

By Reg. Post AD

Date 08/11/2023

To,

1. **M/s. Kapila Enterprises** (Borrower)
Repre. Through its Prop. Mr. Ashish Sanjay Agrawal
Address: Shop No. 1, Kanakshree Apartment,
Sr. No. 56, Undri, Pune 411060
2. **Mr. Ashish Sanjay Agrawal** (Co-borrower/Guarantor)
3. **Mrs. Pooja Ashish Agrawal** (Co-borrower/Guarantor)
All Address: Shop No. 1, Kanakshree Apartment,
Sr. No. 56, Undri, Pune 411060

Dear Sir/ Madam,

SUBJECT: Notice for sale of the Mortgaged Property

1. We refer to our Demand Notice dated **04/09/2021** issued by us under section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (Hereinafter referred to as **SARFAESI Act, 2002**), wherein we had called upon you to pay the dues of **Rs. 24,87,693/- (Rupees Twenty Four Lakhs Eighty Seven Thousand Six Hundred and Ninety Three Only)** as on **09/07/2021** under Loan Agreement No. **CDPDCTF1805050007** together with further interest until payment in full (hereinafter referred to as "outstanding amount") and payable by you all under the facility granted by Shriram Finance Limited within 60 days from the date of the said notice. You have since then failed and neglected to pay the amount as demanded.
2. It is pertinent to note that despite the service of the above mentioned notice you have failed to liquidate the outstanding amount and as such, the Authorized Officer of the Shriram Finance Limited has taken the possession of the property/ properties on **23/02/2023** described herein below (and hereinafter referred to as "**Secured Assets**") in exercise of the powers conferred on him under section 13 (4) of the SARFAESI Act read with rule 8 & 9.
3. This is to inform you, that all the requisitions under the provisions of the SARFAESI Act and the Security Enforcement Rules, 2002 have been complied with and the Shriram Finance Limited now proposes to sell the secured asset as mentioned below herewith by public auction and/or any other method as prescribed under the provisions of Rule 8 (5) and Rule 9 (10) of the Security Interest (Enforcement) Rules, 2002 after the period of **15** days from the date of this notice in the manner described below '**As is where is & As is what is & Whatever there is basis**', unless we receive the entire outstanding amount i.e. **Rs. 24,87,693/- (Rupees Twenty Four Lakhs Eighty Seven Thousand Six Hundred and Ninety Three Only)** as on **09/07/2021** under Loan Agreement

Shriram Finance Limited

(Formerly known as Shriram Transport Finance Company Limited)

Wockhardt Towers, Level - 1, East Wing, C-2, G Block, Bandra - Kurla Complex, Bandra (E), Mumbai - 400 051. Ph: +91 22 4060 3100
Registered Office: Sri Towers, Plot No. 14A, South Phase, Industrial Estate, Guindy, Chennai - 600 032. Tamil Nadu, India. Ph: +91 44 4852 4666
E-mail: primecustcare@shriramfinance.in Website: shriramfinance.in
Corporate Identification Number (CIN) L65191TN1979PLC007874



SHRIRAM
Finance

No. **CDPDCTF1805050007** together with further interest, legal and other costs which shall be applied at the time of closure of this loan.

4. It is hereby informed you that we are going to conduct **4TH** auction as per the given below schedule-

Sr. No.	PARTICULARS	DETAILS
1	Date of Auction	24/11/2023
2	Time of Auction	11.00 AM to 01.00 PM
3	Place of Auction	Web Portal: https://www.disposalhub.com
4	For auction Terms & conditions	www.shriramfinance.in/auction
5	Mode of Auction	E-Auction
6	Loan Agreement No.	CDPDCTF1805050007
7	Outstanding Amount	Rs. 24,87,693/- (Rupees Twenty Four Lakhs Eighty Seven Thousand Six Hundred and Ninety Three Only) as on 09/07/2021 together with further interest, legal and other costs which shall be applied at the time of closure of this loan.
8	Description of Mortgaged Property (Secured Asset)	All that piece and parcel of property bearing Shop No. 1, on Ground Floor in the building known as KANAKSHREE APARTMENT constructed on the land Survey No. 56/1/6, 56/1/12, 56/1/9 situated at village Undri Taluka Haveli District Pune and bounded as per technical report as follows- on or towards East- By parking, West- By road, North- By Building Space, South- By Shop.
9	Reserve Price Fixed & EMD (in Rs.)	Reserve Price Rs. 41,00,000/- (Rupees Forty One Lakhs Only) EMD Rs. 4,10,000/- (Rupees Four Lakhs ten thousand Only)

Please treat this notice as Notice under Rule 9 Clause (1) of the Security Interest (Enforcement) Rules 2002 providing you a notice of **15 (Fifteen)** days for sale if the secured asset.

Note:- Borrowers are requested to kindly remove their movable assets (If any) from the property which is in Shriram Finance Ltd Possession.

