to the judgement debtor and 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 rule 107(1)(D)1 of Maharashtra Co-operative Societies Rules, 1961 on this day of 14th January, of the year 2025.

The judgement debtor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the **The Latur Urban Co-op. Bank Ltd., Latur**, for an amount **Rs.5,18,877/-** and further interest plus charges thereon.

DESCRIPTION OF THE IMMOVABLE PROPERTY

1) Name of the owner: **Mr.Amol Suresh Dahale**
Ahilyanagar-01 Mahanagar Palika City Survey No.3280, Renavikar Talmajla Shop No.9, Area 3.63 Sq.Mtr. & Shop No.10, Area 4.83 Sq.Mtr. City Survey No.3280.

Sd/-
Recovery Officer
Place : Ahilyanagar
Latur Urban Co-Op.Bank Ltd., Latur

REPCO HOME FINANCE LIMITED
Nanded Branch: CTS No. 10128, First Floor, Sakhar Sanjivani, Above Budana Urban Co. Society Ltd. VIP Road, New Mon, Nanded - 431 602

NOTICE TO THE BORROWERS / GUARANTORS
Notice U/s 13(2) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002

Borrower: **Mr.Shivraj Gangadharrao Adabe**, S/o.Mr.Gangadharrao Adabe, C/o Shri Gangir Anand Pandurang, Near Jain Temple, Vaibhav Nagar, Nanded, Maharashtra-431605 Also act: Superintendent of Police Office (Constable), Near Yazirabad Tower, Yazirabad, Nanded-431602 Also act: Plot No.21, 22 (Part), Gat No.159, Taroda (KHU), Nanded, Maharashtra-431605 Near Swayamgar Mangal (Karyalya) Co-Borrower: **Mr.Shivnanda Shivraj Adabe**, W/o.Mr.Shivraj Adabe, C/o Shri Gangir Anand Pandurang, Near Jain Temple, Vaibhav Nagar, Nanded, Maharashtra-431605 Also act: Plot No.21, 22 (Part), Gat No.159, Taroda (KHU), Nanded, Maharashtra-431605 (Near Swayamgar Mangal Karyalya) Guarantor: **Mr.Kiran Baburao Tikde**, S/o.Baburao Ramji Tikde, H.No.8, Near Rashtrymata School, Sambhaji Nagar, Taroda (BK), Nanded, Maharashtra-431605 Also act: Upper Penganga Project Circle, Near Maroti Temple, Nanded, Maharashtra-431602 Demand Notice Date: 21.11.2024; NPA Date: 29.10.2024; Loan A/c No.219187000321 dated 07.09.2020 for ₹ 23,59,300/- sanctioned under the scheme of Purchase of House; Amount Outstanding: ₹ 24,39,981/- with further interest on 14.11.2024 onwards and other costs thereon.

DESCRIPTION OF PROPERTY: All that piece and parcel of the property / Row-House constructed on part of Plot No.21 & Part of Plot No.22, out of Gat No.159 situated at Taroda (Kd), Nanded. Within the jurisdiction of N.W.C.M.C. Nanded, Tq & Dist. Nanded, which has bearing Length East-West 37.5 feet, Width South-North 21.9 ft, Total Adm. 821 Sq.Mtr. which is having four boundaries: East-20 feet wide road, West: Plotting of Sakharam Maroti, South: Part of Plot No.21, North: Part of Plot No.22.

As a security for the repayment of the said loan to Repco Home Finance Limited, you have executed a Loan Agreement and also created an equitable mortgage by deposit of title deeds of the property detailed herein above.

Since you have defaulted in repayment of the loan, you are liable to pay the additional interest also. The Company issued notice under the Act on above mentioned dates calling upon the above Borrowers / Co-borrowers / Guarantors to repay the above outstanding amount with further interest and costs thereon. The notice sent to all of you by Regd. Post with Ack. Due. We regret to note that you have committed defaults in the repayment of loan and committed serious irregularities in the operation of the account. We have classified your account as Non-Performing Asset/you are liable to pay the amount mentioned above. We hereby call upon you, to pay the aforesaid amount due within 60 (SIXTY) days from the date of this notice, failing which the Company shall take over the possession of secured assets mortgaged to us under the power conferred to us under the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, wherein the Repco Home Finance Limited, is empowered to take possession of the secured assets including the right to transfer by way of lease, assignment of sale, take over the management of the secured assets, appoint any person to manage the secured assets from you and adjust the above sale proceeds towards the debt due from you.

