Office of the Recovery Officer U/S 156 of Maharashtra Co-operative Society Act 1960 and Amendment 1961 under Rule 107

(Attached to The Abhinay Sahakari Bank Ltd.Central Recovery Department, 'P-48, M.I.D.C Residental Zone, Near Usma Petrol Pump, Dombivli(E) - 421203. Tel – 022 2439690/2472802 Email:-centralrecovery@abhinavbank.com

Form "Z"

[Sec sub rule (11(d-1) of rule 107] Possession Notice for Immovable Property

Whereas the undersigned being the Recovery Officer of the The Abhinav Sahakari Bank Ltd. under the Maharashtra Co-operative Society Rules 1961 issued & Executed

Recovery Certificate No 101/71/2019 dated 04.12.2019 Amt. Rs. 05,21,73,943.00 Demand Notice dated 05/12/2019 Amt. Rs. 05,41,04,748.00 Japti Adesh dated 02/01/2020 Amt. Rs. 05,46,06,527.00 District Magistrate Order 30/2020 dated 27.08.2021 Amt. Rs. 06,32,22,251.00 Kalyan Tahsildar TABA NOTICE 30.07.2024 & TABA PAVATI 20/8/2024

Calling upon the judgment debtor

M/s .Shree Dental Speciality Hospital Partners Dr. Hemant Vishwas More, Dr. Manisha Hemant More, was to repay the amount mentioned in the ABOVE order dated 30.07.2024 with date of receipt of the said notice and the judgment debtor having failed to repay the amount, the undersigned has taken assistance under the applicable law form the District Magistrate Thane.

Whereas, Judgment debtor Mortgaged Three different property with the bank 1) Address:-M/s.Shree Dental Speciality Hospital, Entire First Floor, Raviraj Apartment, Survey No 50, hissa No.01, Plot No. 1, A/p Gandhari, Near Wayale Nagar, Khadakpada, above I.D.B.I. Bank,

Kalyan West 421 301 2) Address:-Flat No 202, Second Floor, Raviraj Apartment, Survey No 50, hissa No.01, Plot No. 1

A/p Gandhari, near Wayale Nagar, Khadakpada, above I.D.B.I. Bank, Kalyan West 421 301 3) Address:-Flat No- 203, Second Floor, Raviraj Apartment, Survey No 50, hissa No.01, Plot No. 1 A/p Gandhari, near Wayale Nagar, Khadakpada, above I.D.B.I. Bank, Kalyan West 421 301.

And Whereas, on request of judgment debtor, I the Recovery Officer determined on humanitarian ground and urged to the authorized officer of Kalyan Tahsildar office to take only possession of the Commercial Property by reserving all recovery rights, Address:-M/s. Shree Dental Speciality Hospital, First Floor, Raviraj Apartment, Survey No 50, hissa No.01, Plot No. 1, A/p Gandhari, Near Wayale Nagar, Khadakpada, above I.D.B.I. Bank, Kalyan West 421 301.(Area approximately 2121 sq.ft Carpet ie.3181 built-up area Inter alia calling upon you to pay the sum of Rs. 8,22,27,438/-(Rs.

Further Interest & Other Charges form 01.08.2024 till realization of the account, The judgment Debtor having intention to prolong the process and kill the time, The judgment debtor having failed to repay the amount, therefore notice is hereby given to the judgment debtor and to the public in general that the undersigned have taken the actual possession of the property through the administrative to assistance from District Magistrate Thane vide their order no-30/2020 dated 27.08.2021 through Tahsildar Kalyan on 20.08.2024 described herein below,

Eight Crore Twenty Two Lakh Twenty Seven Thousand Four Hundred Thirty Eight only) plus

Therefore the Judgment debtor 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 The Abhinav Sahakari Bank Ltd; on an amount of Rs. 8,22,27,438- Rs. Eight Crore Twenty Two Lakh Twenty Seven Thousand Four Hundred Thirty Eight only) as on 31.07.2024 and further interest From 01.08.2024 plus surcharge and other cost thereon

Description of the Immovable Property

Raviraj Appartment, Entire First Floor, Survey No 50, hissa No.01, Plot No. 1, A/p Gandhari, Near Wayale Nagar, Khadakpada, above I.D.B.I. Bank, Kalyan West 421 301.(Area approximately 2121 sq.ft Carpet ie.3181 built-up area. With all installed Hypothecated medical Machines, Equipment's and Instruments.

All that part and parcel of the property consisting, First Floor, Survey No 50, hissa No.01, Plot No. 1, A/p Gandhari, Near Wayale Nagar, Khadakpada, above I.D.B.I. Bank, Kalyan West 421 301, Tal-Kalyan, Dist-Thane, within registration office Thane Sub Registration district Kalyan-III

Date: 24/08/2024 Place: Dombivli

Recovery Officer The Abhinav Sahakari Bank Ltd. Under MCS Act, 1960 & 1961 Rule 107

DhanlaxmiBank 🕽

DHANLAXMI BANK LTD, Rishab Mansion, Plot No. 3, Jawahar Nagar, Regd with A/D

Mr. Akshay Ashok Solkar, Room No. 12, Mohan Patil Chawl, Manpada Road, Sta Colony, Ganesh Nagar, Dombivali (East) - 421201.