Enclosed herewith copies of newspapers namely DainikJanpravas (08/11/23)& Business Standard dated 07/11/2023

Shriram Finance Limited

(Formerly known as Shriram Transport Finance Company Limited)

Wockhardt Towers, Level - 1, East Wing, C-2, G Block, Bandra - Kurla Complex, Bandra (E), Mumbai - 400 051. Ph: +91 22 4060 3100
Registered Office: Sri Towers, Plot No.14A, South Phase, Industrial Estate, Guindy, Chennai - 600 032. Tamil Nadu, India. Ph: +91 44 4852 4666
E-mail: primecustcare@shriramfinance.in Website : shriramfinance.in
Corporate Identification Number (CIN) L65191TN1979PLC007874



OUTWARD NO.SRO/YSMP/495/1167/2023-2024
Before the Executing Court of The Special Recovery Officer
In the precincts of
307, Mahavir Apartment, Patinagar Ghatkopar (East) Mumbai-400075
Phone No-8108150500 / 9653423084

DATE- 03/11/2023

FORM "Z"
(See Sub-rule 11 (d-1) of rule 107)

Possession Notice For Immovable Property

Whereas, the Undersigned being the Special Recovery Officer of The Yashomandir Sahakari Patpedhi Under the Maharashtra Co-Operative Societies Rules, 1961 issued a notice dated 21/09/2021 followed by order of Attachment Notice dated 03/11/2023 calling upon the Judgement Debtors i.e. Borrower & Guarantors 1) Mr. Anil Balkrishana Katkar, 2)Mrs. Rekha Anil Katkar 3) Mr. Ratan Sitaram Gaikwad 4) Mr.Ajit Bhaskar Chindarkar, 5) Mr. Dattatraya Sitaram Gaikwad along with other Judgement Debtor has to repay the amount mentioned in the notice being **RS. 29,08,616/- (Rs. Twenty Nine Lakhs Eight Thousand Six Hundred Sixteen Only)** as on 03/11/2023 with further interest @ 13% til realization with date of receipt of the said notice & the Judgement debtors having failed to repay the amount, the undersigned has issued a notice for attachment and attached the property described herein in below.

The Judgement Debtors having failed to repay the amount, the notice is hereby given to the Judgement Debtors and the public in general that the undersigned has taken possession of the property described herein in below in exercise of the powers conferred on him under Rule 107 (11(d-1)) of the Maharashtra Co operative Societies Rules, 1961 on this **03-Nov-2023**.


The Judgement Debtor in particular and the public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to the Charge of The Yashomandir Sahakari Patpedhi for an amount of **Rs. 29,08,616/-** as on 03/11/2023 with further interest thereon.

Description of the immovable property


Tathastu, Plot No.04, Shivaji Park Colony, Bailbazar Road, Shaanivar Peth , Karad, Tal.-Karad, Dist. Satara, Pin-415110 .
Area 1991 Sq.ft.(Built up)
Bonds (precincts) :
East : 20 ft. width Common Road South : 30 ft. width Common Road
West : Survey No.395/2B/1 PLOT NO.3 North : Survey No.395/2B/1 PLOT NO.5

Date : 03/11/2023
Place : Mumbai

Sd/-
A. B. Narawade
Special Recovery Officer
(M.C.s Act 1960 Rule 107 of M.C.S Rule 1961)



DELHI JAL BOARD
OFFICE OF THE ADDITIONAL CHIEF ENGINEER (M)-3,
OFFICE OF THE EXECUTIVE ENGINEER (E&M) M-3
TU BLOCK , PITAMPURA NEW DELHI-110034



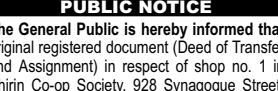
"STOP CORONA : wear mask, follow physical Distancing, Maintain Hygiene"
PRESS NIT NO.181 (E&M) M-3 (2023-24)

S. N o.	Name of Work	Estimated Cost	Tende Processing Fee (In INR)	Earnest Money (In INR)	Publishing Date of Tender	Last date and time for tender download	Tender ID
1.	Operation and minor maintenannce of gaseous chlorination point under EE En MM 3	Item Rate	500.00	94600.00	01.11.2023	14.11.2023 upto 1:00 PM	2023_DJB_249662_1

Further details in this regard can be seen at <https://govtprocurement.delhi.gov.in> .

Advt No J.S.V. 169(2023-2024) - RO NO 1580

(ER. PRADEEP POSWAL)
EE (E&M) M-3



THE COSMOS
CO-OP BANK LTD.
(Mutuals Scheduled Bank)

Registered Office : 'Cosmos Tower', Plot No. 6, ICS Colony, University Road, Ganeshkhind, Shivajinagar, Pune - 07. **Phone :** 020-67085305

POSSESSION NOTICE (Under Rule- 8(1))

Whereas; the undersigned being appointed as the Authorised officer of The Cosmos Co-Operative Bank Ltd., under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act 54 of 2002) and in exercise of powers conferred under Section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 21.06.2023 calling upon the Borrower – **M/s. Krishna Solar Services Private Limited, Address:** Row House No. 8, Shradhdhanand Park, Anandwadi Shivhar, Satpur Pipeline Road, Nashik -422007 to repay the amount mentioned in the notice being **Rs. 2,97,07,128.61 (Rupees Two Corers Ninety Seven Lakhs Seven Thousand One Hundred Twenty Eight and Paise Sixty One Only) + interest + charges** within 60 days from the date of receipt of the said notice.

Borrower Company has failed to repay the entire amount, notice is hereby given to the Borrower, Directors, and it's Guarantors and the public in general that the undersigned has taken Constructive 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 on this the **4th day of November of the year 2023**.

Borrower Company and it's Guarantors in particular and the public in general is hereby cautioned not to deal with the property and dealings with the property will be subject to the charge of The Cosmos Co-Operative Bank Ltd., for an amount of **Rs. 2,97,07,128.61 (Rupees Two Corers Ninety Seven Lakhs Seven Thousand One Hundred Twenty Eight and Paise Sixty One Only) + interest + charges** thereon.