We draw your attention to Sec 13 (8) of the Securitisation Act as per which, no further steps shall be taken for transfer or sale of the secured asset, if the dues of the secured creditor together with all costs, charges and expenses incurred by secured creditor are tendered by you at any time before the date fixed for sale or transfer of the secured asset.

Date: 18.01.2025 Authorised Officer, Repco Home Finance Ltd.

MANAPPURAM HOME FINANCE LTD.
CIN: U65923K12010PIC039179, Unit 301-315, 3rd Floor, A wing, Kanakia Wall Street, Andheri-Kurla Road, Andheri East, Mumbai-400093

Demand Notice

Whereas the Authorized Officer of Manappuram Home Finance Ltd., having our registered office at N/470A (old) w/383A (new), Manappuram House, Velapad, Thiruvur, Kerala-680567 and branches at various places in India (hereinafter referred to as "MAHOFIN") is a Company registered under the Companies Act, 1956 and a Financial Institution within the meaning of sub-clause (iv) of clause (m) of sub-section (1) of Section 2 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as the Act) read with Notification No. S.O. 3486 (E) dated 18th December, 2015 issued by the Govt. of India, Department of Financial Services, Ministry of Finance, New Delhi, inter alia carrying on business of advancing loans for construction and / or purchase of dwellings units and whereas the Borrower / Co-Borrowers as mentioned in Column No. 2 of the below mentioned chart obtained loan from MAHOFIN and whereas MAHOFIN being the secured creditor under the SARFAESI Act, and in exercise of powers conferred under section 13(2) of the said Act read with Rule 2 of the security interest (Enforcement) Rules 2002, issued demand notice calling upon the Borrowers / Co-Borrowers as mentioned herein below, to repay the amount mentioned in the notices with further interest thereon within 60 days from the date of notice, but the notices could not be served upon some of them for various reasons. That in addition thereto for the purposes of information of the said borrowers enumerated below, the said borrowers are being informed by way of this public notice.

Sr. No.	Name of the Borrower/Co-Borrower/LAN/Branch	Description of Secured Asset in respect of which interest has been created	NPA Date	Date of Notice sent & Outstanding Amount
1	GIRJA NANDU KADAM, NANDU VITTHAL KADAM / MA10MHLNLS00005011834 / NANDED	G P H NO-5, (Land Area 1330 Sq Ft & Built Up Area 1200 Sqft), AT MAJJE-WADI PUYAD, POST PUNEGAON, TQ AND DIST NANDED, PO DAREGAON, NANDED, MAHARASHTRA, Pin: 431806, East-Narayan Patil, West-Road, South-Road, North-Road	25-12-2024	30-12-2024 & Rs.327266/-

Notice, is therefore given to the Borrowers / Co-Borrowers, as mentioned herein above, calling upon them to make payment of the total outstanding amount as shown herein above, against the respective Borrower / Co-Borrower, within 60 days of publication of this notice. Failure to make payment of the total outstanding amount together with further interest by the respective Borrower/ Co-Borrower, MAHOFIN shall be constrained to take u/s 13(4) for enforcement of security interest upon properties as described above, steps are also being taken for service of notice in other manners as prescribed under the Act and the rules made hereunder. You are put to notice that the said mortgage can be redeemed upon payment of the entire amount due together with costs, charges and expenses incurred by MAHOFIN at any time before the date of publication of notice for public auction or private treaty for transfer by way of sale, as detailed in Section 13(8) of the SARFAESI Act. Take note that in terms of S- 13 (13) of the SARFAESI Act, you are hereby restrained from transferring and/or dealing with the Secured Properties in any manner by way of sale, lease or in any other manner.

Place: Aurangabad, Date: 18-01-2025 Sd/- Authorised Officer, Manappuram Home Finance Ltd

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

Demand Notice Under Section 13(2) of Securitisation and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002, read with Rule 3 of the security interest (Enforcement) Rules, 2002.

Whereas the undersigned being the Authorized Officer of Encore Asset Reconstruction Company Private Limited, ("Encore ARC") under the Securitisation and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with Rule 3 of the security interest (Enforcement) Rules, 2002, issued demand notices under Section 13(2) of the said Act, on the last known addresses of the following Borrower(s) / Mortgagee(s) / Co-borrower(s) / Guarantor(s), however the same have been returned un-served/undelivered/unclaimed.

