(Formerly known as IDFC Bank Ltd | CIN : L65110TN2014PLC097792 Registered Office: - KRM Towers, 7th Floor, Harrington Road, Chetpet, Chennai- 600031. Tel : +91 44 4564 4000 | Fax: +91 44 4564 4022



Authorized Officer

IDEC FIRST Bank Limited

(Formerly known as IDFC Bank Ltd

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 Co-Borrower (s) as per column (ii) that the below described immovabl properties as per column (iii) mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of IDFC FIRST Bank Limited (Formerly known as IDFC Bank Limited), will be sold on "As is where is", "As is what is", and "Whatever there is" On 28th July 2023 as described hereunder, for the recovery of amount due from Borrower (s) and Co-Borrower (s) as per column (i), due to IDFC FIRST Bank Limited (Formerly known as IDFC Bank Limited).

S. NO	(i) Demand Notice Date and Amount	(ii) Name Borrower (s) and Co-Borrower (s)	(iii) PROPERTY ADDRESS	(iv) Reserve Price Amount	(v) EMD Amount	(vi) Date and Time of Auction	(vii) Date and Time of EMD Auction	(viii) Name and Mobile No of Authorized officer
1	INR 43,03,606.25/- Demand Notice: 1st Jun 2021	Bhagwan Wankhede &	All That Peice And Parcel Of Property Consisting Of Residential Flat No A/103, In "A" Wing On The 15t Floor, In The Building Known As Golden Eagle Complex, "A", Co-Operative Housing Society Limited Situated On Land Bearing Survey No.53, Hissa No.7 & 8, Villa Goddev, Mira Bhayandar Road, Taluk & Dist. Thane, Admeasuring 695 Sq.Ft. (750 Sq.Ft. Built Up) Area. Bounded As Under:-East: Sonam Satlaj Chs, West: Golden Complex, North: Row House & South: Om Shanti Ganesh CHS	INR 47,38,500/-	INR 4,73,850/-	28th July 2023 11.00 TO 1.00 PM	27th July 2023	Name - Akshay Suryavanshi MOB- 9664539131
2	INR 27,54,002.76/- Demand Notice: 28th Oct 2017	Warik & Mrs. Vinita Amit Warik	Flat No. 301, 3rd Floor, Building No. 2, Avenue A4, Shree Shashwat Building, Village Dongare, Virar (W), Virar, Maharashtra-401303	INR 27,22,500/-	INR 2,72,250/-	28th July 2023 11.00 TO 1.00 PM	27th July 2023	Name- Mr. Akshay Suryavanshi MOB- 9664539131
3	INR 27,65,515.02/- Demand Notice: 13th Jul 2018		Flat No. 6, Ground Floor, A-Wing, Saraswati Sadan No. 3, Co-operative HSG. Society LTD. Navghar Cross Road, Bhayandar (E), Thane, Maharashtra-401105		INR 2,77,200/-	28th July 2023 11.00 TO 1.00 PM	27th July 2023	Name- Mr. Akshay Suryavanshi MOB- 9664539131
4	INR 35,45,953.97/- Demand Notice: 29th Sep 2018	Melekar &	Property-1-Flat No. 204, Second Floor, Wing C Lily, Village Makne, Taluka & District Palghar, Thane, Maharashtra-401102 Property-2-Flat No. 104, First Floor, Wing C Lily, Village Makne, Taluka & District Palghar. Thane, Maharashtra-401102	INR	INR	28th July 2023 11.00 TO 1.00 PM	27th July 2023	Name- Mr. Akshay Suryavanshi MOB- 9664539131

बैंक ऑफ इंडिया Bank of India

Asset Recovery Department, Mumbai North Zone

Address: Bank of India Building, 2nd Floor, Opp. Natraj Market, S V Road, Malad (West), Mumbai 400 064. Tel No. 022-28828080 / 0792, Email - Assetrecovery.MNZ@bankofindia.co.in

E - Auction of properties By Bank of India, Mumbai North Zone, E - Auction Date – 25.08.2023.

	Branch Name & Phone Number	Borrower's Details	Property ID & Location of the Property (Full Address)	Reserve price / EMD (₹ in Lakhs)
1.	Palghar (Palghar.MumbaiNorth@bankofindia.co.in) Ph. 02525-250335 / 250235		Flat No. 201, 2nd Floor, B Wing, Om Sai Nagar, Palghar West, Maharashtra. Area of Flat: 28.34 Sq.Mt Build up, CERSAI ASSET ID - 200016466769	10.20 / 1.02

The auction sale will be "online E-auction/Bidding through website - https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp on 25.08.2023 between 11:00 AM and 04:00 PM with unlimited extensions of 10 minutes each.

