

	PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED 55-56, 5th Floor, Free Press House, Nariman Point, Mumbai - 400 021. Phone No : 022 - 6188 4700 Email : sys@pegasus-arc.com URL : www.pegasus-arc.com
PUBLIC NOTICE FOR E-AUCTION	
E-auction Notice for Sale of Immovable Property under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.	
Notice is hereby given to the public in general and in particular to the Borrower/ Co-borrower/Mortgagor that the below described secured assets mortgaged/charged to the Secured Creditor, being Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus 2023 Trust 3 (Pegasus), having being assigned the dues of the below mentioned borrowers along with underlying securities, interest by PNB Housing Finance Ltd. vide Assignment Agreement dated 30/09/2022 under the provisions of SARFAESI Act.	
Further pursuant to District Magistrate, District Pune Order dated 24/02/2023 passed in Order No. Sec/SR/187/2023, Tehsildar of Maval handed over the Physical Possession of the below mentioned mortgaged property to the Authorised Officer of the Pegasus Assets Reconstruction Pvt. Ltd. The property will be sold on "As is where is", "As is what is", and "Whatever there is basis" with all known and unknown liabilities on 14/07/2023 for recovery of Rs.1,26,30,592.77 (Rupees One Crore Twenty Six Lakhs Thirty Thousand Five Hundred Ninety Two and Paise Seventy Seven Only) being the dues of Mr. Farook Sokhatali Shaikh (Since deceased) through his legal heir Mrs. Aaliya Farook Shaikh & Mrs. Aaliya Farook Shaikhas on 28/06/2021 plus interest w.e.f. 29/06/2021 at the contractual rate and costs, charges and expenses thereon due to the Pegasus Assets Reconstruction Pvt. Ltd., from Mr. Farook Sokhatali Shaikh (Since deceased) through his legal heir Mrs. Aaliya Farook Shaikh & Mrs. Aaliya Farook Shaikh.	
The Reserve price will be Rs. 1,44,00,000/- (Rupees One Crore Forty-Four Lakhs Only) and the Earnest Money Deposit will be Rs. 14,40,000/- (Rupees Fourteen Lakhs Forty Thousand Only).	
Name of the Borrower / Co-borrower / Mortgagor :	Mr. Farook Sokhatali Shaikh (Since deceased) through his legal heir Mrs. Aaliya Farook Shaikh & Mrs. Aaliya Farook Shaikh
Description of Immovable Property:	Emirates Hills, Ram Kutir Bungalow, Plot No. 41, Type A, S. No. 13/2/1, 17 & 18, Gat No. 326, 337, 338, 339 & others, Somatane, Near Somatane Phata, Off. Old Mumbai-Pune Highway, In Somatane Area, Pune, Maharashtra, India, 411013 Boundaries for both the plots are as follows: North-By Plot No. 65, Type C; South-By Plot No. 42, Type A & Internal Road, East-By Plot No. 68, Type C; West-By Internal Road Plot Area admeasuring: 3444.8 Sq.ft, Building Area admeasuring: 3950 Sq.ft
Reserve Price	Rs. 1,44,00,000/- (Rupees One Crore Forty Four Lakhs Only)
Earnest Money Deposit (10% of Reserve Price)	Rs. 14,40,000/- (Rupees Fourteen Lakhs Forty Thousand Only).
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	Not Known
CERSAI	Security Interest ID -400016975796 Asset ID -200016937575
Inspection of Property	On 30/06/2023 Between 10.30 A.M. to 2.30 P.M. Contact Person: Mr. Paresh Karande- 9594313111, Mr. Rohan Kadam- 9167981607
Last date for submission of Bid/Bid:	13/07/2023 till 4:00 p.m.
Time and Venue of Bid Opening	E-Auction/Bidding through website (https://sarfaesi.auctiontiger.net) on 14/07/2023 from 11.00 A.M. to 1:00 P.M.
This publication is also a Thirty days' notice to the aforementioned borrowers/guarantors under Rule 8 (6) of The Security Interest (Enforcement) Rules, 2002.	
For detailed terms & conditions of the sale, please refer to the link provided in Secured Creditor website i.e. http://www.pegasus-arc.com/assets-to-auction.html for detailed terms & conditions of e-auction/sale of respective property and other details before submitting their bids for taking part in the e-auction. Bidders may also visit the website https://sarfaesi.auctiontiger.net or contact service provider M/s. E Procurement Technologies Ltd. Auction Tiger, Bidder Support: 079-68136805/68136837, Mr. Ramprasad- Mo.: +91 9978591888 & 8000023297, Email: ramprasad@auctiontiger.net & support@auctiontiger.net .	
AUTHORISED OFFICER	
Place: Pune Date: 13/06/2023	Pegasus Assets Reconstruction Private Limited (Trustee of Pegasus 2023 Trust 3)

IDBI Bank Ltd. Retail Recovery, IDBI House, 3rd Floor, Dnyaneshwar Paduka Chowk, F.C. Road, Shivaji Nagar, Pune-411004.
CIN : L65190MH200400148838

POSSESSION NOTICE

The Authorised Officer of IDBI Bank Limited, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) & in exercise of the powers conferred under Section 13(12) read with Rule 3 of Security Interest (Enforcement) Rules, 2002 Published Demand Notice dated mentioned below, under Section 13(2) of the said Act, calling upon the concerned Borrowers, as per details given below, to repay the amount mentioned in the respective Notice within 60 days from the date of the said Notice. The concerned Borrowers having failed to repay the said due amount, notice is hereby given to the concerned Borrowers in particular and the public in general that the undersigned has taken Symbolic Possession of the immovable property described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with Rule 8 of the said Rules on the date mentioned below. The concerned Borrowers in particular and the public in general are hereby cautioned not to deal with the concerned property and any dealings with the said property will be subject to the charge of IDBI BANK LIMITED for an amount mentioned below. The borrower's attention is invited to sub-section (8) of section 13 of the Act, in respect of time available to redeem the secured assets.

Name of the Borrowers / Property Holders and Loan Account No.	Date of Demand Notice	Date of Possession	Description of immovable properties	Outstanding Amount (Rs.) as on date
Late Mrs KAVITA LATI BENDALE (Borrower) Loan A/c Nos. 0007675100130851 & 0007675100131063	20th October 2022 & Paper Publication Date 18th February 2023	June 07, 2023 (Symbolic Possession)	Flat No 305, 3rd Floor "Padmaksh CTS No 1297, S.No-117/2 Pashan Pune Maharashtra Pin Code – 411021. Adm. 403 Sq.ft (37.44 Sq. mtr) Carpet area & Enclosed Balcony 5.05 Sq. Mtr & one open car parking	Rs.35,59,453/- (Rupees Thirty Five Lakh Fifty Nine Thousand Four Hundred Fifty Three only) as on 20th October, 2022 plus further interest and charges thereon
MR MOHD YUSUF SIDDIQUE SHAIKH & MRS AFSANA YUSUF SHAIKH (Borrower & Co-Borrower) Loan A/c No. 178467510000657	28th March 2023	June 07, 2023 (Symbolic Possession)	Ivy Botania Building No. C, Shop No.1, Ground Floor, Shop Area – 28.24 sq. mtr.; Carpet Area 304 sq. ft. within jurisdiction of Pune Municipal Corporation, City Wagholi, Taluka Haveli. Gat No 712 to 715 & 717/2, Ivy Estate Wagholi; District – Pune, State – Maharashtra, Pincode – 412207.	Rs. 21,50,488/- (Rupees Twenty One Lakh Fifty Thousand Four Hundred Eighty Eight Only) as on 09-03-2023 and further interest thereon from 10.03.2023 plus cost, charges etc incurred and to be incurred thereafter

Place:- Pune
Date:- 13.06.2023

SD/-
Authorised Officer

FINANCIAL EXPRESS

POSSESSION NOTICE

DCB BANK

The undersigned being the authorized officer of the DCB Bank Ltd., under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (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 on below mentioned dates calling upon the borrowers **(Borrower's and Co-Borrower's)** to repay the amount mentioned in the notice as detailed below in tabular form with further interest thereon from within 60 days from the date of receipt of the said notice.

The borrower and Co-Borrower having failed to repay the amount, notice is hereby given to the borrower, Co-Borrower and the public in general that the undersigned has taken 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 Rules 2002 on this 09th June, 2023.

The borrower, Co-Borrower in particular and the public in general is hereby cautioned not to deal with the property (Description of the immovable Property) and any dealings with the property will be subject to the charge of the DCB Bank Ltd., for respective amount as mentioned here below.

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.

Demand Notice Dated: 13 th September, 2022	
Name of Borrower(S) and (Co-borrower(S)): MR. LAXMAN AMBADA PUKALE, MR. SHRINIVAS LAXMAN PUKALE and MRS. VANITA LAXMAN PUKALE	
Total Outstanding Amount: Rs.19,02,447/- (RUPEES NINETEEN LAKHS TWO THOUSAND FOUR HUNDRED FORTY-SEVEN ONLY) as on 09-06-2023	
Description Of The Immovable Property: All that piece and parcel of the Immovable property bearing Flat no. SF-5 On Second Floor in Building known as "BALAJI COMPLEX" admeasuring 52.44 sq. Mtrs. Built up area constructed on the property bearing T.P. No. I, C.T.S. No. 10389 final Plot No. 35 Sub Plot no. 174/B area 224.09 Sq. Mtrs. Situated at New Pachha Peth, Solapur, Within the limits of Solapur Municipal Corporation, and Boundaries as below, ON OR TOWARDS EAST: Sub Plot no. 173, ON OR TOWARDS WEST: Terrace, ON OR TOWARDS SOUTH: Sub Plot no. 175/B, ON OR TOWARDS NORTH: Road.	
(The Secured Assets)	
Date: 13-06-2023	For DCB Bank Limited
Place: - Solapur	Authorised Officer

Bank of Baroda

Pune District Regional Office- Madhav Chambers 1, 398/A, Senapati Bapat Marg, Pune 411016, Ph : 020-25654321, 25653387.

