

AAVAS FINANCIERS LIMITED
(Formerly known as AU HOUSING FINANCE LIMITED) [CIN:L65922RJ2011PLCO34297]
Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020

POSSESSION NOTICE

Whereas, The undersigned being the Authorised Officer of AAVAS FINANCIERS LIMITED (Formerly known as "AU HOUSING FINANCE LIMITED") under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred upon me under section 13(12) read with Rule 9 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice calling upon the borrowers mentioned herein below to repay the amount mentioned in the respective notice within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, undersigned has taken possession of the properties described herein below in exercise of powers conferred on me under Section 13(4) of the said Act read with Rule 9 of the said rules on the dates mentioned as below.

The borrower and Guarantor in particular and the public in general is hereby cautioned not to deal with the properties and any dealings with the property will be subject to the charge of the AAVAS FINANCIERS LIMITED (Formerly known as "AU HOUSING FINANCE LIMITED") for an amount mentioned as below and further interest thereon.

| Name of the Borrower | Date & Amount of Demand Notice | Description of Property | Date & Type of Possession |
|------------------------------------------------------------------------------------------------------------------------|--------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| KISAN BHURUK, Mrs. KALPANA BHURUK Guarantor : Mr. SHIVAJI KHULE (A/C No.) LNPUN00315-160024981 Place : Jaipur | 12 Jul 23 ₹ 694862/- 11 Jul 23 | The Residential Property Bearing FLAT NO 201, 2ND FLOOR, B WING, S NO 11, HISSA NO 3, LAXMI KRUPA BLDG, MANGDEWADI, HAVELI, PUNE, MAHARASHTRA Adm. 293 Sq. Ft. | Physical Possession Taken on 31 Jan 24 |

Authorized Officer Aavas Financiers Limited

SMFG INDIA HOME FINANCE COMPANY LIMITED
(FORMERLY FULLERTON INDIA HOME FINANCE COMPANY LIMITED)
Corporate Off. : 503 & 504, 5th Floor, G-Block, Inspire BKC, BKC Main Road, Bandra Kurla Complex, Bandra (E), Mumbai - 400055
Regd. Off. : Megh Towers, 3rd Floor, Old No. 307, New No. 165, Poonamallee High Road Maduravoyal, Chennai - 600095

POSSESSION NOTICE FOR IMMOVABLE PROPERTY (Appendix IV) Rule 8(1)

WHEREAS the undersigned being the Authorized Officer of SMFG India Home Finance Company Ltd. (Formerly Fullerton India Home Finance Company Limited) a Housing Finance Company (duly registered with National Housing Bank (Fully Owned by RBI) (hereinafter referred to as "SMHFC") under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (54 of 2002), and in exercise of the powers conferred under Section 13(12) read with Rule 9 of the Security Interest (Enforcement) Rules 2002 issued Demand Notice dated mentioned below under Section 13(2) of the said Act calling upon you being the borrowers (names mentioned below) to repay the amount mentioned in the said notice and interest thereon within 60 days from the date of receipt of the said notice. The borrowers mentioned herein below having failed to repay the amount, notice is hereby given to the borrowers mentioned herein below and to the public in general that the undersigned has Taken Symbolic Possession of the property described herein below in exercise of powers conferred on me under sub-section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002. The borrowers mentioned herein above in particular and the public in general are hereby cautioned not to deal with said property and any dealings with the property will be subject to the charge of "SMHFC" for an amount as mentioned herein under and interest thereon.

| Sl. No. | Name of the Borrower(s)/ Guarantor(s) LAN | Description of Secured Assets (Immovable Property) | Demand Notice Date & Amount | Date of Symbolic Possession |
|---------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-------------------------------------|
| 1. | LAN No: 001959210659636 1. Kalabhai Dhachhabai Boricha, 2. Sakhiben Kabhai Boricha, Add (Sr. No. 1 to 2) : A8, Flat No. 2, Ground Floor, Sky Employees Housing Society, Skf Road, Opposite Kamini Hotel, Chinchwad, Pune City - 411033. | Flat No. 509, 5th Floor, C Building, Phase 1, Apal Garh Teleqan, Dhambhere, Ga No. 3439, Near Adarsh Gram Society Ta. Shirur, Taleqan, Dhambhere, Pune 412208. | 21-10-2023 Rs. 13,15,104/- (Rupees Thirteen Lakh Fifteen Thousand One Hundred Four Only) as on 10.12.2023 | 29.01.2024 (Symbolic Possession) |