Mrs. Asmita Ashok Solkar, Room No. 12, Mohan Narayan Patil Chawl No. 1, Manpada Road, Near Ganpati Mandir, Ganesh Nagar, Star Colony, Dombivali (E) 421201.

Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002

referred to as the Loan/illianicial assistance),									
SI	Nature of Credit	Loan Amount	Documentation	ntation Amount Due (As Rate					
No.	Facility	in Rs	Date/AOL Date	on 03-08-2024)	Interest				
1	Car Loan	22.58.000.00	03-08-2023	19.19.227.00	9.50%				

3. You have created security interest in respect of the following assets in favour of the bank by way of Mortgage by deposit of title deeds of immovable property/ies/ or

"Secured Assets") 4. You have failed and neglected to pay and committed default in repayment of the above said secured financial assistance in violation of the stipulations in the sanction

erms, loan agreements and security documents. Accordingly, the Bank has classifie our above said account/s as "Non-Performing Asset" (NPA), as defined in section o) of the Act, w.e.f 03/08/2024. You are liable to pay a total sum of Rs.19,19,227.00/- (Rupees Nineteen Lak

Nineteen Thousand Two Hundred Twenty-Seven Only) as on 03-08-2024 with further interest @ 9.50% per annum with monthly rests from 04/08/2024 in Car Loan acility with account no. 019955500000103 till the date of repayment of the dues in full along with other cost and expenses. Despite repeated requests and demands, you nave not cared to repay the loan/financial assistance 6. The Bank is a "Secured Creditor" as defined under section 2 (zd) of the Act and i

Lakh Nineteen Thousand Two Hundred Twenty-Seven Only) as on 03-08-2024 with further interest @ 9.50% per annum from 04/08/2024 and penal interest, other charges, cost and expenses within 60 (sixty) days from the date of this notice, failing which the Bank as a secured creditor, shall be constrained, without prejudice to a of our other rights and remedies, to take recourse to various measures prescribe

3. You are hereby put to notice that you shall not after receipt of this notice, deal with th secured assets in any manner whatsoever to the prejudice of interest of the bank without the prior written consent of the Bank, in compliance of Section 13 (13) of the Act. As per section 29 of the Act, if any person contravenes or attempts to contravene or abets the contravention of the provisions of the Act or any Rules made there under ne shall be punishable with imprisonment for a term which may extend to one year o

before the date of publication of sale/auction notice as contemplated in Section 13[8 This notice is issued without prejudice to the Bank's right to initiate such other

actions or legal proceedings as may be deemed fit and necessary under any othe provisions of law.

- SCHEDULE 'A' Details of Movable Properties
 WEHICLE DESCRIPTION

 1. Toyota Innova Crysta 2.4Z(AT) 2750

 2. Color Sparkling Black Pear

 3. Vehicle Registration Number MH 05 EX 4005
- Chassis Number MBJAB3EM502571301~0522

CAPRI GLOBAL HOUSING FINANCE LIMITED

SR. 1.BORROWER(S) NAME

along with applicable future interest.

CAPRI GLOBAL HOUSING FINANCE LIMITED

Sd/-

Registered & Corporate Office: 502, Tower-A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai-400013 Circle Office :- 9-B, 2nd floor, Pusa Road, Rajinder Place, New Delhi-110060

APPENDIX- IV-A [See proviso to rule 8 (6) and 9 (1)] Sale notice for sale of immovable properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) and 9 (1) of the Security Interest (Enforcement) Rules, 2002 Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the Constructive/physical possession of which has been taken by the Authorised Officer of Capri Global Housing Finance Limited Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on dates below mentioned, for recovery of amount mentioned below due to the Capri Global Housing Finance Limited Secured Creditor from Borrower mentioned below. The reserve price, EMD amount and property details mentioned below.