Sale Notice For Vehicle Auction

Vehicles with the following description are to be sold by inviting offers on : **'As Is Where Is' and 'As Is Whatever Is' and 'Without Recourse' Basis:-**

Sr. No.	Branch	Name of Borrower	Make & No.	Reserve Price	EMD Amt.	Inspection Date, Time and Address
1	Talegaon	Swaraj Enterprises	Tata Motors Ltd.. Tata Signa 3518.S CR BS-IV MH14HU0487	Rs. 19,00,000	Rs. 1,90,000/-	20/06/2023 & 10:00 Am To 04:00 Pm & At Gadi Khana, Mahul Gaon, Chembur, Mumbai-400071, Mob No 8055222151

Those interested in purchase of vehicle may inspect the vehicles on the date, place and time mentioned above. The Earnest Money Deposit to be deposited in the following account:
*** Account Name : SARFAESI Auction Proceeds Collection Account • Account No.: 35790015181869 • IFSC Code : BARB07ALEGA (Fifth letter from left side is "0" - Zero • Name of Bank : Bank of Baroda, Talegaon Branch.**
*** Last Date of Submission of Offer : 21/06/2023 • Date of auction : 27/06/2023**

Successful bidder should deposit remaining amount within a period of 10 days from the date of auction, else the EMD amount will be forfeited. For more details you may contact the concerned branch. Bank reserves the sole right to cancel the process and / or reject the bids without assigning any reasons.

Terms and condition are as under:
1) The purchaser has to transfer the vehicle in his/her name within one month after delivery at his cost. 2) Car Dealers/Agencies may participate in the tendering process but they have to transfer vehicle in their names. 3) Borrower can settle/pay the dues before conducting auction of the above vehicle and also participate in the auction. This notice is also published for Borrower intimation. 4) Intending bidder should submit self-attested true copy of identity card containing photograph and Residential Address along with PAN CARD & license for verification by the concerned branch. 5) Bank hereby reserves the right to reject any or all offers without assigning any reason thereof. 6) Bid may improve with multiple of Rs.5000/-.
Contact details: 020-25652121
Date: 12/06/2023, Place: Pune

Authorised Officer,
Bank of Baroda

ALTUM CREDO HOME FINANCE PVT. LTD.
Regd. Office: CTS No. 1074/1, Plot No. 426/1, Gokhale Road, Model Colony, Shivajinagar, Pune - 411016, Maharashtra.

DEMAND NOTICE

Under Section 13(2) of the Securitization And Reconstruction Of Financial Assets And Enforcement of Security Interest Act, 2002, read with Rule 3(1) of the Security Interest (Enforcement) Rules, 2002. The undersigned is the authorized officer of Altum Credo Home Finance Pvt.Ltd.(ACHFL) Under Securitisation And Reconstruction of Financial Assets And Enforcement of Security Interest Act 2002 (The said Act). In exercise of powers conferred under Section 13(2) of the said Act read with Rule 3(1) of the Security Interest (Enforcement) Rules, 2002, the authorized officer has issued demand notices under 13(2) of the said Act, calling upon the borrower(s) [The "said borrower(s)"] to repay the amounts mentioned in the respective demand notice(s) issued to them that are also given below. In connection with above, notice is hereby given, once again, to the said borrower(s) to pay to Altum Credo Home Finance Pvt.Ltd. (ACHFL), within sixty days from the publication of this notice, the amounts indicated herein below, together with further interest as detailed in the said demand notice(s), from the date(s) mentioned below till the date of payment and/or realization, payable under the loan agreement read with other documents/writings, if any, executed by the said borrower(s). As Security for due repayment of the loan, the following assets have been mortgaged to Altum Credo Home Finance Pvt. Ltd (ACHFL) by the said borrower(s) respectively.

Sr. No.	Name of the Borrower(s)/Guarantor(s) and Loan Account Number (LAN)	Demand Notice Date and Amount with NPA Date
1	1) Mr. Prashant Vitthal Pawar (Borrower) 2) Mrs. Nutan Prashant Pawar (Co-Borrower) LAN: 1012010101225	Demand Notice Date: 31.05.2023 Rs. 11,99,924/- (Rupees Eleven Lakh Ninety Nine Thousand and Nine Hundred Twenty Four only) NPA: 30.04.2023
Description of Secured Assets (Immovable Property): All that pieces and parcels of Flat No. 204, 2 nd Floor, 605 Sq.Ft. "Shivner" B Wing, S. No. 31 Hissa No. 18, Admeasuring area about 01 H 08 Aar, Situated at village Dhayari, Tal- Haveli, Dist- Pune. The subject matter of this legal report which is bounded at village Dhayari, Tal. Haveli, Dist- Pune. The subject matter of this legal report which is bounded as under: On The Towards East- Property of Jayashree Narayan Chavan; On The Towards West: Balance Property of S.No.31; On The Towards South- Property of Dattu Pokale; On The Towards North: 10 Feet Road.		
2	1) Mr. Hemant Sitaram Raut (Borrower) 2) Mrs. Rati Hemant Raut (Co-Borrower) LAN: 1022010102264	Demand Notice Date: 01.06.2023 Rs. 11,48,348/- (Rupees Eleven Lakh Forty Eight Thousand and Three Hundred Forty Eight only) NPA: 30.04.2023
Description of Secured Assets (Immovable Property): All that piece and parcel of 289.2 sq.ft. (Built Up) S. No.20/ Hissa No. 10/3 having total area admeasuring 26.88 Sq. Mtrs Situated at Mouje Uruli Devachi, Taluka- Haveli and District Pune, Comes within the local limits of Zilha Parishad Pune, Taluka Panchayat Samiti Pune, Grampanchayat Uruli Devachi and comes within the jurisdiction of office of the Sub Registrar Haveli 06 is bounded as under: On and Towards East: By Property of Gopal Ghare; On and Towards West: By Property of S.No.20; On and Towards South: By Property of S. No.20; On and Towards North: 10 Feet Road.		
3	1) Mr. Balraj Eknath Shinde (Borrower) 2) Mrs. Dipali Balraj Shinde (Co-Borrower) LAN: 1022010102221 & 1382040100005	Demand Notice Date: 07.06.2023 Rs. 6,37,656/- (Rupees Six Lakh Thirty Seven Thousand Six Hundred Fifty Six Only) NPA: 30.04.2023
Description of Secured Assets (Immovable Property): All that piece and parcel of Property bearing Property No. Tukdi Pune, Post Tukdi, Taluka Haveli, Zilla Parishad Pune, Taluka Panchayat Samiti Haveli Hon. Sub. Registrar Saheb Haveli No. 1 to 28 in the area of the village Mauje Ambegaon Khurd. No. 61. Hissa. No. 1A/B, admeasuring of Total Area 02 Ha. Area 00 is owned by the Prescribed out of 02 Rs. 05 Are Viz Size 02 Rs. 00 Pal. East: 10 feet Road, West: House of Ganesh Raut; South: 15 feet Internal Road; North: 15 feet Road.		

SD/-
Authorised Officer

Place: Pune **ALTUM CREDO HOME FINANCE PVT. LTD. (ACHFL)**

PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED
55-56, 5th Floor, Free Press House, Nariman Point, Mumbai - 400 021. Phone No : 022 - 6188 4700
Email : sys@pegasus-arc.com URL : www.pegasus-arc.com

PUBLIC NOTICE FOR E-AUCTION

E-auction Notice for Sale of Immovable Property under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower/ Co-borrower/Mortgagor of the below described secured assets mortgaged/charged to the Secured Creditor, being Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus 2023 Trust 3 (Pegasus), having been assigned the dues of the below mentioned borrowers along with underlying securities, interest by PNB Housing Finance Ltd. vide Assignment Agreement dated 30/09/2022 under the provisions of SARFAESI Act.

Further pursuant to District Magistrate, District Pune Order dated 24/02/2023 passed in Order No. SEC/SR/187/2023, Tehsildar of Maval handed over the Physical Possession of the below mentioned mortgaged property to the Authorised Officer of the Pegasus Assets Reconstruction Pvt. Ltd. The property will be sold on "As is where is", "As is what is", and "Whatever there is basis" with all known and unknown liabilities on 14/07/2023 for recovery of Rs.1,26,30,592.77 (Rupees One Crore Twenty Six Lakhs Thirty Thousand Five Hundred Ninety Two and Paise Seventy Seven Only) bearing the dues of Mr. Farook Sokhtali Shaikh (Since deceased) through his legal heir Mrs. Aaliya Farook Shaikh & Mrs. Aaliya Farook Shaikhas on 28/06/2021 plus interest w.e.f. 28/06/2021 at the contractual rate and costs, charges and expenses thereon due to the Pegasus Assets Reconstruction Pvt. Ltd., from Mr. Farook Sokhtali Shaikh (Since deceased) through his legal heir Mrs. Aaliya Farook Shaikh & Mrs. Aaliya Farook Shaikh.

The Reserve price will be Rs. 1,44,00,000/- (Rupees One Crore Forty-Four Lakhs Only) and the Earnest Money Deposit will be Rs. 14,40,000/- (Rupees Fourteen Lakhs Forty Thousand Only).

Name of the Borrower / Co-borrower / Mortgagor	Description of Immovable Property	Reserve Price	Earnest Money Deposit (10% of Reserve Price)	Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	CERSAI	Inspection of Property	Last date for submission of Bid/Bid	Time and Venue of Bid Opening
Mr. Farook Sokhtali Shaikh (Since deceased) through his legal heir Mrs. Aaliya Farook Shaikh & Mrs. Aaliya Farook Shaikh	Emirates Hills, Ram Kuli Bungalow, Plot No. 41, Type A/S. No. 13/21, 17 & 18, Gat No. 326, 327, 338, 339 & others, Somantane, Near Somantane Phata, Off. Old Mumbai-Pune Highway, in Somantane Area, Pune, Maharashtra, India, 411013 Boundaries for both the plots are as follows: North-By Plot No. 65, Type C, South-By Plot No. 42, Type A & Internal Road, East-By Plot No. 68, Type C, West-By Internal Road Plot Area admeasuring: 3444.8 Sq.ft, Building Area admeasuring: 3950 Sq.ft	Rs. 1,44,00,000/- (Rupees One Crore Forty Four Lakhs Only)	Rs. 14,40,000/- (Rupees Fourteen Lakhs Forty Thousand Only)	Not Known	Security Interest ID –400016975796 Asset ID –200016937575	On 30/06/2023 Between 10.30 A.M. to 2.30 P.M. Contact Person: Mr. Paresh Karande-9594313111, Mr. Rohan Kadam- 9167981607	13/07/2023 Till 4:00 p.m.	E-Auction/Bidding through website (https://sarfaesi.auctiontiger.net) on 14/07/2023 from 11.00 A.M. to 1:00 P.M.

