PUBLIC NOTICE

This is to declare that Mr.Anilkumar Shrimal Nahar is the legal owner, sized and possessed or otherwise legally entitled to the following plot of land/immovable property at

DESCRIPTION OF THE PROPERTY - All that piece and parcel of land bearing Gat No. 116 admeasuring 00 hector 40 Aar Plus pot Kharaba 00H 01.70R, assessed at Rs.01.29 Paise, situated at Village - Kanhe, Taluka- Maval, Dist.- Pune. Within the limits of Group Grampanchayat - Kanhe, Tal.- Maval, Dist.- Pune and the Registration District - Pune Sub-Registration District and Taluka Mavalbounded as follows – On towards East - Gat No. 115 On towards South - Gat No. 115, ; On towards West - Gat No. 128, ; On towards North - Gat No.119,118 And 117, The aforesaid owner of the plot have assured and declared that he is the only legal owner in actual and legal possession of the said plot. He have not agreed to sell. encumber or anyway assign the said plot to any person/s and that no other person/s except the aforesaid owner have any right, title or interest in the said plot, and his ownership right, title and interest over the above plot is fully clear and marketable and free from encumbrances and / or charges.

If any person/s has/have any type of interest in or over the said plot, he/they should contact the undersigned and present the claim within 15 days from the publication of this notice, along with supporting documents. If no such claim is received within 15 days from the publication of this notice, it will be presumed that nobody has any right, claim or objection for assignment / sale of the said plot, and my clients will proceed to complete the transaction and no claim or objection received thereafter will be entertained thereafter.

Advocates on behalf of purchasers-Adv. Dattatray Shete / Adv. Rohit Dattatray Shete Off: 7 & 8, 'Payal Apartments', Tapodham Colony, Talegaon Stn. 410507. Mobile - 9822379968 / 9404952525.

Noti mon	2 read with provise to Rule 8 (6) on the put ce is hereby given to the put togged/charged to the Secured	imovable Assets under the Securitization a of the Security Interest (Enforcement) Rule bits in general and in particular to the E Creditor, the Possession of which has bee s', and 'Whatever there is', as per the brief	s, 2002. Borrower(s) a en taken by th	nd Guarantor(s) e Authorized Offi	that the bel	ow describ	ed immova	ble property
Sr. No.	Name of Borrower(s) / Co Borrowers/ Guarantors/ Legal Heirs. Loan Account No.	Details of the Secured asset(s) with known encumbrances, if any	Amount Outstanding	Reserve Price Earnest Money Deposit	Date and Time of Property Inspection	Date & Time of Auction	One Day Before Auction Date	SARFAESI Stage
(A)	(B)	(C)	(D)	(E)	(F)	(H)	S to me a	(1)
1	Sridhar Iyer (Borrower) Santosh Radhakrishnan Iyer (Co-Borrowers) NHMUM00000850672	Bunglow No. 04, Ground floor, Tativa Project Phase II, Plot No. 4, New Survey No. 3, Hissa No. 3/3A, Kothimbe Ambivli Road, Village Pinglas, Taluka Karjat District Raigad, Karjat West, Navi Mumbai, Maharashtra - 410201	5,107,385 4th	Rs. 1,705,900/- Rs. 170,600/-	20th Sept,'24 11AM -3PM	27th Sept,'24 2PM -3PM	26th Sept, 24	Physical Possession

AXIS BANK LTD.

Date: 11/09/2024 Place: Pune

Registered Office: Axis Bank Ltd., "Trishul" -3rd floor, Opp. Samartheshwar Temple, Near Law Garden, Ellisbridge, Ahmedabad -380006 Branch Address: Axis Bank Ltd., Sterling Plaza, Ground floor, Opp. Sai Sevices Petrol Pump, J.M.Road, Pune-411004.