DESCRIPTION OF THE

ľ	NO.	2. OUTSTANDING AMOUNT	MORIGAGED PROPERTY	2. LAST DATE OF SUBMISSION	2. EMD OF THE PROPERTY
		1.Mr. Nitin Shridharrao Bhojane ("Borrower") 2.Mrs. Alaka Shridharrao Bhojane 3.Mrs. Rupali Nitin Bhojane (Co- Borrower) LOAN ACCOUNT No. LNHLAMR000022671 (old)/ 51200000613816 (New) and LNHEAMR000039988 (old)/ 51100000514470 (New) Rupees 17,05,847/- (Rupees Seventeen lacs Five thousand Eight Hundred Forty Seven Only) as on 20.08.2024 along with applicable future interest.	All Piece and Parcel of land bearing layout Plot No. 124 total admeasuring 1060 Sq. Ft. (98.47 Sq. Mts) out of which north south division eastern side protion admeasuring 850 Sq. Ft (78.99 Sq.Mts) from fieled Survey No. 7/1, situated at Mouje Tarkheda Pragane Badnera Tq. And Distt. Amravati, Maharashtra 444604 bounded as follows North: Service Lane South: Road East: Nala West: House of Smt. Lalita Lakade	3. DATE & TIME OF THE PROPERTY INSPECTION 1. E-AUCTION DATE: 27.09.2024 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 26.09.2024 3. DATE OF INSPECTION	3. INCREMENTAL VALUE RESERVE PRICE: Rs. 17,80,000/-(Rupees Seventeen lacs Eighty Thousand Only). EARNEST MONEY DEPOSIT: Rs. 1,78,000/- (Rupees One Lac Seventy Eight Thousand Only) INCREMENTAL VALUE: Rs. 10,000/- (Rupees Ten Thousand Only)
		1.Mr. Ravi Dushyant Dalimbe ("Borrower") 2.Mrs. Gangubai Dushantya Dalimbe (Co-Borrower) LOAN ACCOUNT No. LNHEPUN000005856 (old)/ 51100000600064 (New) and LNHLPUN000005853 (old)/ 51200000930616 (New) Rupees 11,22,524/- (Rupees Eleven Lacs Twenty two Thousand Five Hundred Twenty Four Only) as on 21.08.2024	All Piece and Parcel of Flat No. 13 on the 1st Floor area admeasuring 280 Sq. Fts., i.e., 26.01 Sq. Mts. Carpet Area, in the building No. 07, Q Type, in the Project known as "Dreams Nivara", lying being and constructed on land bearing Gat No. 532, Hissa No. 1,2 and 3 situated at Village Koregaon Mul, Near Prayagdham Hospital Taluka Haveli, District Pune, Maharashtra — 411001 Bounded as Follows: East By: Flat No. 14 West By: Flat No. 12 North By: Internal Passage and Courtyard South By: Open Space	(Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 26.09.2024 3. DATE OF INSPECTION: 25.09.2024	Rs. 7,00,000/-(Rupees Seven

For detailed terms and conditions of the sale, please refer to the link provided in Capri Global Housing Finance Limited Secured Creditor's website i.e. www.caprihomeloans.com/auction TERMS & CONDITIONS OF ONLINE E-AUCTION SALE:-

. The Property is being sold on "AS IS WHERE IS, WHATEVER THERE & WITHOUT RECOURSE BASIS". As such sale is without any kind of warranties & indemnities 2. Particulars of the property / assts (viz. extent & measurements specified in the E-Auction Sale Notice has been stated to the best of information of the Secured Creditor and Secured Creditor shall not be answerable for any error, misstatement or omission. Actual extant & dimensions may differ.

3. E-Auction Sale Notice issued by the Secured Creditor is an invitation to the general public to submit their bids and the same does not constitute and will not be deemed to constitute any commitment or nay representation on the part of the Secured Creditor. Interested bidders are advised to peruse the copies of title deeds with the Secured Creditor and to conduct own independent enquiries /due diligence about the title & present condition of the property / assets and claims / dues affecting the property before

4. Auction/bidding shall only be through "online electronic mode" through the website https://sarfaesi.auctiontiger.net Or Auction Tiger Mobile APP provided by the service provider M/S eProcurement Technologies Limited, Ahmedabad who shall arrange & coordinate the entire process of auction through the e-auction platform 5. The hidders may participate in e-auction for hidding from their place of choice. Internet connectivity shall have to be ensured by hidder himself. Secured Creditor /service.

provider shall not be held responsible for the internet connectivity, network problems, system crash own, power failure etc. 6. For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service Provider M/S E-Procurement Technologies Ltd. Auction Tige

Ahmedabad (Contact no. 079-68136880/68136837), Mr. Ramprasad Sharma Mob. 800-002-3297/79-6120 0559. Email: ramprasad@auctiontiger.net, 7. For participating in the e-auction sale the intending bidders should register their name at https://sarfaesi.auctiontiger.net well in advance and shall get the user id and password. Intending bidders are advised to change only the password immediately upon receiving it from the service provider.

8. For participating in e-auction, intending bidders have to deposit a refundable EMD of 10% OF RESERVE PRICE (as mentioned above) shall be payable by interested bidders through Demand Draft/NEFT/RTGS in favor of "Capri Global Housing Finance Limited" on or before 26-September-2024. 9. The intending bidders should submit the duly filled in Bid Form (format available on https://sarfaesi.auctiontiger.net) along with the Demand Draft remittance towards EMD in a sealed cover addressed to the Authorized Officer, Capri Global Housing Finance Limited Regional Office Office No. 7th Floor, Above new passport

office, Dosti Pinnacle, Wagale Estate, Road No. 22, Thane - 400604 or No. 031-302, Third floor, 927, Sanas Memories, F.C.Road, Shivaji Nagar, Pune, Maharashtra-411004 latest by 03:00 PM on 26-September-2024. The sealed cover should be super scribed with "Bid for participating in E-Aucti Sale--in the Loan Account No. (as mentioned above) for property of "Borrower Name.".