This publication is also a Thirty days' notice to the aforementioned borrowers/guarantors under Rule 8 (6) of The Security Interest (Enforcement) Rules, 2002.

For detailed terms & conditions of the sale, please refer to the link provided in Secured Creditor website i.e. <http://www.pegasus-arc.com/assets-to-auction.html> for detailed terms & conditions of e-auction/sale of respective property and other details before submitting their bids for taking part in the e-auction. Bidders may also visit the website <https://sarfaesi.auctiontiger.net> or contact service provider PNB E Procurement Technologies Ltd. Auction Tiger, Bidder Support: 079-69136805/69136837, Mr. Rampasad- Mo: +91 9978951888 & 8000023297, Email: rampasad@auctiontiger.net & support@auctiontiger.net

AUTHORISED OFFICER
Pegasus Assets Reconstruction Private Limited
(Trustee of Pegasus 2023 Trust 3)

Place: Pune
Date: 13/06/2023

TATA CAPITAL HOUSING FINANCE LTD.
Regd. Office: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai – 400013. CIN No. U87190MH2008PLC187552.
Contact No. (022) 61827414, (022) 61827375

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)
(As per Rule 8(1) of the Security Interest Enforcement Rules, 2002)

Whereas, the undersigned being the Authorized Officer of the TATA Capital Housing Finance Limited, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice dated as below calling upon the Borrowers to repay the amount mentioned in the notice within 60 days from the date of the said notice.

The borrower, having failed to repay the amount, notice is hereby given to the borrower, in particular and the public, in general, that the undersigned has taken Possession of the property described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with rule 8 of the said Rules.

The borrower in particular, and the public in general, are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the TATA Capital Housing Finance Limited, for an amount referred to below along with interest thereon and penal interest, charges, costs etc. from date of demand notice.

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.

Loan Account No.	Name of Obligor(s)/Legal Heir(s)/Legal Representative(s)	Amount & Date of Demand Notice	Date of Possession
9875305	MRS. ARCHANA DILIP PURSWANI & MR. DILIP DEVIDAS PURSWANI	As on 15-12-2022 an amount of Rs. 13,52,111/- (Rupees Thirteen Lakh Fifty Two Thousand One Hundred Eleven Only) & 15-12-2022	08.06.2023
Description of Secured Assets/Immovable Properties :- Schedule – A The Residential Flat admeasuring 39.39 Sq. Mtr. (equivalent to 424 Sq. Ft.) Carpet area bearing No. 301 situated on the Third Floor in "B6" building of the said Complex to be known as "Xobia Hinjewadi Road" under construction on land more particularly described in the schedule. The land admeasuring Hectares 02 = 61 Acres bearing Gat No. 1 totally admeasuring Hectares 03 = 33 Acres of project known as "Xobia Hinjewadi Road" lying and being village Bedadhal and Grampanchayat village Bedadhal.			
9647506	MR. HEMANT BALASAHEB KHARAT & MRS. ASHWINI HEMANT KHARAT	As on 14-03-2023 an amount of Rs. 937786/- (Rupees Nine Lakh Thirty Seven thousand Seven Hundred Eighty Six Only) & 14-03-2023	08.06.2023
Description of Secured Assets/Immovable Properties :- Schedule – A All that consisting of Flat No. 110 admeasuring area 303 Sq. Ft. i.e. 28.15 Sq. Mtrs. on First Floor along with car parking space No. A5 in building No. A2 in the project known as "Playtor Paud A" constructed on land bearing Gat No. 222 (Old Gat No. 106/3 and Survey No. 305/3), Gat No. 223 (Old Gat No. 106/4 and Survey No. 305/4), Gat No. 224 (Old Gat No. 106/2 and Survey No. 305/2), Gat No. 225 (Old Gat No. 106/1 and Survey No. 305/1), Gat No. 226 (Old Gat No. 107/1 and Survey No. 306/1), Gat No. 230 (Old Gat No. 119/12 and Survey No. 311/12) situated at village Paud, Tal. Mulshi, Dist. Pune.			
9557950	Mr. MANDAR TILEKAR	As on 13-12-2022 an amount of Rs. 1024424/- (Rupees Ten Lakh Twenty Four Thousand Four Hundred Twenty Four Only) & 14-12-2022	07.06.2023
Description of Secured Assets/Immovable Properties :- Schedule of the Property (I) All that piece and parcel of land bearing S. No. 175/3A/1 totally admeasuring area about 01 H 22 Are from and out separate admeasuring area about 01 H 02 Are (10200 Sq.Mts inclusive of Layout Plot No. 3/1 & Common Road 3/2) lying and being situated at Village Fursungi, Taluka Haveli, District Pune, within the Jurisdiction of Sub – registrar Haveli – II and bounded as under: On or Towards East : By S.No. 175/4, South : By Pune Saswad Road, West : By Anjana Apartment, North : By Property of Sanyadi Society.			
9307397	MR. PRASHANT GAJANANRAO DHAGE & MRS. SONAL SHRIKANT DHAGE (Legal Heirs of Late Mr. SHRIKANT G DHAGE & MASTER SHRIKANTA SHRIKANT DHAGE (Legal Heirs of Late Mr. SHRIKANT G DHAGE)	As on 28-02-2023 an amount of Rs. 5870678/- (Rupees Fifty Eight Lakh Seventy Thousand Six Hundred Seventy Eight Only) & 28-02-2023	07.06.2023
Description of Secured Assets/Immovable Properties :- Schedule – A All that piece and parcel of property that is Flat bearing No. 505, on the Fifth Floor of Building No. E, admeasuring 646 Sq.Ft i.e., 60.03 Sq.Mts (Built Up) and Terrace 62 Sq.Ft. i.e., 5.7 Sq.Mts in the Building Known as "SAPTARANG AKASH" situated at Village Fursungi, Taluka Haveli, District Pune, within the Jurisdiction of Sub – registrar Haveli – II and bounded as under: On or Towards East : Flat No.504, South : Stair Case & Duct, West : Open Space, North : Society Road.			
TCHML02790 00100071079 & TCHMF02790 00100071385	MR. SIDDHESH SAMBHALLI SAPATE & MRS. PRIYANKA ANIL DAREKAR	As on 11-03-2023 an amount of Rs. 7637478/- (Rupees Seventy Six Lakh Thirty Seven Thousand Four Hundred Seventy Eight Only) & 11-03-	07.06.2023
Description of Secured Assets/Immovable Properties :- Schedule – A All that piece and parcel of Flat No. 607 area admeasuring 815 Sq. Ft. 75.71 Sq. Mtr. built up along with terrace admeasuring 140 Sq. Ft. i.e. 13 Sq. Mtr. and top terrace admeasuring 815 Sq. Ft. on Sixth Floor in Building / Wing A1 in Mahalaxmi Vihar which is constructed property bearing S. No. 44 Hissa No. A/1 and CTS 50 area admeasuring 16493 situated at village Dhonan, Taluka Haveli Dist. Pune and within the limits of Pune Municipal Corporation. Together with easement right and with all other common amenities and facilities appurtenant thereto.			
TCHML02780 00100074537	MR. SWAPNIL ULHAS KANGUTKAR & MRS. SONALI SWAPNIL KANGUTKAR	As on 11-01-2023 an amount of Rs. 999198/- (Rupees Lakh Ninety Nine Thousand One Hundred Ninety Eight Only) & 11-01-2023	08.06.2023
Description of Secured Assets/Immovable Properties :- Schedule – A All that piece and parcel of land admeasuring 77437 Sq. Mtrs. bearing Survey No. 35, Hissa No. 1, Survey No. 36, Survey No. 37, Hissa No. 2A, Survey No. 38, Hissa No. 1, Survey No. 39, Hissa No. 1B & Survey No. 40, Hissa No. 1B, situated at village Vadgaon Budruk, Tal. Haveli, Dist. Pune, which is covered at the limits of Pune Municipal Corporation and Registration and sub registration, Haveli and Registration District Pune and the said Land bounded as under: On or towards East: By Canal & By S.No. 37/1 (Part), Vadgaon Budruk, On or towards West: By Pune – Shingad Road, On or towards South: By Canal & By S. No. 38 (Part), Vadgaon Budruk, On or towards North: By S. No. 35 (Part), S. No. 38 (Part) & S. No. 39/1B (Part), Vadgaon Bk.			
Schedule – B Residential Unit/Flat No. 804, on Eight Floor, admeasuring area about 46.72 Sq. Mtrs. i.e. 502.75 Sq. Ft. Carpet (i.e. admeasuring area Approx. 603 Sq. Ft. i.e. 56.06 Sq. Mtrs. Built Up) with attached Terrace admeasuring area about 5.57 Sq. Mtrs. (Total Saleable Area Approx 731 Sq. Fts. i.e. 67.94 Sq. Mtrs.) in the Building No. "0-1" of the scheme known as "Amrut Gangra Complex" and in the society known as "Amrut Gangra 1 Co-Operative Housing Society Ltd." which is constructed on above mentioned land property described in Schemed hereinabove.			
Date: 13.06.2023		For Tata Capital Housing Finance Limited	
Place: - Pune		Authorised Officer	

Home First Finance Company India Limited
CIN: L65990MH2010PLC240703
Website: homefirstindia.com
Phone No.: 180030008425 Email ID: loanfirst@homefirstindia.com

