

**HERO HOUSING FINANCE LIMITED**  
 Contact Address: Building No. 7, 2nd Floor, Community Center, Basant Lok, Vasant Vihar, New Delhi- 110057.  
 Regd. Office: 09, Community Centre, Basant Lok, Vasant Vihar, New Delhi - 110057.  
 Ph: 011 49267000, Toll Free No: 1800 212 8800, Email: customer.care@herohfi.com  
 Website: www.herohousingfinance.com | CIN: U05192DL2016PLC0148

**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 1 of the Security Interest (Enforcement) Rules, 2002 ("Rules").

Whereas the undersigned being the Authorized Officer of Hero Housing Finance Limited (HHFL) under the Act and in exercise of powers conferred under Section 13(2) 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 Notices, within 60 days from the date of the respective Notice(s), as per details given below. Copies of the said Notices 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 realization, 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 Due Rs. as on below Dates	Date of Demand Notice	Date of NPA
HHSFNHOU/21000013465, HHSFNHOU/21000013466	Bhavesh Ratnakar Pawtekar, Jayshri Ratnakar Pawtekar	Rs. 33,83,400/- as on 11-Sep-2024	11-09-2024	04-09-2024

**DATE : 21-09-2024, PLACE : PUNE** Sd/- Authorized Officer For HERO HOUSING FINANCE LIMITED

**AU SMALL FINANCE BANK LIMITED** (A SCHEDULED COMMERCIAL BANK)  
 Regd. Office: 19-A, Dhuleswar Garden, Ajmer Road, Jaipur - 302001, Rajasthan, (India). (CIN:L36911RJ1996PLC011381)

**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)/Co-Borrower (s)/Mortgagor (s) and Guarantor (s) that the below described immovable properties mortgaged to the Secured Creditor, the constructive/physical possession of which has been taken by the Authorised Officer of AU Small Finance Bank Limited (A Scheduled Commercial Bank), the same shall be referred herein after as AUSFB. The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis through E-Auction for recovery of amount mentioned in the table below along with further interest, cost, charges and expenses being due to AUSFB viz. Secured Creditor.

It is hereby informed you that we are going to conduct public E-Auction through website <https://sarfaesi.auctiontiger.net>