Notice is hereby given once again, to the following Borrower(s) / Co-Borrower(s) / Mortgagee(s) / Guarantor(s) to pay to Encore Arc, within 60 days from the date of publication of this notice, the amount indicated herein below, together with further interest, till the date of repayment, failing which Encore Arc shall proceed to take necessary steps towards possession of Secured assets/Mortgaged properties as per section 13(4) of SARFAESI Act 2002 and rules made thereunder.

Sr. No.	Loan Account No./Name of the Borrower(s)/Co-Borrower(s)/Guarantor(s) / Mortgagee / Address	Address of the Secured /Mortgage Immovable Asset/ Property to be enforced	Demand Notice Date and Total Outstanding dues as on
1.	LAN No. 072401700049999 Mr. Vishal Narayan Sable (Borrower) Address: Plot No. 02, Vaishnavi Colony, B/H Suryakant Furniture Shop, Pipeline Road, Saveli, Ahmednagar-414003 Mr. Narayan Shankar Sable (Guarantor) Address: Plot No. 02, Vaishnavi Colony, B/H Suryakant Furniture Shop, Pipeline Road, Saveli, Ahmednagar-414003 Mr. Sachin Mohanrao Rasal (Guarantor) Address: H No. 99, Rukhmini Misal Lane, House Sarjapura, Ahmednagar-414003 Mr. Aniket Jeevan Kshirsagar (Guarantor) Address: Vaishnavi Colony, Vaishnavi Bungalow, Pipeline Road, Saveli, Ahmednagar-414003 Also At: B-15, Sai Darshan Apartment, 2nd Floor, Yashodham Nagar, Thane-West-400606.	All that piece and parcel of the property bearing Plot No. 2 of Vaishnavi Colony, admeasuring 152.00 sq. mtrs. With construction thereon out of survey no. 43/1A/1C/1D of village -Savadi, Ahmednagar, in the name of Mr. Narayan Shankar Sable, and situated within the local limit of Ahmednagar Municipal Corporation, Ahmednagar and bounded as: East-Plot No. 03, West-Plot No. 01, South-S.No. Part, North-Road	Rs. 27,51,599/- (Rupees Twenty Seven Lakhs Fifty One Thousand Five Hundred Ninety Nine Only) as on 19.12.2024

The said Borrower(s) / Co-Borrower(s) / Mortgagee(s) / Guarantor(s) are also hereby prohibited to alienate, create third party interest on the above-mentioned properties without prior written consent of Encore Arc.

Sd/-
Place: Mumbai
Date: 20.12.2024
Authorized Officer
Encore Asset Reconstruction Company Private Limited

SVATANTRA MICRO HOUSING FINANCE CORPORATION LTD.
Office No. 1,2,3,4, Ground Floor, Pushpak CHS, Malaviya Road, Vile Parle (East), Mumbai 400 057.
TEL- 18001234427 / 022 26101076-79

AUCTION-CUM-TENDER SALE NOTICE TO GENERAL PUBLIC

Whereas under section 13(2) of the 'Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, the Authorized Officer has issued demand notices as mentioned below in table for the recovery as mentioned from the borrowers/guarantors/mortgagors (herein referred to as borrowers). Further, in exercise of powers contained in the 'Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, the Authorized Officer has taken the possessions of the under mentioned secured assets which are held as securities in respect of Loan/Credit facilities granted to them. Whereas sale of the secured asset/s is to be made through Public auction cum Tender, for recovery of the secured debt due to Svatantra Micro Housing Finance Corporation Ltd., (SMHFC), The General Public is invited to bid either personally or by a duly authorised agent.

Details of borrowers/amount outstanding/Properties/Reserve Price/EMD Amount, Date & Time of Deposit of EMD/Date & Time of Inspection/Date & Time of Auction:

Name & Address of Borrower/Guarantors/Mortgagors	Date of Demand Notice Amount outstanding Possession Date	Description of properties along with name of mortgagors (Owner of the property)	Reserve Price & Earnest Money Deposit (EMD)
Mr. Vishal Salve Mrs. Kalpana Salave Mr. Sagor Salve Mr. Prakash Salve	06/01/2022 Rs. 3,18,442/- (Rupees Three Lakh Eighteen Thousands Four Hundred and Forty Two Only) Possession Date - 27-04-2022	Gram Panchayat Property No.20/1(Old No.20), Taluka-Gangapur, at -Amalner, Aurangabad, Maharashtra, 431109	Rs. 3.50 Lacs Rs. 35,000/-
Mrs. Chandrakala Sapkale Mr. Lotan Sapkale	03/03/2022 Rs. 4,69,906/- (Rupees Four Lakh Sixty Nine Thousands Nine Hundred and Sixty Nine Only) Possession Date - 25-05-2022	Eastern Portion of CTS No. 344, House No. 574, Juna Koliwada, Gorgawale, Chopda, Jalgaon, Maharashtra, 425107	Rs. 7.85 Lacs Rs. 78,500/-
Mrs. Jyoti Mistari Mr. Pravin Mistri	04/02/2022 Rs. 8,30,148/- (Rupees Eight Lakh Thirty Thousands One Hundred and Forty Eight Only) Possession Date - 25-05-2022	Gram Panchayat Property No.330, Post Varkhede, Taluka- Dhule, At Kundane, Dhule, Maharashtra, 424301	Rs. 14.00 Lacs Rs. 1,40,000/-
Mr. Chandramani Narwade Mrs. Manisha Narwade	10/05/2023 Rs.19,66,587/- (Rupees Nineteen Lakhs Sixty Six Thousand Five Hundred and Eighty Seven Only) Possession Date - 08-09-2023	Flat No. 14, Wing 2 - E Type Building, Sara Parivartan - Sector B - Phase 1 Survey No. 234/2, At Sawangi, Taluka And District - Aurangabad- 431008	Rs. 21.50 Lacs Rs. 2,15,000/-
Mr. Gaurav Gholap Mrs. Ashwini Gholap	07/07/2023 Rs.12,30,786/- (Rupees Twelve Lakhs Thirty Thousands Seven Hundred and Eighty Six Only) Possession Date - 04-11-2023	Flat No. 703, Gulmohar - Bldg B, Valley Of Flowers - B Survey No. 936/13 - 936/2A + 936/3, Opp. Udyog Bhavan,Near Malegaon MIDC, Adjacent To Purohit Hotel, Nashik - Pune Highway, Sinnar - 422113	Rs. 15.00 Lacs Rs. 1,50,000/-
Mr. Shyam Vitthal Khandagale Mrs. Radha Shyam Khandagale	06/06/2024 Rs.5,73,010/- (Rupees Five Lakh Seventy-Three Thousand Ten only) Possession Date: -15-10-2024	Flat No. 2, Moraya Apartment, Moraya Apartment Plot No. 28 Of Survey No. 421/4+5+6A At Makhmalabad Shiwar, Taluka And District Nashik - 422003	Rs.6.50 Lacs Rs.65,000/-
Mr. Sanjay Chhotul Pardeshi Mrs. Nanda Sanju Pardeshi	10/07/2024 Rs.4,47,538/- (Rupees Four Lakh Forty-Seven Thousand Five Hundred Thirty-Eight only) Possession Date: -16-10-2024	Flat No. 303, E. Malha Niwara New Survey No.120/1/156 (Old Survey No.120/1 And 120/2), At - Kopargaoon, Taluka -Kopargaoon, Brijal Nagar, Dharangaon Road, District Ahmednagar, Maharashtra - 423601	Rs.7.50 Lacs Rs.75,000/-
Mr. Jalinder Gaikwad Mr. Atul Gaikwad Mrs. Sarita Gaikwad	06/09/2023 Rs.4,95,088/- (Rupees Four Lakh Ninety Five Thousand Eighty-Eight only) Possession Date: -14-12-2023	Grampanchayat Property No. 475, Tahsil-Sangamner, Dhandardhal Budruk, Ahmednagar, Maharashtra, 422660	Rs.4.50 Lacs Rs.45,000/-
Mr. Sunil Jadhav Mrs. Manisha Jadhav	06/06/2024 Rs.9,69,503/- (Rupees Nine Lakh Sixty-Nine Thousand Five Hundred Three only) Possession Date: -18-10-2024	Gram Panchayat Property No. 223(Old No.40), Taluka- Akole, at Babhulwandi, Ahmednagar, Maharashtra, 422604	Rs.7.00 Lacs Rs.70,000/-
Mr. Balasaheb Wagh Mrs. Latabai Wagh	06/10/2023 Rs.14,81,031/- (Rupees Fourteen Lakh Eighty One Thousand Thirty One only) Possession Date:-14-02-2024	Flat No. 9, Building -K/Wing K2, Kalyani Sai Vishwa Gut No.138, At Swangi, Aurangabad, Taluka And District- Aurangabad - 431008	Rs.13.50Lacs Rs.1,35,000/-
Mr. Ashok Wankhede Mrs. Rambai Wankhede Mr. Rajendra Wankhede	07/11/2023 Rs.22,30,673/- (Rupees Twenty Two Lakh Thirty Thousand Six Hundred Seventy Three only) Possession Date:- 14-02-2024	Flat No. 1, 1 Type Building Wing 10-11, Sara Parivartan Sector A Gut No. 234/2 Part, At-Sawangi, Near Nayaagon Road, Taluka And District- Aurangabad- 431007	Rs.18.50Lacs Rs.1,85,000/-
Mr. Sanjay Pawar Mrs. Surekha Pawar Mr. Rohit Pawar	06/10/2023 Rs.15,07,342/- (Rupees Fifteen Lakh Seven Thousand Three Hundred Forty Two only) Possession Date:-15-02-2024	Flat No. J-2, Building J, Anand Park Survey No. 62/1/3, At Botheagan, TalukaNagar, District- Ahmednagar- 414111	Rs.15.00Lacs Rs.1,50,000/-

