

Equitas Small Finance Bank Ltd
(FORMERLY KNOWN AS EQUITAS FINANCE LTD)
Registered Office: No. 769, Spencer Plaza, 4th Floor, Phase-II, Anna Salai, Chennai - 600002.

POSSESSION NOTICE (U/s. Rule 8 (1) - for immovable property)

Whereas the undersigned being the Authorized Officer of M/s. Equitas Small Finance Bank 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, issued a Demand Notice calling upon the below mentioned Borrowers to repay the total outstanding amount mentioned in the notice being within 60 days from the date of receipt of the said notice. Since the below mentioned Borrowers having failed to repay the below stated amount within the stipulated time, notice is hereby given to the below mentioned borrowers and the public in general that, the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of Section 13 of the said Act read with Rule 8 of the Security Interest Enforcement Rules, 2002. The Borrowers in particular and the public in general are hereby cautioned not to deal with the schedule mentioned properties and any dealings with the properties will be subject to the charge of M/s. Equitas Small Finance Bank Limited and further interest and other charges 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."

Sr No	Name of the Borrower(s) / Guarantor(s)	Description of Secured Asset (Immovable Property)	Demand Notice Date and Amount	Symbolic possession taken date
1	BRANCH - Katol LOAN NO - SEKATOL0312191 BORROWER: Mr. Nirmalabai Shankarrao Bhalvai Co-Borrower: Mr. Narendra Bhalvai, Mrs. Sangita Bhalvai	All that piece and parcel of Land admeasuring 1184.00 Sq. Ft. (109.99 Sq. Mtrs.) & Constructed thereupon adm. 600.00 Sq. Ft. bearing Property No. 107 of Mouza Khapari (Ba.) situated at - Khapari (Ba.) within the limits of Grampanchayat Khapari (Ba.) Tah. Katol and Dist. Nagpur. North - Property of Pandurang Sirsam, South - Road, East - Property of Kausalya Masram, West - Property of Sanjay uikay, Situated at within the Sub-Registration District of Katol and Registration District of Nagpur.	25-09-2023 & 177873	21-01-2024

Date - 25.01.2024, Place - Nagpur
Authorized officer, Equitas Small Finance Bank Ltd

CORRIGENDUM

Bank of Baroda
Zonal Stressed Assets, Recovery Branch
Pune, First floor, Atar Chambers, 2,
Moledina Road, Pune-Camp,
Maharashtra 411001.

In the Public notice for E-Auction Sale issued by Bank of Baroda, published on the 06th of January 2024 in Indian Express Nagpur, mentioned in Sr. No. 18, Name of borrower : **M/s Shiv Traders**, column of description of property admeasuring area should be read as 01H 65R instead of 02H 80R.

For Bank of Baroda
Authorized Officer
Date: 24.01.2024

ABHINAV AGRAWAL
AUTHORIZED OFFICER
PUNJAB NATIONAL BANK

Look at every side before taking a side.
Inform your opinion with insightful perspectives.

shubham
Corporate Office: 425, Udyog Vihar Phase IV, Gurgoan-122015 (Haryana)
Ph.: 0124-4212530/31/32, E-Mail: customercare@shubham.co Website: www.shubham.co

DEMAND NOTICE

Notice U/S 13(2) of Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (hereinafter called 'ACT')

It is to bring to your notice that your loan account has been declared as NPA by secured creditor Shubham Housing Development Finance Company Limited having its registered office at 608 - 609 , 6th Floor, Block - C Ansal Imperial Tower, Community Center, Naraina Vihar, New Delhi - 110028 (hereinafter called 'SHDFCL') and you are liable to pay total outstanding against your loan to SHDFCL. You are also liable to pay future interest at the contractual rate on the aforesaid amount together with incidental expenses, cost, charges etc. Therefore, we hereby call upon you to discharge in full your liabilities to SHDFCL within 60 days from the date of this notice failing which SHDFCL will be empowered to exercise the power under Section 13(4) of the ACT. The details of borrowers and secured assets are as under:-

