

FEDERAL BANK
 YOUR PERFECT BANKING PARTNER
POSSESSION NOTICE

1. **Shri/Smt. Gaurav Anil Bokil, S/o. Anil Govind Bokil,**
 S No. 18/1/D, H No. 619, Kundliak Laxman, Gondhale Road,
 Near Sopan Gondhale House, Gondhale Nagar, Pune,
 Maharashtra, Pin - 411028.

Whereas, The Federal Bank Ltd. being the secured creditor through its authorized officer under the Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as Act) and in exercise of powers conferred under Section 13(12) of the said Act read with Rule 3(1) of the Security Interest (Enforcement) Rules, 2002 (hereinafter referred to as Rules) issued a demand notice dated **25.04.2024** as contemplated under Sec.13(2) of the said Act calling upon the **1st** of you as **Principal Borrower** to repay the amount mentioned in the notice being **Rs. 8,16,779/- (Rupees Eight Lakh Sixteen Thousand Seven Hundred and Seventy Nine only)** as on 15.04.2024 in Federal Personal Car Loan (FPCL) with No. 15007400004485, with further interest @ **8.80% per annum** with monthly rests along with **additional/penal charges and cost** from 15.04.2024, till payment and costs incurred within 30 days from the date of the said notice.

The borrowers having failed to repay the entire outstanding amount, notice is hereby given to the borrowers and the public in general that the undersigned being the authorized officer of the Federal Bank Ltd. has taken possession of the properties 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 this **27.12.2024.** The borrowers' attention is invited to the provisions of section 13 (8) of the Act, in respect of time available, to redeem the secured assets (security properties).

The borrowers in particular and public in general are hereby cautioned not to deal with the property and any dealings with the property will be subjected to the charge of the Federal Bank Ltd. for an amount of **Rs. 8,20,321/- (Rupees Eight Lakh Twenty Thousand Three Hundred Twenty One only)** as on 15.12.2024 in Federal Personal Car Loan (FPCL) with No. 1500740000 4485, with further interest thereon bill payment plus costs incurred.

Description of Hypothecated Movable Property
 Hypothecation of Brand New
MARUTI BALENO ALPHA BS VI.
 Colour - PRIME SPLENDID SILVER, Chassis No.
 MBHWHB13SNJ251805, Engine No. K12NP7131889, 2022 Model,
 Petrol, having Registration No.: MH-12-UV-7755.

Date: 27/12/2024. For The Federal Bank Ltd.
 Place: PUNE. (Authorized Officer under SARFAESI Act)

E-Auction Sale Notice Under IBC, 2016
MUDHAI DAIRY PRIVATE LIMITED (In Liquidation)
 CIN: U01212PN2008PTC132796
 Reg. Off.: Gat No. 544, Narayanwadi, Chandoli Road At Post Narayanwadi, Taluka Karad Satara MH 415539 IN
Liquidator office:- 403, Fortune House, Baner-Pashan Link Road, Baner, Pune, Maharashtra - 411045

E- Auction under Insolvency and Bankruptcy Code, 2016

Notice is hereby given to public in general by Liquidator, appointed by the Hon'ble National Company Law Tribunal, Mumbai bench vide order no: IA/54/2023 in CP (IB)/No.1005/2022 dated 08.12.2023 for Sale of Business of Mudhai Dairy Private Limited - In Liquidation (Corporate Debtor) forming part of Liquidation Estate under the provision of the Insolvency and Bankruptcy Code, 2016 and the Regulations made thereunder.

Date and Time of E-Auction: 02.02.2025 - 12:00 P.M. to 5:00 P.M.
Last Date for submission of Eligibility Documents: 16.01.2025 - 5:00 P.M.