◆ Date and Time of Inspection : 12-02-2025 -11.00 AM to 1.00 PM ◆ Last date & time of deposit of EMD : 15-02-2025 up to 5.00 PM ◆ Date and Time of Auction : 18-02-2025 - 11.00 AM to 12.00 PM

TERMS AND CONDITIONS OF E-AUCTION SALE: The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:

- The properties are being sold on 'AS IS WHERE BACHE' BASIS.
- The particulars of Secured Assets specified in the Schedule herein above have been stated to the best of the information of the Authorized Officer, but the Authorized Officer shall not be answerable for any error, misstatement or omission in this proclamation.
- The secured asset will not be sold below the reserve price.
- The auction sale will be "through Auction-Cum-Tender".
- The bidders are also advised for detailed terms and conditions The interested bidders shall deposit the EMD by way of Demand Draft favoring "SMHFC LTD" or through NEFT/RTGS A/c No. 0060894000020 IFSC CODE: HDFC0000060" as per above mentioned account numbers The draft should not be of a Cooperative-Bank, viz. Bidder is to submit these documents through e-mail to the Authorized Officer at e-mail address and also to submit self-attested hard copies of these documents (Demand Draft in original) to the Authorized Officer, at the Branch address mentioned herein above in the envelope super scribing as 'Bid in the A/C (mention the account Name)
- Others detailed Terms and Conditions available on website www.svatantramhfc.com. Further enquiries may be clarified with the Authorized Officer, SMHFC(+91 8657949180), Mr.Dattaraj Rajguru (+91 821297005), Mr. Anil Patil (+91 9167220728) & Mr. Sharik Saudagar (+91 8879666943) or 022-26101076-79 Email sharik.saudagar@svatantramhfc.com

Place : Maharashtra
Date : 18/01/2025
Svatantra Micro Housing Finance Corporation Ltd (SMHFC)
(Secured Creditor)

Phoenix Arc Private Limited
REGISTERED OFFICE: 3rd Floor | Wallace Towers (earlier known as Shiv Building) | 139/140/B/1 | Crossing of Sahar Road and Western Express Highway | Vile Parle (E), Mumbai - 400 057

POSSESSION NOTICE

Whereas, the Authorized Officer of Phoenix Arc Private Limited (acting as trustee of Phoenix Trust FY23-10) (Phoenix) under the securitization and reconstruction of financial assets and enforcement of security interest act, 2002 and in exercise of the powers conferred under section 13(2) read with rule 3 of the security interest (enforcement) rules, 2002, issued demand notices to the borrowers, co-borrowers, guarantors as detailed hereunder, calling upon the respective borrowers, co-borrowers, guarantors to repay the amount mentioned in the said notices within 60 (sixty) days from the date of receipt of the said notice. The said borrowers, co-borrowers, guarantors having failed to repay the amount, notice is hereby given to the borrowers, co-borrowers, guarantors and public in general that the authorized officer of the company has taken possession of the property described hereunder in exercise of powers conferred on him under section 13(4) of the said act r/w rule 8 of the said rules on the dates mentioned along with. The borrowers, co-borrowers, guarantors in particular and public in general are hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of Phoenix for the amount specified therein with future interest, costs and charges from the respective dates.