10. After expiry of the last date of submission of bids with EMD, Authorised Officer shall examine the bids received by him and confirm the details of the qualified bidders (who

have quoted their bids over and above the reserve price and paid the specified EMD with the Secured Creditor) to the service provider M/S eProcurement Technologies Limited to enable them to allow only those bidders to participate in the online inter-se bidding /auction proceedings at the date and time mentioned in E-Auction Sale Notice. 11. Inter-se bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders. During the process of inter-se bidding, there will be unlimite extension of "10" minutes each, i.e. the end time of e- auction shall be automatically extended by 10 Minutes each time if bid is made within 10 minutes from the last extension.

13. Immediately upon closure of E-Auction proceedings, the highest bidder shall confirm the final amount of bid quoted by him BY E-Mail both to the Authorised Officer, Capri Global Housing Finance Limited, Regional Office Office Office No. 7th Floor, Above new passport office, Dosti Pinnacle, Wagale Estate, Road No. 22, Thane - 400604 or No. 031-302, Third floor, 927, Sanas Memories, F.C.Road, Shivaji Nagar, Pune, Maharashtra-411004 and the Service Provider for getting declared as successful bidder in the E-Auction Sale proceedings.

14. The successful bidder shall deposit 25% of the bid amount (including EMD) within 24 Hour of the sale, being knocked down in his favour and balance 75% of bid amo within 15 days from the date of sale by DD/Pay order/NEFT/RTGS/Chq favouring Capri Global Housing Finance Limited.

15. In case of default in payment of above stipulated amounts by the successful bidder / auction purchaser within the stipulated time, the sale will be cancelled and the am already paid (including EMD) will be forfeited and the property will be again put to sale.

16. At the request of the successful bidder, the Authorised Officer in his absolute discretion may grant further time in writing, for depositing the balance of the bid amount. 17. The Successful Bidder shall pay 1% of Sale price towards TDS (out of Sale proceeds) and submit TDS certificate to the Authorised officer and the deposit the entire amount of sale price (after deduction of 1% towards TDS), adjusting the EMD within 15 working days of the acceptance of the offer by the authorized officer, or within such other extended time as deemed fit by the Authorised Officer, falling which the earnest deposit will be forfeited.

18. Municipal / Panchayat Taxes, Electricity dues (if any) and any other authorities dues (if any) has to be paid by the successful bidder before issuance of the sale certificate Bids shall be made taking into consideration of all the statutory dues pertaining to the property. 19. Sale Certificate will be issued by the Authorised Officer in favour of the successful bidder only upon deposit of entire purchase price / bid amount and furnishing the

necessary proof in respect of payment of all taxes / charges. 20. Applicable legal charges for conveyance, stamp duty, registration charges and other incidental charges shall be borne by the auction purchase

12. Bids once made shall not be cancelled or withdrawn. All bids made from the user id given to bidder will be deemed to have been made by him alone

21. The Authorized officer may postpone / cancel the E-Auction Sale proceedings without assigning any reason whatsoever. In case the E-Auction Sale scheduled is

postponed to a later date before 30 days from the scheduled date of sale, it will be displayed on the website of the service provide 22. The decision of the Authorised Officer is final, binding and unquestionable.

23. All bidders who submitted the bids, shall be deemed to have read and understood the terms and conditions of the E-Auction Sale and be bound by them 24. Movable Article (if any) lying in the property is not part of this sale. 25. For further details and queries, contact Authorised Officer, Capri Global Housing Finance Limited: Mr. Sumedh Sahebrao Mobile No. 968947497

and for further inquiry Ms. Kalpana Chetanwala-7738039346. 26. This publication is also 30 (Thirty) days notice to the Borrower / Mortgagor / Guarantors of the above said loan account pursuant to rule 8(6) AND 9(1) of Security Interes Special Instructions / Caution: Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Capri Global Housing

Finance Limited nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder 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: Maharashtra Date: 24-08-2024 Sd/- (Authorised Officer) Capri Global Housing Finance Limited

Date: 14-08-2024

S. V. Road, Goregaon (W), Mumbai - 400 104 onal Office: Sion, Mumbai _ Corporate Office: Thrissu

NOTICE UNDER SECTION 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

SECURITY INTEREST ACT, 2002

1.We, Dhanlaxmi Bank Ltd, a duly incorporated Scheduled Commercial Bank, having its corporate office at Thrissur, Kerala State; Regional Office at Sion (East), Mumbai and one of its branches among other places at Goregaon (hereinafter referred to as the "Bank"), do hereby issue this notice to you under Section 13 (2) of the Securitization and

hereinafter referred to as the 'Act').