Authorized Officer
SMFG INDIA HOME FINANCE COMPANY LIMITED
(Formerly Fullerton India Home Finance Company Limited)

Place : Pune, Maharashtra
Date : 29.01.2024

ADITYA BIRLA HOUSING FINANCE LIMITED
Registered Office: Indian Rayon Compound, Veraval, Gujarat-362266 Branch Office- 1st Floor Lohia Jain Arcade, S No. 106, Near Charturshring Temple Senapati Bapat Road, Pune-411016

APPENDIX IV
[See Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002]

POSSESSION NOTICE (for Immovable Property)

Whereas, the undersigned being the authorized officer of Aditya Birla Housing Finance Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 had issued a demand notice dated 24-11-2023 calling upon the borrowers Varsha Shivji Gavde (In The Capacity Of Legal Heir Of Late Shivaji Babu Gavde), Varsha Shivaji Gavde, Gavde Transport, Khatij Shivaji Gavde (In The Capacity Of Legal Heir Of Late Shivaji Babu Gavde), Shurtika Shivaji Gavde (In The Capacity Of Legal Heir Of Late Shivaji Babu Gavde), mentioned in the notice being of Rs. 13,24,521.00/- (Rupees Thirteen Lac Twenty Four Thousand Five Hundred Twenty One Only) within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, notice is hereby given to the borrowers and to the public in general that the undersigned has taken Possession of the property described herein below in exercise of the powers conferred on him/her under Section 13(4) of the said Act. read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 29th day of January of the year, 2024.

The borrowers 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 Aditya Birla Housing Finance Limited for an amount of Rs. 13,24,521.00/- (Rupees Thirteen Lac Twenty Four Thousand Five Hundred Twenty One Only) and interest thereon. Borrowers attention is invited to the provisions of Sub-section 8 of Section 13 of the Act, in respect of time available, to redeem the secured assets.

DESCRIPTION OF THE IMMOVABLE PROPERTY
All That Piece And Parcel Of Flat No. A-302, On The 3rd Floor, Admeasuring 23.76 Sq. Mtr. Carpet Area, 12.10 Sq. Mtr. Enclose Balcony And 6.40 Sq. Mtr. Open Balcony, In The Project Known As "Prk Pride", Constructed On The Land Totally Admeasuring 00h.274 R I.E. 274 Sq. Mtr., Area Being Part Of S.No. 41/1/1, Lying And Situate In Village Alandi Dewachi (Nagan), Tal-Khed, Dist-Pune, And Within Limits Of Alandi Municipal Council And Within The Registration Sub-District Of Khed, Dist-Pune, Maharashtra-412105, And Bounded As: North: By Remaining Property Of Balkrushna Mahadu Kurhade South: By Property Of Mr. Chandrakant Shankar Kurhade East: By Property Of Mr. Kurhade And Other West: 30 Feet Road.

Date: 29.01.2024
Authorized Officer
Aditya Birla Housing Finance Limited

EXPRESS Careers

Every Monday & Thursday in
The Indian EXPRESS,
FINANCIAL EXPRESS & LOKSATTA

For Advtg. details contact: 67241000

ORIX LEASING & FINANCIAL SERVICES INDIA LIMITED
(Formerly known as OASIS Auto Financial Services Limited)
(A Subsidiary of ORIX Auto Infrastructure Services Limited)
Regd. Office : Plot No. 94, Marol Co-operative Industrial Estate, Andheri-Kurla Road, Andheri (E), Mumbai - 400 059
Tel. : + 91 22 2859 5093 / 6707 0100 | Fax: +91 22 2852 8549
Email: info@orixindia.com | www.orixindia.com | CIN: U74900MH2006PLC163937

POSSESSION NOTICE
[RULE 8(1) SECURITY INTEREST (ENFORCEMENT) RULES, 2002]