Sr. No.	Loan No./Borrower(s) Name	Applicant Address	Demand Notice Date & Amount	Secured Asset
1	Loan No. WDA_1412_031358 Kamlesh Madhukarrao Nandanwar, Shailesh Madhukarrao Nandanwar, Pushpa Madhukarrao Nandanwar	Near Milk Dairy Ward No. 1, Koshtipura Nachangaon Dist. Wardha, Maharashtra - 442406	20-01-2024 & ₹ 1,69,218/-	Mouja Nachangaon Mouja No. 75 within the limits of Gram Panchayat Ward No. 3 House No. 2679 situated in F S NO 398/2 (Old) & 398 (New) having Plot No.55, Wardha Maharashtra -442306
2	Loan No. ONAG180800005014222 Shaktisinh Rajkumar Yadav, Urmila Rajkumar Yadav	Teka Naka Road, Kamtee Road, Near Shiv Mandir Yadav Bhavan Opp. Rai Udyog Nagpur, Maharashtra -440026	20-01-2024 & ₹ 25,96,497/-	Flat No D 206 SDPL Greens Apartments Condominium Tower 2 Wing D Second Floor Mouza Wanjara KH No 13 15 1 and 13 15 2 CTS No 23 Sheet No 915 20 Tah and Dist. Nagpur Maharashtra -441401
3	Loan No. OYTN190300005018545 Harswardhan Vasant Rao Mankar, Vimal Vasant Rao Mankar	At Post Hiwari, Near Ambedkar Statue, Yavatmal, Maharashtra - 445105	20-01-2024 & ₹ 3,87,745/-	Property No 138 Ward No. 03 Mouza Hiwari Dist. Yavatmal, Maharashtra -445105
4	Loan No. DAK0210300005035586 Sandip Sarangdhar Mohe, Sushila Sarangdhar Mohe	Mu Po Khandala Manjari Balapur Near Post Office Akola Maharashtra -444109	20-01-2024 & ₹ 4,99,199/-	Plot No.38 House Property No.484 Field Survey No. 32 Mouje-Khandala Field Gut No.118/A/38 (as per 7/12) Khandala Tal. Balapur Dist. Akola Maharashtra -444001
5	Loan No. OTNR220300005045107 Minal Manoj Tirpude, Manoj Kisanji Tirpude	Plot No C 10 MIDC Ummer Industrial Area Nagpur Maharashtra -441203	20-01-2024 & ₹ 26,02,891/-	Flat No.301, Third Floor, "Niwara Apartment-II", Plot No.179, Corporation House No.1408/A/179, Mouza- Gorewada, Sheet No. 20/3, 20/4 City Survey No. 55, Kh.No. 37, Ward No. 61, PH no. 8-A Situated at Darshna Cooperative Housing Society, Near Naital Public School, Tah. & Dist. Nagpur Maharashtra -441501
6	Loan No. OTNR230100005057778 Shubham Chandrakant Motghare, Chandrakant Kishan Motghare, Shila Chandrakant Motghare	New Khalasi Line Chaudhari Hospital Kanhan Road Kamptee Nagpur Maharashtra -441002	20-01-2024 & ₹ 2,87,884/-	House No. L/44 Old, CTS No. P.09. 11, Sheet East Side Third Part No. L/44/3 Mouza-Kamptee, Sheet No.6, Block No.59, Ward No.12, New Khalasi Line, Tah. Kamptee Nagpur Maharashtra -441002
7	Loan No. ONAG230400005062172 Sagar Haribhau Karnuke, Bayanabai Haribhau Karnuke	Juni Mangatwari Dhivapur Plot No 59 Machhibazar Nagpur Maharashtra - 440002	20-01-2024 & ₹ 13,19,885/-	Plot No.110, Mouza-Nara, P.H. No.11, Sheet No.682/51, CTS No. 109, Kh. No. 101/1, Darshana Sahkari Gruhirmir Sanstha, Tah. and Dist. Nagpur Maharashtra -440014