Description of the Immoveable Property

1) **(Owned by Mr. Vitthal Appasaheb Sake)**
All that premises i.e. Row House No. D-8 adm. 80.43 sq.mtrs. carpet i.e. area adm. 111.762 sq.mtrs. built up alongwith exclusive right to use terrace area adm. 9.95 sq.mtrs. and adjoining and covered parking area adm. 6.25 sq.mtrs. adjoining to this Row House, alongwith 73.58 sq.mtrs. of undivided ownership in the land in the project named as "Shradhdhanand Park" constructed on the property bearing Old R.S. No. 27/5/4+27/6/2 (New S. No. 27/6/2 and 27/3/4/5/11) adm. 5600 sq.mtrs. situated, lying and being at Nashik, Taluka and District Nashik, within the limits of Nashik Municipal Corporation, within the limits of Nashik Urban Agglomeration and the said Row-House is bounded as follows: On or towards East -Row House No. D-09, On or towards South: Road, On or towards West:Row House No. D-07, On or towards North:Back Yard of Row House.

2) **(Owned by Mr. Vitthal Appasaheb Sake and Smt. Bhagubai Appasaheb Sake)**
All that piece and parcel of Open NA land totally adm. 8000 sq. mtrs. i.e. 80 R (67 R of Mr. Vitthal Appasaheb Sake and 13 R of Bhagubai Appasaheb Sake) bearing Gut No.695 (P) of village Mouje Kolgaon, Taluka Shrigonda, District Ahmednagar with right of ways and easements available to said land and the said land is bounded as follows : On or towards East : By land out of Gut No. 696/1/1 (P), and Farm House and Gut No. 696 (Part), On or towards South : By land out of Gut No. 695(P), On or towards West : By land out of Gut No. 695(P) and thereafter Gut No. 694, On or towards North : By Kolgaon-Pimpalgaon Pisa Road.

3) **(Owned by Smt. Bhagubai Appasaheb Sake)**
All that piece and parcel of Open NA land adm. 4000 sq.mtrs. i.e. 40 R bearing Gut No. 696/1/1 of Mouje Kolgaon, Taluka Shrigonda, District Ahmednagar with right of ways and easements available to said land and the said land is bounded as follows: On or towards East: By Stream (Odha), On or towards South: By Gut No.696/1/1 (P), On or towards West: By land out of Gut No. 696/1/1 (P), and farm house, On or towards North: By Kolgaon-Pimpalgaon Pisa Road.

4) **(Owned by Mr. Ganesh Vitthal Sake and Mr. Gaurav Vitthal Sake)**
All that piece and parcel of Open NA land totally adm. 16000 sq.mtrs. i.e. 1H 60 R (80 R of Mr. Ganesh Vitthal Sake and 80 R of Mr. Gaurav Vitthal Sake) bearing Gut no. 554/1 of Mouje Kolgaon, Taluka Shrigonda, District Ahmednagar with right of ways and easements available to said land and the said land is bounded as follows : On or towards East : By land out of Gut No. 552, On or towards South : By land out of Gut No. 554/2, On or towards West : By internal road thereafter land out of G.No. 557, On or towards North : By Internal Road and remaining land out of Gut No. 554/1 owned by Bhagubai Sake.

Date : 04/11/2023
Place : Nashik, Ahmednagar

Ketaki Vispute
Chief Manager & Authorised Officer
The Cosmos Co-op. Bank Ltd.

Notice under section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (The Act)

S. NO	Name of Borrower(s) (A)	Particulars of Mortgaged property/ (ies) (B)	Date Of NPAC (C)	Outstanding Amount (Rs.) (D)
1	LOAN ACCOUNT NO. HHLPU000393535 1. NITIN TUKARAM LOHAKARE 2.JANABAI TUKARAM LOHAKARE 3. NISHANT TUKARAM LOHAKARE	FLAT NO. 209, 2ND FLOOR, SILVER KARISHMA, GAT NO. 51, OLD GAT NO. 52, VILLAGE MOSHI, TALUKA HAVELI, PUNE-412105, MAHARASHTRA	09.10.2023	Rs. 16,28,154.59 (Rupees Sixteen Lakh Twenty Eight Thousand One Hundred Fifty Four and Paise Fifty Nine Only) as on 25.10.2023

"That the above named borrower(s) have failed to maintain the financial discipline towards their loan account (s) and as per books of accounts maintained in the ordinary course of business by the Company, Column D indicates the outstanding amount. Due to persistent default in repayment of the Loan amount on the part of the Borrower(s) the above said loan account has been classified by the Company as Non Performing Asset (as on date in Column C) within the guidelines relating to assets classification issued by Regulating Authority. Consequently, notices under Sec. 13(2) of the Act were also issued to each of the borrower.

In view of the above, the Company hereby calls upon the above named Borrower(s) to discharge in full his/their liabilities towards the Company by making the payment of the entire outstanding dues indicated in Column D above including up to date interest, costs, and charges within 60 days from the date of publication of this notice, failing which, the Company shall be entitled to take possession of the Mortgaged Property mentioned in Column B above and shall also take such other actions as is available to the Company in law.

Please note that in terms of provisions of sub-Section (8) of Section 13 of the SARFAESI Act, "A borrower can tender the entire amount of outstanding dues together with all costs, charges and expenses incurred by the Secured Creditor only till the date of publication of the notice for sale of the secured asset(s) by public auction, by inviting quotations, tender from public or by private treaty. Further it may also be noted that in case Borrower fails to redeem the secured asset within aforesaid legally prescribed time frame, Borrower may not be entitled to redeem the property."

In terms of provision of sub-Section (13) of Section 13 of the SARFAESI Act, you are hereby prohibited from transferring, either by way of sale, lease or otherwise (other than in the ordinary course of his business) any of the secured assets referred to in the notice, without prior written consent of secured creditor.