Whereas, the undersigned being the authorised officer of ORIX Leasing & Financial Services India Limited, under the Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002, and in exercise of powers conferred by section 13(12) of the said act read with rule 9 of THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 issued a notice dated 17.11.2023 calling upon Yankeshwar Ramdas Gaydhane, Ashwini Yankeshwar Gaydhane & Yashda Family Restaurant as borrower/ co-borrowers/ mortgagors to repay the amount mentioned in the notice being Rs. 86,37,451.97/- (Rupees Eighty Six Lac Thirty Seven Thousand Four Hundred Fifty One And Ninety Seven Paise Only) within 60 days of the receipt of the said notice together with further interest and other charges from the date of demand notice till the date of payment/realization.

1. The borrowers and co-borrowers despite being served with the said notice and having failed to repay the entire notice amount together with further interest and other charges, notice is hereby given to the borrowers and public in general that the undersigned has taken Symbolic Possession of the property described here in under in exercise of powers conferred on him/her under section 13(4) of the said act read with rule 9 of the said rules on 29th Day Of January 2024.

2. The borrowers and co-borrowers in particular and public in general is hereby cautioned not to deal with the property and any dealing in the property would be subject to the charge of notice of Rs. 86,37,451.97/- (Rupees Eighty Six Lac Thirty Seven Thousand Four Hundred Fifty One And Ninety Seven Paise Only) together with further interest and other charges from the date of demand notice till the date of payment/realization.

DESCRIPTION OF THE PROPERTY
ALL THAT PIECE AND PARCEL OF THE CONSTRUCTION OF BUILDING ADMEASURING 209.10 SQ. METRS. OUT S.NO. 19 HISSA NO. 1 (19/1), SITUATED AT DHANORI, TALUKA : HAVELI, DISTRICT: PUNE, MAHARASHTRA-411015, AND BOUNDED AS: EAST : ADJ. PROPERTY, WEST : OPEN SPACE, NORTH : ROAD SOUTH : ADJ. FLAT

Date : 29.01.2024
Place : Pune
Loan Account No: LN000000015759
& LN000000019307
Yours Faithfully,
Authorized Officer
& LN000000019307
ORIX Leasing & Financial Services India Limited

HERO HOUSING FINANCE LIMITED
Regd. Office: 09, Community Centre, Basant Lok, Vasant Vihar, New Delhi - 110057
Phone: 011 49267000, Toll Free Number: 1800 212 8800, Email: customer.care@herohfl.com
Website: www.herohousingfinance.com | CIN: U51920DL2016PLC03148
Contact Address: Building No. 27, 2nd Floor, Community Center, Basant Lok, Vasant Vihar, New Delhi - 110057.

DEMAND NOTICE

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

Whereas the undersigned being the Authorised Officer of Hero Housing Finance Limited (HHFL) under the Act and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Rules already issued detailed Demand Notices dated below under Section 13(2) of the Act, calling upon the Borrower(s)/Co-Borrower(s)/Guarantor(s) (all singularly or together referred to as "Obligors"/Legal Heir(s)/Legal Representative(s)) listed hereunder, to pay the amounts mentioned in the respective Demand Notice(s), within 60 days from the date of the respective Notice(s), as per details given below. Copies of the said Notice(s) are served by Registered Post A.D. and are available with the undersigned, and the said Obligors/Legal Heir(s)/Legal Representative(s), may, if they so desire, collect the respective copy from the undersigned on any working day during normal office hours.

In connection with the above, Notice is hereby given, once again, to the said Obligors/Legal Heir(s)/Legal Representative(s) to pay to HHFL, within 60 days from the date of the respective Notice(s), the amounts indicated herein below against their respective names, together with further interest as detailed below from the respective dates mentioned below in column (d) till the date of payment and / or realisation, read with the loan agreement and other documents/writings, if any, executed by the said Obligors(s). As security for due repayment of the loan, the following Secured Asset(s) have been mortgaged to HHFL by the said Obligors(s) respectively.

| Loan Account No. | Name of Obligor(s)/ Legal Heir(s)/Legal Representative(s) | Total Outstanding Dues (Rs.) as on below date* | Date of Demand Notice |
|-----------------------|-----------------------------------------------------------|------------------------------------------------|--------------------------|
| HHFPUNLAP 21000016237 | Kudale Nilesh Balasahab, Sheetal Nilesh Kudale | Rs. 18,23,438/- as on 19-01-2024 | 22-01-2024 04-01-2024 |