POSSESSION NOTICE

REF: POSSESSION NOTICE UNDER SUB-RULE (1) OF RULE 8 OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

WHEREAS the undersigned being the Authorized Officer of HOME FIRST FINANCE COMPANY INDIA LIMITED, pursuant to demand notice issued on its respective dates as given below, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act No. 54 of 2002) and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 calling upon you/Borrowers, the under named to pay outstanding dues as within 60 days from the date of receipt of respective notices. You/Borrowers all, however, have failed to pay the said outstanding dues within stipulated time, hence HOME FIRST FINANCE COMPANY INDIA LIMITED are in exercise and having right as conferred under the provision of sub section (4) of section 13 of SARFAESI ACT, 2002 read with rules thereunder, taken POSSESSION of the secured assets as mentioned herein below:

S. No.	Name of Borrowers/ Co-Borrowers/ Guarantors	Description of Mortgaged Property	Date of Demand Notice	Total O/s as on date of Demand Notice (in INR)	Date of possession
1.	Anant Nikam, Pragati Anant Nikam, Vilas Tukaram Nikam,	Kolhapur Apartment, C S No. 712/1/5K, A Ward, Shambhaji Nagar Kolhapur Maharashtra 416012	05-04-2023	17,21,035	09-06-2023
2.	Nikhil Bharat Ohal, Bharat Shivram Ohal, Rakesh Bharat Ohal, Surekha Bharat Ohal	Flat-401, Shree Residency, Sr no 295, Hissa no 3/5, Dhanori, Pune, Maharashtra Pincode-411047	05-04-2023	22,07,021	07-06-2023
3.	Shabbir Jameel Shaikh, Aasma Shaikh, Jameel Shaikh,	Flat-33,4th Floor, S.No 202/1/1 Tal Complex, New Rajgad Society, Panchod, Balaji Nagar, Pune, Maharashtra, Pincode-411043	05-04-2023	17,86,863	07-06-2023
4.	Nagnath Neelkanth Kamble, Navnath Nilkanth Kamble, Nilakanth Ishwar Kamble, Kamalbal Nilakanth Kamble	Flat-Gat No515/1, Near Shree Jalram Park Society, Off Charholi Road, Village Charholi Khurd, Taluka Khed Pune Maharashtra, Pincode-412105	05-04-2023	21,78,429	07-06-2023
5.	Anand B Chatur, Akshay B Chatur, Suvarna Babasaheb Chatur	Flat-303, Sai Angan, S.No. 295, Hissa No. 3/5, Porwal Road, Village Lohegaon, Pune, Maharashtra, Pincode-411047	05-04-2023	13,85,006	07-06-2023

The borrower having failed to repay the amount, notice is hereby given to the borrower / Guarantor 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 section 13(4) of the said Act read with rule 8 of the said rule on the date mentioned above.

The BORROWERS/ GUARANTORS and the PUBLIC IN GENERAL are hereby cautioned not to deal with the above referred Properties/Secured Assets or any part thereof and any dealing with the said Properties/Secured Assets shall be subject to charge of HOME FIRST FINANCE COMPANY INDIA LIMITED for the amount mentioned hereinabove against Properties/Secured Assets which is payable with the further interest thereon until payment in full.

The borrower's attention is invited to the provisions of subsection (8) of Section 13 of the Act, in respect of time available to redeem the secured asset.

Authorised Officer,
Home First Finance Company India Limited

HDFC HOUSING DEVELOPMENT FINANCE CORPORATION LTD
Pune Office: HDFC Ltd, Office No. 1 to 8, Sixth Floor, Godrej Eternia C, Wing B, Wakdevadi, Shivajinagar, Pune 411005. | CIN : L70100MH1977PLC019916 | Website: www.hdfc.com

DEMAND NOTICE

Under Section 13 (2) of the Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 (Act) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002.

Whereas the undersigned being the Authorised Officer of Housing Development Finance Corporation Ltd. (HDFC Limited) under 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 Demand Notices under Section 13 (2) of the said Act, calling upon the Borrower(s) / Legal Heir(s) / Legal Representative(s) listed hereunder, to repay the amounts mentioned in the respective Demand Notice(s), within 60 days from the date of the respective Notice(s), as per details given below. Copies of the said Notices are available with the undersigned, and the said Borrower(s) / Legal Heir(s) / Legal Representative(s), may, if they so desire, collect the respective copy from the undersigned on any working day during normal office hours. In connection with the above, Notice is hereby given, once again, to the said Borrower(s) / Legal Heir(s) / Legal Representative(s) to pay to HDFC Limited, within 60 days from the date of publication of this Notice, the amounts indicated hereinbelow in their respective names, together with further interest @ 18% p.a. as detailed in the said Demand Notices from the respective dates mentioned below in column (c) till the date of payment and / or realisation, read with the loan agreement and other documents/writings, if any, executed by the said Borrower(s). As security for due repayment of the loan, the following Secured Asset(s) have been mortgaged to HDFC Limited by the said Borrower (s) respectively. Borrower(s) / Legal Heir(s) / Legal Representative(s) 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 assets.

Sr. No.	Name of Borrower(s) / Legal Heir(s) / Legal Representative(s)	Total Outstanding Dues (Rs.)	Date of Demand Notice	Description of Secured Assets / Immovable Property(ies)



पेगासस असेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड

५५-५६, पाचवा मजला, फ्री प्रेस हाउस, नरीमन पॉइन्ट, मुंबई-४०००२१.

फोन क्र. : ०२२-६१८८ ४७००

ईमेल : sys@pegasus-arc.com, यूआरएल : www.pegasus-arc.com

ई-लिलावासाठी जाहीर सूचना

सिक्युरिटी इंटेस्ट (एनफोर्समेंट) रुल्स, २००२ मधील नियम ८(६) च्या तरतुदीसह वाचण्यात येणाऱ्या सिक्युरिटीयझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनॅन्शियल असेट्स अँड एनफोर्समेंट ऑफ सिक्युरिटी इंटेस्ट अँक्ट, २००२ अंतर्गत अचल मालमत्तांच्या विक्रीसाठी ई-लिलाव सूचना

याद्वारे कर्जदार / सह - कर्जदार आणि गहाणदार यांना विशेषतः आणि सर्व सामान्य जनतेस सूचित करण्यात येत आहे कि, सरफेसी अधिनियमाच्या तरतुदी अंतर्गत पीएनबी हाऊसिंग फायनान्स लि. यांनी खाली नमूद केलेल्या कर्जदाराची थकबाकी त्यातील सुरक्षा हितासह दि. ३०/०९/२०२२ रोजीच्या अभिहस्तांकन करारद्वारे पेगासस २०२३ ट्रस्ट ३ (पेगासस) चे ट्रस्टी म्हणून काम पाहणाऱ्या पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड यांच्या नावे अभिहस्तांकित केलेली असून खाली नमूद सुरक्षित मालमत्ता सुरक्षित धनको यांच्याकडे गहाण / भाग्यस्त आहे.

पुढे, जिल्हा दंडाधिकारी, जिल्हा पुणे यांनी दिनांक २४/०२/२०२३ मध्ये आदेश क्र. Sec./SR/187/2023 हा आदेश पारित केला. त्या अनुषंगाने मावळचे तहसीलदार यांनी खाली नमूद केलेल्या गहाण मालमत्तेचा प्रत्यक्ष ताबा पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड यांच्या प्राधिकृत अधिकार्यांकडे सुपूर्द केला. खाली नमूद तारण मालमत्तांची पेगासस असेट्स रिकन्स्ट्रक्शन प्रा. लि. यांना श्री. फारूक सोखतअली शेख (मृत्यू पासून) द्वारे त्यांचे कायदेशीर वारस - सौ. आलिया फारूक शेख आणि सौ. आलिया फारूख शेख यांचेकडून दि. २८/०६/२०२१ रोजी नुसार घेणे असलेल्या रु. १,२६,३०,५९२.७७ (रुपये एक कोटी सव्वीस लाख तीस हजार पाचशे व्याणव आणि सत्त्याहत्तर पैसे फक्त) अधिक दि. २९/०६/२०२१ पासूनचे करारतील दराचे पुढील व्याज आणि शुल्के, अधिभार आणि खर्चाच्या वसुलीसाठी सर्व ज्ञात आणि अज्ञात दायित्वांसह “जशी आहे जेथे आहे”, “जशी आहे जे काही आहे” आणि “तेथे जे काही आहे” तत्वावर दि. १४/०७/२०२३ रोजी विक्री करण्यात येईल.

आरक्षित किंमत रु. १,४४,००,०००/- (रुपये एक कोटी चव्वेचाळीस लाख फक्त) असेल आणि बयाणा रक्कम रु. १४,४०,०००/- (रुपये चौदा लाख चाळीस हजार फक्त) असेल.