Place:PUNE

For INDIABULLS HOUSING FINANCE LIMITED
Authorized Officer



PUNE MERCHANTS CO-OP. BANK LTD.,
H.O. : 257 Budhwar Peth, Shree Shivaji Road, Pune 411002

APPENDIX IV [See rule 8(1)]
POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

Whereas, The authorized officer of the **Pune Merchant's Co-Operative Bank Ltd., Pune** 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 has issued a demand notice dated **06/07/2023** calling upon the borrower **Mr. Rahul Maruti Kadam** to repay the amount mentioned in the notice being **Rs. 30,22,009/- (Rs. Thirty Lacs Twenty Two Thousand and Nine only)** plus interest within 60 days from the date of receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken **Symbolic 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 on this the **03rd day of November of the year 2023**.

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 **Pune Merchant's Co-Operative Bank Ltd., Pune** for an amount of **Rs. 30,22,009/-** and interest thereon.

The Borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Description of IMMOVABLE PROPERTY

All that piece and parcel of the residential premises bearing Flat No. 11 area admeasuring area 504 sq. ft. i.e. 46.82 sq. meters Carpet (area admeasuring 594 sq. ft. i.e. 55.20 sq. meters saleable built-up), situated on the Third Floor in the building known as "River View", situated and constructed on the Survey No. 9, Hissa No. 3/1, Corresponding City Survey No. 643, at Hingane Budruk (Maharshi Karve Nagar), Pune within the jurisdiction of Sub-Registrar Haveli, District Pune, Sub-District Taluka Haveli and within the local limits of Pune Municipal Corporation, Pune.

Sign/-
(Mr. Manoj Laxman Jagdale)
Authorized officer
For Pune Merchants Co-op. Bank Ltd.

Date : 03/11/2023
Place : Pune.



Saraswat
Bank
Saraswat CO-OP Bank Ltd.

"Zonal Office, 8/3, Karve Road, Pune 04.
Recovery Department, 433/B/2, 2nd floor, Madhav Apartment Near Old Zilla Parishad Building, Pune 01.
Phone No : (020) 26062667, 26061955, 26061184, 26061185

POSSESSION NOTICE (For Immovable Property)
APPENDIX IV [Rule 8(1)]

Whereas, The undersigned being the authorized officer of **SARASWAT CO-OPERTIVE BANK LTD** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13 (12) read with rule 8 of the Security Interest (Enforcement) Rules, 2002 issued a **demand notice**. The borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken the **Symbolic possession** of the property described herein below in exercise of powers conferred under section 13(4) of the said Act read with rule 8 of the said Rules on this dates mentioned in schedule. The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to the charge of **SARASWAT CO-OPERATIVE BANK LTD.**

Description of THE IMMOVABLE PROPERTY

Sr. No	Name of the Borrower	Description of the Immovable Property	Demand Notice & Symbolic Possession Date	Total Dues as on
1.	1. Mr. Jadhav Sanjay Madhav (Principal borrower/ Mortgageor) And 2. Mrs. Jadhav Ambica Sanjay (Surety)	All that piece and parcel of Row House / Plot No. 93 , out of old Survey no 145/3, bearing new survey no 143/3, situating at Kasabe Solapur In Yogeshwar Nagar Area, Within the extended municipal limits of SMC, Solapur , having built area of 25.09 sq. m.	24.04.2023 & 02.11.2023	Rs. 5,33,070/- as on 15.04.2023 plus interest from 01.04.2023
2.	1. Khandare Ankush Nagnath (Principal Borrower/ Mortgageor) 2. Mrs. Khandare Sarika Ankush (Guarantor)	All that piece and parcel of Flat No. 04 , admeasuring about 705 Sq. fts. i.e. 44.01 Sq. mtrs on the First floor in Krishna Nayana Apartment and land admeasuring area East-West 52.24 Sq. ft and South-North 102 Sq. ft total land admeasuring area 495.23 Sq. mt or 5328.67 Sq. ft. within the local limits of S.M.C., Taluka-North Solapur District Solapur situated at Gandhi Nagar, Akkalkot Road, Solapur.	13.07.2023 & 02.11.2023	Rs. 17,02,458/- as on 13.07.2023 plus interest from 01.07.2023

Date : 07.11.2023
Place : Pune

Authorized Officer
Saraswat Co-op Bank Ltd.


PUBLIC NOTICE

Notice is hereby given to the Public at large that the following documents have been lost and the list of the same is as follows:
1) Sale Deed to that effect has been registered in the office of Sub Registrar, Tal at serial No 4631/992 on dated 11/11/1992 along with Index II and Registration Receipt.
2) Sale Deed dated 9/9/1990 which is registered in the office of the Sub Registrar Assurances at Serial No. 786/1990 along with Index II and Registration Receipt.
For the property bearing address: CTS No. 1983 area admeasuring about 896.89 sq. mtrs., out of total area about 898.60 sq. mtrs., Situated at Jat, Tal- Jat, Dist- Sangli and local limit of Nagarparishad Jat and also sub-registrar Jat, Tal-Jat, Dist- Sangli.
has been lost/misplaced from present flat owner. All persons are hereby informed not to deal or carry out any transaction with anyone on the basis of the said missing document. If anyone having any interest already carried out or being carried out kindly inform the undersigned in writing on the below mentioned address within 10 days from this present.