Date: 12.09,2024 | Place: Karjat

POSSESSION NOTICE [RULE 8(1)]

Authorised Officer, ICICI Home Finance Company Limited | CIN : U65922MH1999PLC120106

Sd/- Axis Bank Ltd., Authorised Officer

Whereas, The undersigned being the Authorized Officer of the Axis Bank Ltd., Under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13(12) read with Rule3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notices on the dates mentioned below, calling upon the borrowers / Co-borrowers / Guarantors / mortgagors, as per details given below, to repay the amounts mentioned in the respective Notices within 60 days from the date of the respective notice. The borrowers / Co-borrowers / Guarantors / mortgagors, having failed to repay the amount, notice is hereby given to the borrowers / Co-borrowers / Guarantors / mortgagors and the public in general that the undersigned has taken Physical 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, 6 & 8 of the Security Interest (Enforcement) Rules, 2002 on the date mentioned below. The borrowers / Co-borrowers / Guarantors / mortgagors in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Axis Bank Ltd., for amounts mentioned below. The borrower's attention is invited to the provisions of Sub Section (8) of Section 13 of the SARFAESI Act, 2002 in respect of time available, to redeem the secured assets

ir. Io.	Name & Address of Borrowers / Co-borrowers / Mortgagors / Guarantors	Outstanding Amount (Rs.)	
1.	1) Sameer Tanaji Choudhary, Parvati Nanadan House, Dattawadi, Akuri, Pune, Maharashtra, India -411035, Also at: Kalbhor Chwal, Kalbhor Nagar, Chinchwad, Near Hanuman Mandir, Pune-411019, Also At: Hotel Kaveri Sector, Plot No.169, Transport Nagar, Nigdi, Near Bhagti Shakti Garden, Pune-411044, Also at: Flat No.201 On Second Floor 'Vinayak Plaza' Sr. No.106/1, Plot No.01, At-Vadgaon, Tq.Maval, Dist.Pune, 2) Renuka Samir Chaudhari, Parvati Nanadan House, Dattawadi, Akuri, Pune Maharashtra, India - 411035, Also at: Flat No.201 On Second Floor 'Vinayak Plaza' Sr.No.106/1 Plot No.01, At.Vadgaon, Tq.Maval, Dist.Pune.	Rs. 18,32,333/- (Rupees Eighteen Lakh Thirty Two Thousand Three Hundred Thirty Three Only) amount as on 13/10/2022 being the amount due & (this amount includes interest applied till 13/10/2022 only) & together with further contractual rate of interest from 13/10/2022 thereon till the date of payment, the aforesaid amount and incidental expenses, costs, charges etc. incurred / to be incurred until the date of payment.	
	Date of Demand Notice : 21/10/2022	Date of Physical Possession : 11/09/2024	

PUBLIC NOTICE FOR CHANGE OF BRANCH ADDRESS

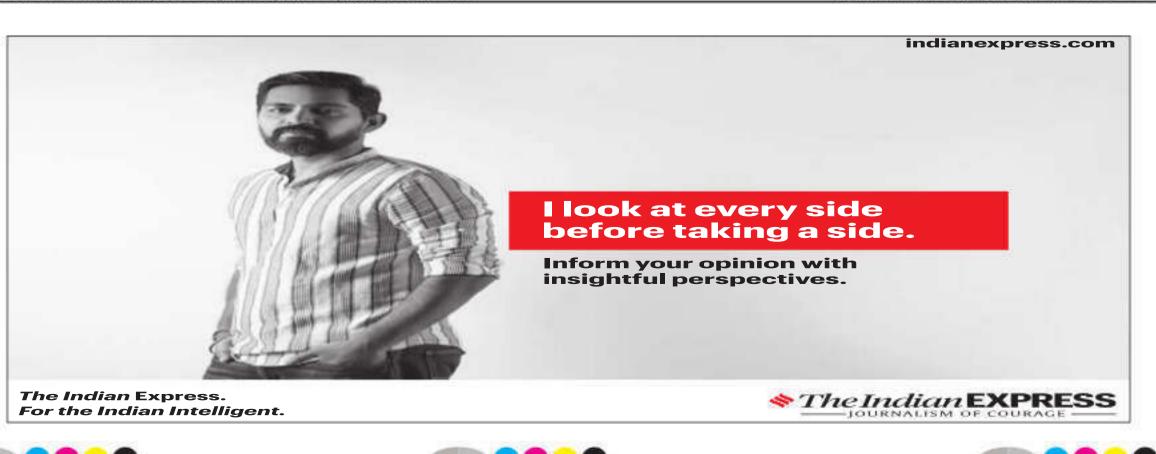
This is to bring to the General Public and Customers of AU Small Finance Bank Limited (Fincare Unit), that the address of following branch will be changed. All accounts/transactions currently maintained at the branch will remain the same. The details of the old vis-à-vis new address of the location along with effective date of change is enclosed with notice as Annexure-A. Customers are requested to contact the Branch Manager/visit the new location for their transactions.