Bidder may visit https://www.ibapi.in, where "Guidelines" for Bidders are available with educational videos. Bidders have to complete following formalities well in advance:-

- Step 1: Bidder / Purchaser Registration: Bidder to Register on e-Auction portal https://www.mstcecommerce.com/auctionhome/ibapi/index.isp using hi
- Step 2: KYC Verification: Bidder to upload requisite KYC documents. KYC documents shall be verified by e-auction service provide (may take 2 working days) • Step 3: Transfer of EMD amount to his global EMD wallet: Online /Off-line transfer of funds using NEFT/Transfer, using challan generated on E-auction portal.
- Step 1 to Step 3 should be completed by bidder well in advance, before e-auction date. Bidder may also visit https://www.ibapi.in for registration and bidding

Helpline Details / Contact Person Details of MSTC

<u>the movable assets, if any, present at the immovable property.</u>

Date: 07.07.2023

	2		
Name	E-mail ID	Landline No.	Mobile No.
Shri. Argha Sengupta, CM	argha@mstcindia.co.in		09231690249
Smt. Srabani Barai, Manager	sbarai@mstcindia.co.in		09051077886
Shri. Rakesh Ranjan, AM	rranjan@mstcindia.co.in		09911700233
Shri. Ritesh Nath, DM	rnath@mstcindia.co.in		09668551395
Shri. Bishnupada Barik, SM (F&A)	bbarik@mstcindia.co.in	2289-5064(D)	09088013889
Shri. Surajit Hembram DM (F&A)	shembram@mstcindia.co.in		09886855560

- 1. Last date of EMD and KYC submission will be upto 25.08.2023 (subject to website availability).
- 2. Bid increment value will be in multiple of Rs. 25000/-for all properties.
- 3. The intending purchasers can inspect the property on 18.08.2023 between 11.00 am and 03.00 pm
- 4. The property will be sold in "AS IS WHERE IS" AND "AS IS WHAT IS" WHATEVER THERE IS CONDITION". 5. All properties under physical possession.
- 6. 25 % of the bid amount including the EMD amount to be deposited within 1(one) day and balance amount within 15 days after successful bidding. • Palghar Branch – Raviraj Apt., Dandekar Marg, Off Mahim Road, Opp Uco Bank, Palghar, MH - 401404,
- 7. Prospective bidders are advised to peruse the copies of the title deeds within the bank premises and verify the latest Encumbrance certificate and othe
- revenue / municipal records to exercise diligence and satisfy themselves on title and encumbrances if any over the property. 8. Bids once made shall not be cancelled or withdrawn. All bids made from the registered user ID will be deemed to have been made by him only.
- 9. Bidder shall be deemed to have read and understood the terms and conditions of sale and be bound by them 10 The sale is subject to the conditions prescribed in the SARFAESI Act. Rules 2002 amended from time to time and the conditions mentioned above and als subject to pendency of cases/litigation if any pending before any court/tribunal are raised thereof.
- 11. The bidders may participate in E-auctionfor bidding from their place of choice / internet connectivity shall have to be ensured by the bidder himself Bank / service provider shall not be held responsible for internet connectivity, network problems, systems crash down, power failures etc
- 12. The unsuccessful bidder will not get any interest on their bid amount and further no interest will be paid in the eventuality of litigation on the bid amount of any other amount paid by the bidder in this process.
- 13. The authorised officer is having absolute right and discretion to accept or reject any bid or adjourn / postpone / cancel the sale /modify any terms and conditions of the sale without any prior notice or assigning any reasons
- 14. Purchaser shall bear the stamp duties charges including those of sale certificate / registration/ charges including all statutory dues payable to the
- government, taxes and rates and outgoing both existing and future relating to the property.
- 15. Buyer shall bear the TDS wherever applicable including other statutory dues, registration charges, stamp duty etc 16. The sale certificate will be issued in the name of successful bidder only.
- 17. This notice is also applicable to borrower/guarantors and public in general.
- PLACE: MUMBAI

POONAWALLA

HOUSING FINANCE

Apna Ghar, Apni Pehchan

DATE: 04.07.2023 SALE NOTICE TO BORROWER AND GUARANTORS **AUTHORISED OFFICER**

sale under Securitization and Reconstruction of Financial Assets and Enforcement of Interest Act, 2002 and the Rules framed there under. You have committed default in payment of outstanding dues and interest with the monthly rest, cost and charges etc., in respect of the advances granted by the bank mentioned above. Hence, the Bank has issued demand notice to you under section 13(2) to pay the above mentioned amount within 60 days. You have failed to pay the amount even after the expiry of the 60 days. Therefore, the Authorized Officer in exercise of the powers conferred under section 13(4) took (Symbolic & Actual) possession of the secured assets more particularly described in the schedule mentioned above and a sale notice was issued to yo by the respective Branches, even otherwise this Notice is also construed as Notice under Rule 8 (6) under enforcement rules of the Act of 2002. Notice is hereby given to you to pay the same as mentioned above before the date fixed for sale, failing which the property will be sold and balance if any will be recovered with interest and cost from you. Please note that all expenses pertaining to demand notice, taking possession, valuation and sale assets etc shall be first deducted from the sale proceeds which may be realized by the undersigned and the balance of the sale proceeds will be appropriated towards

your liability as aforesaid. You are at liberty to participate in the auction to be held on the terms and conditions thereof including deposit of earnest money.

Dear Sir/Madam. The undersigned being the Authorized Officer of the Bank of India is having full powers to issue this notice of sale and exercise all powers of the Bank of India is having full powers to issue this notice of sale and exercise all powers of the Bank of India is having full powers to issue this notice of sale and exercise all powers of the Bank of India is having full powers to issue this notice of sale and exercise all powers of the Bank of India is having full powers to issue this notice of sale and exercise all powers of the Bank of India is having full powers to issue this notice of sale and exercise all powers of the Bank of India is having full powers to issue this notice of sale and exercise all powers of the Bank of India is having full powers to issue this notice of sale and exercise all powers of the Bank of India is having full powers to issue this notice of the Bank of India is having full powers to issue this notice of the Bank of India is having full powers to issue this notice of the Bank of India is having full powers to issue this notice of the Bank of India is having full powers to issue this notice of the India is having full powers to issue this notice of the India is having full powers to issue this notice of the India is having full powers to issue the India is have the

PLACE: MUMBAI **AUTHORISED OFFICER**

E-AUCTION

POONAWALLA HOUSING FINANCE LIMITED

Registered Office: 602, 6th FLOOR, ZERO ONE IT PARK, SR. No. 79/1, GHORPADI, MUNDHWA ROAD, PUNE - 411036 Branch Off Unit: 1st Floor, Golden Plaza, Lal Bahadur Shastri Road, Gokul Nagar,

Thane (West)- 400601, Maharashtra.