Sd/-
ADV. NIKHEEL A GATE
Office B-306, Bharali Bhavan, Third Floor, B, 1360 Shukrawar Peth, Pune 411002

PUBLIC NOTICE

Notice is hereby given to the public at large, especially residing in Kasabe Solapur, Tal. North Solapur, Dist. Solapur within the limits of Solapur Municipal Corporation, Solapur, as under:
1. Description of the property: All the piece and parcel of the property bearing Survey No. 153/3/A, more particularly an non-agricultural layout Plot No. 3, having area admeasuring 621.00 Sq. Mt., situated in Kasabe Solapur, Tal. North Solapur, Dist. Solapur within the limits of Solapur Municipal Corporation, Solapur owned by Mr. Rajgopal Panalal Mundada and Mr. Vishnudas Mishra/ni Mundada, Bounded by towards Towards East Plot No. 4, Towards West Plot No. 2, Towards North- Road, Towards South Road. 2. That property viz Plot No. 3, described above in para No. 1 are belonging to Mr. Ramdas Gopayya Wadnal. That, Mr. Ramdas Gopayya Wadnal has sold to Mr. Rajgopal Panalal Mundada and Mr. Vishnudas Mishra/ni Mundada by register sale deed dated 27.07.1973 which is duly register in the office of Sub Registrar, North Solapur at Sr. No. 1756 of 1973.
3. That, said Mr. Rajgopal Panalal Mundada and Mr. Vishnudas Mishra/ni Mundada has approached to State Bank of India, Chincholi MIDC Branch, Solapur to have the loan by mortgaging the said property. That Bank has notified that aforesaid original sale deed dated 27.07.1973 has been misplaced. The complainant for lost of deed is registered with Sadar Bazar Police Station vide Lost Register No. 705 of 2023 dated 05.11.2023.
4. In view of above, my client hereby give a notice to the public at large and calls upon all or any persons who have any right, ate interest in the above described properties to submit all their objections and claims within a period of 15 days of the date of publication of the notice, failing which my client will presume that no adverse claim or objections concerning the said property exist. So please do note. This public notice is given in order to see that nobody would be cheated pertaining to and in the above matter.
This public notice is issued on 07.11.2023
Mr. Vinayak N. Deshpande, Advocate
For State Bank of India, Chincholi MIDC, Chincholi Chamber No. 3, District Court Compound, Solapur. Mobile : 9730199192



SHRIRAM
Finance

Head Office: Level-3, Wockhardt Towers, East Wing C-2 Block, Bandra Kurla Complex, Bandra (East), Mumbai 400 051; Tel: 022 4241 0400, 022 4060 3100 ; Website: <http://www.shriramfinance.in> Registered Off.: Sri Towers, Plot No.14A, South Phase Industrial Estate, Guindy, Chennai 600 032. Branch Off: 4th Floor, Vikram Nandadeep Apartment, Opp. Patrakar Nagar, Senapati Bapat Road, Pune 411 016

APPENDIX IV-A [SEE PROVISION TO RULE 8 (5) 9 (1)] AUCTION NOTICE FOR SALE OF IMMOVABLE PROPERTIES

NOTE: It is informed that "SHRIRAM CITY UNION FINANCE LIMITED" has been amalgamated with "SHRIRAM TRANSPORT FINANCE LIMITED" as per order of NCLT, Chennai. Subsequently the name of "SHRIRAM TRANSPORT FINANCE LIMITED" was changed as "SHRIRAM FINANCE LIMITED" with effect from 30.11.2022 vide Certificate of Incorporation pursuant to change of name dated 30-11-2022.

E-Auction Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 9 (1) of the Security Interest Enforcement Rules, 2002.

Notice is hereby given to public in general and in particular to the Borrower/s and Guarantor/s that the below described immovable properties mortgaged/ charged to the Shriram Finance Limited (Earlier known as Shriram City Union Finance Limited). The physical possession of which have been taken by the Authorized Officer of Shriram Finance Limited, will be sold on "As is where is", "As is what is", and "Whatever there is" basis in e-auction on 24/11/2023 between 11 AM to 1 PM for recovery of the balance due to the Shriram Finance Limited from the Borrower/s and Guarantor/s, as mentioned in the table, Details of the Borrower/s and Guarantor/s, amount due, short description of the immovable property and encumbrances known thereon, possession type, reserve price and earnest money deposit and increment are also given as:

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagors	Date & Amount of 13(2) Demand Notice	Description of Property	Reserve Price (Rs.) & Bid Increment	Earnest Money Deposit Details (EMD) Details.	Date & Time of Auction	Contact Person and Inspection date
(1) M/s. Kapila Enterprises Repr. Through its Prop. Mr. Ashish Sanjay Agrawal	Demand Notice Date: 04/09/2021	All that piece and parcel of property bearing Shop No. 1, on Ground Floor in the building known as KANAKSHREE APARTMENT constructed on the land Survey No. 56/1/6, 56/1/12, 56/1/9 situated at village Undri Taluka Haveli District Pune and bounded as per technical report as follows- on or towards East- By parking, West- By road, North- By Building Space, South- By Shop.	Rs. 41,00,000/- (Rupees Forty-one Lakhs Only) Bid Increment: Rs. 30,000/- and in such multiples	EMD amount to be deposited by way of RTGS/ NEFT to the account details mentioned herein below in favour of Shriram Finance Limited BANK NAME- AXIS BANK LIMITED B R A N C H - D R . RADHAKRISHNAN SALAI, MYLAPORE, CHENNAI BANK ACCOUNT NO- Current Account No . 006010200067449 I F S C C O D E - UTBI0000006	24th Nov. 2023 Time: 11.00 a.m. to 01.00 PM.	Customer Care- 022 – 40081572 Sameer Sayyed 99233 63538 Debjyoti Roy 98747 02021
(2) Mr. Ashish Sanjay Agrawal	Rs. 24.87,693/- (Rupees Twenty Four Lakhs Eighty Seven Thousand Six Hundred and Ninety Three Only) as on 09/07/2021 under Loan Agreement No. CDPDCTF18050500	7th together with further interest at the contractual rate together with incidental expenses, cost, charges,	Rs. 4,10,000/- (Rupees Four lakhs ten thousand Only)	Last Date for Submission of EMD: 23/11/2023 Time 10 AM to 4 PM		Property Inspection Date 20/11/2023 Time 1 PM to 4 PM

STATUTORY 15 DAYS NOTICE UNDER RULE 9 (1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

The borrower/mortgagors/guarantors are hereby notified to pay the sum as mentioned above along with up to dated interest and ancillary expenses before the date of e-auction i.e. 24/11/2023, failing which the property will be auctioned/sold and balance dues, if any, will be recovered with interest and cost.