Date of deposit of EMD amount: 31.01.2025
Date of declaration of Qualified Bidders: 21.01.2025
Inspection Date and Time: 22.01.2025 to 30.01.2025 - Prior appointment has to be got from the Liquidator - Mobile - 9833866332

Asset Description	Reserve Price	EMD Amount	Bid Increment
Sale of Business of Corporate Debtor as going concern (which include industrial land and factory building bearing Gat No. 541 & 544 measuring 2071 Sq. mtr. is industrial land and Plant and Machinery)	2,50,00,000/- (exclusive of GST, TDS and other applicable taxes & duties)	15,00,000/-	10,00,000/-

Terms and Conditions of the sale is as under:

- E-Auction will be conducted on "AS IS WHERE IS", "AS IS WHAT IS", "WHATSOEVER IS BASIS" and "NO RECOURSE BASIS". As such sale is without any kind of warranties and indemnities through approved service provider https://ebvoting.com/upcoming_auction.php
- The Liquidator has the absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the e-Auction or withdraw any property or portion thereof from the auction proceeding at any stage without assigning any reason therefor.
- In case the final sale consideration is not paid within the timeline, the Liquidator shall forfeit EMD amount.
- The Property, assets, business and other affairs of Mudhai Dairy Private Limited (In Liquidation) are being managed by the Liquidator, Dinesh Gopal Mundada duly appointed by Hon'ble NCLT, Mumbai Bench. For Further information/clarification, please contact the undersigned or write to crp.mudhaidairy@gmail.com
- Bids shall be submitted to Liquidator (online or hard copy) in the format prescribed. The bid form along with detailed terms & conditions of complete E-Auction process can be downloaded from the website mentioned in point no. 1.

Date: 02/01/2025
Place: Pune
Dinesh Gopal Mundada (Liquidator)
 Mudhai Dairy Private Limited
 IBBI/PA-001/IF-P0286/2017-18/10530

PNB Housing
APPENDIX -IV-A- E-AUCTION-PUBLIC SALE NOTICE OF IMMOVABLE PROPERTY/IES
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 PROVISIO TO RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002
Reg. Off.: 9th Floor, Antikh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001. Phone-011-23357171, 23357172, 23705414. Web-www.pnbhousing.com

BRANCH OFFICE: 5 A B C D, FIFTH FLOOR, SHEERANG HOUSE, OPP. JANGLI MAHARAJ TEMPLE, J M ROAD, SHIVAJI NAGAR, PUNE, MAHARASHTRA - 411005
BRANCH OFFICE: 550, FIFTH FLOOR, MARVEL VISTA S NO 59A-59B-593A, SAHNEY SILJAN PARK, LULLA NAGAR, PUNE, MAHARASHTRA - 411040

Notice is hereby given to the public in general and in particular to the borrower(s) and Guarantor(s) indicated in Column no-4 that the below described immovable property (ies) described in Column no- 4 mortgage/discharged to the Secured Creditor, the constructive/Physical Possession of which has been taken as described in Column no-5 by the authorized Officer of PNB Housing Finance Limited-Secured Creditor, will be sold on "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS BASIS" as per the details mentioned below. Notice is hereby given to borrower(s)/mortgagee(s)/Legal Heirs, Legal Representative, (whether Known or Unknown), executor(s), administrator(s), successor(s), assignee(s) of the respective borrower(s)/mortgagee(s) as the case may be indicated in Column no-A under Rule 8(6) & 9 of the Security Interest Enforcement Rules, 2002 as amended as on date. For detailed terms and conditions of the sale, please refer to the link provided in PNB Housing Finance Limited's secured creditor's website i.e. www.pnbhousing.com.