For more information, please visit us or contact Branch Manager of following branch. The contact number of Branch Manager is provided in the Annexure-A attached with this notice. AU Small Finance Bank Limited (Fincare Unit).

	"Annexure-A"								
Branch Code	Branch Name	State	Effective Date of Change of Address	Old Addresses (Fincare Unit)	New Branch Code	AU Branch - Locations	State	AU Branch Address	AU Branch Manager Contact Number
10457	Pune	MH	14-0ct-2024	Ground Floor, Unit No.2, Akruti Cham- bers, Near Lakshmi Narayan Chowk, Pune Satara Road, Swargate, Pune, Maharashtra - 411037	2662	Mukund Nagar	Maha- rashtra	Shop No. 29, 29A & 11, Ground Floor, Parshwa Building, Mukund Nagar, Pune, Maharashtra- 411037	8828834797

Finance Limited ENFORCE	ON-SALE NOTI	CE FOR	DIX -IV-A - E-AUCTION-PUBLIC SALE NOT SALE OF IMMOVEABLE ASSETS UNDER THE SECU INTEREST ACT, 2002 READ WITH PROVISO TO RULE	RITISATIO 8(6) OF T	N AND RI HE SECU	ECONSTI RITY INT	RUCTIO EREST	N OF FINANC	ENT) RULES,	2002)
Branch Office: Third Floor, Ganlaxmi Complex Nagar, Pune, Maharashtra - 411940 Branch Office J M Ro	Floor, Antriks Survey no.08, Ha fice: Office No. 30 ad. Shivali Nagar	sh Ehav dapsar k 2, 3rd Flo Pune Ma	ran, 22 Kasturba Gandhi Mare, New Delhi-110001, Ph haradi Bypass Road, Kharadi, Pune, Maharashtra - 411014 Bra bor, Gheewala complex, Station Road, Chinchwad, Pune, Mahar sharashtra - 411005, Branch Off.: 401/402, Fourth Floor, Matosh	ones:-011- inch Office: 5 ashtra - 4110 ri Plaza, Veni	60, Fifth Fl 19 Pune B us Corner	2335717 oor, Maryel ranch Offic Shahupuri	Vista, S. e: 5 A.B. Kolhanu	no 599A=598+59 C.D. Fifth Floor, r. Maharashtra	www.pnbhousi 3A, Sahney Suja Sheerang House 416001	ng.com an Park, Lu e, Opp. Jan
Notice is hereby given to the public in general Secured Creditor, the constructive/Physical Pos IS WHAT IS and WHATEVER THERE IS BASI	and in particular t session of which t S" as per the deta (s)/Legal Heirs, Le inder Rule-8(6) &	to the bor has been ails menti egal Repr 9 of the	rower(s) & guarantor(s) indicated in Column no-A that the below taken (as described in Column no-C) by the authorized Officer of oned below. esentative, (whether Known or Unknown), executor(s), administra Security Interest Enforcement Rules, 2002 amended as on date.	described in M/s PNB Hou	movable posing Finance	roperty (ies ce Limited/S) describ secured (ed in Column no Creditor, will be s	o-D mortgaged/cl old on "AS IS W	harged to the HERE IS, A
Loan No. Name of the Borrower/Co-Borrower /Guarantor/Legal heirs (A)	Demanded Amount & Date (B)	Nature of posse ssion (C)	Description of the Properties mortgaged (D)	Reserve Price (RP)	EMD (10% of RP) (F)	Last Date of Submission of Bid (G)	Bid Incre mental Rate (H)	Inspection Date & Time (I)	Date of Auction & Time (J)	Known Encur ances/ Cou Case if any
HOU/PUN/0617/396749 Amol Pradeep Kharare / Laxmi Rajkumar Budhan, B.O.: Pune	Rs. 6,85,721.1 as on date 31.03.2021	the same of the sa	Type D.Sixth Floor,605.Saarthi Swadesh ,Gat No 359 ,Village Jambhul,Taluka Maval Dist Pune,Maharashtra-431713.	Rs. 9,21,000/-	Rs. 92,100/-	26.09.2024	Rs. 10,000/-	23.09.2024 between 12:00 PM to 04:00 PM	27.09.2024 between 01:30 PM to 03:00 PM	"NIL/Not Known
HOU/PUN/0319/658583 Jagdish Chamola / Nanda Jagdish Chamola B.O.: Pune	Rs. 24,12,059.92 as on date 14.06.2023	Physical	Single Building,2nd Floor,208,Pristine Aakanksha, Gat No- 2, At - Bakori, Tal-Haveli, Pune, Maharashtra-412207.	Rs. 20,43,000/-	Rs. 2,04,300/-	26.09.2024	Rs. 10,000/-	24.09.2024 between 12:00 PM to 04:00 PM	27.09.2024 between 01:30 PM to 03:00 PM	*NIL/Not
HOU/PM/0421/878479 Agasti Nayak / Rashmita Nayak B.O.: Pimpri Chinchwad	Rs. 23,73,936.18 as on date 16.03.2023	Physical	Single Building,3rd Floor,Flat No. 301, Platinum Biss,Gat No 707, Markal, Pune, Maharashtra-412105.	Rs. 19,80,000/-	Rs. 1,98,000/-	26.09.2024	Rs. 10,000/-	16.09.2024 between 12:00 PM to 04:00 PM	27.09.2024 between 01:30 PM to 03:00 PM	*NIL/Not Known
HOU/PUN/1118/600093 Justin V Thadathil / Jomon Varghese, B.O.: Pune	Rs. 20,01,869.95 as on date 21.04.2023	Physical	Flat No. 12, Ground Floor, Building No. A. 11, Plot No. 22 To. 29 Hinjewadi Xrbia Township, Sr No. 38 2 38 3 39 56 And 57, Dattawadi, Near Xrbia Tempo & Transport, Pune, Maharashtra-411051.	Rs. 17,19,000/-	Rs. 1,71,900/-	26.09.2024	Rs. 10,000/-	21.09.2024 between 12:00 PM to 04:00 PM	27.09.2024 between 01:30 PM to 03:00 PM	*NIL/Not Known