The Authorised Officer reserves the right to reject any or all bids without furnishing any further reasons. The online auction will be conducted on website (<https://www.disposahub.com>) of our auction agency NEXXEN SOLUTION PVT. LTD. and for the place of Tender Submission/ for obtaining the bid form / Tender open & Auction, please visit the website <https://www.disposahub.com> and for detailed terms and conditions of the sale please refer to the link <http://www.shriramfinance.in/auction> provided in the Shriram Finance Limited website.

Place : Pune
Date : 07-11-2023

Sd/- Authorised Officer
Shriram Finance Limited

श्रीराम फायनान्स लिमिटेड

नोंदणीकृत कार्यालय: श्री टॉवर्स, प्लॉट नं. १४ए,
साउथ फेज इंडस्ट्रियल इस्टेट, गुडंडी, चेन्नई ६०००३२

शाखा कार्यालय: चौथा मजला, विक्रम नंदादीप
अपार्टमेंट, पत्रकार नगर समोर, सेनापती बापट रोड,
पुणे ४११००१६.

वेबसाइट: www.shriramfinance.in

शुद्धीपत्र

कृपया दिनांक ०७/११/२०२३ रोजी दैनिक
जनप्रवास वृत्तपत्रात प्रकाशित झालेल्या गहाणखत
मालमत्तेच्या विक्रीसाठी आमची नोटीस पहा,
कृपया रु. ४१,०००/- (रु. एकेचाळीस हजार)
रुपयांऐवजी रु. ४१,००,०००/- (रु. एकेचाळीस
लाख) रुपये वाचा. ते राखीव किंमत (रु.) आणि
बोली वाढच्या स्तंभात खाली नमूद केले आहे.
चूक झाल्याबद्दल खेद व्यक्त केला जात आहे.
प्रकाशित इतर सर्व डेटा समान राहील.


ठिकाण : पुणे

दिनांक : ०८/११/२०२३

स्वाक्षरी /- प्राधिकृत अधिकारी

श्रीराम फायनान्स लिमिटेड

Terms and Conditions for sale of assets of through online e-auction under SARFAESI Act

	<p>SHRIRAM FINANCE LIMITED</p> <p>Head Office: Wockhardt Towers, Level-1, East Wing C-2 Block, Bandra Kurla Complex, (Bandra East), Mumbai 400 051; Tel: +91 4060 3100; Website: http://www.shriramfinance.in Registered Office: Sri Towers, Plot No. 14A, South Phase Industrial Estate, Guindy, Chennai 600 032; Branch Office: 4th Floor, Vikram Nandadeep Apartment, Opp. Patrakar Nagar, Senapati Bapat Road, Pune 411 016</p>
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Terms and Conditions for sale of assets of borrower accounts through online E-auction under SARFAESI ACT 2002

Borrower Name:- M/s. Kapila Enterprises Loan Account No. CDPDCTF1805050007

1. Nature and Object of Online Sale:

- a. The online e-auction sale is with the object of Free and Fair Sale, Transparency and for achieving best-possible recovery of public money.
- b. The sale is governed by the Provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002 and the following specific terms and conditions.

2. (a) The auction sale will be On-line E-Auction / **Terms & Conditions available in website <http://shriramfinance.in/auction>** & for Bidding and **Auction through third party service provider website <https://disposalhub.com>** respectively on **24/11/2023** between 11.00 AM and 1.00 PM **with unlimited extension of 5 minutes time in case of receipt of bid in last 5 minutes.** Bidders shall improve their offers in multiples as specified in the Notice **during online bidding of the property.**

(b) **Inspection Date & Time: 20 November 2023, Time 11.00 a.m. to 04.00 p.m...**

3. Registration of Bidders with auction service provider-**NexXen Solutions Private Limited** for bidding in e-auction as per the requirement of the Auctioneer Company is essential. For details in this regard, kindly visit auction service provider website **<https://disposalhub.com>** or **Contact No.: +91 124 4 233 933, Mobile No. +91 98100 29926 & +91 97100 29933**

4. Caution to bidders:

- a. Property is being sold on basis of "As is where is", "As is what is", and "Whatever there is".
- b. To the best of knowledge and information of the Authorised Officers, there are no encumbrances on the properties except those mentioned in the Notice. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction, physical area of property, and claims / rights / dues / affecting the property, prior to submitting their bid. Further the bidder/purchaser should make their own inquiries regarding any statutory liabilities, arrears of tax, claims etc. by themselves before making the bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any

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commitment or any representation on the part of The Shriram Finance Limited. The property is being sold with all the existing and future encumbrances whether known or unknown to the Shriram Finance Limited. The Authorised Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.