Loan No. Name of the Borrower/Co-Borrower/Guarantor/Legal Heirs(A)	Demanded Amount & Date (B)	Nature of possession (C)	Description of the Properties mortgaged (D)	Reserve Price (RP) (E)	EMD (10% of RP) (F)	Last Date of Submission of Bid (G)	Bid Increment Rate (H)	Inspection Date & Time (I)	Date of Auction (Time) (J)	Know Escum Cases (K)
HOU/UPUN/11/7348957 Anilkumar Ravindra Ramani/ Vijita Vishwambaran Nair, B.O.: Pune	Rs. 18,54,252.34 & 31-03-2021	Physical	Flat No. 11 (Means Flat No. 11) 1st Floor, Gat No. 288 Gorhe, pune, Road/Section/Enclosure, Pune, Maharashtra-411041	Rs. 11,67,000	Rs. 1,16,700	16.01.2025	Rs. 10,000	07.01.2025 Between 12:00 PM to 4:00 PM	17.01.2025 Between 2:00 PM to 3:00 PM	"NIL/Not Known"
HOU/KNWD/0221/862766 Sandeep Shankar Salvi I Aparna Sandesh Salvi B.O.: Kondhwa	Rs. 73,69,107.48 & 15-09-2021	Physical	Building B, 4th Floor, Flat No. 402, Nirmaan Serene, S No 24/1/1 Behind Corinthian Club Resort, Next to Country Club Undr, Pune, Maharashtra-411060	Rs. 23,00,000	Rs. 2,30,000	16.01.2025	Rs. 10,000	08.01.2025 Between 12:00 PM to 4:00 PM	17.01.2025 Between 2:00 PM to 3:00 PM	"NIL/Not Known"
HOU/KNWD/1220/839713 Kajesh Babulal Shah/ Madhuri Babulal Shaunkat Motors, B.O.: Kondhwa	Rs. 74,11,346.96 & 17-07-2021	Physical	Building B, 3rd Floor, Flat No. 306, Nirmaan Serene, S No 24/1/1 Behind Corinthian Club Resort, Next to Country Club Undr, Pune, Maharashtra-411060	Rs. 23,00,000	Rs. 2,30,000	16.01.2025	Rs. 10,000	09.01.2025 Between 12:00 PM to 4:00 PM	17.01.2025 Between 2:00 PM to 3:00 PM	"NIL/Not Known"
HOU/UPUN/2207/79089 Sanjay Natha Pawar I Vidya Sagar B.O.: Pune	Rs. 1,91,50,361.14 & 03-05-2023	Physical	Building B, 1st Floor, Flat No. 104, Nirmaan Serene, S No 24/1/1 Behind Corinthian Club Resort, Next to Country Club Undr, Pune, Maharashtra-411060	Rs. 69,00,000	Rs. 6,90,000	16.01.2025	Rs. 50,000	13.01.2025 Between 12:00 PM to 4:00 PM	17.01.2025 Between 2:00 PM to 3:00 PM	"NIL/Not Known"

*Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc, incurred upto the date of payment and/or realization thereof. ** To the best knowledge and information of the authorized officer of PNB Housing Finance Limited, there are no other encumbrances/claims in respect of above mentioned immovable secured assets except what is disclosed in the Column no-4. Further such encumbrances to be catered/covered by the successful purchaser/bidder at his/her end. The prospective purchaser(s)/bidder(s) are requested to independently ascertain the veracity of the mentioned encumbrances. (1) As on date, there is no order restraining and/or court injunction PNBHFL/authorized officer of PNBHFL from selling, alienating and/or disposing of the above immovable properties/secured assets except what is disclosed in the Column no-4. The prospective purchaser/bidder and interested parties may independently take the inspection of the pleading in the proceedings/orders passed etc, if any, stated in column no-4, including but not limited to the file of the documents of the title pertaining thereto available with the PNBHFL and satisfy themselves in all respects prior to submitting tender/bidder application form or making offer(s). The bidder(s) has to sign the terms and conditions of this auction along with the Bid Form. (2) The prospective purchaser/bidder and interested parties may independently take the inspection of the pleading in the proceedings/orders passed etc, if any, stated in column no-4, including but not limited to the file of the documents of the title pertaining thereto available with the PNBHFL and satisfy themselves in all respects prior to submitting tender/bidder application form or making offer(s). The bidder(s) has to sign the terms and conditions of this auction along with the Bid Form. (3) Please note that in terms of Rule 8(6) of the Security Interest (Enforcement) Rules, 2002, the bidder(s) purchaser is legally bound to deposit 25% of the amount of sale price, (inclusive of earnest money) on the same day or not later than next working day. The sale may be confirmed in favour of (bidder/s) only after receipt of 25% of the sale price by the secured creditor in accordance with Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the sale price shall be deposited by the purchaser within 15 days from the date of acknowledgement of sale confirmation letter and in default of such deposit, the authorized officer shall forfeit the part payment of sale consideration amount within 15 days from the date of expiry of mandatory period of 15 days mentioned in the sale confirmation letter and the property/secured asset shall be resold as per the provisions of Sarfaesi Act. (4) PNB Housing Finance Limited would be assisting the authorized officer in conducting sale through e-Auction having its corporate office at Plot No. 68, 3rd Floor, Sector 44, Gurgaon, Haryana 122003 Website - www.bankofbaroda.com For any assistance related to inspection of the property or obtaining the Bid Documents and for any other query or for registration, you have to co-ordinate with Mr. Pankaj Tiwari & Anmol Meena, Toll Free : 1800 120 8600, E-Mail: auction@pnbhousing.com, is authorized Person of PNBHFL or refer to www.pnbhousing.com.
PLACE:- Pune, DATE:- 01.01.2025
SDI- AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED

SBI
SBI Home Loan Centre (10287) 44/2B, Shankar Sheth Road, Gultekadi, Near Sharada Chambers, Pune 411037.
 Tel: (020) 26308176, EMAIL: raccp.pune@sbi.co.in

Publication of Notice regarding possession of property u/s 13(4) of SARFAESI Act, 2002

Notice is hereby given under Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (54 of 2002) & in exercise of powers conferred under Section 13 (12) read with Rule 9 of the Security Interest (Enforcement) Rules, 2002, a **Demand Notice** was issued on the dates mentioned against each account and stated hereinafter calling upon them to repay the amount within 60 days from the date of receipt of said notice.

The borrowers having failed to repay the amount, notice is hereby given to the Borrowers and the public in general that the undersigned has taken **Symbolic Possession** of the property described herein below in exercise of power conferred on him under section 13(4) of the said Act read with Rule 9 of the said Act on the dates mentioned against each account.

The Borrowers 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 **STATE BANK OF INDIA** for an amount and interest thereon.

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

Name & Address of the Borrowers	Description of immovable property	Date of Demand Notice	Date of Symbolic Possession	Outstanding (Rs.) & as on Date
Mrs. Rekha Prashant Sutar Mr. Prashant V. Sutar Flat No. 1006, 10th Floor, Building E1, "Nirman Viva", Sr. No. 11/8, 12, 12/2A, 12/3 and 16/5, 16/5(1)(P), Ambegaon Budruk, Taluka-Haveli, District-Pune-411046. Home Branch-Market Yard A/C No.41857112353 SBI Home Loan A/C No.41857755587 Surksha Loan	All that piece and parcel of property bearing Residential Flat No. 1006, 10th Floor, Building E1, "Nirman Viva", Sr. No. 11/8, 12, 12/2A, 12/3 and 16/5, 16/5(1)(P), Ambegaon Budruk, Taluka-Haveli, District-Pune-411046.	22.10.2024	27.12.2024	Rs. 48,25,861/- (Rupees Forty Eight Lakhs Twenty Five Thousand Eight Hundred and Sixty One only) as on 22.10.2024 plus further interest with incidental expenses, charges, cost etc. incurred / to be incurred.

Date : 02.01.2025
 Place : Pune
 Sd/- Authorised Officer,
 SBI HLC, Shakar Sheth Road, Pune

REGISTERED OFFICE:- Peninsula Business Park, Tower A, 6th Floor, Senapati Bapat Marg, Lower Parel, Mumbai-400013
CONTACT ADDRESS:- 3 RD Floor, Celis Platina Building, F.C. Road, Near Police Parade Ground, Shivajinagar Pune - 411005.