Sale of secured immovable asset under SARFAESI Act Notice is hereby given to the public in general and to the Borrowers/Co-Borrowers/Guarantors in particular, that under mentioned properties mortgaged to Magma Housing Finance Ltd has now been renamed as Poonawalla Housing Finance Ltd

(PHFL') vide Certificate of Incorporation, the possession of which had been taken by PHFL's Authorised Officer under Sec 13(4)/14 of SARFAESI Act; will be sold through e-auction as per terms mentioned below for recovery of PHFL's outstanding dues with applicable interest, charges, and costs etc. The property described will be sold on "AS IS, WHERE IS, WHATEVER THERE IS AND WITHOUT RECOURSE BASIS" under Rule 8 & 9 of Security Interest (Enforcement) Rules. For detailed T&Cs of sale, please refer to link provided in PHFL's/Secured Creditor's website i.e. www.poonawallahousing.com Demand Notice Date Nature of

Proposal No Property EMD Description of Reserve EMD (10% of encumbrance and Outstanding **Customer Name** Possession Inspection time of Court cases i Property (D) Amount (B) RP) {F} Bid {H} Date & Time {I} Auction {J} {C} date {G} {A} any {K} All the piece and parcels of Flat no. 405, on 4th Notice date HF/0542/H/20/100048 09/11/2022 Total Dues floor, in B Wing, admeasuring 335 sq. ft. i.e 3112 16,87,437,5/sq. meters and balcony area admeasuring 60 Sqft 1.68.743.75/-HARISHANKAR Rs. 1852990.86/-(Rupees Six-MATASHARAN e5.57.sg. meters, Pin the building known as 4Nest (Rupees One (Rupees Eighteen teen Lakh akh Sixty Eight 09/08/2023 08/08/2023 VISHWAKARMA Leaf Phase 1, constructed on land bearing Sur-02/08/2023 Lakh Fifty Two Thou-10.000/-NIL veyno. 6/3/1admeasuring 0-11:8.HRP.out of total Eighty Seven Thousand (11 AM- 2PM) BORROWER), sand Nine Hundred Before 5 PM Thousand Four Seven Hundre POOJA VISHWAKARMA Ninety Paise Eighty admeasuring 023.6 HRP, Surveyi6/2"admeasuring Hundred Thirty (CO-BORROWER) 0-03.3 HRP, Suryvey no. 5/3 admeasuring 0-40.73 Forty Three and Six Only) payable as DINESH HARISHANKAR on 09/11/2022 along HRP, total admeasuring 0-60.60 HRP out of Which Seven and Fifty Seventy Five Paisas Only) VISHWAKARMA with interest @ 9.39 2337.60 sqmeters, lying beine and situated at vil-Paisas Only)

lage Tembhode, Taluka & District Palghar. p.a. till the realizatio For details and queries on purchase and sale, contact Mr. Shadab Akhtar at +91 9910453434

The intending bidders/purchasers are advised to visit PHFL Branch and the auction properties, and make his own enquiry and ascertain additional charges, encumbrances and any third-party interests and satisfy himself/herself/itself in all aspec 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 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- 7291981124,25,26 Support Email id – Support@bankeauctions.com. Contact Person – Vinod Chauhan, Email id- delhi@c1india.com Contact No- 9813887931. 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 "Poonawalla Housing Finance Ltd", Bank-ICICI BANK LTD. Account No-000651000460 and IFSC Code- ICIC0000006, 20, R. N. Mukherjee Road- Kolkata-700001 drawn on any nationalized or scheduled Bank on or before 08/08/2023 and register their name at https://www.bankeauctions.coand 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 sent self-attested hard copy to Authorized Officer, Mr. Nitesh Pawar, Address-1st Floor, Golden Plaza, Lal Bahadur Shastri Road, Gokul Nagar, Thane (West)- 400601, Maharashtra. mobile no. +91 9967008051, E-mail ID nitesh.pawar@por

Date: 07.07.2023

Authorised Office

POSSESSION NOTICE - (for immovable property) Rule 8-(1) POSSESSION NOTICE - (for immovable property) Rule 8-(1)
Whereas, the undersigned being the Authorized Officer of IIFL Home Finance Limited (Formerly known as India Infoline
Housing Finance Ltd.) (IIFL HFL) under the Securitisation and Reconstruction of Financial Assets and Enforcement of
Security Interest Act 2002 and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security
Interest (Enforcement) Rules 2002, a Demand Notice was issued by the Authorised Officer of the company to the
borrowers / co-borrowers mentioned herein below to repay the amount mentioned in the notice within 60 days from the
date of receipt of the said notice. 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 possession of the property described herein below in exercise
of powers conferred on him under Section 13(4) of the said Act read with Rule 8 of the said rules. The borrower in particular
and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be
subject to the charge of IIFL HFL for an amount as mentioned herein under with interest thereon.