Description of the Secured Assets/Immovable Properties/ Mortgaged Properties: All piece and parcel of shop no. 4, admeasuring area about 15.24 sq. mtr. carpet area on the 1st Floor, A-Wing, Avanih Phase I (Kudale Park), which is constructed on the land bearing S. no.82(P), CTS No.337 to 337/3, CTS No.936, situated at Village Pimpri Waghe, Tal. Pimpri, Dist. Pune, within the limits of Pimpri Chinchwad Municipal Corporation and also within the Jurisdiction of Sub-Registrar Haveli, Maharashtra. Boundaries as under: North: Passage; South: 10 Feet Road, East: Shop No. 03; West: Shop No.05

| HHFRMHOU23000032665 | Kishor Prakash Kadam, | Rs. 15,51,200/- as on 19-01-2024 | 22-01-2024 |
|----------------------|-----------------------|----------------------------------|------------|
| HHFRBRIPL23000032666 | Ranjana Prakash Kadam | as on 19-01-2024 | 04-01-2024 |

Description of the Secured Assets/Immovable Properties/ Mortgaged Properties: All the piece and parcel of the Flat No. 05, admeasuring area 40.42 sq. mtr. area, on Second Floor, building known as "Sai Ram Residency", City Survey No.0549 & 0550, lying and situated at Village- Manwad Peth Phatan, within the limits of Phatan Nagarpanshad & Sub. Reg., Taluka- Phatan, Dist. Satara, Maharashtra-415523.

*with further interest, additional interest at the rate as more particularly stated in respective Demand Notice dated mentioned above, incidental expenses, costs, charges etc incurred till the date of payment and/or realisation. If the said Obligors(s) fail to make payment to HHFL as aforesaid, then HHFL shall proceed against the above Secured Asset(s)/Immovable Property(ies) under Section 13(4) of the said Act and the applicable Rules entirely at the risk of the said Obligors(s)/Legal Heir(s)/Legal Representative(s) as to the costs and consequences.

The said Obligors(s)/Legal Heir(s)/Legal Representative(s) are prohibited under the said Act to transfer the aforesaid Secured Asset(s)/Immovable Property, whether by way of sale, lease or otherwise without the prior written consent of HHFL. Any person who contravenes or abets contravention of the provisions of the Act or Rules made thereunder shall be liable for imprisonment and/or penalty as provided under the Act.

Date: 01-Feb-2024
Sd/- Authorised Officer,
Place: Pune/Satara
For Hero Housing Finance Limited

FORM A PUBLIC ANNOUNCEMENT
(Under Regulation 6 of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016)

FOR THE ATTENTION OF THE CREDITORS OF RUTUJA AUTO PRIVATE LIMITED

RELEVANT PARTICULARS

| | |
|-------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Name of corporate debtor | M/s. Rutuja Auto Private Limited |
| 2. Date of incorporation of corporate debtor | 24/04/2016 |
| 3. Authority under which corporate debtor is incorporated / registered | Registrar of Companies, Mumbai |
| 4. Corporate Identity No. / Limited Liability Identification No. of corporate debtor | U50402PN2016PTC164095 |
| 5. Address of the registered office and principal office (if any) of corporate debtor | Address: Flat No. D-903, Sr. No. 59, Bloom Field Ambegon BK, Pune-411046 |
| 6. Insolvency commencement date in respect of corporate debtor | 24/01/2024 (Date of receipt of Order 31/01/2024) |
| 7. Estimated date of closure of insolvency resolution process | 29/07/2024 |
| 8. Name and registration number of the insolvency professional acting as interim resolution professional | Mr. Shivratn Laxminarayan Kalantri Reg.No: IBBI/IPA-001/IP-P01975/2020-21/13202 |
| 9. Address and e-mail of the interim resolution professional, as registered with the Board | Registered Address: 705, Hiranandani Complex, Swami Saranath Road, Andheri West, Mumbai 400053, Maharashtra Email ID: shiv_kalantri@yahoo.com |
| 10. Address and e-mail to be used for correspondence with the interim resolution professional | Registered Address: 705, Hiranandani Complex, Swami Saranath Road, Andheri West, Mumbai 400053, Maharashtra Email ID: shiv_kalantri@yahoo.com |
| 11. Last date for submission of claims | 14/02/2024 |
| 12. Classes of creditors, if any, under clause (b) of sub-section (4A) of section 21, ascertained by the interim resolution professional | N.A. |
| 13. Names of Insolvency Professionals identified to act as Authorized Representative of creditors in a class (Three names for each class) | N.A. |
| 14. (a) Relevant Forms and (b) Details of authorized representatives are available at: | Web link: https://ibbi.gov.in/en/home/downloads |