Place : Gurgaon
Date : 24.01.2024
Authorized Officer
Shubham Housing Development Finance Company Limited

GRIHUM HOUSING FINANCE LIMITED
(FORMERLY KNOWN AS POONAWALLA HOUSING FINANCE LTD)
Registered Office: 602, 6th Floor, ZERO ONE IT PARK, SR. No. 79/1, GHORPADI, MUNDHWA ROAD, PUNE - 411036, Branch Office: Office no. 305, 3rd floor, Yamuna Plaza, Murtijapur Highway, Near Ramlata Business Centre, Akola.

E-AUCTION - SALE NOTICE
Sale of secured immovable asset under SARFAESI Act

E-auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (the "Act") read with Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower/ Co-Borrower/ Mortgagee (s) Guarantor(s) that the below described immovable properties mortgaged to Grihum Housing Finance Limited (formerly known as Poonawalla Housing Finance Limited) as the name Poonawalla Housing Finance Limited changed to Grihum Housing Finance Limited with effect from 17 Nov 2023 (Previously known as Magana Housing Finance Limited and formerly incorporated with name of GE Money Housing Finance Public Unltd Company) (hereinafter referred to as the "Secured Creditor" as per the Act). The possession of the secured assets has been taken by the Authorized Officer of Secured Creditor in exercise of powers conferred under section 13(2) of the Act read with Rule 8 and 9 of the security interest (Enforcement) Rule pursuant to notice under section 13(2) of the Act. The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 28/02/2024 through E-Auction. It is hereby informed to General public that we are going to conduct public through E-Auction platform provided at the website: <https://www.bankauctions.com>. For detailed T&Cs of sale, please refer to link provided in GHFL's Secured Creditor's website i.e. www.grihumhousing.com

Sr. No.	Proposal No. Customer Name (A)	Demand Notice Date and Outstanding Amount (B)	Nature of Possession (C)	Description of Property (D)	Reserve Price (E)	EMD (10% of RP) (F)	EMD Submission date (G)	Incremental Bid (H)	Property Inspection Date & Time (I)	Date and time of Auction (J)	Known encumbrances/ Court cases if any (K)
1	Loan No. HL0171/H/14/100016 Balu Pralhadrao Kathalkar (Borrower), Kusum Balu Kathalkar (Co-Borrower)	Notice date: 21/09/2022 Rs. 1254706.47/- (Rupees Twelve Lacs Fifty Four Thousand Seven Hundred Six and Forty Seven Paises Only) payable as on 21/09/2022 along with interest @ 16.50 p.a. till the realization.	Physical	All That Piece And Parcel Of Mortgaged Peoperty Of A Plot No. 121, Out Of Survey No. 175/6, Situated At Mauje Hat-gaon, Tq. Murtizapur & Dist. Akola. Plot Admeasuring 160 Sq. Mtrs. (Rupees Sixteen Lakh Forty Six Thousand Three Hundred Eighty Three Only)	Rs. 16,46,383/- (Rupees Sixteen Lakh Forty Six Thousand Three Hundred Eighty Three Only)	Rs. 1,64,638.3/- (Rupees One Lakh Sixty Four Thousand Six Hundred Thirty Eight And Thirty Paises Only)	27/02/2024 Before 5 PM	10,000/-	21/02/2024 (11AM - 4PM)	28/02/2024 (11 AM- 2PM)	NIL