"The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, if the borrower clears the
dues of the "IIFL HFL" together with all costs, charges and expenses incurred, at any time before the date fixed for sale
or transfer, the secured assets. Shall not be sold or transferred by "IIFL HFL" and no further step shall be taken by "IIFL
HFL" for transfer or sale of the secured assets.

Name of the

Name of the Borrower(s)	Description of secured asset (immovable property)	Total Outstanding Dues (Rs.)	Date of Demand	Date of Possession	
Palghar BRANCH	All that piece and parcel of : Flat No 306,	Rs. 17,39,248/-	Notice	1 0000001011	
Mr. Tirupati Venkanna Dhonakandi &	Carpet Area 370 sq. ft., Super Built-Up Area 520 sq. ft., Floor No. 3, Bldg 1 Type C2 Wing	(Rupees Seventeen Lakh Thirty Nine	12-Apr- 2023	04-Jul-23	
Mrs. Anjali Tirupati Donakanti (Prospect No. 934313)	A,Parvati Garden, Village Betegaon,Off Mahagaon road, Boisar East, Dist Palghar, Maharashtra-401501	Thousand Two Hundred Forty Eight Only)			
For, further details please contact to Authorised Officer at Branch Office: Shop No.201,The Edge,2nd floor Behind Prakash Talkies,near ICICI Bank Palghar (W) -401404 /or Corporate Office: Plot No.98, Phase-IV, Udyog Vihar, Gurgaon, Harvana					
Place: Palghar Date: 07/07/2023 Sd/- Authorised Officer, For IIFL Home Finance Limite					

DEMAND NOTICE

Under Section 13(2) of the Securitisation And Reconstruction of Financial Assets And Enforcement of Security Interest Act, 2002 (the said Act.) read with Rule 3 (1) of the Security Interest (Enforcement) Rules, 2002 (the said Rules). In exercise of powers conferred under Section 13(12) of the said Act read with Rule 3 of the said Rules, the Authorised Officer of IIFL Home Finance Contented united section 13(12) in the said Act read with Natie of the said Rules, the Additionsed United of Inter-Pointer Printing Printing

Ltd.(IFL HFL) (Formerly known as India Infoline Housing Finance Ltd.) has issued Demand Notices under section 13(2) of the said

Act, calling upon the Borrower(s), to repay the amount mentioned in the respective Demand Notice(s) issued to them. In connection

with above, notice is hereby given, once again, to the Borrower(s) to pay within 60 days from the publication of this notice, the

amounts indicated herein below, together with further interest from the date(s) of Demand Notice till the date of payment. The detail

of the Borrower(s), amount due as on date of Demand Notice and security offered towards repayment of loan amount are as under:-

(//		ecurity offered towards repayment of loan amount are as under:-
Name of the Borrower(s). /Guarantor (s)	Demand Notice Date & Amount 04-Jul-2023 Prospect No.	Description of secured asset (immovable property)
Mr. Satej Laxman Sawaratkar, Mrs.Sunanda Laxman Sawaratkar (Prospect No IL10200879 & IL10274322)	IL10200879 Rs. 1,180/- (Rupees One Thousand One Hundred Eighty Only) Prospect No. IL10274322 Rs. 7,55,848/- (Rupees Seven Lakh Fifty Five Thousand Eight Hundred Forty Eight Only)	All that piece and parcel of the property being: Flat No.G-6 on Ground Floor, Carpet Area Ad Measuring 314 Sq. Ft., and Built Up Area Ad Measuring 410 Sq. Ft., in Building known as Sai Viraj Welfare Apartment, on S. No. 33A, Hissa No. 6 Situated at Village Sopara, Taluka Vasai Thane, Maharashtra India, 401404
Mr. Krushna Ramdas Lahane, Mrs. Manisha Krushna Lahane, Raj Tailor (Prospect No IL10080121 and IL10152063)	04-Jul-2023 Prospect No. IL:10080121 Rs. 20,75,259/ (Rupees Twenty Lakh Seventy Five Thousand Two Hundred Fifty Nine Only) Prospect No. IL:10152063 Rs. 3,43,113/ (Rupees Three Lakh Forty Three Thousand One Hundred Thirteen Only)	All that piece and parcel of the property being: Row House No.A-01, Carpet area admeasuring 523 sq. ft., Built up area admeasuring 581 sq. ft., Saleable area admeasuring 760 sq. ft. Situated at Govind Park, Plot No.25 To 40, Gut No.330(Part) Village Khumbhephal, Tal. & Dist. Aurangabad.
Mr. Vishwas Sunil Chavan, Mrs.Pramila Sunil Chavhan, Mr.Sunil Pandurang Chavan, Anupriya Electricals And Electronics (Prospect No IL10221513)	04-Jul-2023 Rs. 26,66,733/- (Rupees Twenty Six Lakh Sixty Six Thousand Seven Hundred Thirty Three Only)	All that piece and parcel of the property being: Row House No 1, Ground + 1st Floor, Situated at SAI KRUPA ROW HOUSES Land Area Ad Measuring 989.54 Sq. Ft., and Built Up Area Ac Measuring 988.24 Sq. Ft., constructed on Survey No.531/2/1/1/, Plot No 1/2, Village Pimpalgaon, Taluka Nifad, Nashik Maharashtra, India, 422303
Mr. Mustafa Mahabub Ansari, Mrs.Saleha Mustafa Ansari (Prospect No IL10271593)	04-Jul-2023 Rs. 5,25,374/- (Rupees Five Lakh Twenty Five Thousand Three Hundred Seventy Four Only)	All that piece and parcel of the property being: Flat No 904 9Th Floor, Wing A6, Carpet area Ad.Measuring: 318 Sq.ft. Saleable area Ad.Measuring: 429 Sq.ft. Affordable Housing Scheme Ews/Lig Along With Convenient Shopping In, S No 56,57, 58, 61, 62, 63 Plot No A1,A2, A3, A4, B1, B2,B3,B4 Sector No 12AtBhosari, Pune 411026
Mr. Anand Ravindra Maralgoikar, Mrs. Asha Ananda Bhalerao (Prospect No IL10099198)	04-Jul-2023 Rs. 15,77,188/- (Rupees Fifteen Lakh Seventy Seven Thousand One Hundred Eighty Eight Only)	All that piece and parcel of the property being: Row House No 01, Carpet area admeasuring 509 sq. ft., Built up area admeasuring 610 sq. ft., Vanvihar Row House, Plot No 4 & 5, Sy N. 121/1, Near Z.P School, Village and Tal. Dhagur, Shiwar Dindori, Dist. Nashik, Maharashtra, India, 422202
Mrs. Saritadevi Rajesh Sonkar, Mr.Akash Prakash More (Prospect No IL10103037)	04-Jul-2023 Rs. 11,73,726/- (Rupees Eleven Lakh Seventy Three Thousand Seven Hundred Twenty Six Only)	All that piece and parcel of the property being: Flat No. 303 Floor No. 3, S.No.8/1, 8/28/1, 9/18, Carpet area admeasuring 239 sq. ft., Saleable area admeasuring 335 sq. ft., Suilding No. 1, Himalaya Garden., At village Pashane, Taluka karjat, Distric Raigad, Maharashtra, 410101, India.