Loan A/C No./ Name of Borrowers/Co-Borrowers/Mortgagors/Guarantor	Date & Amount of 13(2) Demand Notice	Date of Possession	Description of Property	Reserve Price For Property	Earnest Money For Property	Date & Time of E-Auction	Date of Bid Submission	E-Auction Place of Tender Submission	Contact Person and Property Visit Date
(Loan A/C No.) L9001060116565729 & L9001061121934378, Borse Santosh Sahebrao S/O Sahebrao Borse (Borrower), Rajendra Sahebrao Borse S/O Sahebrao Borse (Co-Borrower), Sahebrao Bhikaji Borse S/O Bhikaji Borse (Co-Borrower)	07-Dec-22 Rs. 16,90,936/- Rs. Sixteen Lacs Ninety Thousand Nine Hundred Thirty-Six Only & Rs. 2,24,910/- Rs. Two Lacs Twenty-Four Thousand Nine Hundred Ten Only As On 06-Dec-2022	21-Aug-24	Property Situated Building On Old Sr. 30/2 (Part), C.T.S. No. 1804A(Part), Final Plot No. 416/1, North Side Of Jay Matadi Mangal Karyalay, Near To Gurudwara Road, Ward No. 1, Taluka-Shrirampur, Dist.-Ahmednagar, MH-413709 <b>Admeasuring 1087 Sq.Ft.</b>	Rs. 22,90,000/- Rs. Twenty Two Lakh Ninety Thousand Only.	Rs. 2,29,000/- Rs. Two Lakh Twenty Nine Thousand Only.	06-Nov-24 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before 04-Nov-24	AU Small Finance Bank Ltd., Branch Address :- Plot no. 101/83, Final plot no. 101, in TP scheme No.4, Ground floor, Saideep Executive, Near SG Kaigaonkar Jewellers, Servedi, Ahmednagar, Maharashtra-414003.	Ravindra Devare & Deepak Jain 7039052930 9773358234 auctions@aubank.in 30-Oct-24
(Loan A/C No.) L9001060116775544, Vinorama Shivshankar Singh S/O Shivshankar (Borrower), Parmatma Shivshankar Singh S/O Shivshankar (Co-Borrower), Vimla Parmatma Singh W/O/D/O Gopal (Co-Borrower), Abhay Parmatma Singh S/O Parmatma Shivshankar Singh (Co-Borrower)	15-Dec-21 Rs. 16,05,794/- Rs. Sixteen Lacs Five Thousand Seven Hundred Ninety-Four Only As On 14-Dec-21	02-Feb-24	Property Situated Flat No. 1, Ground Floor, Sankalp Sidhhi Society, Survey No. 37 To 45, CTS No. 21, Plot No. 389, Yashwant Nagar, Opposite Akashganga Building, Talegaon, Tal. Maval, Dist. Pune MH - 410507 <b>Admeasuring 52.49 Sq.Mtr.</b>	Rs. 16,00,000/- Rs. Sixteen Lakh Only.	Rs. 1,60,000/- Rs. One Lakh Sixty Thousand Only.	16-Oct-24 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before 14-Oct-24	AU Small Finance Bank Ltd., Branch Address :- Atharwa Plaza, 3rd Floor, Pune Satara Road, Dhanakwadi, Dist. Pune, Maharashtra - 411043	Ravindra Devare & Deepak Jain 7039052930 9773358234 auctions@aubank.in 10-Oct-24
(Loan A/C No.) L9001060727854044, Balaji Fabrication (Borrower), Snehal Vaibhav Suryawanshi (Co-Borrower), Vaibhav Prakash Suryawanshi (Co-Borrower), Ravi Sahadevagouda Patil (Co-Borrower)	13-Jun-23 Rs. 12,19,308/- Rs. Twelve Lacs Nineteen Thousand Three Hundred Eighty Only As On 12-Jun-23	26-Jul-24	Property Situated At- Flat No. 501, Building Known As Soumya Homes, Constructed On Survey No. 165, New Survey No. 204, Hissa No. 08, Village- Phursungi, Tal- Haveli, Dist- Pune, Maharashtra <b>Admeasuring 470 Sq. Ft.</b>	Rs. 13,20,000/- Rs. Thirteen Lakh Twenty Thousand Only.	Rs. 1,32,000/- Rs. One Lakh Thirty Two Thousand Only.	13-Nov-24 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before 11-Nov-24	AU Small Finance Bank Ltd., Branch Address :- Atharwa Plaza, 3rd Floor, Pune Satara Road, Dhanakwadi, Dist. Pune, Maharashtra - 411043	Ravindra Devare & Deepak Jain 7039052930 9773358234 auctions@aubank.in 07-Nov-24

**The terms and conditions of e-auction sale:-**  
 (1). The E-Auction sale of Secured Asset is on "as is where is", "as is what is", "whatever there is" and "no recourse" basis for and on behalf of the Secured Creditor viz. AUSFB and there is no known encumbrance which exists on the said property.  
 (2). For participating in online e-auction sale, Bid document, copies of PAN Card, Board Resolution in case of Company and photo ID, address proof are required to be submitted along with EMD, which is payable by way of RTGS/NEFT/DD in the name of MSME AUCTION POOL ACCOUNT OF AU Small Finance Bank Limited, Current account No.19212011217115999 AU SMALL FINANCE BANK LIMITED Fifth and Sixth Floor Sunny Big Junction STC Khasra No. 64 to 67, Gram Sukharpura New Atish Market Jaipur 302020, IFSC Code: AUBL0002011, Once an Online Bid is submitted, same cannot be withdrawn. Further any EMD submitted by bidder will be required to send the UTR/Ref no./DD no. of the RTGS/NEFT/DD with a copy of cancelled cheque on the following email Ids i.e. auctions@aubank.in  
 (3). All Interested participants / bidders are requested to visit the website <https://sarfaesi.auctiontiger.net> & <https://www.aubank.in/bank-auction> for further details including Terms & Conditions, to take part in e-auction sale proceeding and are also advised to contact e-mail of [auctions@aubank.in](mailto:auctions@aubank.in)  
**Please Note:** This is also a 15 days & 30 days notice Under Rule 8(6) to the Borrowers/Co-Borrowers/Mortgagors of the above said loan account about sale through tender / inter se bidding on the above-mentioned date. The property will be sold, if their outstanding dues are not repaid in full by the borrower in the given notice period.