The intending bidders/purchasers are advised to visit Secured Creditor Branch and the auction properties, and make his own enquiry and ascertain additional charges, encumbrances and any third-party interests and satisfy himself/herself in all aspects thereto before submitting the bids. All statutory dues like property taxes, electricity/water dues and any other dues, if any, attached to the property to be sold are to be ascertained and paid by the successful bidder. The interested bidders are required to register themselves with the portal and obtain login ID and Password well in advance, which is mandatory for e-bidding, from auction service provider) C1 India PVT Ltd. Address- Plot No-68 3rd floor Gurgaon Haryana-122003. Helpline Number: 7291961124, 25, 26 Support Email id - Support@bankauctions.com. Contact Person - Vinod Chauhan, Email id- delhi@india.pvt.ltd. Please note that Prospective bidders may avail online training on e-auction from them only. The intending purchaser/bidder is required to submit amount of the Earnest Money Deposit (EMD) by way of NEFT/RTGS/DD in the account of Grihum Housing Finance Ltd., Bank-ICICI BANK LTD, Account No-00065100460 and IFSC Code- ICICI0000006, 20, R. N. Mukherjee Road- Kolkata-700011 drawn on any nationalized or scheduled bank on or before 27/02/2024, and register their name at <https://www.bankauctions.com> and get user ID and password free of cost and get training on e-auction from the service provider. After their registration on the website, the intending purchaser/bidder is required to get the copies of the following documents uploaded, e-mail and send self-attested hard copy at Address- Office no. 305, 3rd floor, Yamuna Plaza, Murtijapur Highway, Near Ramlata Business Centre, Akola. Mobile no. +91 8588802671 and +91 9567260500 e-mail ID rahul.r1@grihumhousing.com. For further details on terms and conditions please visit <https://www.bankauctions.com> & www.grihumhousing.com to take part in e-auction. This notice should also be considered as 30 days' notice to Borrower / Co-Borrower/ Mortgagee (s) Guarantor(s) under Rule 8(6) of the Security Interest (Enforcement) Rule-2002
Date: 25.01.2024, Place: Akola
Sd/- Authorized Officer, Grihum Housing Finance Limited (Formerly Known as Poonawalla Housing finance Ltd)

OMKARA ASSETS RECONSTRUCTION PVT. LTD.
CIN: U67100T22014PTC020363 Corporate Office: Kohinoor Square, 47th Floor, N.C.Kelkar Marg, R.G.Gadkari Chowk, Dadar (West), Mumbai - 400028. Email: rajesh.jumani@omkaraarc.com / zuber.khan@omkaraarc.com
Authorized Officer M no.: +918657969231/+918657969233

[Appendix - IV-A] [See proviso to rule 8 (6) r/w 9(1)]
PUBLIC NOTICE FOR E-AUCTION SALE OF IMMOVABLE PROPERTY
Under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with proviso to Rule 8 (6) r/w 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/ charged to the Secured Creditor, possession of which has been taken by the Authorized Officer of Omkara Assets Reconstruction Pvt. Ltd. Further, Omkara Assets Reconstruction Pvt Ltd (OARPL) (acting in its capacity as Trustee of Omkara PS 06/2021-22 Trust) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 25.06.2021 from Indusind Bank Ltd (Assignor Bank) along with underlying security from assignor bank. Accordingly, OARPL has stepped into the shoes of assignor bank and empowered to recover the dues and enforce the security. The Authorized Officer of OARPL took handover of the physical possession of the below mentioned secured property from the Borrower/Mortgagor/Co-Borrower. The Authorized Officer of OARPL hereby intends to sell the below mentioned secured properties for recovery of dues and hence the tenders/bids are invited in sealed cover for the purchase of the secured properties. The properties shall be sold in exercise of rights and powers under the provisions of sections 13 (2) and (4) of SARFAESI Act; on "As is where is", "As is what is", and "Whatever there is" and "Without recourse basis" for recovery of amount shown below in respective column due to OARPL as Secured Creditor from respective Borrower and Co-Borrower(s) shown below. Details of the Borrower(s)/Guarantors/Mortgagors, Securities, Owner, Outstanding Dues, Date of Demand Notice sent under Section 13(2), Possession Date, Reserve Price, Bid Increment Amount, Earnest Money Deposit (EMD), Date & Time of Inspection is given as under:

Sr. No.	Name of Borrower(s)/ Guarantors/ Mortgagors	Details of the Secured Asset	Owner of the property	Outstanding Dues as on 18.08.2023 (IN INR)	Demand Notice Date	Physical Possession Date	Reserve Price (IN INR)	Bid Increment Amount (IN INR)	EMD (IN INR)	Date & Time of Inspection
1.	Mr. Neeraj Agarwal (Borrower/Mortgagor), Mrs. Megha Agrawal (Co-Borrower /Mortgagor) (LAN: NND00033N)	All that Residential Apartment No.101 & 102, total built up area of 143.778 Sq.Mtrs. (69.3883 Sq.Mtrs. + 74.3906 Sq.Mtrs = 143.778 Sq.Mtrs.) situated on the First Floor of the building known and styled as "Punjab Blossoms" constructed on all that piece and parcel of land bearing Plot No.33-A, admeasuring about 267.75 Sq.Mtrs. in the sanction layout of Swawalambi Sahakar Gruha Nirman Sanstha Maryadit Nagpur, being a part and portion of the entire land bearing Kh.No.84.86 & 88, situated at Mouza - Bhamti (Parsoni), Mouza No.311, Thak No.382, P.S.K.44, Corporation House No.4188/33/A, bearing City Survey No.28, Sheet No.19, together with proportionate 25.410% (12.21628% + 13.19418% = 25.410%) share and interest in the said land, within the limit of N.I.T and N.M.C Ward No.75, Thasid and District Nagpur, and the said property is bounded as under :- On the East - Plot No.18-A, On the West - Road, On the North - Nallah, On the South - Plot No.33.	Mr. Neeraj Agarwal	Rs.81,50,709.83 (Rupees Eighty One Lakhs Fifty Thousand Seven Hundred and Nine and Paise Eighty Three Only)	01.03.2022	20.03.2023	Rs. 78,00,000/- (Rupees Seventy Eight Lakhs Only)	Rs. 50,000	Rs. 7,80,000/- (Rupees Seven Lakhs Eighty Thousand Only)	02.02.2024 11.00 A.M. to 12.00 P.M

Account No.: 344905001084, Name of the Beneficiary: Omkara PS 06/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (E) Mumbai, IFSC Code: ICICI0003449
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD : 13.02.2024 till 6:00 PM | Date of E-Auction & Time : 15.02.2024 12:00 to 2:00 PM
TERMS & CONDITION OF THE AUCTION: For detailed terms and conditions of the sale please refer to the link provided in Secured Creditor's (OARPL) website i.e. <http://omkaraarc.com/auction.php> or website of service provider i.e. <http://www.bankauction.com>.
STATUTORY NOTICE FOR SALE UNDER Rule 8(6) r/w 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002
This notice is also a mandatory notice of not less than 15 (Fifteen) days to the Borrower(s) of the above loan account under Rule 8(6) r/w 9(1), of Security Interest (Enforcement) Rule, 2002 and provisions of Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of auction/sale through e-auction on the above referred date and time.
Date: 25.01.2024
Place: Nagpur
Sd/- Authorized Officer, Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 06/2021-22 Trust)

पंजाब नैशनल बैंक
punjab national bank
...the name you can BANK upon!

BRANCH - HINGANGHAT
E-mail - bo0202@pnb.co.in

SYMBOLIC POSSESSION NOTICE
(For Immovable Property)

POSSESSION NOTICE FOR IMMOVABLE PROPERTY IN CASE OF ONE BORROWER

Whereas Punjab National Bank/ the Authorized Officer/s of the Punjab National Bank under the Securitisation and Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002, and in exercise of powers conferred under Section 13 read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, issued demand notice/s on the dates mentioned against each account calling upon the respective borrower/s to repay the amount as mentioned against each account within 60 days from the date of notice(s) of receipt of the said notice(s). The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken **Symbolic Possession** of the property described herein below in exercise of powers conferred on him under sub-section (4) of Section 13 of Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002. The borrower's / guarantor's / mortgagor'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. The borrower/s in particular and the public in general is hereby cautioned not to deal with the property/ies and any dealing with the property/ies will be subject to the charge of Punjab National Bank for the amounts and interest thereon. The borrower's / Guarantors' / Mortgagor'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.