Notice is hereby given that the National Company Law Tribunal, Mumbai Bench has ordered the commencement of a corporate insolvency resolution process of the M/s. Rutuja Auto Private Limited on 24th, January, 2024.

The creditors of M/s. Rutuja Auto Private Limited, are hereby called upon to submit their claims with proof on or before 14th February, 2024 to the interim resolution professional at the address mentioned against entry No. 10.

The financial creditors shall submit their claims with proof by electronic means only. All other creditors may submit the claims with proof in person, by post or by electronic means.

Submission of false or misleading proofs of claim shall attract penalties.

Date: 01/02/2024
Place: Mumbai
Shivratn Laxminarayan Kalantri
Interim Resolution Professional of
M/s. Rutuja Auto Private Limited
IBBI Reg. No. IBBI/IPA-001/IP-P01975/2020-21/13202
AFA Valid upto :16/05/2024

Ujjivan Small Finance Bank
Registered Office: Grape Garden, No.27, 3rd 'A' Cross, 18th Main, 6th Block, Koramangala, Bengaluru-560095, Karnataka.
Regional Office : 7th Floor, Almonte IT Park, Sr. No. 6, Kharadi-Mundhwa Bypass, Village Kharadi, Pune-411014.

PUBLIC AUCTION NOTICE

PUBLIC NOTICE FOR SALE UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT (SARFAESI ACT) 2002. READ WITH PROVISORULE 8(6) & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES 2002. The undersigned as authorised officer of Ujjivan Small Finance Bank Ltd., has taken possession of the following property in exercise of powers conferred under section 13(4) of the SARFAESI ACT. The borrower in particular and public at large are informed that Public auction of the mortgage property in the below mentioned auction for realisation of dues of the Bank will be held on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" on the date as prescribed as here under.

| Sl. No. | Loan Acc. No. / Branch | Name of Borrower/ Co-Borrower / Guarantor/ Mortgagor | 13(2) Notice Date/ Outstanding Due (in Rs.) As on | Date of Possession | Date & Time of Inspection of the property | Reserve Price in INR / EMD in INR | Date for Submission of Bid & EMD | Date and Time of Auction |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|--------------------|-----------------------------------------------|-----------------------------------|-----------------------------------|----------------------------------|
| 1 | 4406210090000003 / 4464-KOLHAPUR | 1) Turambek S V, 2) Vaishali Sachin Turambekar, both are residing at Yadav colony, Peth Vadgaon, Vathar Terf Vadgaon, Near Bank of India, Kolhapur, Maharashtra-416112. | 11.10.2021 / Rs.26,49,568/- as on 27.09.2021 | 24.08.2023 | 13-Feb-2024 & 23-Feb-2024 Between 11AM to 4PM | Rs.37,46,000/- / Rs.3,74,600/- | 05.03.2024 between 11 AM to 05 PM | 06.03.2024 & 11:00 AM to 2:00 PM |
| Description of the Immovable Property: All that piece and parcel of property bearing C.T.S. No. 91 area admeasuring 129.6 sq. mtrs. out of it 64.80 sq. Mts. Situated in Kaste Vadgaon, Tal. - Hatkanangla, Dist.- Kolhapur. 3 storied constructed building thereon. Bounded as East- Property of Vipul Vijay Vadgaon out of same CTS, West- CTS No. 92, North-Road, South-CTS No. 71 | | | | | | | | |
| 2 | 4404220320000001 / 4404-HADAPSAR | 1) Ajam Vakil Maniyar, 2) Heena Azam Maniyar, both are residing at Sr. no.311, Vishal Complex Flat no. 01, 1st Floor, Sasane Nagar, Hadapsar, Pune, Maharashtra-411028. Also at S.No.86, Birajdar Nagar, Lane No.09, Hingane Mala, Pune, Maharashtra-411028. | 22.11.2021 / Rs.5,82,084/- as on 01.11.2021 | 11.12.2023 | 13-Feb-2024 & 23-Feb-2024 Between 11AM to 4PM | Rs.10,20,000/- / Rs.1,02,000/- | 05.03.2024 between 11 AM to 05 PM | 06.03.2024 & 11:00 AM to 2:00 PM |
| Description of the Immovable Property: All that piece and parcel of property bearing Shop No.02, on the Ground Floor, area admeasuring about 200 Sq. feet, i.e.18.56 Sq. mtrs., built up, in the building known as 'Achal Heights Co-operative Housing Society Ltd.' Constructed on S. No.49A, Hissa No. 4B/15, area admeasuring about 263.18 Sq. meters, Situated at Village Hadapsar, Taluka Haveli District Pune. | | | | | | | | |