कर्जदार / सह-कर्जदार / जामीनदारांचे नाव	श्री. फारूक सोखतअली शेख (मृत्यू पासून) द्वारे त्यांचे कायदेशीर वारस सौ. आलिया फारूक शेख आणि सौ. आलिया फारूक शेख
अचल मालमत्तेचे वर्णन	एनिरेट्स हिल्स, राम कुटीर बंगला, प्लॉट नं. ४१, प्रकार ए, एस. नं. १३/२/१, १७ व १८, गट क्रमांक ३२६, ३३७, ३३८, ३३९ व इतर, सोमाटणे, सोमाटणे फाटा जवळ, जुना मुंबई - पुणे महामार्ग, सोमाटणे एरिया मध्ये, पुणे, महाराष्ट्र, भारत, ४११०१३. दोन्ही प्लॉट साठी चतुःसीमा पुढीलप्रमाणे आहे : उत्तर-प्लॉट क्र. ६५, प्रकार सी दक्षिण-प्लॉट क्र. ४२-प्रकार ए आणि आंतरीक रस्ता, पूर्व-प्लॉट क्र. ६८ प्रकार-सी, पश्चिम-आंतरीक रस्ता. प्लॉट क्षेत्रफळ मोजमाप : ३४४८.८ चौ. फू. इमारत क्षेत्रफळ मोजमाप : ३९५० चौ. फू.
आरक्षित किंमत	रु. १,४४,००,०००/- (रुपये एक कोटी चव्वेचाळीस लाख फक्त)
बयाणा रक्कम (आरक्षित किमतीच्या १०%)	रु. १४,४०,०००/- (रुपये चौदा लाख चाळीस हजार फक्त)
मालमत्तेवर करण्यात आलेले दावे आणि सुरक्षित धनकोस ज्ञात असलेली इतर थकबाकी आणि मूल्य	ज्ञात नाही
CERSAI	सुरक्षा हित आयडी - ४०००१६९७५७९६ अनामत आयडी - २०००१६९३७५७५
मालमत्तेची पाहणी	दि. ३०/०६/२०२३ रोजी सकाळी १०.३० ते दुपारी २.३० दरम्यान संपर्क व्यक्ती : श्री. परेश कारंडे-९५९४३१३१११, श्री. रोहन कदम-९१६७९८१६०७
बोली सादर करण्याचा शेवटचा दिनांक / बोली	१३/०७/२०२३ रोजी दु. ४.०० वाजेपर्यंत
बोली उघडण्याचा वेळ व ठिकाण	दि. १४/०७/२०२३ रोजी स. ११.०० ते दु. १.०० वाजेपर्यंत (https://sarfaesi.auctiontiger.net) या वेबसाईटमार्फत ई-लिलाव / बोली.

ही जाहिरात वर नमूद कर्जदार / जामीनदारांसाठी सिक्युरिटी इंटेस्ट (एनफोर्समेंट) रुल्स, २००२ मधील नियम ८(६) अंतर्गत तीस दिवसांची सूचनादेखील आहे.

विक्रीच्या अटी व शर्तीच्या तपशीलासाठी कृपया सुरक्षित धनकोच्या वेबसाईटवर म्हणजे <http://www.pegasus-arc.com/assets-to-auction.html> येथे ई-लिलावात सहभागी होण्यासाठी आपली बोली सादर करण्यापूर्वी संबंधित मालमत्तेच्या ई-लिलाव / विक्रीच्या अटी व शर्तीसाठी आणि इतर तपशीलासाठी भेट द्यावी. बोलीदार <https://sarfaesi.auctiontiger.net> येथे वेबसाईटलाही भेट देऊ शकतात किंवा सेवा पुरवठादार मे. ई-प्रोक्युरमेंट टेक्नॉलॉजीज लि., ऑक्शन टायगर, बोलीदार सहायता : ०७९-६८१३६८०५ / ६८१३६८३७, श्री. रामप्रसाद- मो.: +९१ ९९७८५९१८८८ आणि ८००००२३२९७, ईमेल : ram-prasad@auctiontiger.net आणि support@auctiontiger.net.

प्राधिकृत अधिकारी

स्थान : पुणे पेगासस असेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड
दिनांक : १३.०६.२०२३ (पेगासस २०२३ ट्रस्ट ३ चे ट्रस्टी)

आयडीएफसी फस्ट बँक लिमिटेड

(पूर्वीची आयडीएफसी बँक लिमिटेड) CIN : L65110TN2014PLC097792

नोंदणीकृत कार्यालय : केआरएम टॉवर्स, आठवा मजला, हॅरिंगटन रोड, चेपेटेर, चेन्नई - 600031.

टेली : +91 44 4564 4000 । फॅक्स : +91 44 4564 4022

पारशेख - IV-A [नियम 8(6) चा तत्सदृ पाहता]

अचल मालमत्तांच्या विक्रीसाठी विक्री सूचना

सिक्वुरिटी इंटेस्ट (एनफोर्समेंट) रल्स, 2002 मधील नियम 8(6) च्या तरतुदींमह वाचण्यात येणाऱ्या सिक्वुरिटायझेशन अंड रिक्न्स्ट्रक्शन ऑफ फायनॉरिशअल असेट्स अंड एनफोर्समेंट ऑफ सिक्वुरिटी इंटेस्टर अंवेट, 2002 अंतर्गत अचल मत्तांच्या विक्रीसाठी ई-लिलाव विक्री सूचना.

याद्वर स्तंभ (ii) मध्ये नमूद कर्जदार व सह-कर्जदार आणि सर्व लोकांना सूचित करण्यात येते की सुरक्षित धनकोकडे तारण/भायस्त असलेल्या स्तंभ (iii) मध्ये नमूद अचल मालमतेचा आयडीएफसी फस्ट बँक लिमिटेड (पूर्वीची आयडीएफसी बँक लि.) च्या प्राधिकृत अधिकार्यांनी प्रत्यक्ष ताबा घेतलेला असून त्यांची आयडीएफसी बँक लि.)यांना संप (ii) मध्ये नमूद कर्जदार व सह-कर्जदार यांचेकडून घेणे असलेल्या स्तंभ (i) मधील थकबाकी रकमेच्या वसुलीसाठी दि. 2 जून,2023 रोजी “जशी आहे जेथे आहे”, “जशी आहे जे काही आहे” आणि “तेथे जे काही आहे” तत्त्वावर विक्री करण्यात येईल.

विक्रीच्या अटी व शर्तीच्या तपशीलासाठी कृपया आयडीएफसी फस्ट बँकेच्या वेबसाईटवर म्हणजे www.idcfirstbank.com येथे दिलेली लिंक पाहावी.

अ. क्र.	(i) मागणी सूचनेचा दिनांक व रक्कम	(ii) कर्जदार व सह-कर्जदाराचे नाव	(iii) मालमतेचा पत्ता	(iv) आरक्षित किंमत	(v) बघपणा रक्कम	(vi) लिलावाचा दिनांक व वेळ	(vii) बघपणा खम लिलाव दिनांक आणि वेळ	(viii) प्राधिकृत अधिकार्याचे नाव आधिकारी इतर फक्त
1	रु. 23,57,531.68/- मागणी सूचना : 21 फेब्रु, 2019	सोमेश्वर इलेक्ट्रॉनिक्स, मदनसिंग राजपुरोहित आणि मांगीलाल भुवासिंग राजपुरोहित	सदनिका क्र. 25, दुसरा मजला, सर्वे क्र. 14, तिरुपती को-ऑप हाउसिंग सोसायटी लि., हिस्सा क्र. 4/1ए/1ए/1बी/1, हडसर, पुणे 411028	रु. 7,20,000/-	रु. 72,000/-	30 जून, 2023 रोजी स. 11.00 ते दु. 1.00 वाजेपर्यंत	28 जून 2023	नाव : आशीष डहट मोबा : 9407868444
2	रु. 13,01,596.76/- मागणी सूचना : 20 एप्रिल, 2021	श्री हनुमंत फारदे, श्रीमती ज्योती फारदे आणि रुक्मा जनरल स्टोर	स.क्र. 215, घ.क्र. 11बी/4, माउली कॉलनीजवळ, गल्ली क्र. 9, गंगा नगर, फुर्सुंगी, पुणे, महाराष्ट्र 412308, क्षेत्रफळ सुमारे 500 चौ.फू. चतुर्सीमा: पूर्वेस - शेजारील श्री शेळके यांचे घर, दक्षिणेस - पोच रस्ता,पश्चिमेस - शेजारील घर आणि उत्तरेस - शेजारील श्री बाबासाहेब फारदे यांचे घर.	रु. 5,40,000/-	रु. 54,000/-	30 जून, 2023 रोजी स. 11.00 ते दु. 1.00 वाजेपर्यंत	28 जून 2023	नाव : आशीष डहट मोबा : 9407868444
3	रु. 11,84,968.72/- मागणी सूचना : 13 डिसे, 2019	सारांग गौतम शेलार आणि दीपाली सारांग शेलार	सदनिका क्र. 304, क्रिश हाईट्स, स.क्र. 204/9, पापडेवस्ती, जमताप बेकरीसमोर, फुर्सुंगी, पुणे 412308.	रु. 5,40,000/-	रु. 54,000/-	30 जून, 2023 रोजी स. 11.00 ते दु. 1.00 वाजेपर्यंत	28 जून 2023	नाव : आशीष डहट मोबा : 9407868444
4	रु. 1,08,05,657.5/- मागणी सूचना दिनांक : 11-06-2021	समर्थ एन्टरप्रायजेस, अंजना निलेश आगवाल आणि रुक्मा निलेश सुभाष आगवाल	मालमत्ता -1 - सदनिका क्र. 205, दुसरा मजला, विंग बी, अशोक रॉसिडेसी, वडगाव शेरी, पुणे - 411014	रु. 56,14,000/-	रु. 5,61,400/-	30 जून, 2023 रोजी स. 11.00 ते दु. 1.00 वाजेपर्यंत	28 जून 2023	नाव : आशीष डहट मोबा : 9407868444
5	रु. 14,85,810.33/- मागणी सूचना : 19 जून, 2021	भाऊसाहेब मान्नी भिंदगुले आणि माधुरी भाऊसाहेब भिंदगुले	निवासी सदनिका क्र. 19, क्षेत्रफळ सुमारे 599.30 चौ.फू. म्हणजे 55.69 चौ.मी., चौथा मजला, केदारनाथ रॉसिडेसी, सुमारे 3200 चौ.फू. म्हणजे 297.39 चौ.मी. क्षेत्रफळ असलेला प्लॉट क्र. 37, स.क्र. 224बी, वडगाव मावळ, तालुका मावळ, जिल्हा-पुणे, जिल्हा परिसद पुणे यांचे हद्दीत, तालुका पंचायत समिती मावळ, ग्रामपंचायत वडगाव मावळ आणि नोंदणी जिल्हा पुणे, नोंदणी उप-जिल्हा तालुका मावळ आणि उप-निबंधक, मावळ, मावळ क्र. 2 क्र. 1 ते 27, पुणे यांचे अधिकार-क्षेत्रात. चतुर्सीमा: पूर्वेस - कॉलनी रस्ता, पश्चिमेस - प्लॉट क्र. 38, उत्तरेस - प्लॉट क्र. 39, दक्षिणेस - कॉलनी रस्ता. सुमारे 3200 चौ.फू. म्हणजे 297.39 चौ.मी. क्षेत्रफळ असलेला प्लॉट क्र. 39. चतुर्सीमा: पूर्वेस - प्लॉट क्र. 37, पश्चिमेस - प्लॉट क्र. 40, उत्तरेस - कॉलनी रस्ता, दक्षिणेस - प्लॉट क्र. 40.	रु. 9,00,000/-	रु. 90,000/-	30 जून, 2023 रोजी स. 11.00 ते दु. 1.00 वाजेपर्यंत	28 जून 2023	नाव : आशीष डहट मोबा : 9407868444
6	रु. 19,95,705.98/- मागणी सूचना दिनांक : 17 एप्रिल, 2021	श्रीमती सुरेखा हनुमंत देवकर आणि श्री हनुमंत माधव देवकर	सदनिका क्र. 208, क्षेत्रफळ सुमारे 40.37 चौ.मी. चर्ड क्षेत्रफळ, सुमारे 3.24 चौ.मी. चौ खुली बाल्कनी, सुमारे 8.06 चौ.मी. चौ बॅरिंडस बाल्कनी सोबत शेजारील सुमारे 7.13 चौ.मी. चे टेरेस, दुसरा मजला, बिल्डी क्र. बी. बी. विंग, फॉरव्यु हिल अट, सर्वे क्र. 115/2, एव्हान सुमारे 03 हेक्टर 30 आर पैकी क्षेत्रफळ सुमारे 00 हेक्टर 25 आर, कांदे कॉलनी, गल्ली क्र. 3, चौबीसवाडी गाव, तालुका हवेली, आळंदी, जिल्हा पुणे, महाराष्ट्र 412105. चतुर्सीमा: उत्तरेस - प्लॉट क्र. 8, श्री लॉडगे यांची मालमत्ता, दक्षिणेस - सर्वे क्र. 114, पूर्वेस - प्लॉट क्र. 39, पश्चिमेस - अंतर्गत रस्ता.	रु. 10,35,000/-	रु. 1,03,500/-	30 जून, 2023 रोजी स. 11.00 ते दु. 1.00 वाजेपर्यंत	28 जून 2023	नाव : आशीष डहट मोबा : 9407868444
7	रु. 6.25,534.91/- मागणी सूचना दिनांक : 24 जून, 2019	भिकागरम कुमावत आणि हजारीराम बिशाराम कुमावत	दुकान क्र. 3, तळे मजला, बिल्डींग क्र. ए, स.क्र. 211/बी, लक्ष्मी एन्क्लेव ए, मुंडवा, पुणे, महाराष्ट्र 411036	रु. 5,00,000/-	रु. 50,000/-	30 जून, 2023 रोजी स. 11.00 ते दु. 1.00 वाजेपर्यंत	28 जून 2023	नाव : आशीष डहट मोबा : 9407868444