HOU/PM/1218/613523 Ramdas Motiram Khole / Jyoti Ramdas Khole / Priti Ramdas Khole / Vaibhav Ramdas Khole, B.O.: Pimpri Chinchwad	Rs. 18,54,474.85 as on date 17,01,2023	Physical	Wing B.Fourth Floor.415, Vrundavan,Gat. No. 9 (P), Village Charoli Khurd, Taluka Khed, Dist. Pune - 412105, Pune, Maharashtra-412105.	Rs. 15,80,000/-	Rs. 1,58,000/-	26.09.2024	Rs. 10,000/-	17.09.2024 between 12:00 PM to 04:00 PM	27.09.2024 between 01:30 PM to 03:00 PM	*NIL/Not Known
HOU/KRDI/0522/995544 Ashish Dilip Kedari / Kharat Nayana Manikrao B.O.: Kharadi	Rs. 16,37,889.01 as on date 16.03.2023	Physical	Flat No 606,6th Floor, Wing C, Shubharambh, Sr No 64/3/6 + 3/9/2 + 3/9/3 + 3/9/4, Hadapsar, Pune, Maharashtra-411014.	Rs. 14,04,000/-	Rs. 1,40,400/-	26.09.2024	Rs. 10,000/-	18.09.2024 between 12:00 PM to 04:00 PM	27.09.2024 between 01:30 PM to 03:00 PM	*NIL/Not
HOU/PUN/0219/653750 Amol Prakash Narakhede / Sadhna Amol Narkhede, B.O.: Pune	Rs. 16,30,725.77 as on date 17.01.2023	Physical	Building A, 7th Floor, 708, Sara Sanskruti, Gat No 62 63 65, Village Kharabwadi, Taluka Khed, Pune, Maharashtra-410501.	Rs. 13,60,000/-	Rs. 1,36,000/-	26.09.2024	Rs. 10,000/-	20.09.2024 between 12:00 PM to 04:00 PM	27.09.2024 between 01:30 PM to 03:00 PM	*NIL/Not Known
HOU/KOP/0221/862381 Geeta Mahadeo Bhosale / Mangesh Mahadev Bhosale, B.O.: Kolhapur	Rs. 15,44,095.26 as on date 17,11,2021	Physical	R S No 57/1a/2,Plot No A 14,Unit No 1, Mouje Pachgaon,Kolhapur,Nakshatra Park Shikshak Colony, Kolhapur, Maharashtra 416012.	Rs. 11,77,000/-	Rs. 1,17,700/-	26.09.2024	Rs. 10,000/-	16.09.2024 between 12:00 PM to 04:00 PM	27.09.2024 between 01:30 PM to 03:00 PM	*NIL/Not Known
HOU/KOP/1018/587747 Nitin Rajshekhar Bhutkar / Rahul Rajshekhar Bhutkar, B.O.: Kolhapur	Rs. 71,76,429.83 as on date 17,12,2021	Physical	Wing B, Upper Floor, 102 & 103, Amey Hi Life, R.s. No. 125/1, A Ward,	Rs. 47,95,000/-	Rs. 4,79,500/-	26.09.2024	Rs. 10,000/-	17.09.2024 between 12:00 PM to 04:00 PM	27.09.2024 between 01:30 PM to 03:00 PM	*NIL/No
HOU/KRDI/0620/797567 Gauray Jaryal / Anchal Jaswal / Tech Hill Solutions, B.O.: Kharadi	Rs. 22,20,384as on date 15.12.2022	Physical	Wing B, 2nd Floor, 206, Impero, S No 22 3 P And 22 2 1 P And 22 2 1 And 22 2 2 . Village Autade Handewadi Taluka Haveli, Pune, Maharashtra-411028.	Rs. 21,05,000/-	Rs. 2,10,500/-	26.09.2024	Rs. 10,000/-	19.09.2024 between 12:00	27.09.2024 between 01:30 PM to 03:00 PM	'NIL/No
HOU/PUN/0418/513040 Dattatray Kashinath Suwarnakar/Nisha Suvarnakar, B.O.: Pune	Commence of the Commence of th	Physical	Building A1,First Floor 105, Sangam Realty Chakan Annex, Gat No. 255, Village - Shelgaon, Tal - Rhed, Pune, Maharashtra-411039.	Rs. 6,20,000/-	Rs. 62,000/-	26.09.2024	Rs. 10,000/-	19.09.2024 between 12:00 PM to 04:00 PM	27.09.2024 between 01:30	'NIL/No
HOU/KNDW/0818/567025 Devidas Bapu Waghule/Rohini Devidas Waghule, B.O.: Kondhwa	CONTRACTOR OF STREET,	Physical	Wing B,4th Floor, 404.0,Pristine Purvarang,Sr No 733(P), At Perne,Tal – Haveli, Dist Pune , Pune, Maharashtra-412207.	Rs. 5,99,000/-	Rs. 59,900/-	26.09.2024	Rs. 10,000/-	20.09.2024 between 12:00 PM to 04:00 PM	27.09.2024 between 01:30	'NIL/Not Known
HOU/KNDW/0518/530775 Bhavaniprasad Aoudamber Tiwari / Jayalaxmi Aoudamber Tiwari, B.O.: Kondhwa	Rs. 97,93,345.2 as on date 31,03,2021	Physical	Wing C,2nd Floor,11, Gladiola Paradise,S.no-58/7a & 7b/1,7b/2,7a/2, Kondhwa Bk Pune, Pune, Maharashtra-411048.	Rs. 38,05,000/-	Rs. 3,80,500/-	26.09.2024	Rs. 10,000/-	19.09.2024 between 12:00 PM to 04:00 PM	27.09.2024 between 01:30 PM to 03:00 PM	*NIL/No
HOU/KNDW/0518/526750 Bhavaniprasad Aoudamber Tiwari /Jayalaxmi Aoudamber Tiwari, B.O.: Kondhwa	Rs. 97,93,345.2 as on date 31.03.2021	Physical	Wing C.2nd Floor,8, Gladiola Paradise, S.no-58/7a & 7b/1,7b/2,7a/2, Kondhwa Bk Pune, Maharashtra -411048.	Rs. 34,67,000/-	Rs. 3,46,700/-	26.09.2024	Rs. 10,000/-	18.09.2024 between 12:00 PM to 04:00 PM	27.09.2024 between 01:30	'NIL/No
HOU/PUN/0220/779089 Sanjay Natha Pawar / Vidya Sanjay Pawar B.O.: Pune	Rs. 1,91,50,361.14 as on date 03.09.2023	Physical	Building B.1st floor, Flat No. 104, Nirmaann Serrene, S. No. 24/1/1 Behind Corinthian Club Resort, Next to country Club Undri, Pune, MAHARASHTRA-411060.	Rs. 1,05,00,000/-	Rs. 10,50,000/-	26.09.2024	Rs. 50,000/-	18.09.2024 between 12:00 PM to 04:00 PM	27.09.2024 between 01:30 PM to 03:00 PM	'NIL/Not
		Building B,5th floor,Flat. No. 508,Nirmaann Serrene,S No 24/1/1 Behind Corinthian Club Resort,Next to country Club Undri,Pune,MAHARASHTRA-411060.					19.09.2024 between 12:00 PM to 04:00 PM	27.09.2024 between 01:30	*NIL/Not Known	
			Building B,5th floor,Flat No. 502,Nirmaann Serrene,S No 24/1/1 Behind Corinthian Club Resort,Next to country Club Undri,Pune,MAHARASHTRA-411060.					20.09.2024 between 12:00	27.09.2024 between 01:30 PM to 03:00 PM	*NIL/Not Known