Earnest Money Deposit (EMD) in INR (Should be paid through Demand Draft in favour of "Ujjivan Small Finance Bank Ltd.")
Place of submission of bids : Ujjivan Small Finance Bank Ltd., 1437, C Ward, Subhash Road, Laxminpuri, Venkatesh Plaza, Kolhapur-416002 for Sl.No.1 Ujjivan Small Finance Bank Ltd., Narayan Baug Society, Opposite Noble Hospital, Mundhwa Road, Near Kharadi Mandir, Akurdi, Pune-411019 for Sl.No.2.
Contact Person : Deepak Mantri- 848356322

Anand Shaw- 98205 26046, Shivaji Khade- 7058080915

Terms & Conditions: - The e-Auction is being held on "AS IS WHERE IS", "AS IS WHAT IS" and "whatever there is" BASIS'.
1. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ les put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues.
2. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of properties put on auction will be permitted to interested bidders at sites as mentioned against each property description.
3. The Interested Bidders shall submit their Bid before the Authorised officer undersigned one day before the auction date as mentioned above.
4. The E-Auction will be conducted through Ujjivan Small Finance Bank e-Auction service provider - M/s C1 India Pvt. Ltd. ... Contact person - Vinod Chauhan (Mo. No. 9813887931). The intending bidders are advised to visit https://www.bankauctions.com or https://www.ujjivansf.in/e-auctions for the details of the properties in the website and for taking part in the bid they should register their names at portal https://www.bankauctions.com and get their user-id and password free of cost. Prospective bidders may apply online training on E-Auction from the service provider M/s. C1 India Pvt. Ltd., Helpline Number-8291918824, 25, support email id - support@bankauctions.com / Auction portal - https://www.bankauctions.com.
5. Property shall be sold to the highest bidder / offered, subject to acceptance of the bid by the secured creditor, i.e., Ujjivan Small Finance Bank Ltd. However, the undersigned has the absolute discretion to allow inter -se bidding if deemed necessary. The Authorised officer has the discretion to accept or reject any offer / Tender without assigning any reason.
6. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, within 24 hours of the acceptance of bid price by the Authorised Officer and the balance 75% of the sale price on or before 15 day of sale or within such extended period in any case not exceeding 3 months as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting Purchaser shall have no claim/ right in respect of property/ auction.
7. The publication is subject to the force major clause.
8. Bidding in the last moment should be avoided in the bidders own interest as neither the Ujjivan Small Finance Bank nor Service provider will be responsible for any lapses/failure/internet failure/power failure etc., in order to ward-off such contingent situations bidders are requested to make all necessary arrangements / alternatives such as power supply back-up etc., so that they are able to circumvent such situation and are able to participate in the auction successfully. This is also a notice to the above named borrowers/ Guarantor's/Mortgagors about public auction scheduled for sale of mortgaged properties.