Sr. No.	Name of the Branch	Name of the Borrowers	Name of the borrower (Owner of the property)	Description of the property mortgaged	Date of demand notice	Date of Possession (Symbolic)	Amt. O/S. (Rs.)
1	Hinganghat Branch	Borrower M/s Siya Oil Industries (Borrower), Mrs. Hemlata Santoshkumar Batra (Proprietor & Mortgagor), Sh. Santosh Khairatilal Batra (Guarantor Mortgagor) & Sh Khairatilal Jivandas Batra (Guarantor & Mortgagor)	Mrs. Hemlata Santoshkumar Batra	Property 1 :- All that piece and parcel of Property ie. Factory Land Situated at Plot No 1. admeasuring 3491.48 Sq. Mtr & Plot No. 02 admeasuring 3870.07 Sq. Mtrs, Plot No. 03, admeasuring 3359.07 Sq. Mtr & Plot No. 04 admeasuring 3387.12 Sq Mtr in the Non-Agricultural/Industrial layout vide order dated 13.07.2016 in revenue case no. 09/NAP-34/2015-16 and Town Planning Sanctioned layout within the limits of FS. No- 50/1 within the limits of Survey No 31. Mouza No. 7, Patwari Halka No. 13, Mouza- Itlapur, Tah- Hinganghat, Dist Wardha. Boundaries: East-FS No. 32, West-Yenora Hinganghat Road, North-FS No. 34, South - FS No. 32	07/11/2023	23/01/2024	Rs. 41,18,233.88/- as on 30/09/2023 + Interest & Other Charges extra
			Mrs. Hemlata Santoshkumar Batra	Property 2 :- All that piece and parcel of Property Land Situated at Plot No. 22, Admeasuring 180 Sq. Mtrs or 1936.80 Sq.ft in the Non-Agricultural/Residential layout and Town Planning Sanctioned layout within the limits of F.S. No- 102/2, of Mouza-Pimpalgaon, Mouza No- 1143, Patwari Halka No. 34, within the limits of Tahsil-Hinganghat and Dist- Wardha. Boundaries: East-Plot No. 23, West- Layout Road, North- Layout Road, South-FS No. 13			
			Shri Santosh Khairatilal Batra	Property 3 :- All that piece and parcel of Property bearing Land Situated at Plot No. 63, Admeasuring 140 Sq. Mtr or 1506.00 Sq.ft, Plot No. 64 admeasuring 140 Sq. Mtr or 1506 SQ. ft and Plot No. 65 admeasuring 140 Sq. Mtr or 1506 SQ. ft in the Non-Agricultural/Residential layout and Town Planning Sanctioned layout within the limits of FS No- 50/1 of Mouza- Rimdoh Mouza No- 148, Patwari Halka No. 35, within the limits of Tahsil-Hinganghat and Dist- Wardha. Boundaries: East-Layout Road, West-Plot No 68, 69, 70. North-Plot No 66, South- Plot No. 62			
			Shri Khairatilal Jivandas Batra	Property 4 :- All that piece and parcel of Property bearing Land Situated at Plot No.68, Admeasuring 140 Sq. Mtrs or 1506.00 Sq.ft, Plot No. 69 admeasuring 140 Sq. Mtr or 1506 SQ. ft and Plot No. 70 admeasuring 140 Sq. Mtr or 1506 SQ. ft in the Non-Agricultural/Residential layout and Town Planning Sanctioned layout within the limits of F.S. No-50/1 of Mouza- Rimdoh Mouza No- 148, Patwari Halka No. 35, within the limits of Tahsil-Hinganghat and Dist- Wardha. Boundaries: East-Plot No 63, 64, & 65, West-Layout road, North-Plot No. 67, South- Plot No 71			
			Shri Santosh Khairatilal Batra	Property 5 :- All that piece and parcel of Property bearing nazul Leasehold Plot No 128 admeasuring 110.30 Sq Mtrs or 1187 Sq. Ft along with Double Storied Building Constructed thereon bearing Municipal House No 102, of Mouza Hinganghat, Sheet No 21, Block No. 6. PH. No. 6 Situated at Nehru Ward, Hinganghat within the limits of Tah- Hinganghat and Dist Wardha. Bounded as under: East - Galli, West - Plot of Kothari, North - House of Kothari, South - House of Tanna.			