- c. The Shriram Finance Limited does not undertake any responsibility to procure any permission/license, NOC, etc. in respect of the property offered for sale or for any dues like outstanding water/service charges, transfer fees, electricity dues, dues to the Municipal Corporation/local authority/Co-operative Housing Society or any other dues, taxes, levies, fees, transfer fees or any other dues of the property if any in respect of and/or in relation to the sale of the said property. Successful Bidder has to comply with the provisions of Income Tax regarding purchase of property & to pay the tax to the authorities as per applicable rates.
- d. Bidders are advised / cautioned to verify the concerned Revenue Records/ other Statutory authorities such as Sales Tax/Excise/Income Tax or any other etc. and shall satisfy themselves regarding the nature, description, condition, encumbrance, lien, charge, statutory dues, etc over the property before submitting their bids.
- e. Bidders are advised to go through all the terms and conditions of sale and also in the corresponding public sale notice in the details before submitting the bid and participating in the online bidding/auction.
- f. Statutory dues/liabilities etc., due to the Government/Local Body, if any, shall be borne by the purchaser(s).

5. Inspection of Property/Immovable Assets:

- a. Property/Assets can be inspected on the date(s) given in the public sale notice, and on any other date at the discretion of Authorised Officer with prior appointment. For prior appointment **Please contact :- Mr. Sameer Sayyed 99233 63538**
- b. Bidders shall inspect the property/Assets and satisfy themselves regarding the physical nature, condition, extent, etc of the property/Assets.
- c. **Bidders are bound by the principle of caveat emptor (Buyer Beware).**

6. Inspection of Title Deeds:

- a. Bidders may inspect and verify the title deeds and other documents relating to the property available with The Shriram Finance Limited.

7. Submission of bid forms:

- a. Bid form shall be submitted along with the 10 % of EMD amount on or before the last date and time given in the sale notice.
- b. Bidders may give offers either for one or for all the properties. In case of offers for more than one property bidders will have to deposit the EMD for each property.
- c. Intending bidder should hold a valid e-mail id. All the correspondences will be done through E-mail. Interested bidders should have their own arrangements for internet

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service. Internet connectivity and other paraphernalia requirements shall have to be ensured by the bidders themselves. It is the sole responsibility of the bidder.

- d. Bids form shall be duly filled in with all the relevant details. The bidders should submitted copies of PAN card and proof of residential address, while submitting bid form. The bidders other than individuals should also upload proper mandate for e bidding.
- e. Bidders staying abroad/NRIs/PIOs/Bidders holding dual citizenship must submit photo page of his/her valid Indian Passport.
- f. Incomplete/unsigned bids without EMD remittance details will be summarily rejected. NRI Bidders must necessarily enclose a copy of Photo page of his/her Passport.
- g. Only copy of PAN Card, Passport, Voter's ID, Valid Driving License or Photo Identity Card issued by Govt. will be accepted as the identity document and should be submitted along with the bid form.
- h. Original Identity Document copy of which is submitted along with the bid form must be produced on demand.

8. Earnest Money Deposit (EMD):

- a. The bid shall be accompanied by the EMD as specified in the public sale notice/tender document. Earnest Money Deposit (EMD) shall be deposited through **RTGS/NEFT** in Account Name : Shriram Finance Limited, Bank :- **AXIS BANK LIMITED, BRANCH, DR.Radhakrishnan Salai, Mylapore, Chennai-600004 - BANK Current Account No. 006010200067449, IFSC CODE – UTIB0000006** or by way of **Demand Draft** drawn in favour of **Shriram Finance Limited**, of the Nationalized Bank, payable at par Earnest Money Deposit (EMD) shall be adjusted in case of highest bidder, **otherwise refunded within 15 working days of finalization of sale**. The EMD shall not carry any interest. Further, in case possession of property is delayed by any reason whatsoever, the auction purchaser will neither be entitled for any interest nor damages.
- b. Bidders not to disclose remittance details of EMD, UTR Code, etc. to any one and to safeguard its secrecy.
- c. Bidders shall preserve the remittance challan and shall produce the same as and when demanded.
- d. Bid form without EMD shall be summarily rejected.
- e. All details regarding remittance of EMD shall be entered in the bid form.
- f. EMD, either in part or in full, is liable for forfeiture in case of default.

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9. Bid Multiplier:

- a. The bidders shall increase their bids in multiplies of the amount of **Rs.30,000/-** specified in the public sale notice/Terms and condition of Sale.

10. Duration of Auction sale:

- a. Online auction sale will start automatically on and at the time given in the public sale notice/Tender Document.
- b. Auction/Bidding time will initially be for specified period and if bidding continues, the bidding process will get automatically extended five minutes duration of each and kept open till the auction-sale concludes.
- c. If any market-leading bid (bid higher than the highest at the point in time) is received within the last five minutes of closing time, the bidding time will be extended automatically by five minutes and if no bid higher than last quoted highest bid is received within the said extended five minutes, the auction sale will automatically get closed at the expiry of the extended five minute. There will thus be an extension of bidding-time, each of five minutes duration, till auction is concluded.
- d. Bidders are advised to enter their bid accordingly keeping in mind the five minutes duration.
- e. No complaint on time-factor or paucity of time for bidding will not be entertained.

11. Online Bidding:

- a. Auction/ bidding will be only online bidding through the portal provided by the service provider.
- b. In case of sole bidder, the sale may be accepted or deferred and property be brought for resale or otherwise sale will be deferred or cancelled.
- c. In case of sole bidder, one increment in bidding is mandatory.
- d. Bidders are cautioned to be careful while entering their bid amount and to check for alteration, if any, before confirming the same.
- e. No request/complaint of wrong bidding will be entertained for cancelling the sale and in such case, the EMD in full will be forfeited.
- f. Bidders may, subject to conditions of online service provider, may avail pre-auction training. The prospective qualified bidders may contact Auction Service Provider with phone number and email id:- **NexXen Solutions Private Limited, Tel. No.: +91 124 4 233 933, Mobile No. +91 98100 29926 & +91 97100 29933, Help Line**

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e-mail ID: csd@disposalhub.com prior to the date of e-Auction.