DCB BANK

INTIMATION CUM AUCTION SALE NOTICE
Intimation to Remove Movable Assets from Secured Property

Notice is hereby given to the public that Authorized Officer of DCB Bank Ltd. in exercise of powers conferred under SARFAESI Act, has already sold the below mentioned Immovable Property/Secured Asset in public auction for recovery of dues of borrowers "1)MR. BABURAV BHAGWAN CHALAK, 2) MRS. POOJA BABURAV CHALAK, for loan obtained from DCB Bank Ltd. vide account nos. DRHLPR00474897. Now DCB Bank Ltd. is in process of handing-over possession of secured property to auction-purchaser.

At the time of taking possession of said property, some movable items were found by Authorised Officer in the said premise. A notice dated 27th December 2024 has been sent to borrower/co-borrower by RPAD at all available addresses and also through electronic modes i.e. mail, WhatsApp, intimating them to collect/remove inventory, movables, belongings and documents lying in secured properties on or before 13th January 2025. Therefore, through this notice, we hereby give final intimation to borrower/co-borrower to take possession of inventory, movables, belongings and documents lying inside the mortgaged properties in the presence and with consent of Authorised Officer of DCB Bank Ltd. by furnishing required documentary proof on or before 13th January 2025.

Please take notice that, if you fail to remain present at the scheduled date and time and remove the inventory, we will be forced to remove and dispose them through auction on "AS IS WHERE IS BASIS AND AS IS WHAT IS BASIS".

Account Number	Name of Borrower/Co-borrower and address / Property details
DRHLPSR00419127	MR. BABURAV BHAGWAN CHALAK, 2. MRS. POOJA BABURAV CHALAK All residing at - MUMBAI PUNE ROAD, HOUSING BOARD, NEAR VIDHYA NIKETAN HIGHT SCHOOL, PUNE, 411006 Also at - FLAT NO.303, 3RD FLOOR, BUILDING SR. NO.32/2/13, 'SAI SUNDARAM', KHARADI, PUNE 411014

Property Details "ALL THAT PIECE AND PARCEL OF FLAT BEARING NO.303, ADMEASURING CARPET AREA 43.76SQR. MTRS. ALONG WITH ENCLOSED BALCONY ADMEASURING 10.16SQR. MTRS. INCLUDING USABLE CARPET AREA OF 0.36 SQR. MTRS. AND ENCLOSED BALCONY ADMEASURING CARPET AREA 4.82 SQR. MTRS. ON THE THIRD FLOOR IN WING C ALONG WITH ONE CAR PARK NO. 13, ADMEASURING 9.29SQR. MTRS. IN THE PROJECT KNOWN AS SAI SUNDARAM WHICH IS CONSTRUCTED ON LAND BEARING SURVEY NO.32/2/13, 32/2/14, 32/2/15 AND 32/2/25 AND AS PER MOJANI REGISTERED NO. 153/2003 BEARING SR. NO.32/2/1/1 SITUATED AT KHARADI, TALUKA HAVELI DISTRICT PUNE THE SECURE DASSETS."

PLACE: Pune
 DATE:02-01-2025
 SD/-Authorized Officer
 DCB BANK Limited

THE BUSINESS DAILY.
FOR DAILY BUSINESS.