2. Goregaon Branch of our Bank had extended the following financial assistance/ credit acilities to you in the account of Mr. Akshay Ashok Solkar and Mrs. Asmita Ashok **Solkar** on obtaining necessary loan documents and security agreements (hereafter referred to as the 'I can/financial assistance'):

egistered mortgage more fully described in Schedule 'A' hereunder.
The properties described in Schedule A is hereinafter collectively refer

7. We, therefore, demand you to pay a sum of **Rs 19,19,227.00/- (Rupees Ninetee**

9. You may further, please note that in the event of failure to discharge the liability in fu within 60 days from the date of this notice and Bank takes any action under section 13(4) of the Act, you shall be liable to pay to the bank all costs, charges and expense: ncurred by the Bank in that connection. In case, dues to the bank are not fully satisfied with the sale proceeds of the secured assets, the bank shall proceed with the recovery of the balance dues from you personally, jointly and severally and also from you assets, both movable and immovable.

10. You shall have the right to redeem the secured assets upon payment of the ent dues together with all costs, charges and expenses incurred to the Bank at any time

- 5. Engine number 2GDA643141

1. DATE & TIME OF E-AUCTION 1. RESERVE PRICE

Dhanlaxmi Bank Ltd. Authorised Officer

मी भरत भिकू पवार जोगेश्वरी, मुंबई, आपल्या

सर्वांच्या निदर्शनास आणु इच्छीतो की गाव नरपड, डहाणू, जिल्हा पॉलघर येथे असलेर्ल ञ्याम सरेश पाटील, गीता गरुनाथ दर्णे आपि अपर्णा अजित परब यांच्या मालकीची (७/१२ क्र. ३१/१५, ३६/२, ३७/१, ८८/३८ ट ४८/१५) जमिन मी विकत घेत आहे तरी कोणाला या व्यवहारासंदर्भात आक्षेप असेल त कृपया ही नोटीस प्रसिद्ध झाल्यापासून १५ ९८९२६८९८४०/ ९३२४०४१९८८

PUBLIC NOTICE

मंदार म. सामंत ॲडव्होकेट

मोबाईल नं. - ९८९२७४२८३१

PUBLIC NOTICE

Under the instructions and information from my client, notice is hereby given that my client is negotiating with (1) MR. HUZEFA ABBAS RÁJKOTWALA, (2) MR. YUSUF ABBAS RAJKOTWA residing at Mumbai, for purchase of Plot and Bungalow more particularly described in the Schedule hereunder written.

Any person or persons having any claim or right, title interest and demand of whatsoever nature into or upon or otherwise in respect of the said Plot and Bungalow is hereby required to make the same known in writing along with all originals if any, to the under signed at his office address within 15 days from the date hereof at the expiration of which, it shall be presumed that such person/s claiming or having any such claim right, title and interest have wilfully waived or abandoned and the sale will be completed without any

7. Haresh Shankai

Wadhwa & Kavita

Date: August 23, 2024 Place: Maharashtra

regard to any such claim/s. : THE SCHEDULE ABOVE **REFERRED TO:**

all that piece and parcel of land bearing Plot No. 67, Survey No. 18/1to5/23/ 1to5/24/1to5, area 2156 admeasuring Sa meters (as per 7/12 Extract) and 2196 Sq. meters (as per Index II and Conveyance) along with Bungalow standing thereon situated, at Village Tungarli, within the limits of Lonavla Municipal Council and in the Registration Sub District of Mawal, Taluka Mawal, District Pune and bounded as under:-

On or towards the East : By Internal Road; On or towards the South : By Plot No. 66; On or towards the West:

By Internal Road & Plot No. 77;

On or towards the North : By Plot No. 68; Dated this 23rd day of August, 2024.

Adv. Chetan M. Pandya 38, Ward 'C', Opp. Bus Stop, S.P. Road (Station Road). Lonavla 410 401

Taluka Mawal, Dist Pune

DEUTSCHE BANK AG

PUBLIC NOTICE - AUCTION CUM SALE OF PROPERTY

Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act. 2002

The undersigned is the Authorized Officer of M/s. Deutsche Bank AG, having one of its places of business at Deutsche Bank, Adalat Road Aurangabad ("Deutsche Bank AG"). under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security sterest Act, 2002(The Act) and in exercise of powers conferred under section 13 (2) read with rule 9 of the Security Interest Enforcement) Rules, 2002 (The Rules) issued demand notices dated 12th May, 2023 calling upon the Borrower(s)/ Co-borrower(s Balchand Ramesh Malpani and M/S Raavee Agencies, residing at Flat N 406 Fourth Firsuraj Suflam Apartment, Cts No.16318 S No.43, Shahnoorwadi, Aurangabad - 431001. to repay the outstanding amount of Rs.80,14,995/- (Rupees Eighty Lakhs Fourtee housand Nine Hundred and Fifty Five Only) as on 05/05/2023, and interest thereon within 60 days from the date of receipt of the said emand notice.The Borrower having failed to repay the amount, notice is hereby given to the Borrower and the public in general that the indersigned has taken possession of the property mortgaged with the Bank, to recover the said outstanding amount, in exercise of wers conferred on me under section 13(4) of the Act read with Rule 8 of the Rules