Details of the borrowers, co-borrowers, guarantors, properties mortgaged, name of the trust, outstanding dues, demand notices sent under section 13(2) and amounts claimed there under are given as under:

Sl. No.	Name and Address of the borrower, Co-Borrower, Loan account No., Loan amount	Details of the securities	1. Demand notice date 2. Date of Symbolic/Physical Possession 3. Amount due in Rs.
1.	1. Mr. VIJAY SURESH PATIL (SD/W Of -Suresh Dashrath Patil), Near Kibbil School, Bhuse Colony, Shiv Road, Satana Naka, Malegaon, Nashik, Pin- 423203 2. Mrs. NITA VIJAY PATIL (SD/W Of -Vijay) Nr Kibbil School, Bhuse Colony, Shiv Road, Satana Naka, Malegaon, Nashik, Pin- 423203.	All The Piece And Parcel Of Mortgaged Property Of Duplex Row House, Area Adm.65.05 Sq. Mts. Built Up + Plot Area 40.25 Sq. Mts. Which is Constructed, On Plot No.20 Out Of Survey No.47/6 Situated At Mouje Soygaon, Malegaon, Bounded As:- East- Road, West- Out Of Plot No.20, Loan Amount Sanctioned: Rs. 1251296.99/- (Rupees Twelve Lacs Fifty One Thousand Two Hundred Ninety Six And Ninety Nine Paises Only)	1) Demand Notice Date 18/07/2022 2) Date of Physical Possession 13/01/2025 3) Amount due in Rs. 1500546.05/- (Rupees Fifteen Lacs Five Hundred Forty Six And Five Paises Only) due and payable as on 18/07/2022 with further interest applicable along with further contractual dues which may fall due till realization.

PLACE: NASHIK
DATE: 18.01.2025
AUTHORISED OFFICER
FOR PHOENIX ARC PRIVATE LIMITED,
(TRUSTEE OF PHOENIX TRUST FY23-10)

NIDO HOME FINANCE LIMITED
(formerly known as Edelweiss Housing Finance Limited) Registered Office Situated At Tower 3, 5th Floor, Wing 'B', Kohinor City Mall, Kohinor City, Kirod Road, Kurla (West), Mumbai - 400 070. Regional Office at: Office No- 407-410, 4th Floor, Kakade Bizz Icon, CTS 26878, Ghanshikhd Road, Bhamburde, Shivaji Nagar, Pune, Maharashtra 411016

E-AUCTION – STATUTORY 30 DAYS SALE NOTICE
Sale by E-Auction under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to public in general and in particular to borrower and guarantor that below mentioned property will be sold on "AS IS WHERE IS", "AS IS WHAT IS" AND "WHATEVER THERE IS" for the recovery of amount as mentioned in appended table till the recovery of loan dues. The said property is mortgaged to M/s Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited) for the loan availed by Borrower(s), Co borrower(s) and Guarantor(s). The secured creditor is having physical possession of the below mentioned Secured Asset.

Sl. No.	Name of Borrower(s)/Co Borrower(s) Guarantor(s)	Amount of Recovery	Reserve Price and EMD	Date & Time of the Auction
1.	Sunil Chandrabali Jaiswal (Borrower), Pramila Sunil Jaiswal (Co-Borrower) & Prakash Sunil Jaiswal (Co-Borrower)	Rs.13,60,733/- (Rupees Thirteen Lakh Sixty Thousand Seven Hundred Thirty Three Only) as on 16.01.2025 + Further Interest thereon+ Legal Expenses for L.A.No. LNSKSTH000001360	Rs.15,28,200/- (Rupees Fifteen Lakh Twenty Eight Thousand Two Hundred Only) Earnest Money Deposit:- Rs.1,52,820/- (Rupees One Lakh Fifty Two Thousand Eight Hundred Twenty Only)	04-03-2025 Between 11.am to 12 Noon (With 5 Minutes Unlimited Auto Extensions)

Date & Time of the Inspection: 03-02-2025 between 11.00 am to 3.00 pm Physical Possession Date: 18-12-2024