12. Declaration of successful bidder:

- a. Highest bidder will be declared the successful bidder and sale will be confirmed in his favour in consultation of Secured Creditor. Intimation to this effect will be given through e-mail by auction service provider/Shriram Finance Limited.
- b. Highest bid will be provisionally accepted on "subject to approval" basis and the highest bidder shall not have any right/title over the property until the sale is confirmed by the Authorized Officer.
- c. All intimations to bidders/auction purchaser will be primarily through e-mail by the auction service provider/ The Shriram Finance Limited.. Date of sending e-mail will be considered as date of intimation. If no intimation reaches, bidders are expected to take efforts to find out status from The Shriram Finance Limited. Non-receipt of intimation should not be an excuse for default/non-payment.

13. Deposit of purchase price:

- a. The bidder declared successful, shall pay, immediately on the same day after such declaration, a deposit of 25% (less EMD already paid) on the amount of his purchase money.
- b. In case of the auction-sale proceeding and concluding beyond the banking transaction hours, the deposit of 25% of purchase price (less EMD already paid) shall be deposit within 24 hours.
- c. The balance amount of purchase money shall be paid on or before the 15th (Fifteenth) day from the date of the sale or within such period as may be extended, for the reason to be recorded, by the Authorised Officer.
- d. **In case of Bid amount is equivalent or above of INR 50 Lakhs, The Successful bidder should pay 1% of TDS in BID amount to and in Fav of our Borrower's PAN and should pay the balance entire 99% to and in Fav of Shriram Finance Limited. The proof for TDS payment should be submitted along with the proof of final bid payment. In case of failure on this part, TDS has to be pay by Successful bidder and no refund for additional payment will be entertained. The Sale Certificate will not be issued till compliance of this clause.**

14. Default of Payment:

- a. Default of payment of 25% of bid amount (less EMD) on the same day or within 24 hours as stated in para 13(b) above and 75% of balance bid amount within the stipulated time shall render automatic cancellation of sale without any notice.
- b. The EMD and any other monies paid by the successful bidder shall be forfeited by the

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Authorised Officer of the Shriram Finance Limited.

15. Sale Certificate / Payment of Stamp Duty:

- a. On confirmation of the sale by the Shriram Finance Limited and compliance of the terms of payment, The Authorized Officer shall issue a certificate of sale of the said property in favour of the successful bidder/purchaser in the form given in Appendix V to Enforcement of Security Interest Rules. The sale certificate shall be issued only in the same name in which the tender /bid is submitted.
- b. No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate will be entertained.
- c. Sale Confirmation/Sale Certificate shall be collected in person or through an authorized person with authority letter.
- d. The successful bidder would bear all the charges/fees payable for conveyance such as stamp duty, registration fee or any other cost as applicable as per law. All statutory/non statutory dues, taxes, rates, assessments, charges fees etc. will be responsibility of the successful bidder only.
- e. The Sale Certificate will not be issued pending operation of any stay/ injunction/ restraint order passed by the DRT/DRAT/High Court or any other court against the issue of Sale Certificate. Further no interest will be paid on the amount deposited during this period.
- f. No request for return of deposit either in part or full/cancellation of sale will not be entertained.

16. Return of EMD:

- a. EMD of unsuccessful bidders will be returned through NEFT/RTGS transfer to the SFL account details provided by them in the bid form and intimated via their email id.
- b. Unsuccessful bidders shall ensure return of their EMD and if not, immediately to contact the Authorised Officer of the Shriram Finance Limited.

17. Stay/Cancellation of Sale:

- a. In case of stay of further proceedings by DRT/DRAT/High Court or any other Court, the auction may either be deferred or cancelled and persons participating in the sale shall have no right to claim damages, compensation or cost for such postponement or cancellation.
- b. Default in payment of 25% of the purchase price or the balance purchase price within the stipulated/extended time shall result in forfeiture and cancellation of sale and The Shriram Finance Limited will be entitled to re-auction the same.

18. Delivery of Title Deeds:

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- a. The title deeds and other documents related to the property and deposited with the Shriram Finance Limited for creation of Equitable Mortgage/Simple Mortgage shall be delivered to the Successful bidder/Auction Purchaser, at the time on execution of the Sale Certificate.

19. Delivery of possession:

- a. All expenses and incidental charges there to shall be borne by the auction purchaser.

20. Other Conditions:

- a. The Authorised Officer will be at liberty to amend/ modify/ delete any of the conditions as may be deemed necessary in the light of facts and circumstances of each case.
- b. The Shriram Finance Limited has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/modify any terms and conditions of the sale without any prior notice and assigning any reason.
- c. The Authorised Officer reserves the right to accept or reject all or any bid or bids without assigning any reason and to postpone or cancel the sale without assigning any reason.
- d. Bidders shall be deemed to have read and understood all the conditions of sale and are bound by the same.
- e. No counter-offer/conditional offer/conditions by the bidder and/or successful-bidder will not be entertained.
- f. The Borrowers attention is invited to the provisions of sub-section 8 of section 13 of the Act in respect of time available, to redeem the secured asset.
- g. Particulars specified in respect of the property in the public notice have been stated to the best of the information of the Authorized Officer/Shriram Finance Limited and Shriram Finance Limited would not entertain any claim or representation in that regard from the bidders.
- h. The Borrower/Guarantors, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rules 8 (5) & 9 (1) of the Security Interest (Enforcement) Rules, about the holding of above mentioned auction sale.
- i. Disputes, if any, shall be within the jurisdiction of **Pune Courts** only.
- j. Words and expressions used herein above shall have the same meanings respectively assigned to them in SARFAESI Act, 2002, and the Rules framed thereunder.

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Name of Bidder	Signature of Bidder	Date