П						
Sr.		Secured Property Address	Reserve Price	EMD	Auction Date	
	1.	All the piece and parcel of properties bearing Flat No. 404, 406 Fourth Flr, Suraj Suflam Apartment, CTS No.16318 S. No.43, Shahnoorwadi, Aurangabad - 431001.	Rs. 66,16,000/-	Rs. 6,61,600/-	10th September 2024	
П						

Now, the public in general is hereby informed that the Property mentioned below would be sold by public auction on AS IS WHERE IS BASIS and AS IS WHAT IS BASIS on 10th September 2024 at 11 a.m., at Deutsche Bank AG , Adalat Road , Aurangabad by inviting bids n the sealed envelope as per the procedure and the terms and conditions stated below:

The particulars in respect of the Property have been stated to the best of the information and knowledge of the Bank, who shall howeve not be responsible for any error, misstatement or omission in the said particulars. The Tenderer(s) / Offerer(s) / Prospective Bidder/Purchaser(s) are therefore requested, in their own interest, to satisfy himself / themselves/ itself with regard to the Property before submitting the tenders. To the best of the Bank's knowledge, there are no encumbrances on the Property and Bank has the right of sale o Property in compliance with due process of law.

TERMS & CONDITIONS OF PUBLIC AUCTION

The property can be inspected on 31st August 2024 between 11 am to 2 pm. The bids shall be submitted in a sealed envelope to the office of undersigned along with a Demand Draft /Pay Order of be Rs.6,61,600-/- (Rupees Six Lakhs Sixty One Thousand Six Hundred Only) towards the Earnest Money Deposit ("EMD") favoring "M/s. Deutsche Bank AG" so as to reach the office of Deutsche Bank AG at, Adalat Road, Aurangabad on or before 10th September 2024 by 10 am. The earnest money deposit shall not carry any

2. Offers that are not duly filled up or offers unaccompanied by the EMD or received after the date and time prescribed herein will not be onsidered / treated as valid offers, and accordingly shall be rejected. No interest shall be payable on the EMD.

8. Along with bid form the proposed bidder shall also attach his/her identity proof, proof of residence (such as copy of the passport election commission card, ration card driving license etc.) and a copy of the PAN card issued by the Income Tax department. 4. On the date of sale, all the bids duly received would be opened and the bid of the highest bidder, provided it is above the reserve price

nay be accepted by the Bank. However the bidders personally present at the auction site shall have the right to further enhance their bid price, subject to a minimum of Rs. 25,000/- (Rupees Twenty-Five Thousand Only) over the price offered by the highest bidder and the Bank shall have the right to accept such higher bid. upon confirmation of the sale by the Bank, the purchaser will be required to pay deposit of 25% (Twenty-Five Percent) of the sale price, after adjusting the earnest money deposit immediately with the undersigned. i. The request for extension of time may be allowed by the Bank at its sole discretion subject to such terms and conditions as may be

eemed fit and proper by him. The balance amount of the purchase price shall be paid by the purchaser to the Bank on or before the ifteenth day after confirmation of the sale of the Property or such extended period as may be agreed upon in writing by the parties. In default of payment of entire consideration within the stipulated time, the Bank shall be at liberty to forfeit the EMD and/or any othe payment made by the purchaser and proceed with re-auction of the Property. The defaulting purchaser shall forfeit all claims to the Property or to any part of the sum for which it may be subsequently sold.

6. All payments shall be made by the purchaser by means of the Demand Draft/Pay Order favoring "Deutsche Bank AG".

On receipt of the sale price in full, the Bank shall issue a Sale Certificate in favour of the Purchaser/his nominee and would handover the oossession of the Property to the purchaser.

B. The said Immovable Property described in the Schedule herein above shall remain and be at the sole risk of the Purchaser in al espects including loss or damage by fire or theft or other accidents, and other risk from the date of the Confirmation of the sale by the undersigned Authorised Officer. The Purchaser shall not be entitled to annul the sale on any ground whatsoever

O. The Demand Draft/Pay Order deposited towards the EMD shall be returned to the unsuccessful bidders. 0. For all purposes, sale of the said property is strictly on "as is where basis what is". To the best of the knowledge and information of the

authorised officer of the Bank, no other encumbrances exist on the property. 1. All expenses relating to Stamp Duty, Registration Charges, Transfer Charges and any other charges in respect of the Property shall be borne by the purchaser. All outgoings, i.e., Municipal Taxes, Maintenance / Society Charges, Electricity and water taxes, cess or any othe

dues including over dues in respect of the Property shall be paid by the successful purchaser. 12. The Bank is not bound to accept the highest offer or any or all offers, and the Bank reserves its right to reject any or all bid(s) withou assigning any reasons

13. No person other than the bidders themselves or their duly authorised representative shall be allowed to participate in the sale proceedings 14. In case all the dues together with all costs, charges and expenses incurred by the Bank are tendered by the above-named Borrower a any time before the date fixed for sale of the property under Sec 13(8) of the Act, then the Property will not be sold, and all the bids received

from the prospective bidders shall be returned to them without any liability/claim against the Bank. This Notice is also notice to the abovesaid Borrower under Rule 9 (1) of the Security Interest (Enforcement) Rules, 2002.