Place : Pune, Date : 31.01.2024
Sd/- Authorised Officer, Ujjivan Small Finance Bank

SBI State Bank of India Stressed Assets Management Branch- III Mumbai (61341)
Authorized Officer's Details
Name: Kuldeep Singh Chouhan
E-mail ID : team4.61341@sbi.co.in
Appendix No: 8458802362 Landline No:-022-35112902

State Bank of India, SAMB-III Branch, 112-115,
First Floor, Plot no.212, West Wing, Tulsiani Chambers,
Free Press Journal Marg, Nariman Point, Mumbai-400021.
E-mail ID: sbi.61341@sbi.co.in, Landline No. (Office): 022-35112900

Appendix IV-A (See Proviso to Rule 8(6)) 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) 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 possession of which has been taken by Authorised Officer of State Bank of India, the Secured Creditor, will be sold on "As is Where is", "As is What is" and "Whatever there is" basis on 23rd February, 2024 (e-auction date) for recovery of Rs.25,70,80,518.00 (Rs. Twenty Five Crore Seventy Laks Eighty Thousand Five Hundred & Eighteen Only) interest included up to 30.09.2015 plus interest there on w.e.f. 30.09.2015 and expenses and cost etc till date of publication of the notice for sale of the secured assets due to the secured creditor from Borrower M/s. Jatan Maple Shelters and Guarantor(s) Shri Dwarkaprasad Narayan Jalan (Partner & Personal Guarantor), Shri Vijay Narayan Jalan (Partner & Personal Guarantor), Shri. Sanjay Jalan (Chief Executive) Shri Sachin Ashok Agrawal (Partner & Personal Guarantor) and Shri Navin Ashok Agrawal (Partner & Personal Guarantor) and Third Party Guarantors M/s. Mahaxmi Land Development (Third Party Guarantors), Mrs. Smtosh Vijay Jalan (Third Party Guarantors), Mrs. Ashadevi Ashok Agrawal (Third Party Guarantors), Mrs. Anika Sharad Agrawal (Third Party Guarantors), Mrs. Sonali Sachin Agrawal (Third Party Guarantors) and Mrs. Arni Navin Agrawal (Third Party Guarantors).

The bidders should get themselves registered on https://www.msstccommerce.com/auctionhome/ibapi/index.jsp by providing requisite KYC documents and registration fee as per the practice followed by M/s MSTC Ltd well before the auction date. Date & Time of public E-auction: 23.02.2024 from 11am to 3pm with unlimited extension clause of 10 minutes each.

| Property ID no | Description of Property/ies | Reserve Price (Rs.) | Earnest Money Deposit (Rs.) (EMD) | Bid Increase Amount Rs. | Date and time of inspection |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-----------------------------------|-------------------------|-----------------------------|
| SBIN61341071 | 6. Diverted Residential Land adm 8000 sq mt and security cabin adm 1400 sq ft measured / carpet area situated at Gat no.400, old S. no. 148, Village -Jambul, Tal -Maval, Pune. | 2,40,00,000 | 24,00,000 | 10,000 | 16.02.2024 11am to 1pm |
| SBIN61341021 | 1. Shop No. 111, Situated on 1st floor, Mahalaxmi Market, CTS No. 1482, Shukrawar Peth, Tal. Haveli Dist Pune adm. 350 sq. ft. (32.52 sq. mtrs.) | 36,00,000 | 3,60,000 | 10,000 | 16.02.2024 3pm to 5pm |
| SBIN61341031 | 2. Shop No. 22-23-24adm 886 sq ft (82.34 sq mtrs) documented carpet area on lower ground floor, Mahalaxmi Market, CTS No. 1482, Shukrawar Peth, Tal. Haveli Dist Pune. | 1,27,00,000 | 12,70,000 | 10,000 | 16.02.2024 3pm to 5pm |
| SBIN61341041 | 3. Shop No. 148 adm 196 sq ft. (18.21 sq. mtrs) documented carpet area on upper ground floor, Mahalaxmi Market, CTS No. 1482, Shukrawar Peth, Tal. Haveli Dist Pune. | 39,00,000 | 3,90,000 | 10,000 | 16.02.2024 3pm to 5pm |
| SBIN61341051 | 4. Shop No 218 adm 350 sq ft. (32.52 sq. mtrs.) documented carpet area on 2nd floor, Mahalaxmi Market, CTS No. 1482, Shukrawar Peth, Tal. Haveli Dist Pune. | 34,00,000 | 3,40,000 | 10,000 | 16.02.2024 3pm to 5pm |
| SBIN61341061 | 5. Shop No. 306 adm 438 sq ft. (40.70 sq. mtrs) documented carpet area on 3rd floor, Mahalaxmi Market, CTS No. 1482, Shukrawar Peth, Taluka Haveli, Dist Pune. | 45,00,000 | 4,50,000 | 10,000 | 16.02.2024 3pm to 5pm |