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. - K. Further such encumbrances to be catered/ paid by the successful purchaser/bidder at his/her end. The prospective purchaser(s)/bidders 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/the authorized Officer of PNBHFL from selling, alienating and/or disposing of the above immovable properties/secured assets and status is mentioned in (1.) As on date, there is no order restraining and/or court injunction PNBHFL/the authorized Officer of PNBHFL from selling, alienating and/or disposing of the above immovable properties/secured assets and status is mentioned in column no-K (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-K. Including but not limited to the title of the documents of the title pertaining thereto available with the PNBHFL and satisfy themselves in all respects prior to submitting tender/bid application form or making Offier(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 9(3) of the Security Interest (Enforcement) Rules, 2002, the bidder(s) has 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 control accordance with Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the sale consideration amount has to 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.) M/s C1 India Private Limited would be assisting the Authorised officer in conducting sale through an e-Auction having its Corporate office at Plot No. 68, 3rd Floor, Sector 44, Gurgaon, Haryana 122003 Website -www.bankeauctions.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. Abhijit Gaikwad/ Amol Mane, Toll Free No.: 1800 120 8800, E-Mail: auc PLACE:- PIMPRI CHINCHWAD, KOLHAPUR, KHARADI, KONDHWA, PUNE, DATE:- 11.09.2024 SD/- AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED



Unit No. 25, 26 & 27, Laxmi Plaza, Laxmi Industrial Estate, New Link Road, Andheri West, Mumbai - 400053. Email: mumbai andheriwest@tmbank.in Ph: 022 26366240 / 26366260

CIN: L65110TN1921PLC001908

DEMAND NOTICE UNDER SECTION 13 (2) OF THE SARFAESI ACT Borrower: Mr. R. Dharmendra, S/o. Mr. Rajendra, 181/1C Wing, Shop No. 3201/16, Laxmi Welfare Soceity, Hari Om Nagar Santo, Vasai-401209.

Guarantor: Mrs. D. Deepsikha, W/o. Mr. R. Dharmendra, 181/1C Wing, Shop No. 3201/16, Laxmi Welfare Soceity, Hari Om Nagar Santo, Vasai -401209.

Sub.: Demand Notice under Section 13 (2) of SARFAESI Act in respect of Loan A/c. No. 214700950100087 - Term Loan Rs. 19.50 lakhs availed by Mr. R. Dharmendra, S/o. Mr. Rajendra, availed at Mumbai Andheri west branch on 20.08.2022.

At your request, the Bank has granted through its Mumbai Andheri west branch from time to

time various credit facilities to the Borrowers as per the particulars mentioned in Schedule-A. You, the Borrower's have availed the credit facilities with an undertaking to repay the said credit facilities and executed the necessary loan documents in favour of the Bank and the borrower/guarantors/mortgagor have also created mortgage by way of deposit of title deeds in respect of the property more fully described in Schedule - B as primary security. The liability in the above loan account were duly acknowledged by you by executing balance confirmation letters and revival letters and also other security documents from time to time. Further the term loan account was personal guaranteed by Mrs. D. Deepsikha, Consequent to the default committed by the borrower/borrowers in repayment of the principal debt and interest thereon, the loan account, has been classified as Non Performing Assets (NPA) as on 18.08.2024 as per the directions / guidelines of Reserve Bank of India relating to asset classifications issued from time to time. Despite repeated requests you, the Borrowers/quarantors have failed and neglected to repay the said dues/outstanding