Authorized Officer - Deutsche Bank AG Place: Aurangabad Dated: 24th August 2024 Contact Numbers: 9820849951

SYMBOLIC POSSESSION NOTICE

FIGURE 1 Branch Office: ICICI Bank LTD Office Number 201-B, 2ND Floor, Road No.1 Plot No-B3, WIFI IT PARK, Wagle Industrial Estate, Thane (West)- 400604

The Authorised ICICI Bank Officer under the Securitisation, 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 3 of the Security Interest (Enforcement) Rules 2002, issued Demand Notices to the borrower(s) mentioned below, to repay the amount mentioned in the Notice within 60 days from the date of receipt of the said Notice. Having failed to repay the amount, the Notice is issued to the borrower and the public in general that the undersigned has taken symbolic possession of the property described below, by exercising powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said rules on the below-mentioned dates. The

borrower in particular and the public in general are hereby cautioned not to deal with the property. Any dealings with the property will be subject to charges of ICICI Bank Limited. Date of Demand Notice/ Amount in Demand Notice (Rs) Description of Property/ Date of Symbolic Possession Name of the Name of Borrower(s)/Loan Branch Account Number 1. Vihar Shridhar Ovhal & Plot No.42 & 43, Survey No.32/3, Sayan Loya Nagar Sadhana Prakash Chavan Brijwadi Shiwar, Maharashtra, Aurangabad-LBAUR00005108992 431001/ August 20, 2024 Auranga bad Row House No.12, Building No- A, "Harikunj", Plot No.1, Gut No.56, Village- Pharola, Paithan Road, Paithan, Aurangabad- 431001/ August 20, 2024 May 08, 2024 Rs. 2 Krushna Ambadas Auranga bad Chepte & Surekha Mahadev Ugalmugale LBAUR00005462161 32,58,702.31/-3. Pandurang Shejwal & Anita Pandurang Shejwa - LBPUN00002000616 & LBPUN00001998979 Flat No.201, 1st Floor, Sarthak Lila, Survey No.153 April 23, 2024 Pune Hissa No.4+5+6+7 (part) Village Mouje Dhayari Taluka Haveli, Pune- 411041/ August 20, 2024 10,85,630.00/-Flat No.101, 1st Floor, C Wing, "Shalibhadra Classic", Type- N-1, Near Union Bank of India, Survey No.68(New), 26(old), Hissa No. 8, Shalibhadra Nagar, 100ft Road, Village Achole, Vasant Nagari Road, Nallasopara East, Palghar- 401209/ August 20, 2024 4. Chandrkala Dubey & April 08, 2024 Ankit A Dubey-LBMUM00003262659 17,84,978/-

5. Swapnil Vilas Bahirat & Flat No.68, 3rd Floor, Building A, Shanta Niketan Co-May 06, 2024 Pune operative Housing Society Ltd, Near Lyer Griendr Industry,survey No. 41-A1/2-B, 41/A1/3, 41-A1/4, 41-A/2-B, 41-A1/3, 41A1/4 Village Bopodi, Pune-411020/ August 19, 2024 Nikhil Vilas Bahirat-LBPUN00005485904 43,10,991/-Flat No.401, 4th Floor, A Wing, Om Paradise, Survey No.41 / 1B / 1A / 1A / 1A / 2, 41 / 1B / 1A / 2, 41 / 1B / 1A / 1A / 2 and 41 / 1B / 1B / 1, City Survey No. 1696 (Part), 1692 (Part), 1693 (Part), 1691 (Part), Village Kiwale, Taluka Haveli, Limits of Pimpri Chinchwad Municipal Corporation, Pendse Colony, Charusheela Paper Industries, Vikas Nagar, 6. Anita Balu Ovhal & April 02, 2024 Rs. Akshay Balu Ovhal-LBPUN00005354206 28.84.479/-

Flat No.303, 3rd Floor, A Wing, Building No.3, "Raj Regalia", Near Anand Greenland, Plot No.1, 2 & 3, Survey No. 55, Hissa No. 2, 3, Survey No.54, Hissa No.3E, Village Pale, Tal - Ambernath (East), Thane-421501/ August 21, 2024 11,55,816.24/-LBTNE00005384114 Flat No. 103, 1st Floor, "Tennis View", Near Gcc Club, April 19, 2024 Mumbai 8. Rehmunnisa Mohamed Bashir Shaikh & Survey No.77, Hissa No.1, 2, Village Ghodbunder, Mira Road East, Thane- 401107/ August 21, 2024 3,29,982.52/-Mohamed Bashir LBMUM00001262412