अस्वीकरण : कृपया लक्षात घ्यावे की सदर सूचना केवळ अचल मालमतेच्या विक्रीसाठी जारी करण्यात येत असून आयडीएफसी फस्ट बँक लिमिटेड यांना अचल मालमतेवर काही जंगम मत्ता असल्यास त्यांची विक्री करण्याचा अधिकार नाही.

<p>दिवानंक: 13.06.2023</p>	<p>स्वा/- प्राधिकृत अधिकारी, आयडीएफसी फस्ट बँक लिमिटेड (पूर्वीची आयडीएफसी बँक लि.)</p>
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आयडीएफसी फस्ट बँक लिमिटेड

(पूर्वीची आयडीएफसी बँक लिमिटेड)

CIN: L65110TN2014PLC097792

नोंदणीकृत कार्यालय: केआरएम टॉवर्स, आठवा मजला, हॅरिंगटन रोड, चेपेटेर, चेन्नई - ६००३११. टेली: +९१ ४४ ४५६४ ४००० । फॅक्स: +९१ ४४ ४५६४ ४०२२

पारशेख - IV – ए [नियम ८(६) चा तत्सदृ पाहता]

अचल मालमत्तांच्या विक्रीसाठी विक्री सूचना

सिक्वुरिटी इंटेस्ट (एनफोर्समेंट) रल्स, २००२ मधील नियम ८(६) च्या तरतुदींमह वाचण्यात येणाऱ्या सिक्वुरिटायझेशन अंड रिक्न्स्ट्रक्शन ऑफ फायनॉरिशअल असेट्स अंड एनफोर्समेंटा ऑफ सिक्वुरिटी इंटेस्टर अंवेट, २००२ अंतर्गत अचल मत्तांच्या विक्रीसाठी ई-लिलाव विक्री सूचना.

याद्वारे स्तंभ (ii) मध्ये नमूद कर्जदार व सह-कर्जदार आणि सर्व लोकांना सूचित करण्यात येते की सुरक्षित धनकोकडे तारण/भायस्त असलेल्या स्तंभ (iii) मध्ये नमूद अचल मालमतेचा आयडीएफसी फस्ट बँक लिमिटेड (पूर्वीची आयडीएफसी बँक लि.) च्या प्राधिकृत अधिकार्यांनी प्रत्यक्ष ताबा घेतलेला असून त्यांची आयडीएफसी फस्ट बँक लिमिटेड (पूर्वीची आयडीएफसी बँक लि.) यांना संप (ii) मध्ये नमूद कर्जदार व सह-कर्जदार यांचेकडून घेणे असलेल्या स्तंभ (i) मधील थकबाकी रकमेच्या वसुलीसाठी दि. २ जून, २०२३ रोजी “जशी आहे जेथे आहे”, “जशी आहे जे काही आहे” आणि “तेथे जे काही आहे” तत्त्वावर विक्री करण्यात येईल.

विक्रीच्या अटी व शर्तीच्या तपशीलासाठी कृपया आयडीएफसी फस्ट बँकेच्या वेबसाईटवर म्हणजे www.idcfirstbank.com येथे दिलेली लिंक पाहावी.