Date: 24/01/2024
Place: Hinganghat, Wardha
ABHINAV AGRAWAL
AUTHORIZED OFFICER
PUNJAB NATIONAL BANK

TATA CAPITAL HOUSING FINANCE LIMITED
Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai 400013.
Branch Address : TATA CAPITAL HOUSING FINANCE LIMITED, Keche Complex, 1st floor, Near BOI Rathi Nagar, Amravati

NOTICE FOR SALE OF IMMOVABLE PROPERTY
(Under Rule 9(1) of the Security Interest (Enforcement) Rules 2002)

E-Auction 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 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the below Borrower and/ Co- Borrower, or their legal heirs/ representatives (Borrowers) in particular that the below described immovable property mortgaged to Tata Capital Housing Finance Ltd. (TCHFL), the possession of which has been taken by the Authorized Officer of TCHFL, will be sold on 13-02-2024 on "As is where is" & "As is what is" and "Whatever there is" and without any recourse basis" for recovery of outstanding dues from below mentioned Borrower and Co-Borrowers. The Reserve Price and the Earnest Money Deposit is mentioned below. Notice is hereby given that, in the absence of any postponement/ discontinuance of the sale, the said secured asset / property shall be sold by E- Auction at 2.00 P.M. on the said 13-02-2024. The sealed envelope containing Demand Draft of EMD for participating in E- Auction shall be submitted to the Authorized Officer of the TCHFL on or before 12-02-2024 till 5.00 PM at Branch address TATA CAPITAL HOUSING FINANCE LIMITED Keche Complex, 1st floor, Near BOI Rathi Nagar, Amravati.

The sale of the Secured Asset/Immovable Property will be on "as is where condition is" as per brief particulars described herein below:

Sr. No.	Loan A/c. No.	Name of Borrower(s) / Co-borrower(s)/Legal Heir(s)/ Legal Representative/ Guarantor(s)	Amount as per Demand Notice	Reserve Price	Earnest Money	Type of Possession
1	10484091	Mr. Hareesh Amarial Karwa Mrs. Dipa Jayprakash Bhagwanji	Rs. 1,29,36,337/- (Rupees One Crores Twenty Nine Lakh Thirty Six Thousand Three Hundred Thirty Seven Only) & 10-06-2021	Rs. 1,21,00,000/- (Rupees One Crore Twenty One Lakh Only)	Rs. 12,10,000/- (Rupees Twelve Lakh Ten Thousand Only)	Physical