Maharashtra, Pune- 412101/ August 19, 2024

Flat No.601, 6th Floor, Building No. 2/C, Malvani Vasturachna Co-operative Society Ltd, Survey No.263, Cts No.3525 A Ft, Ward P/north, Gate No.8, Mhada Gaikwad Nagar, Village Malvani, Taluka Borivali, Malwani, Malad West, Mumbai- 400095 / 9. Pankai Kumar March 22, 2024 Virar Yashwant Kumar Srivastava & Neha Pankaj Kuamr Srivastav - TBVRR00006447898 39,60,170/-August 21, 2024 April 16, 2024 Nasik

Room No.138, Sindhi Colony, City Survey No.4218, Final Plot No. 195, Taluka Chalisgaon, Himalaya Boot House Sindh, Maharashtra Jalgaon- 424101/ August 21, 2024 10. Rameshlal Hemandas Bajaj & Gulshan Rameshlal Bajaj-LBNAS00005347557 98,096.9/-Room No.138, Sindhi Colony, City Survey No.4218, Final Plot No.195, Taluka Chalisgaon, Himalaya Boot House Sindh, Maharashtra Jalgaon- 424101/ August 11 Rameshlal Hemandas April 16, 2024 Bajaj & Gulshan Rameshlal Bajaj-LBCLS00004920978 12,67,108.9/-April 05, 2024 Mumbai 12. Devdas Bhimrao Kamble Flat No.003, Ground Floor, B Wing, Building No.2,

"Shiv Aum Garden", "Shiv Aum Garden Co-operative Housing Society Ltd", Near Vithhal Temple & Ganesh Temple, Survey No.40/1, 92, 94, 95, 96, 98 & 99/1, Village Dahiwali Tarfe Need and Akurle, Tal- Karjat, Raigad- 410210/ August 22, 2024 & Ivoti Devdas Kamble-10,83,476.00/ I BMUM00005053762 & LBMUM00005053763 April 23, 2024 | Mumbai

Flat No.1601, 16th Flr, E Wing, Along With 1 Car Parking Space Building Known as "orchid Suburbia" Now Known as "Orchid Suburbia Co- Op Chs Ltd"bearing No.67/81, City Survey No.128/A/12, Situate Lying and Being New Link Road, Kandivali West In Village Kandivali Taluka Borivali In The Registration District And Sub District of Mumbai City and Mumbai Suburban Mumbai- 400067/ August 21, 2024 13. Ajatt Zabaarr Oberoi & Chaitali Ajatt Oberoi-LBMUM00005226938 1,31,07,871.00/

Flat No. B- 101, 1st Floor, Trimurti Terraces Co-operative Housing Society Limited, Plot No.7 and 8, New Survey No.8 and Old Survey No.9, at Manaohar Nagar, Talegaon Dabhade, Taluka Maval, Maharashtra, Pune- 410506/ August 19, 2024 May 14, 2024 14. Deepaa Mamadhapur-LBPUN00006005559 & LBPUN00006087087 Rs. 17,12,327/-April 08, 2024 77,54,141.00/-

Maĥarashtră, Pune- 410506/ August 19, 2024
Property No:-1) Shop/gala No.30 & 31 Ground Floor,
Sai Super Market, Phase-1, Wing-C, Survey
No.48(Paiki), City Survey No.261(Paiki), T. P. Scheme
No.1(Paiki), Final Plot No.746(Paiki), Within Limit of
Shrirampur Municipal & City, Taluka Shrirampur,
Sub-District & District Ahmednagar, Maharashtra
413709 Property No:-2) Shop/Gala No.23, Ground
Floor, Sai Super Market Phase-1, Wing-B, Survey
No.48(Paiki), City Survey No.261(Paiki), T. P. Scheme
No. 1(Paiki), Final Plot No.746(Paiki), Within Limit of
Shrirampur Municipal & City, Taluka Shrirampur,
Sub-District & District Ahmednagar, Maharashtra
413709 Property No:-3) Store No.4 Basement Floor,
Sona Shankar Apartment Condominium, Survey
No.67/A/1, CTS No.860b, F.P. No.1050/A, T.P.
Scheme No.1, Village Shrirampur, Taluka 15, Anand Traders & Jitendra Madanlal Gadiya, Neha Jitendra Gadiya, Shakuntala Madanlal Gadiya-076805003250 & 076855000002

Scheme No.1, Village Shrirampur, Taluka Shrirampur, Sub-district & District Ahme Maharashtra- 413709/ August 20, 2024 The above-mentioned borrowers(s)/guarantors(s) is/are hereby issued a 30 day Notice to repay the amount, else the mortgaged properties will be sold after 30 days from the date of publishing this Notice, as per the provisions under Rules 8 and 9 of Security Interest (Enforcement) Rules 2002.

Sincerely Authorised Signatory For ICICI Bank Ltd.

April 19, 2024

Thane

Chalis-gaon

Pune

Ahmednagar