अ. क्र.	(i) मागणी सूचनेचा दिनांक व रक्कम	(ii) कर्जदार व सह-कर्जदाराचे नाव	(iii) मालमतेचा पत्ता	(iv) आरक्षित किंमत	(v) बघपणा खम	(vi) लिलावाचा दिनांक व वेळ	(vii) बघपणा खम लिलाव दिनांक आणि वेळ	(viii) प्राधिकृत अधिकार्याचे नाव व मोबाईल क्र.
१	रु. ५८,९३,३६२.६३/- मागणी सूचना दिनांक: २०.०४.२०२१	श्री. जितेंद्र जयवंत दातीर, श्रीमती सोमा जे दातीर आणि सोमा गार्गेंदस	मालमत्ता १- नोंदणी जिल्हा आणि विभाग पुणे, उप-विभाग आणि तालुका हवेली, आकुर्डी, पुणे येथील जमीन, स.क्र. १५४/५/२, सी.टी.एस.क्र. ५१३०/१ ते ९५, चतुर्सीमा: उत्तरेस - अचल मालमतेमधील विद्यमान इमारत, दक्षिणेस - मुंबई पुणे रोड, पूर्वेस - सरदर मालमतेमधील विद्यमान इमारत आणि रस्ता, पश्चिमेस - नाला आणि हावये टॉवर बिल्डींग. मालमत्ता २ - वर नमूद जमिनीवर बांधण्यात आलेले ऑफिस क्र. ४०४८,४९,५५,५६, तिसरा मजला, एव्हान क्षेत्रफळ सुमारे ९०४ चौ.फू. आणि पॅसेजचे क्षेत्रफळ सुमारे ४३४ चौ.फू. स.क्र. ११४४४१ चौ.फू. व्हिएट-उप, पीसीएमसी मिळकत क्र. ०१७१८.०० (दुकान क्र. ४७ ते ५६ चे संयुक्तपणे क्षेत्रफळ सुमारे २७३१ चौ.फू. त्यापैकी दुकान क्र. ४७,४८,४९,५५ व ५६ चे क्षेत्रफळ सुमारे ३४० चौ.फू.), उप टॉवर्स, सोबत जीव मोटर आणि सरदर ऑफिससच्या सर्व सुविधा, पीसीएमसी मालमत्ता कर क्र. ०१७१८.००, पिपरी-चिंचवड महानगर पालिकेच्या हद्दीत, नोंदणी जिल्हा पुणे, उप-जिल्हा तालुका हवेली, उप-निबंधक हवेली, पुणे यांचे अधिकार-क्षेत्रात.	रु. ४५,००,०००/-	रु. ४,५०,०००/-	३० जून, २०२३ रोजी स. ११.०० ते दु. १.०० वाजेपर्यंत	२८ जून २०२३	नाव: आशेष डहट मोबा: ९४०७८६८४४४
२	रु. २९,६२,४१०.९६/- मागणी सूचना दिनांक: २५ फेब्रु २०२१	दत्तात्रय बाळू गवळेंदादी, श्रीमती सोमा दत्तात्रय गवडे	सदनिका क्र. ७०५, चर्ड क्षेत्रफळ सुमारे २४१.९० चौ.फू. म्हणजे २२४.७ चौ.मी. सोबत लगतचे टेरेस/बाल्कनी चर्ड क्षेत्रफळ सुमारे २१,६४ चौ.फू. म्हणजे २.४८ चौ.मी. आणि सदनिका क्र. ७०८ चर्ड क्षेत्रफळ सुमारे २४१.९० चौ.फू. म्हणजे २२४.७ चौ.मी. यासह लगतचे टेरेस/बाल्कनी, चर्ड क्षेत्रफळ सुमारे २६.५४ चौ.फू. म्हणजे २.४८ चौ.मी., बिल्डींग ए३, फेज-२, प्लोटर राजगुरुनगर, गट क्र. १८९ आणि १९०/१/ए/२, गाव – सक्करास्थळ तालुका-खेड, पुणे	रु. ७,३९,०००/-	रु. ७३,९००/-	३० जून, २०२३ रोजी स. ११.०० ते दु. १.०० वाजेपर्यंत	२८ जून २०२३	नाव: आशेष डहट मोबा: ९४०७८६८४४४
३	रु. ११,०४,९६७.२५/- मागणी सूचना दिनांक: १७ एप्रिल २०२१	कलेश्री डी केवडीया आणि दीपिका कलेश्री केवडीया	सदनिका क्र. ४०६, चौथी मजला, क्षेत्रफळ सुमारे २११ चौ.फू. म्हणजे २००.४ चौ.मी., महाराजा संवत्सरा टेरेस/बाल्कनी स.क्र. ५०, हिस्सा क्र. ३१४/२/२/२, न.३, तालुका हवेली, जिल्हा पुणे, महाराष्ट्र ४११०४१, चतुर्सीमा: उत्तरेस - ओटा, दक्षिणेस - जोगी यांची मालमत्ता, पूर्वेस – मोर यांची मालमत्ता, पश्चिमेस – सोमावे यांची मालमत्ता.	रु. ७,३९,०००/-	रु. ७३,९००/-	३० जून, २०२३ रोजी स. ११.०० ते दु. १.०० वाजेपर्यंत	२८ जून २०२३	नाव: आशेष डहट मोबा: ९४०७८६८४४४
४	रु. १,०१,५४,९७७/- मागणी सूचना दिनांक: २२ जुलै, २०२१	प्रजेश राजेनन शर्मा आणि श्रीमती राजेनन रामकृष्ण काचरे	सदनिका क्र. ३०१, तिसरा मजला, बिल्डींग/विंग बी, सोखदा सहकारी गृह रचना संस्था गार्गीट, चर्ड क्षेत्रफळ सुमारे १९.२३ चौ.मी. आणि मुख्य द्वारच्या समोरील प्रवेशा लोबी सुमारे ४४ चौ.फू., सोबत सुमारे १०.५३ चौ.मी. क्षेत्रफळ असलेल्या टेरेसचे अनन्य हक्क, एव्हान चर्ड क्षेत्रफळ सुमारे ९१.०७ चौ.मी., फायनल प्लॉट क्र. ४७७बी/२, सिटी सर्वे क्र. ४६१४ आणि सर्वे क्र. ४२, पवती गाव, उप-निबंधक तालुका हवेली, वि. पुणे यांचे अधिकार- क्षेत्रात आणि पुणे महानगरपालिकेच्या हद्दीत. चतुर्सीमा: प्लॉट क्र. ४७७बी/२ करिता - पूर्वेस 0 सिटी सर्वे क्र. ४६१४, पश्चिमेस- सिटी सर्वे क्र. ४६१४, दक्षिणेस- रस्ता आणि उत्तरेस - रस्ता/ पर्वस- जिना, पश्चिमेस- इतर बिल्डींग, दक्षिणेस- सदनिका क्र. ३०२ आणि उत्तरेस - इतर बिल्डींग.	रु. ७८,२५,१३०/-	रु. ७,८३,१३०/-	३० जून, २०२३ रोजी स. ११.०० ते दु. १.०० वाजेपर्यंत	२८ जून २०२३	नाव: आशेष डहट मोबा: ९४०७८६८४४४
५	रु. ३,०३,४२,०२३.७३/- मागणी सूचना दिनांक: ६ नोव्हें २०२१	मिडिया आर्बाईड, अंजली अॅडव्हर्टायझिंग, श्रीमती आशीर्वादी अशोक गिरी, श्री. अशोक विजयवर्धन गिरी आणि श्रीमती संचिका अशोक गिरी	स.क्र. ६८१/३बी/५, प्लॉट क्र. डी-३२, सीटीएस क्र. २००१, क्षेत्रफळ सुमारे २६२२ चौ.फू. म्हणजे २४४.३३ चौ.मी., अनिकेत क्र. १, सीटीएसएसएल लि., बिबवेवाडी, पुणे, महाराष्ट्र ४११०३७. चतुर्सीमा: उत्तरेस - प्लॉट क्र. डी-३१, दक्षिणेस - कॉलनी रस्ता, पूर्वेस - कॉलनी रस्ता आणि पश्चिमेस - प्लॉट क्र. डी-३४.	रु. ३,१९,४८,२९०/-	३१,९४,२९१/-	३० जून, २०२३ रोजी स. ११.०० ते दु. १.०० वाजेपर्यंत	२८ जून २०२३	नाव: आशेष डहट मोबा: ९४०७८६८४४४
६	रु. ४१,३२,७०६.७१/- मागणी सूचना दिनांक: १७ एप्रिल, २०२१	श्री. रंजेश मोहन पक्किर आणि श्रीमती ज्योती रंजेशा शर्मा	सदनिका क्र. १०२, पहिला मजला, प्राथमिक चर्ड क्षेत्रफळ सुमारे ५६.९८ चौ.मी. आणि बाल्कनीचे क्षेत्रफळ ५.१० चौ.मी. आणि टेरेसचे क्षेत्रफळ २.७६ चौ.मी. म्हणजे एव्हान चर्ड क्षेत्रफळ सुमारे ६४.८४ चौ.मी. + खुली जमिनी पर्वस, श्री. सिंग वसुंधरा फेज १, स.क्र. २/२/८, मारुंगी गाव, ता. मुळशी, वि. पुणे, महाराष्ट्र ४११०५७. चतुर्सीमा: उत्तरेस - रस्ता, दक्षिणेस- स.क्र. २/२/५ ची मालमत्ता आणि स.क्र. २/२/६, पूर्वेस - स.क्र. २/२/९ ची मालमत्ता आणि पश्चिमेस- स.क्र. २/२/७ ची मालमत्ता.	रु. ३९,५०,२००/-	३,९४,०२०/-	३० जून, २०२३ रोजी स. ११.०० ते दु. १.०० वाजेपर्यंत	२८ जून २०२३	नाव: आशेष डहट मोबा: ९४०७८६८४४४
७	रु. २४,७०,०९१.१/- मागणी सूचना दिनांक: २२ एप्रिल, २०२२	शकुन्तला ज्ञानेश्वर काचरे आणि पक्किर वल्लतव काचरे	सदनिका क्र. ए-१२०५, क्षेत्रफळ सुमारे ५४७ चौ.फू. म्हणजे ५४.६३ चौ.मी. (चर्ड/बिल्डे-उप क्षेत्रफळ), बायाम मजला, सहवास बिल्डींग, स.क्र. १४६, हिस्सा क्र. ४/१/२, महसूल गाव वडगाव, ता. मावळ, वि. पुणे.	रु. २,०९,३७०/-	रु. २०,९३७/-	३० जून, २०२३ रोजी स. ११.०० ते दु. १.०० वाजेपर्यंत	२८ जून २०२३	नाव: आशेष डहट मोबा: ९४०७८६८४४४
८	रु. ५,९०,०२,७०५.९२/- मागणी सूचना दिनांक: २९ ऑक्टो. २०२६	श्री मोहन नायडू आणि मोहन कृष्णा नायडू	प्रेम लोक प्लाझा बिल्डींग क्र. १, तिसरा मजला, ऑफिस क्र. ३१३, ३१४, ३१५, ३१६, ३१७, ३१८, ३१९, शेस फिटनेस क्लब, विश्रवावाडी, पुणे.	रु. १,३०,६१,२५०/-	१३,०६,१२५/-	३० जून, २०२३ रोजी स. ११.०० ते दु. १.०० वाजेपर्यंत	२८ जून २०२३	नाव: आशीष डहट मोबा: ९४०७८६८४४४
९	दिनांक : २९ ऑक्टो. २०२६		दुकान क्र. १०१ ते १०८, १०९ ते ११२ व ११२ए ते ११६, पहिला मजला, प्रेमलोक प्लाझा, स.क्र. ११५ए/२ए आणि १२५/५, प्लॉट क्र. २, कळस, पुणे ४११०१५.	रु. ३,४३,३५,९००/-	३४,३३,५९०/-	३० जून, २०२३ रोजी स. ११.०० वाजेपर्यंत	२८ जून २०२३	नाव: आशीष डहट मोबा: ९४०७८६८४४४

अस्वीकरण: कृपया लक्षात घ्यावे की सदर सूचना केवळ अचल मालमतेच्या विक्रीसाठी जारी करण्यात येत असून आयडीएफसी फस्ट बँक लिमिटेड यांना अचल मालमतेवर काही जंगम मत्ता असल्यास त्यांची विक्री करण्याचा अधिकार नाही.

<p>दिवानंक: १३.०६.२०२३</p>	<p>स्वा/- प्राधिकृत अधिकारी, आयडीएफसी फस्ट बँक लिमिटेड (पूर्वीची आयडीएफसी बँक लि.)</p>
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ताबा सूचना

निम्नस्वाधरीकर हे डीसीबी बँक लिमिटेड चे प्राधिकृत अधिकारी असून त्यांनी सिक्वुरिटायझेशन अंड रिक्न्स्ट्रक्शन ऑफ फायनॉरिशअल असेट्स अंड एनफोर्समेंट ऑफ सिक्वुरिटी इंटेस्ट (2002 चा 54) आणि सिक्वुरिटी इंटेस्ट (एनफोर्समेंट) रल्स, 2002 मधील नियम 3 सह वाचण्यात येणाऱ्या अनुच्छेद 13 (12) अंतर्गत वहाल करण्यात आलेल्या अधिकार्यांचा वापर करीत कर्जदारंना (कर्जदार व सह-कर्जदार) खाली नमूद दिनांकांना एक मागणी सूचना पाठवली ज्यात त्यांना सूचवते नमूद रकमेचेर आलेल्या आणि खाली तपशिलात दिलेल्या रकमेचा तीवरील पुढील ख्याजासह सदर सूचना प्राप्त होण्याच्या दिनांकासुमारे 60 दिवसांचे आत भरणा करण्याचे आवाहन करण्यात आले होते.