| Raigad, Maharashtra, 410101, India. | If the said Borrowers fail to make payment to IIFL HFL as aforesaid, IIFL HFL may proceed against the above secured assets under Section 13(4) of the said Act, and the applicable Rules, entirely at the risks, costs and consequences of the Borrowers. For, further details please contact to Authorised Officer at Branch Office: IIFL HFL IIFL House, Sun Infotech Park Road No. 16V, Plot No.B-23, Thane Industrial Area, Wagle Estate, Thane - 400604 & 3rd Floor Oberai Chambers, Opposite Government Milk Scheme, Jalana Road Aurangabad - 431003 & CTS No. 4278/1 to-7 Tanaji Nagar Near Kalika Mata Mandir 2nd Floor Chichwar Pune - 411033 & 10 & 11, Viraj Corner, Opposite BSNL Telephone Exchange, Canada Corner, Sharanpur Road, Nashik - 422005/or Corporate Office: IIFL Tower, Plot No. 98, Udyog Vihar, Phv. Gurgaon, Haryana.

Place: Thane, Aurangabad, Pune & Nashik Date: 07.07.2023

Sd/- Authorised Officer, For IIFL Home Finance Ltd



OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED OMKARA Registered Office: No. 9, M.P. Nagar, First Street, Kongu Nagar, Extension, Tirupur 641607 Corporate Office: C/515, Kanakia Zillion, Junction of LBS Road and CST Road, BKC Annexe

[Appendix - IV-A] [See proviso to rule Rule 8(6) r/w 9(1)] Public Notice For E-Auction 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 8(6) r/w rule 9 (1) of the Security Interest (Enforcement) Rules, 2002

Near Equinox, Kurla (West), Mumbai 400070.

Notice is hereby given to the public in general and in particular to the below mentioned Borrower and Guarantors that the below described immovable property mortgaged/charged to the Secured Creditor Thane Janta Sahakari Bank Ltd (TJSB) in exercise of the powers conferred under the SARFAESI Act and Security Interest (Enforcement) Rules, 2002, had issued a Demand Notice dated 08.04.2015 under section 13(2) thereby calling upon borrower(s)/guarantors/mortgagors ie. i.e. 1. Sharda International 2. Mr. Sudesh Keshav Naik 3. Mr. Suni Keshav Naik 4. Mr. Keshav A. Naik for repayment of outstanding amount aggregating to Rs. 1,78,74,271.73/-(Rupees One Crore Seventy-Eight Lakh Seventy-Four Thousand Two Hundred Seventy-One Rupees and Seventy-Three Paise only) as on 31.03.2015 within 60 days from the date of the said notice. The borrower/guarantors having failed to repay the entire dues as per said Demand Notice within 60 days, the

Authorized Officer of TJSB took possession of the below mentioned secured properties as on 30.03.2017. Further, Omkara Assets Reconstruction Pvt. Ltd. (acting in its capacity as Trustee of Omkara PS 17/2020-21 Trust) has acquired entire outstanding debts lying against borrowers/guarantor/mortgagors vide Assignment Agreement dated 28.01.2021 from TJSB along with underlying security. Accordingly, OARPL has stepped into the shoes of assignor and empowered to recover the dues and enforce the security.