Bank of Baroda

Pune District Regional Office,
 398/A, Madhav Chambers - 1, Senapati Bapat Road, Shivaji Nagar, Pune- 411 016.
 Tel: (020) 25652121 Mail ID: recovery.PuneDist@bankofbaroda.com

यूनियन बैंक Union Bank of India
 Asset Recovery Branch : Suyog Plaza, 1st Floor, 1278, Jungli Maharaj Road, Deccan Gymkhana, Pune 411 004
 Email : ubn0578789@unionbankofindia.bank
 Mob : 8169178780

DEMAND NOTICE UNDER SEC.13 (2)
Ref. ARB/OR/731/2024-25
To: **Date:** 24/12/2024
Place: Pune

- Borrower : Mr. Rahul Rameshwar Bhoware,**
- Co-Borrower : Mrs. Pooja Rahul Bhoware, Both at :** Flat No. 303, 3rd Floor, R Building, Sheetal Baug Complex, Sr. No. 690, Hissa No.4A+4B, Behind Poona Public School, Pune-Nashik Road, Bhosari, Pune-411039
- Co-Borrower : Mr. Mahesh Pandharinath Nimbalkar,** House No K5, Spine Road, Cultural Crust Co-op Housing Society, Sec No.6, PCNTDA, Moshi, Pune-412105
- Co-Borrower : M/s. R D Steel Corporation,** Sr.No.212,Dighi Road,Bhosari, Pune-411039 Sir/Madam,

Notice under Sec.13 (2) read with Sec.13 (3) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

You the addressee No. 1 to No. 4 herein have availed the following credit facilities from our Wagholi Branch and failed to pay the dues/installment/ interest / operate the accounts satisfactorily and hence, in terms of the RBI guidelines as to the Income Recognition and Prudential Accounting Norms, your account/s has/have been classified as Non-Performing Asset as on 29.12.2023. As on 30/11/2024 a sum of Rs. 37,55,118.39 (Rupees Thirty Seven Lakhs Fifty Five Thousand One Hundred Eighteen and paise Thirty Nine Only.) is outstanding in your accounts.

The particulars of amount due to the Bank from No. 1 to No. 4 of you in respect of the aforesaid account/s are as under:

Type of Facility	Outstanding amount as on NPA i.e. as on 29-12-2023	Un applied interest w.e.f. 29-12-2023 to 30.11.2024	Penal Interest (Simple)	Cost/Charges incurred by Bank.	Total dues (in Rs.)
Union Home TL 471306650005274	Rs. 33,97,395.88	Rs. 3,56,122.51	Rs. 1600.00	Rs. 0.00	Rs. 37,55,118.39
Total	Rs. 33,97,395.88	Rs. 3,56,122.51	Rs. 1600.00	Rs. 0.00	Rs. 37,55,118.39

Total Dues : Rupees Thirty Seven Lakhs Fifty Five Thousand One Hundred Eighteen and paise Thirty Nine Only.

To secure the repayment of the monies due or the monies that may become due to the Bank, Mr. Rahul Rameshwar Bhoware, Mrs.Pooja Rahul Bhoware, Mr.Mahesh Pandharinath Nimbalkar and M/s. R D Steel Corporation through its partners Mr. Rahul Rameshwar Bhoware and Mr.Mahesh Pandharinath Bhoware have executed documents on 31-07-2018 created security interest by way of Mortgage

Mortgage of immovable property described herein below:

- All that piece and parcel of Flat/Unit bearing No. 303 on the 3rd Floor in the Building No. R admessuring approximately 91.86 Sq.Mtrs Carpet area along with attached terrace admeasuring 8.12 Sq.Mtrs.and also along with the provisional allocation of covered / open sky Car Parking Space No.R-10,admeasuring 11.15 Sq.Meters in the Building Name Sheetal Baug Complex.

Bounded:-

	As per Agreement	At Actual
East	By Old Pune Nashik Road	By Entrance Passage then Flat No.302
West	By Survey No.688/2	By Open Space
South	By Survey No.681/1	By Open Space
North	By New Nashik Road & Survey No.690/3	By Staircase & Flat No.304

Therefore You are hereby called upon in terms of section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, to pay a sum of **Rs. 37,55,118.39 (Rupees Thirty Seven Lakhs Fifty Five Thousand One Hundred Eighteen and paise Thirty Nine Only)** together with further interest and charges at the contractual rate as per the terms and conditions of loan documents executed by you and discharge your liabilities in full within 60 days from the date of receipt of this notice, failing which, we shall be constrained to enforce the aforesaid securities by exercising any or all of the rights given under the said Act.