Description of the secured Asset: All The Part And Parcel Bearing As Per Cidco Lay Out Plan Chair Sector 4, Neighborhood Sector Tenam (House) No.N-41/CF-106/13, Plot Admeasuring Area 34.71 Sq Mtr And Construction Thereon Admeasuring Area 13.70 Sq Mtr Plus Ground Floor With Extra Construction Admeasuring Area 8.79 Sq Mtr Plus First Floor Construction Admeasuring Area 13.70 Sq Mtr Plus Staircase Admeasuring Area 3.96 Sq Mtr And Total Construction Admeasuring Area 40.15 Sq Mtr, 4th Scheme, Trimurthy Chowk, It Road, Near Shivshakti Chokid, CIDCO Nashik, 422009. Within The Limits Of Nashik Municipal Corporation And City Industrial Development Corporation (Hereinafter Referred To As 'Said Property') The Said Property Is Bounded As: East: Tenam No.N-41/CF-106/12 West: Tenam No.N-41/CF-106/14 South: West Road North: Tenam No.N-41/CF-106/04.

Note:- 1) The auction sale will be conducted online through the website https://sarfaesi.auctiontiger.net and Only those bidders holding valid Email, ID PROOF & PHOTO PROOF, PAN Card and have duly remitted payment of EMD through DEMAND DRAFT / NEFT/RTGS shall be eligible to participate in this "online e-Auction".
2) The intending bidders have to submit their EMD by way of remittance by DEMAND DRAFT / RTGS/NEFT to: Beneficiary Name: NIDO HOME FINANCE LIMITED, Bank: STATE BANK OF INDIA Account No. 65226845199 -, SARFAESI- Auction, NIDO HOME FINANCE LIMITED, IFSC CODE: SBIN0001593.
3) Last date for submission of online application Bid form along with EMD is 03-03-2025.
4) For detailed terms and condition of the sale, please visit the website https://sarfaesi.auctiontiger.net or Please contact Mr. Maulik Shrivastav, +91- 6351986643/9173528727, Help Line e-mail ID: Support@auctiontiger.net.

Mobile No. 7400110339/7400113287 Sd/- Authorized Officer
Date: 18.01.2025 Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited)

POSSESSION NOTICE

EDELWEISS ASSET RECONSTRUCTION COMPANY LTD.
CIN: U67100MH2007PLC174759
Retail Central & Regd. Office: Edelweiss House, Off CST Road, Kalina, Mumbai 400098

APPENDIX IV [rule-8(1)] POSSESSION NOTICE (for Immovable property)

The Assignor /Original Lender mentioned herein, has assigned the financial assets of the below borrower to Edelweiss Asset Reconstruction Company Limited also acting in its capacity as trustee of EARC TRUST SC 448 (hereinafter referred as "EARC"). Pursuant to the assignment agreement, under Sec.5 of SARFAESI Act, 2002, EARC has stepped into the shoes of the Assignor and all the rights, title and interests of Assignor with respect to the financial assets along with underlying security interests, guarantees, pledges have vested in EARC in respect of the financial assets availed by the Borrower and EARC exercises all its rights as the secured creditor.

Whereas, the Authorized Officer of EARC, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (Act), 2002 and in exercise of powers conferred under Section 13(12) read with (Rule 3) of the Security Interest (Enforcement) Rules, 2002 issued a demand notice as mentioned below calling upon the borrower(s) to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned being the Authorized Officer of Edelweiss Asset Reconstruction Company Limited has taken Physical Possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest Enforcement) Rules, 2002 of the mentioned property.

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 is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Edelweiss Asset Reconstruction Company Limited for the amount mentioned below and interest thereon.

Sl No	Name of Assignor	Name of Loan Account	Borrower Name & Co-Borrower(s) Name	Date of Demand Notice	Amount	Date of Possession	Possession Status
1.	ICICI Home Finance Company Limited	EARC TRUST SC-448	NHAMN0000 815902	1) Mr. Ganesh Ramlal Patil (Borrower) 2) Mrs Uroopa Ganesh Patil (Co-Borrower)	12-03-2023 & Rs. 17,61,652.18/- (Rupees Seventeen Lakhs Sixty One Thousand Six Hundred Fifty Two and Paise Eighteen Only)	16-01-2025	Physical Possession