NOW THEREFORE the Authorized Officer of OARPL hereby intends to sell the below mentioned secured properties for recovery of dues. The property shall be sold in exercise of the 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 on 26/07/2023 at 11.00 am (last date and time for submission of bids is 25/07/2023 by

The description of the Immovable Properties, reserve price and the Earnest Money Deposit (EMD) are as under DESCRIPTION OF THE PROPERTY Reserve Price FMD

BEGGIN HON OF THE FROM ERT		INCOCI VC I IIOC	LIND
The Gala No. 218, admeasuring on or about 966 sq. ft. C Floor in the Block 'B' of the building known as "Hind Sauras of "Hind Saurashtra Service Industries Co-operative Hou that is resting on the piece and parcel of Land bearing C. 85/86, situate at Revenue village Marol (Marol Naka, Andhe East), Taluka Andheri, Dist. Mumbai and within the loc Corporation of Greater Mumbai, within the registration distri	shra Industrial Estate" sing Society Limited", r.S No. 1646, Plot No. ri Kurla Road, Andheri al limits of Municipal	Rs. 95,00,000/-	Rs. 9,50,000/-
· · · · · · · · · · · · · · · · · · ·	1		

Corporation of Greater Mumbai, within the registration district of i	viumbai.			
Date of E- Auction	26/07/2023 at 11.00 am			
Minimum Bid Increment Amount	unt Rs. 1,00,000/- (Rupees One Lakh only)		kh only)	
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:	25/07/2023 by 4:00 pm			
Date of Inspection	14/07/2023 between 04.00 pm to 05.00 pm			

Encumbrance Details: - There is no known encumbrance on the property except the society dues. For detailed terms and conditions of the sale please refer to the link provided in secured creditor website i.e http://omkaraarc.com/auction.php. Bidder may also visit the website http://www.bankeauction.com

The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password uploading data, submitting bid, training on e-bidding process etc., may contact e-Auction Service Provider "**M/s** C1 India Pvt. Ltd", Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: support@bankeauctions.com, Mr. Harish Gowda, Mobile: 95945 97555 E mail hareesh.gowda@c1india.com. and for any property related query contact the Authorised Officer, Mr. Ashwin Newalkar, Mobile: +91 7303021311 Mail: ashwin@omkaraarc.com or Ms Jenny Bhavsar, Mobile: +91 9819034562, Mail: jenny.bhavsar@omkaraarc.com STATUTORY NOTICE FOR SALE UNDER Rule 8(6) r/w 9(1) OF STATUTORY INTEREST (ENFORCEMENT) **RULES.2002**

This notice is also a mandatory Notice of 15 (Fifteen) days to the Borrower(s) of the above loan account unde Rule 8(6) r/w 9(1) of Security Interest (Enforcement) Rule, 2002 and provisions of Securitisation & amp 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 with the advice to redeem the assets if so lesired by them, by paying the outstanding dues as mentioned herein above along with cost & expenses. In case of default in payment, the property shall at the discretion of the Authorized Officer/Secured Creditor be sold hrough any of the modes as prescribed under Rule 8 (5) of Security Interest (Enforcement) Rule, 2002.

Place : Mumbai

Sd/- Authorized Office For Omkara Assets Reconstruction Pvt Ltd (Acting in its capacity as a Trustee of Omkara PS 17/2020-21 Trust)

PUBLIC NOTICE

otice is hereby given to all concerned for Information of Public that Late Shri Divaka Vyankatesh Chitale was the full and absolute owner of 50% rights in the property viz. Fla No. 301, situated on the 3rd floor of Parle Pear Co-operative Housing Society Ltd. having, address at G. B. Indulkar Marg, Off Subhash Road, Vile Parle (East), Mumbai 400 057 alongwith 5 shares bearing Nos. 41 to 45 (both nclusive) comprised under Share Certificate No 9, (hereinafter collectively referred to as 'the said property'). The said Divakar Vyankatesh Chitale expired on 09.11.2011, leaving behind him ii) (1) Mrs. Vasanti Divakar Chitale, (2) Mr. Ashish livakar Chitale and (3) Mr. Mr. Harshwardha Divakar Chitale, as his only legal heirs

The original of the said Share Certificate No 9 has been lost or misplaced and / or is no raceable even after diligent search.

All persons having any claim in respect of 50% rights of the Deceased in the said property and the said misplaced original Share Certificate No 9. hv wav of sale, exchange, mortgage, charggift, trust, muniment, inheritance, possession lease, lien, maintenance, easement, devise bequest or encumbrance or otherwise howsoever are hereby requested to make the same know writing along with documentary proof to the publication hereof, failing which, any such claim shall be disregarded and shall dee been waived and / or abandoned. ated 7th day of July, 2023.

Mrs. Poonam Salaskar

107/B-Wing, Sahara Classique Opp. Suba International, Sahar Road, Andheri (East), Mumbai 400 099.

PUBLIC NOTICE

NOTICE is hereby given that at the instructions of our Client we are investigating the title of (1) M/S HASANBHAI ADAMBHAI & SONS and (2) M/S GANESH CONSTRUCTIONS, respectively to the properties described as FIRSTLY and SECONDLY in the schedule hereunder written (briefly "the said Properties")

ALL persons, who claim to have any share, right, title and/or interest in the said Properties or any part thereof by way of sale, transfer, assignment, mortgage, possession, exchange, lease, sub-lease, trust, gift, charge, easement, lien, inheritance, maintenance, family arrangement, settlement, or through any allotment, agreement, deed or document of any nature or through any contracts, or through any decree or order of any court of law or otherwise howsoever AND/OR who claim to have any monetary claim or claim of any other nature against the said Partnership Firms of M/s Hasanbhai Adambhai & Sons and M/s Ganesh Constructions and/or against their present or earlier partners, are hereby required to make the same known in writing along with the document(s) supporting such claim to the undersigned at their address mentioned herein below within 14 (fourteen) days from the date of publication hereof AND in the event of non-receipt of such claims it will be considered that no such claims exist or they have been waived and abandoned.