The above property is mortgaged with outstanding dues Rs.25,70,80,518.00 (Rs. Twenty Five Crore Seventy Laks Eighty Thousand Five Hundred & Eighteen Only) interest included up to 30.09.2015) and all future interest, cost and charges etc.

For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India the Secured Creditor Website www.sbi.co.in, https://bank.sbi, https://www.msstccommerce.com/auctionhome/ibapi/index.jsp or contact to Shri Kuldeep Singh Chouhan Mobile No-8458802362, Smt Sweta Singh, Mobile-7875500040, Shri Ganesh Kharle, Mobile no-9967935650
Kuldeep Singh Chouhan (Assistant General Manager & Authorised Officer)

Bank website www.sbi.co.in
E-auction website

CHOLAMANDLAM INVESTMENT AND FINANCE COMPANY LIMITED
Corporate Office: Chola Crest, Super B, C54 & C55, 4, Thiru Vi Ka Industrial Estate, Guindy, Chennai - 600 032

POSSESSION NOTICE (APPENDIX IV) Under Rule 8 (1)

Whereas, the undersigned being the Authorized Officer of Cholamandlam Investment and Finance Company Limited, under securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 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 Notice dated mentioned below under Section 13(2) of the said Act calling upon you being the borrowers (names and addresses mentioned below) to repay the amount mentioned in the said notice and interest thereon within 60 days from the date of receipt of the said notice. The borrowers mentioned herein below having failed to repay the amount, notice is hereby given to the borrowers mentioned herein below and to the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on me under sub-section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002. The borrowers mentioned here in above in particular and the public in general are hereby cautioned not to deal with said property and any dealings with the property will be subject to the charge of M/s. Cholamandlam Investment And Finance Company Limited for an amount as mentioned herein under 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 AND ADDRESS OF BORROWER & LOAN ACCOUNT NUMBER | DATE OF DEMAND NOTICE | OUTSTANDING AMOUNT | DETAILS OF PROPERTY POSSESSED | DATE OF POSSESSION |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| Loan Account No. X0HLNUP0000251997 1. SUNIL RAMCHANDRA BOLADE 2. SAKSHI SUNIL BOLADE Both residing at - FLAT NO 303 3RD FLOOR, ROYAL HILLS HAVELI, MAHARASHTRA 411041 Also At - Flat No.303, 3rd Floor-A Wing Royal Hills Narhe Near Nishan English School MAHARASHTRA 411041 | 20-11-2023 | Rs. 211168/- as on 18-11-2023 | All that piece and parcel of the property Flat No.303 (Grampanchayat Milkat No.18021) admeasuring area 537 Sq.Ft. i.e. 49.90 Sq. Mtrs. Built-up in the A-Wing and on the Third floor, in the Scheme known as "ROYAL HILLS", constructed on land bearing Survey No.23, Hissa No.2, Situated at Narhe, Tal- Haveli, District- Pune, which is within the limits of Grampanchayat Narhe, Tal-Haveli, District-Pune. | 25.01.2024 |

Date - 25-Jan-2024, Place - Pune
AUTHORISED OFFICER, M/s. Cholamandlam Investment And Finance Company Limited

CHOLAMANDLAM INVESTMENT AND FINANCE COMPANY LIMITED
Corporate Office: Chola Crest, Super B, C54 & C55, 4, Thiru Vi Ka Industrial Estate, Guindy, Chennai - 600 032.

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

SALE NOTICE OF IMMOVABLE SECURED ASSETS ISSUED UNDER RULE 8(6) AND 9(