DESCRIPTION OF THE PROPERTY: All that piece and parcel of the flat No. S-1 Admeasuring 60.40 Sq. Mt., (Built Up) situated At Second Floor, in the building known as "Padmavati Apartment" Constructed On The Land Bearing Plot No. 1 Northern side admeasuring area 371.76 Sq.Mt. out of total area admeasuring 534.25 Sq. Mt. carved out from the land bearing Gat No.15032, situated at Kasbe Amalner, Tal. Amalner Dist. Jalgaon Within The Limits Of Nagar Palika Amalner, Jalgaon, Maharashtra. Boundaries: East: Open Space West: FST No. S-2 North: Flat No. S-4 South: Road

Place: Mumbai
Date: 18.01.2025
Sd/- Authorized Officer
Edelweiss Asset Reconstruction Company Limited

Kotak Mahindra Bank Limited
Demand Notice Under Section 13(2) OF THE SARFAESI ACT, 2002

Registered Office: 27 BKC, C-27, G-Block, Bandra Kurla Complex, Bandra (E), Mumbai-400051
Branch Office: 1st Floor, Plot No. 7, Sector-75, Noida, U-201316

You the below mentioned borrower and co-borrowers have availed loan(s) from bank/financial institution, more particularly described hereunder by mortgaging your immovable properties (securities) and defaulted in repayment of the same. Consequently to your defaults, your loans were classified as non-performing assets and said loan accounts along with all rights, titles & interests, benefits due receivables have been assigned in favour of Kotak Mahindra Bank Limited vide separate deeds of assignment mentioned hereunder. The bank has pursuant to the said assignment and for the recovery of the outstanding dues, issued demand notice under section 13(2) of the securitization and reconstruction of financial asset and enforcement of security interest act, 2002 (the act), the contents of which are being published herewith as per section 13(2) of the act read with rule 3(1) of the security interest (enforcement) rules, 2002 as and by way of alternate service upon you.

Details of the borrower, co-borrowers, securities, lender, outstanding dues, demand notice sent under section 13(2) and amount claimed there under are given as under:

Name And Address Of The Borrower, Co-Borrowers, Loan Account No., Loan Amount	Details Of The Immovable Property	1. Name Of Lender	2. Date Of Assignment	3. Demand Notice Date	4. Amount Due In Rs.
Mr. Digambar Bhagwat Bagal S/o Mr. Bhagwat Savarelam Bagal At: Mlka. No. 164, measuring 40 feet east-west and 24 feet 2.98.08.2023 Ekalahera Jajna, Aurangabad, with south-north having total area of 960 sq. ft. is 89.21 sq. Meter area situated at Ekalahera Jajna, Aurangabad, Tal. Lakh 23,431 (Rupees Three Lakh Thirty Two Thousand Three Hundred and Thirty One Only) due and payable as of 09.12.2024 With Applicable Interest From 10.12.2024 Until Payment In Full.	All that piece and parcel of the property situated at Tansa, Tal. Tansa, Dist. Nanded, Maharashtra-431712 bounded as follows:- On the East: Road, On the North: House of Shakh Raheem, On P48KPB2325893 Loan Amount: The West: House of Shakh Maalum, Sanctioned: Rs.7,49,991/- (Rupees) On the North: House of Shivank Seven Lakh Forty Nine Thousand Nine Hundred and Ninety One Only)	1. Bajaj Finance Limited(BFL)	23.08.2023	09.12.2024	Rs. 2,32,431 (Rupees Two Lakh Thirty Two Thousand Three Hundred and Thirty One Only)
Mr. Avinash L Gayakwad S/o Mr. Avinash L. Gayakwad Maharashtra Both At: Post Holi Galli, Tamsa, Tal. Tamsa, Dist. Nanded, Maharashtra-431712 & M.S. Dist. jurisdiction sub-registrar office of Computer Education Through Tamsa, Tal. Tamsa, Dist. Nanded, Maharashtra-431712 bounded as follows:- On the East: Road, On the North: House of Shakh Raheem, On P48KPB2325893 Loan Amount: The West: House of Shakh Maalum, Sanctioned: Rs.7,49,991/- (Rupees) On the North: House of Shivank Seven Lakh Forty Nine Thousand Nine Hundred and Ninety One Only)	All that piece and parcel of the property situated at Tansa, Tal. Tansa, Dist. Nanded, Maharashtra-431712 bounded as follows:- On the East: Road, On the North: House of Shakh Raheem, On P48KPB2325893 Loan Amount: The West: House of Shakh Maalum, Sanctioned: Rs.7,49,991/- (Rupees) On the North: House of Shivank Seven Lakh Forty Nine Thousand Nine Hundred and Ninety One Only)				