Description of the Immovable Property: All that piece and parcel of immovable property bearing Shop No. 25, 27, 29, 33, on Ground Floor 125, 127, 129, 131, 133 on First Floor 225, 227, 229, 231 & 233 on Second Floor of Building No. B-3, Wing B, in the scheme known as "DREAMLAND BUSINESS PARK", constructed on land bearing Bhumapan No. 119, of Sub Division No. 40/3, Bhumapan No. 144, of Sub Division No. 36/1, Bhumapan No. 39/3, of Gut No. 134, Bhumapan No. 37/2, of Gut No. 142, situated at Survey No. 38/1, of Gut No. 139, Survey No. 42/1, of Gut No. 87, Survey No. 38/1-A, of Gut No. 140, Survey No. 38/2, of Gut No. 138, Survey No. 39/1, of Gut No. 88, Survey No. 42/1, of Gut No. 87, Survey No. 39/1, Gut No. 133, Survey No. 39/3, of Gut No. 134, & Survey No. 135, of Sub Division No. 39/4, Total Admeasuring 15 H. 895 R. and having Built Up Area admeasuring 567.14 Sq. Meters, of Moje Vill: Bargaon, Pragane Nandgaon path, Ta: Amaravati, Di: Amaravati. Bounded as follows:- 1) Shop No. B-3/25, East By: Shop No. B-3/26, West By: Road, North By: Staircase, South By: Shop No. B-3/27, 2) Shop No. B-3/27, East By: Shop No. B-3/28, West By: Road, North By: Shop No. B-3/25, South By: Shop No. B-3/29, 3) Shop No. B-3/29, East By: Shop No. B-3/30, West By: Road, North By: Shop No. B-3/27, South By: Shop No. B-3/31, 4) Shop No. B-3/33, East By: Shop No. B-3/34, West By: Road, North By: Shop No. B-3/31, South By: Toilet, 5) Shop No. B-3/125, East By: Shop No. B-3/126, West By: Road, North By: Staircase, South By: Shop No. B-3/127, 6) Shop No. B-3/129, East By: Shop No. B-3/130, West By: Road, North By: Shop No. B-3/127, South By: Shop No. B-3/131, 7) Shop No. B-3/131, East By: Shop No. B-3/132, West By: Road, North By: Shop No. B-3/129, South By: Shop No. B-3/133, 8) Shop No. B-3/225, East By: Shop No. B-3/226, West By: Road, North By: Staircase, South By: Shop No. B-3/227, 9) Shop No. B-3/227, East By: Shop No. B-3/228, West By: Road, North By: Shop No. B-3/225, South By: Shop No. B-3/229, 10) Shop No. B-3/229, East By: Shop No. B-3/230, West By: Road, North By: Shop No. B-3/227, South By: Shop No. B-3/231, 11) Shop No. B-3/231, East By: Shop No. B-3/232, West By: Road, North By: Shop No. B-3/229, South By: Shop No. B-3/231, 12) Shop No. B-3/231, East By: Shop No. B-3/232, West By: Road, North By: Shop No. B-3/229, South By: Shop No. B-3/233, 13) Shop No. B-3/233, East By: Shop No. B-3/234, West By: Road, North By: Shop No. B-3/231, South By: Toilet & Marginal Space.

At the Auction, the public generally is invited to submit their bid(s) personally. The Borrower(s)/Co-Borrower (s) are hereby given last chance to pay the total dues with further interest within 15 days from the date of publication of this notice, failing which the Immovable Property will be sold as per schedule. The E auction will be stopped if, amount due as aforesaid, with interest and costs (including the cost of the sale) are tendered to the Authorized Officer or proof is given to his satisfaction that the amount of such secured bid, interest and costs has been paid before the date of the auction.

No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the Immovable Property sold. The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions:
The E-auction will take place through portal <https://DisposalHub.com> on 13-02-2024 between 2.00 PM to 3.00 PM with limited extension of 10 minutes each.

Terms and Condition: 1. The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation. In the event of any dispute arising as to the amount bid, or as to the bidder, the Immovable Property shall at once again be put up to auction subject to the discretion of the Authorized Officer. 2. The Immovable Property shall not be sold below the Reserve Price. 3. Bid Increment Amount will be: **Rs.10,000/-** (Rupees Ten Thousand Only). 4. All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the "TATA CAPITAL HOUSING FINANCE LTD." Payable at Branch address. The Demand Drafts will be returned to the unsuccessful bidders after auction. For payment of EMD through NEFT/RTGS/IMPS, kindly contact Authorized Officer. 5. The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be in the discretion of the Authorized Officer to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so. 6. For reasons recorded, it shall be in the discretion of the Authorized Officer to adjourn/discontinue the sale. 7. Inspection of the Immovable Property can be done on 30-01-2024 between 11 AM to 5.0