SCHEDULE OF THE PROPERTY **FIRSTLY**

(Property owned by M/s Hasanbhai Adambhai & Sons)

ALL THAT piece or parcel of land bearing CTS No. 124/8 admeasuring 3.50 Sq.Mtrs., CTS No. 124/9 admeasuring 13.00 Sq.Mtrs., CTS No. 124/10 admeasuring 11.90 Sq.Mtrs., CTS No. 124/11 admeasuring 11.90 Sq.Mtrs., CTS No. 124/12 admeasuring 15.90 Sq.Mtrs., CTS No. 124/13 admeasuring 34.70 Sq.Mtrs., CTS No. 124/14 admeasuring 40.80 Sq.Mtrs., CTS No. 124/15 admeasuring 80.40 Sq.Mtrs., CTS No. 124/16 admeasuring 46.00 Sq.Mtrs. and CTS No. 124/18 admeasuring 2078.10 Sq.Mtrs. of Village: Tungwa, Taluka: Ghatkopar, District: Mumbai Suburban together with the structures standing thereon in "L" Ward of the Brihanmumbai Municipal Corporation, situate, lying and being at Saki Vihar Road, Powai-Sakinana, Mumbai-400 072.

SECONDLY

(Property owned by M/s Ganesh Constructions)

ALL THAT piece or parcel of land admeasuring 68.00 Sq.Mtrs. out of the total area admeasuring 629.70 Sq.Mtrs., bearing CTS No. 124/17 (Part) of Village: Tungwa, Taluka: Ghatkopar, District: Mumbai Suburban together with the structures standing thereon in "L" Ward of the Brihanmumbai Municipal Corporation, situate, lying and being at Saki Vihar Road, Powai-Sakinana, Mumbai-400 072.

Dated this 7th day of July, 2023. Sd/-Kadam & Company

305-306, 3rd Floor, Yusuf Building, M. G. Road, Fort, Mumbai 400 001

Veer Global Infraconstruction Limited

Regd Office:- A-01 Shalibhadra Classic, 100 feet Link Road, Near Union Bank of India Nalasopara, East-401209 Maharasthra Thane MH 401209 IN Ph: 9594333331 Email: ipoveer@gmail.com Website: www.veergloballtd.com CIN Number: L45309MH2012PLC225939

NOTICE

Notice is hereby given that the 12th Annual General Meeting (AGM) of Veer Global nfraconstruction Limited will be held on Saturday, 29th July, 2023, at 11.30 A.M. through rideo-conferencing (VC) other Audio-visual means to transact the business mentioned i the Notice of AGM sent along with the Explanatory Statement, Director's Report, Auditor's Report, Annexures and the Audited Financial Statements of the Company for the Financial ear ended March 31st, 2023. Notice of AGM and Annual Report for 2022-23 will be sent nrough electronic mode on or before 7th July to all those shareholders who have registered their e-mail address with the depositories or with the Company. The Annual Report will be available on the Company's website www.veergloballtd.com

Pursuant to Section 108 of the Companies Act, 2013, Rule 20 of the Companies (Management and Administration) Rules, 2014 and Regulation 44 (1) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Company is providing electronic voting facility from a place other than the videoconferencing mode of AGM ("remote e-voting") provided by CDSL, on all the resolutions set forth in the Notice.

The details of remote e-voting are given below:

- . The remote e-voting will commence on Wednesday, July 26, 2023 (9.00 am) and end on Friday, July 28, 2023 (5.00 pm). The e-voting module shall be disabled for voting
- The voting rights of Members shall be in proportion to their share of the paid-up share capital of the Company as of the cut-off date i.e. July 22, 2023. Once a vote is cast by the Member, he shall not be allowed to change it subsequently.
- Any person who acquires equity shares of the Company and becomes a Member after July 22, 2023 i.e. cut-off date for dispatch of the Notice and holding shares as of the cut-off date i.e. Saturday, July 22, 2023, may obtain the login details by sending a request at helpdesk evoting@cdslindia.com
- The facility of joining the 12th AGM through VC/OAVM will be opened 15 minutes before the Scheduled start time and will remain open for 15 minutes after commencement of the 12th AGM. i.e. from 11:15 a.m. to 11:45 a.m. by using the login credentials. Those members, who shall be present in the AGM through VC/OAVM facility and had not
- cast their votes on the Resolution through remote e-voting, shall be eligible to vote during the meeting . The members who have cast their vote by remote e-voting may attend the AGM but shall not be entitled to cast their vote again in the meeting.

case of queries/grievances relating to e-voting, members may contact Mr. Rakesh Dalvi, Manager, (CDSL), Central Depository Services (India) Ltd., A wing, 25th Floor, Marathon Futurex, Mafatlal Mill Compounds, N M Joshi Marg, Lower Parel (East), Mumbai- 400013 or send an email to helpdesk evoting@cdslindia.com or call on 022-23058542/43.