As per section 13 (13) of the Act, on receipt of this notice you are restrained / prevented from disposing of or dealing with the above securities without the consent of the bank.

Your attention is invited to provisions of sub-section (8) of Section 13 of the SARFAESI in respect of time available, to redeem the secured assets.

Note: Whereas previous notices issued under the SARFAESI Act 2002 is hereby withdrawn. This notice prevails over all action taken by Bank under SARFAESI Act 2002.

For Union bank of India
Authorized officer
 (This notice is also being published in vernacular. The English version shall be final if any question of interpretation arises.)

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
APPENDIX -IV-A [See proviso to Rule 6(2) & 8(6)]

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 6(2) & 8(6) of the security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable properties mortgaged / charged to the secured creditor, possession of which has been taken by Authorised officer of Bank of Baroda, secured creditor, will be sold on "As is Where is" and "Whatever there is" basis for recovery of below mentioned account/s. The details of Borrower/s/Guarantor/s/Secured Asset/s/Dues/Reserve Price /e-Auction Date & Time, EMD and Bid Increase Amount are mentioned below-

Sr. No.	Name & Address of Borrower(s) / Guarantor(s)	Short description of the immovable property with known encumbrances, If any	Total Dues	Date & Time of E-auction	Reserve Price, EMD, Bid Increase Amount	Status of Possession (Constructive / Physical)	Property Inspection Date & Time
1.	Borrower: M/S Telehome Distribution Hub Private limited Co-Director - Mr. Shazi Muqueet Malik and Mrs. Saher Shazi Malik	Residential Flat No. 203 On 2 nd Floor, In Building "SOLITAIRE (WING B)" & Society Known As "KOOL HOMES", Situated at Survey No. 11, Hissa No. 9-14A/2, Nearby Arabian Mandi - Best AC Family Dining Restaurant, Kondhwa Kh., Taluka, Haveli, District, Pune. 411048.	Rs. 11,79,38,350/- + interest w.e.f. 21.08.2024 + other (expenses etc till date.(Less Recovery if any)	06/02/2025, 02.00 PM to 6.00 P.M.	RP: Rs. 64,65,000/- EMD: Rs. 6,46,500/- BID increase amount: Rs. 10,000/-	Symbolic	20.01.2025 from 10 A.M. to 4 P.M
2.	Borrower: M/S Telehome Distribution Hub Private limited Co-Director - Mr. Shazi Muqueet Malik and Mrs. Saher Shazi Malik	Commercial Office No. 104 On 1 st Floor, Wing-B Scheme Known As "GREEN WOODS", Situated at Survey No. 86/3/4/A, CTS No. 1429, Nearby Pune Municipal Corporation Quality Assurance Laboratory, Wanwadi, Taluka, Haveli, District, Pune. 411040.	Rs. 11,79,38,350/- + interest w.e.f. 21.08.2024 + other (expenses etc till date.(Less Recovery if any)	06.02.2025, 02.00 PM to 6.00 P.M.	RP:1,22,75,000/- EMD:12,27,500/- BID increase amount Rs. 10,000/-	Symbolic	20.01.2025 from 10 A.M. to 4 P.M