कर्जदार व सह-कर्जदारींवर सदर रकमेची परतफेड व केल्याचे याद्वारे कर्जदार, सह - कर्जदार व सर्व लोकांना सूचित करण्यात येते की निम्नस्वाधरीकरांनी सिक्वुरिटी इंटेस्ट रल्स, 2002 मधील नियम 8 सह वाचण्यात येणाऱ्या सदर अधिनियमातील अनुच्छेद 13 च्या उप-विभाग (4) अंतर्गत वहाल करण्यात आलेल्या अधिकार्यांचा वापर करीत खाली वर्णन केलेल्या मालमतेचा दि. 09 जुन, 2023 रोजी तबा घेतलेला आहे. कर्जदार, सह-कर्जदार आणि सर्व लोकांना याद्वारे सावधानीचे सूचना देण्यात येते की त्यांनी सदर मालमतेच्या (अचल मालमतेचे वर्णन) संदर्भात कोणताही व्यवहार करू नये आणि असा कोणताही व्यवहार केल्यास तो डीसीबी बँक लि. च्या खाली नमूद रकमेच्या भागधीन असेल. सदर अनामत मत्ता सोडवून घेण्यासाठी उपलब्ध असलेल्या वेळेच्या संदर्भात कर्जदारांचे लक्ष सदर अधिनियमातील अनुच्छेद 13 मधील उप-विभाग (8) कडे वेचण्यात येते.

मागणी सूचना दिनांक : 13 सप्टेंबर 2022

कर्जदार व सह-कर्जदारांचे नाव – श्री. लक्ष्मण अंबादास पुकळे, श्री. श्रीनिवास लक्ष्मण पुकळे आणि सी. वनिता लक्ष्मण पुकळे

एव्हान धर्कित रक्कम : 09-06-2023 रोजी नुसार रु. 19.02,447/- (रुपये एकोणीस लाख दोन हजार चारवी सत्तेचाळीस फक्त)

अचल मालमतेचे वर्णन : पुढील अचल मालमतेचे सर्व खंड आणि तुकडे : प्लॉट क्र. एसएफ-5, "बालाजी कॉम्प्लेक्स" व याद्वारे ओळखल्या जाणाऱ्या इन्फर्नोव्हिल दुसऱ्या मजल्यावर, मोनपाय 52.44 सॅक मीटर, मालमतेवर बांधलेले बिल्डअप क्षेत्र टी. पी. क्रमचक्र कू.सी. टी. एस. क्र. 10389, आणि प्लॉट क्र. 35, उप प्लॉट क्र. 174/बी, क्षेत्रफळ 224.09 चौ. मी. नवीन पच्छ वेड, सोलपूर येथे वसलेली आहे, सोलपूर महानगरपालिकेच्या हद्दीत. आणि चतुर्सीमा खालीलप्रमाणे आहे : पूर्व किंवा त्या दिशेने : उप प्लॉट क्र. 173, पश्चिम किंवा त्या दिशेने : टेरेस, पश्चिम किंवा त्या दिशेने : उप प्लॉट क्र. 175/बी, उत्तर किंवा त्या दिशेने : रस्ता. (सुरक्षित मालमत्ता)

दिनांक : 13-06-2023

स्थान : सोलापूर

'सदर नोंदीसीमये नमूद केलेल्या सर्व मालमत्तांबाबतच्या अधिकां स्पष्टदहासाठी इंग्रजी भाषेतील प्रिस्टिड केलेली नोंदीस ग्राह्य धरण्यात येईल.'

पोगासस असेट्स रिक्न्स्ट्रक्शन प्रायव्हेट लिमिटेड

५५-५६, पाचवा मजला, श्री प्रेस क्लब, नरीम पॉइन्ट, सुबई-४०००११

फोन क्र. : ०२२-६१८८ ४९००

Terms & Conditions
A/c: Farook S Shaikh and Aaliya F Shaikh
Pegasus 2023 Trust 3

1. The E-auction sale will be online E-auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) on **14/07/2023** for the above mentioned mortgaged properties from **11.00 a.m. to 1.00 p.m.** with unlimited extensions of 5 minutes duration each. The intending bidders should make discrete enquiry as regard any claim, charges / encumbrances on the property, of any authority, besides the Pegasus's charges and should satisfy themselves about the title, extent quality and quantity of the property before submitting their bid.
2. All persons participating in the E-Auction should submit his/their sufficient and acceptable proof of his/their identity, residence to authority and also copy of PAN/TAN cards etc. The bidders shall upload scanned copies of PAN card and proof of residential address, while submitting E-Tender. The bidders other than individual shall also upload a proper mandate for e-bidding.
3. Prospective bidders may avail online training from contact website: <https://sarfaesi.auctiontiger.net> and E Procurement Technologies Ltd. Auction Tiger, Ahmedabad, Bidder Support: 079-68136805/68136837, Mr. Ramprasad- Mo.: +91 9978591888 & 8000023297, Email: ramprasad@auctiontiger.net & support@auctiontiger.net
4. Bidders are required to go through the website <https://sarfaesi.auctiontiger.net> for detailed terms and conditions of E-auction sale before submitting their bids and taking part in the e-auction sale proceedings.
5. The particulars specified in the description of property have been stated to the best of information of Pegasus and Pegasus will not be responsible for any error, misstatement or omission.
6. Bids shall be submitted through Offline/Online in the prescribed format with relevant details. (Details of bidder form is annexed herewith as (Annexure-I) and Declaration by bidders (Annexure-II). The bidder cannot withdraw the EMD after submission of the bid. In addition to the above, the copy of Pan card, Aadhar card, Address proof, in case of the company, copy of board resolution passed by board of directors of company needs to submit by the bidder).
7. **The reserve price of the auction property is Rs.1,44,00,000/- (Rupees One Crore Forty Four Lakhs Only) and the Earnest Money Deposit will be Rs. 14,40,000/- (Rupees Fourteen Lakhs Forty Thousand Only).**
8. The mortgaged property will be sold on **"As is where is", "As is what is", and "Whatever there is" with all known and unknown liabilities/encumbrances** on **14/07/2023**.
9. **The last date for submission of bid is 13/07/2023 before 4.00 PM and the date and the Auction is scheduled on 14/07/2023 from 11.00 am to 1.00 pm.**

10. **"The Successful bidder shall be deemed to purchase the property with full knowledge of and subject to all the reservations, if any, in the Master Plan and/or Development Plan or Draft Development Plan or Town Planning Scheme affecting the said property and consent, including permission of the Competent Authority if any required from the concerned authorities, departments, entities under relevant laws, bye laws, acts etc".**
11. **Intending Bidders shall deposit the aforesaid Earnest Money Deposit (EMD) through RTGS / NEFT / Fund Transfer to the credit of A/c no. 2101135000008881 A/c. Name: - Pegasus 2023 Trust 3, Bank name: Karur Vysya Bank., Mumbai Fort Branch, IFSC Code: KVBL0002101 before submitting bids online. EMD can also be paid by way of Pay Order / Demand Draft in favour of: - Pegasus 2023 Trust 3 payable at Mumbai and the same can be deposited/sent to Authorised Officer at the office of Pegasus mentioned hereinabove with a reference of the said E-auction notice.**
12. The bid price to be submitted shall be above the reserve price and bidders shall improve their further offers in multiples of **Rs. 5,00,000 (Rupees Five Lakhs Only)**.
13. The successful bidder shall have to pay 25% of the purchase amount (including Earnest Money already paid), immediately on closure of e-auction sale proceedings through the mode of payment mentioned in Clause (7). The balance amount of the purchase money shall have to be deposited within 15 days of acceptance/confirmation of sale conveyed to them or such extended period as agreed upon in writing by the Authorized Officer.
14. In default of payment within the said period, the sale will automatically stand revoked, and the entire deposit made by the successful bidder together with the earnest money shall be forfeited. Without any notice the property shall be resold.
15. The EMD of the unsuccessful bidders will be returned on the closure of the e-auction sale proceedings to the account details duly provided in the bid form. The EMD amount shall be adjusted in case of the highest/successful bidder against his/her bid price. The EMD shall not carry any interest.
16. The sale is subject to confirmation by Pegasus. If the borrower/guarantor/(s) pay the amount due to Pegasus in full before date of sale, no sale will be conducted.
17. No claim of whatsoever nature regarding the property put for sale, charges / encumbrances over the property or on any other matter etc. will be entertained after submission of the online bid.
18. The undersigned has the absolute right and discretion to accept or reject any bid or postpone / cancel the sale or modify any terms and conditions of the sale without any prior notice and assigning any reason.

19. The successful bidder shall bear the stamp duties, charges including those of sale certificate, registration charges, all statutory dues payable to government, taxes and rates and outgoing, both existing and future relating to the properties. **The sale certificate will be issued only in the name of the successful bidder.**
20. The sale is subject to the conditions prescribed in the SARFAESI Act, 2002 and the conditions mentioned above.
21. **This publication is also thirty days' notice to the aforementioned borrowers/guarantors under Rule 8(6) of The Security Interest (Enforcement) Rules, 2002.**
22. Further enquiries may be clarified with the Authorized Officer, Mr. Devang Khira, Pegasus Assets Reconstruction Pvt. Ltd. at 55-56, 5th Floor, Free Press House, Free Press Journal Marg, Nariman Point, Mumbai 400021, Ph.No.022-61884700/022-61884722, Mobile No.9619422209, email: devang@pegasus-arc.com and Mr. Siddhesh Pawar, Assistant Manager, Pegasus Assets Reconstruction Pvt. Ltd., Ph.No.022-61884700/022-61884728, Mobile No. 9029687504, email: siddhesh@pegasus-arc.com.

Special Instructions:

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Pegasus nor the Service provider will be responsible for any lapses / failure (Internet failure, Power failure, etc.) on the part of the vendor, in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements/alternatives such as back-up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

Place: Pune
Date: 13/06/2023

AUTHORISED OFFICER
Pegasus Assets Reconstruction Private Limited
(Trustee of Pegasus 2023 Trust 3)