Notice is also hereby given pursuant to Section 91 of Companies Act. 2013 and Regulation 42 of the SEBI (LODR), Regulations 2015 that the register of members of the company wil emain closed from the July 22, 2023 to July 29, 2023 This public Notice is also available on company's website www.veergloballtd.com

For Veer Global Infraconstruction Limited

Date: 06.07.2023

CUB

CITY UNION BANK LIMITED

Vijaybhai Vagjibhai Bhanshali

Credit Recovery and Management Department Administrative Office: No.24-B, Gandhi Nagar, Kumbakonam - 612001. E-Mail id: crmd@cityunionbank.in. Phone: 0435-2432322, Fax: 0435-2431746

RE-TENDER-CUM-AUCTION SALE NOTICE UNDER SARFAESI ACT 2002

The following property/ies mortgaged to City Union Bank Limited will be sold in Re-Tendercum-Public Auction by the Authorised Officer of the Bank, under Rule 8 (6) & 9 of the Security Interest (Enforcement) Rules, 2002, under the SARFAFSI Act, 2002, for recovery of a sum of Rs.27,87,719/- (Rupees Twenty Seven Lakh Eighty Seven Thousand Seven Hundred and Nineteen only) as on 03-07-2023 together with further interest to be charged from 04-07-2023 onwards other expenses and any other dues to the bank by the borrowers guarantors No.1) Mr. Sumeet Shekhar Aacharya, S/o. Shekar K Aacharya, at Varad Vinayak Darshan, Manpada Road, Star Colony Sagaon, Dombivli (East), Tilak Nagar, Kalyan, Thane - 421201. Also at, Mr. Sumeet Shekhar Aacharya, S/o. Shekar K Aacharya Flat No.405, 4th Floor, Omkar Developers, Asade, Dombivli, Kalyan, Thane - 421201 No.2) Mrs. Manisha, W/o. Shekar K Aacharya, at Varad Vinayak Darshan, Manpada Road, Star Colony Sagaon, Dombiyli (East), Tilak Nagar, Kalyan, Thane - 421201,

Immovable Property Mortgaged to our Bank (Property Owned by Mr. Sumeet Shekhar Aacharya, S/o. Shekar K Aacharya)

All that piece and parcel of Flat No.405, on the 4th floor, B-Wing, Area admeasuring 735 Sq.Fl Built-up Area, in the building known as Omkar Apartment, Asade, Dombivali, Taluka - Kalyan, District Thane, lying and being at Survey No.102, Hissa No.5, in the Revenue Village Asade, Taluka - Kalyan and District - Thane, within in the Registration Sub-District Kalyan, District Thane and within the limits of Grampanchayat Asade

> Reserve Price: Rs.28,00,000/-(Rupees Twenty Eight Lakh only)

RE-AUCTION DETAILS Date of Re-Tender-cum-Auction Sale Venue City Union Bank Limited,

26-07-2023

Navi Mumbai Nerul (E) Branch G26. B & C Hardware's Centurian. Plot No.88/91, Sector 19A, Nerul (E), Navi Mumbai Thane - 400706 Telephone No.022-27703388 Cell No.9372286411

Terms and Conditions of Re-Tender-cum-Auction Sale:

(1) The intending bidders should be present in person for the auction and participate personally and give a declaration in writing to the effect that he/she is bidding for himself/ herself. (2) The intending bidders may obtain the Tender Forms from The Manager, City Union Bank Limited, Navi Mumbai Nerul (E) Branch, G26, B & C Hardware's Centurian, Plot No.88/91, Sector 19A, Nerul (E), Navi Mumbai,Thane - 400706. (3) The intending bidders should submit their bids only in the Tender Form prescribed in sealed envelopes addressed to The Authorised Officer, City Union Bank Ltd. ogether with a Pay Order / Demand Draft for an EMD of 10% of the Reserve Price, drawn in fayour o 'City Union Bank Ltd.", on or before 12.00 Noon on the date of Tender-cum Auction Sale hereby notified. (4) For inspection of the property and other particulars, the intending purchaser may contact : Telephone No:022-27703388 Cell No.9372286411. (5) The property/ jes are sold on "As-is-where is', "As-is-what-is' and "whatever-there is' basis. (6) The sealed tenders will be opened in the presence of the intending bidders at 01.00 p.m. on the date of Tender-cum-Auction Sale hereby notified. Though in general the sale will be by way of closed tenders, the Authorised Officer may, a his sole discretion, conduct an Open Auction among the interested bidders who desire to quote a bid higher than the one received in the closed tender process, and in such an event, the sale shall be conferred on the person making highest bid. The sale, however, is subject to confirmation of City Union Bank Limited. (7) The successful bidder shall have to pay 25% (inclusive of EMD paid) of the sale amount **immediately** on completion of sale and the balance amount of **75%** within **15 days** from the date of confirmation of sale, failing which the initial deposit of **25%** shall be forfeited. **(8)** The Sale Certificate will be issued by the Authorised Officer in favour of the successful purchaser only after receipt of the entire sale consideration within the time limit stipulated herein. (9) The successful purchaser shall bear the charges/fees payable for conveyance, such as stamp duty, registration fee etc., as applicable under law. (10) The successful bidder should pay the statutory dues (lawful house tax, electricity charges and other dues), TDS, GST if any, due to Government, Government Undertaking and local bodies. (11) The Authorised Officer shall have all the powers to accept or reject the bids or postpone or cancel the sale without assigning any reason whatsoever.

Place : Kumbakonam, Date : 05-07-2023

Telephone No.0435-2402322, Fax: 0435-2431746, Website: www.cityunionbank.com

Regd. Office: 149, T.S.R. (Big) Street, Kumbakonam, Thanjavur District, Tamil Nadu - 612001, CIN - L65110TN1904PLC001287,

Poonawalla Housing Finance Limited (Formerly Known as Magma Housing finance Ltd