3.	Borrower : M/S Telehome Distribution Hub Private limited Co-Director - Mr. Shazi Muqueet Malik and Mrs. Saher Shazi Malik	Commercial Office No. 101, On 1 st Floor, Wing-B, Scheme Known As "GREEN WOODS", Situated at Survey No. 86/3/4/A, CTS No. 1429, Nearby Pune Municipal Corporation Quality Assurance Laboratory, Wanwadi, Taluka, Haveli, District, Pune. 411040.	Rs. 11,79,38,350/- + interest w.e.f. 21.08.2024 + other (expenses etc till date.(Less Recovery if any)	06.02.2025, 02.00 PM to 6.00 P.M.	RP: 87,11,000/- EMD: 8,71,100/- BID increase amount: Rs.10,000/-	Symbolic	20.01.2025 from 10 A.M. to 4 P.M
4.	Borrower: M/S Telehome Distribution Hub Private limited Co-Director - Mr. Shazi Muqueet Malik and Mrs. Saher Shazi Malik	Residential Flat No. 1012 On 10 th Floor, Scheme Known As "GODREJ HORIZON CO- OPERATIVE HOUSING SOCIETY LTD", Tower No. 'A', Situated at Survey No. 3/12, 3/13, 3/21, 3/22, 2/1B, 2/1A, Nearby Euro School, Undri, Taluka, Haveli, District, Pune. 411048.	Rs. 11,79,38,350/- + interest w.e.f. 21.08.2024 + other (expenses etc till date.(Less Recovery if any)	06.02.2025, 02.00 PM to 6.00 P.M.	RP: 44,25,000/- EMD:4,42,500/- BID increase amount: Rs.10,000/-	Symbolic	20.01.2025 from 10 A.M. to 4 P.M
5.	Borrower: M/S Telehome Distribution Hub Private limited Co-Director - Mr. Shazi Muqueet Malik and Mrs. Saher Shazi Malik	Row House No. E (Row House No.05), Scheme Known as "Utopia Co-op Housing Society", Situated at Survey No. 68, Hissa No.1, 2, 3/1, 3/2A, 3/2B, 4, 5, 6, 7A, 7A, Nearby Bharat Petroleum, Petrol Pump - Kedari Service Station, Wanwadi, Taluka Haveli, District, Pune 411040.	Rs. 11,79,38,350/- + interest w.e.f. 21.08.2024 + other (expenses etc till date.(Less Recovery if any)	06.02.2025, 02.00 PM to 6.00 P.M.	RP: 1,49,39,000/- EMD: 14,93,900/- BID increase amount: Rs.10,000/-	Symbolic	20.01.2025 from 10 A.M. to 4 P.M
6.	Borrower: M/S Telehome Distribution Hub Private limited Co-Director - Mr. Shazi Muqueet Malik and Mrs. Saher Shazi Malik	Residential Flat No. 202 On 2nd Floor, Scheme Known As "Ganga Sparsh E-building Co-Operative Housing Society Ltd", "E-building", Situated at Survey No. 16/3 , Nearby The Bishop's Co-Ed School, Undri, Taluka, Haveli, District, Pune. 411028.	Rs. 11,79,38,350/- + interest w.e.f. 21.08.2024 + other (expenses etc till date.(Less Recovery if any)	06.02.2025, 02.00 PM to 6.00 P.M.	RP: 34,80,000/- EMD: 3,48,000/- BID increase amount : Rs.10,000/-	Symbolic	20.01.2025 from 10 A.M. to 4 P.M
7.	Borrower : M/S Digtch Pro Distribution Hub Pvt LLP Co-Partner: Mr Faisal Khan and Mr. Mallinath Ambare	Residential Flat No. 202 On 2nd Floor, In Building "santa Clara (wing E)" & Society Known As California Co-Operative Housing Society Ltd", Situated at Survey No. 9, Hissa No. 1, Nearby Kumar Pricetown Society, Undri, Taluka, Haveli, District, Pune. 411060.	Rs. 23,018,889/- + interest w.e.f. 20.10.2024 + other (expenses etc till date.(Less Recovery if any)	06.02.2025, 02.00 PM to 6.00 P.M.	RP : 2,10,16,000/- EMD: 21,01,600/- BID increase amount: Rs. 10,000/-	Symbolic	20.01.2025 from 10 A.M. to 4 P.M
8.	Borrower: Mr. Nitin Ashok Shinde and Mrs. Maya Nitin Shinde						