You, the Borrowers, Guarantors, Mortgagor are hereby called upon by this Notice under Section 13 (2) to discharge the liabilities in full to the bank and to repay a sum of Rs. 19.71.467.73 (Rupees Nineteen Lakh Seventy One Thousand Four Hundred Sixty Seven and Paise Seventy Three Only) as on 25.08.2024 to the Bank within 60 days from date of this notice. You are also liable to pay future interest 9.45 % plus 2.00% penal interest on the aforesaid amount together with incidental expenses, cost, charges etc. to the Bank within **60 days** from the date of this notice.

Bank will exercise all or any of the rights detailed under Sub-Section (4) of Section 13 and under other applicable provisions of the Act if you fail to repay the Bank the aforesaid amount with future interest and all costs and expenses thereon.

You, the Borrower / Guarantors / Mortgagor are restrained from transferring by way of sale, lease or otherwise, any of the above said assets more specifically mentioned in the schedule hereunder after issuance of this notice as per Section 13(13) of the above Act and any such transfer without prior written consent of the bank will not affect the rights of the Bank and any such transfer shall be void.

The Borrower's / Guarantor's / Mortgagor's attention is hereby invited to the provisions of sub section 8 of Section 13 of the Act, in respect of time available to redeem the assets. Section 13(8) of the SARFAESI Act.

Where the amount of dues of the secured creditor together with all costs, charges and expenses incurred by him is tendered to the secured creditor at any time before the date of publication of notice for public auction or inviting quotations or tender from public or private treaty for transfer by way of lease, assignment or sale of the secured assets

i) the secured assets shall not be transferred by way of lease assignment or sale by the secured creditor and

ii) In case, any step has been taken by the secured creditor for transfer by way of lease or assignment or sale of the assets before tendering of such amount under this sub-section, no further step shall be taken by such secured creditor for transfer by way of lease or assignment or sale of such secured assets.

This notice is issued without prejudice to the Bank's right to initiate such other actions or legal proceedings as it deems necessary under any other applicable provisions of law. SCHEDULE - A

S.No	Nature of Facility with Account Number	Amount Outstanding as on 25.08.2024	Date of Execution of Loan Documents	
1	Term Loan - Rs. 19,50,000/- (214700950100087)	Rs. 19,71,467.73	20/08/2022	
	Total	Rs. 19,71,467.73		
		HEDULE B ary Security)		

S.No	Limit details	Details of Security		
1	Term Loan - Rs.19,50,000/- (214700950100087)	admeasuring 26.24 Sq. M Building No. 03, in 'B' W known as "Paramount Enc No.1023/7 (Old S.No.1023	Residential New Flat No. 40 It carpet area, on 4h Floor, ing, "Type C1" in the Buildi lave Phase -2", bearing Surv/1+2/24) situate lying and being & District Palghar - 4014. R. Dharmendra	
		North : Garden	East : Internal Road	
		South : Gayatri Park	West: Building No. 3A	

Authorised Officer Tamilnad Mercantile Bank Ltd., (For Mumbai Andheri west Branch)

Unit No. 25, 26 & 27, Laxmi Plaza, Laxmi Industrial Estate, New Link Road, Andheri West, Mumbai - 400053. Email: mumbai andheriwest@tmbank.in Ph: 022 26366240 / 26366260

CIN: L65110TN1921PLC001908

DEMAND NOTICE UNDER SECTION 13 (2) OF THE SARFAESI ACT Borrowers: 1. Mr. Sudheer Kumar Gupta S/o. Mr. Padam Sain Gupta, Unit No. 8, 2nd Floor, Commerce Centre Gujarat Industrial Compound, Vishweshwar Road, Goregaon, Mumbai - 400063.

2. Mrs.Babita Gupta W/o. Mr. Sudheer Kumar Gupta, Unit No. 8, 2nd Floor, Commerce Centre Gujarat Industrial Compound, Vishweshwar Road, Goregaon, Mumbai - 400063.

Sub: Demand Notice under Section 13(2) of SARFAESI Act in respect of Loan A/c. No. 214700950100032 - Term Loan (Home) Rs. 110.00 Lakh availed by Mr. Sudheer Kumar Gupta & Mrs. Babita Gupta, availed at Mumbai Andheri west branch on

At your request, the Bank has granted through its Mumbai Andheri west branch from time to time various credit facilities to the Borrowers as per the particulars mentioned in Schedule-A. You, the Borrower/s have availed the credit facilities with an undertaking to repay the said credit facilities and executed the necessary loan documents in favour of the Bank and the borrower/guarantors/mortgagor have also created mortgage by way of deposit of title deeds in respect of the property more fully described in Schedule - B as primary security. The liability in the above loan account were duly acknowledged by you by executing balance confirmation letters and revival letters and also other security documents from time

Consequent to the default committed by the borrower/borrowers in repayment of the principal debt and interest thereon, the loan account, has been classified as Non Performing Assets (NPA) as on 13.08.2024 as per the directions / guidelines of Reserve Bank of India relating to asset classifications issued from time to time. Despite repeated requests you, the Borrowers/guarantors have failed and neglected to repay the said dues/outstanding

You the Borrowers, Guarantors, Mortgagor are hereby called upon by this Notice under Section 13(2) to discharge the liabilities in full to the bank and to repay a sum of Rs. 1,03,88,710/- (Rupees One Crore Three Lakh Eighty Eight Thousand Seven Hundred Ten Only) as on 20.08.2024 to the Bank within 60 days from date of this notice. You are also lable to pay future interest 9.45 % plus 2.00% penal interest on the aforesaid amount together with incidental expenses, cost, charges etc. to the Bank within 60 days from the date of this notice.

Bank will exercise all or any of the rights detailed under Sub-Section (4) of Section 13 and under other applicable provisions of the Act if you fail to repay the Bank the aforesaid amount with future interest and all costs and expenses thereon.

You, the Borrower / Guarantors / Mortgagor are restrained from transferring by way of sale, lease or otherwise, any of the above said assets more specifically mentioned in the schedule hereunder after issuance of this notice as per Section 13(13) of the above Act and any such transfer without prior written consent of the bank will not affect the rights of the Bank and any such transfer shall be void.

The Borrower's / Guarantor's / Mortgagor's attention is hereby invited to the provisions of sub-section 8 of Section 13 of the Act, in respect of time available to redeem the assets. Section 13(8) of the SARFAESI Act.

Where the amount of dues of the secured creditor together with all costs, charges and expenses incurred by him is tendered to the secured creditor at any time before the date of publication of notice for public auction or inviting quotations or tender from public or private treaty for transfer by way of lease, assignment or sale of the secured assets

i) the secured assets shall not be transferred by way of lease assignment or sale by the secured creditor and

ii) In case, any step has been taken by the secured creditor for transfer by way of lease or assignment or sale of the assets before tendering of such amount under this sub-section, no further step shall be taken by such secured creditor for transfer by way of lease or assignment or sale of such secured assets.

This notice is issued without prejudice to the Bank's right to initiate such other actions or legal Proceedings as it deems necessary under any other applicable provisions of law.

SCHEDULE - A

S.No	Nature of Facility with Account Number	Amount Outstanding as on 20.08.2024	Date of Execution of Loan Documents
1	Term Loan - Rs. 1,10,00,000/- (214700950100032)	Rs. 1,03,88,710/-	15/01/2021
	Total	Rs. 1,03,88,710/-	S-1
		HEDULE B	3

	- 1	Tilliary Security)				
S.No	Limit details	Details of Security				
1	Term Loan - Rs.1, 10,00,000/- (214700950100032)	On equitable mortgage of 206 admeasuring Carpet A Wing, Survey No. 11, Hissa Hissa No.1A, 1 B Build Valley", Behind Mauli Lal east, Tal.Kalyan, Dist.Thaname of Mr.Sudheer Kur Gupta. Boundaries:	rea 1200 Sq.ft, 2nd Floor, No.9, Survey No.13, 14, 1 ling known as "Versati ke, Village-Nilje, Dombiv ne- 421204 standing in tl			
		North : Chawl, proposed road	East :Chawl, proposed road			
		South :C and D Building of same complex	West : Mauli Talao/ Nija Lake.			
		Ass	Sd			

Authorised Officer Tamilnad Mercantile Bank Ltd., (For Mumbai Andheri west Branch)

Pune