**Date : 20/09/2024 Place : Pune / Ahmednagar** Sd/- Authorized Officer AU Small Finance Bank Limited

**FEDBANK FINANCIAL SERVICES LTD.**  
 Registered Office: Unit No. 1101, 11th Floor, Cignus, Plot No. 71 A, Powai, Pascoli, Mumbai - 400087  
**POSSESSION NOTICE**

Whereas the undersigned being the Authorized Officer of Fedbank Financial Services Ltd. under the 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 a demand notice dated April 26th, 2024 calling upon the Borrower, Mortgagor, Co-Borrower(s) and Guarantor- (1) Nitin Ashok More (Borrower) (2) Ashok Pandurang (Co - Borrower) to repay the amount mentioned in the said notice being Rs. 20,52,910/- (Rupees Twenty Lakhs Fifty Two Thousand Nine Hundred Ten Only) as on 18/04/2024 in Loan Account No. FEDMGH0L0505541 together with further interest thereon at the contractual rate plus all costs charges and incidental expenses etc. within 60 days from the date of receipt of the said demand notice.

The Borrower, Mortgagor, Co-Borrower(s) and Guarantor mentioned hereinabove having failed to repay the above said amount within the specific period, notice is hereby given to the Borrower, Mortgagor, Co-Borrower(s), Guarantor and the public in general that the undersigned Authorised officer has taken Possession of the property described herein below in exercise of powers conferred on him under Section 13(4) of the SARFAESI Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002 on this the **Sep 18th of the year 2024**. The Borrower, Mortgagor, Co-Borrower(s) and Guarantor mentioned hereinabove in particular and the public in general is/are hereby cautioned not to deal with the following property and any dealings with the following property will be subject to the charge of Fedbank Financial Services Ltd. for an amount Rs. 20,52,910/- (Rupees Twenty Lakhs Fifty Two Thousand Nine Hundred Ten Only) as on 18/04/2024 in Loan Account No. FEDMGH0L0505541 together with further interest thereon at the contractual rate plus all the costs charges and incidental expenses etc.

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

**SCHEDULE I: DESCRIPTION OF THE MORTGAGED PROPERTY:** Particulars of the immovable property document deposited to Fedfina: All that consisting of piece and parcel of property bearing Flat No 3 area admeasuring about 552 Sq.Ft. i.e 51.30 Sq Mtrs Built-up on the First Floor, Wing A-1 building known as "SAI LEELA RESIDENCY", (Rajgurunagar Nagar Parishad Mikat No 10042) Its M S E D C Light Meter no 08200174289 & Customer No 177450028646 constructed on land bearing S No 267/9 (Old S No 863/Hissa No 9) its total land area admeasuring about 900 Sq Mtrs, Situated at Rajgurunagar Tq Khed Dist. Pune. Boundaries as Under: East- Flat no 4, West- Open Space, North- Open Space, South- Entrance & Flat No 10

**Place:- Pune Date:- 18/09/2024** Sd/- AUTHORIZED OFFICER Fedbank Financial Services Ltd

**PUBLIC NOTICE**

Notice is hereby given that the land described in schedule hereunder (hereinafter referred to as "the said lands") is owned by Mr. Bhimrao Sarang Rokade (1) Mr. Subhash Sarang Rokade (3) Mrs. Savita Vasant Rajguru (4) Mrs. Sunita Bhimrao Rokade (5) Mr. Sagar Bhimrao Rokade (6) Mrs. Swati Sachin Gaikwad (7) Miss. Nisha Bhimrao Rokade alias Mrs. Nisha Abhishek Sapkal (8) Mrs. Mangal Subhash Rokade (9) Mr. Swapnil Subhash Rokade (10) Mr. Prashant Subhash Rokade (11) Mr. Rakesh Subhash Rokade (12) Mr. Mayur Vasant Rokade (13) Mr. Deepak Rajkumar Panchmukh, R/at Gat No. 1026; Milkat No. 1105; Near Ujwal International School: Old Bhambarde Road; Ranjangaon Ganpati; Pune 412209 for himself and as POA Holder of Sr. No. 1 to 12, has agreed to sell the said lands free from any encumbrances to my client and also have accepted token amount from my client.

The said Owners have represented to my client that their title over the said lands is clean, clear, marketable, undisputed and is free from any charges/encumbrances, or any claims, demands or doubts and that they have got every right and authority to deal with and dispose off the same.

Therefore, any person/s has/having any right, title, share, possession, claim or interest in the said lands or any of the said land by way of sale, transfer, gift, lease, license, exchange, mortgage, charge, lien, inheritance, bequest, succession, trust, maintenance, easement, Power of Attorney, lis-pendens, family arrangement / settlement/partition, Decree or Order of any court of Law, contract/ agreement, or otherwise howsoever, he/she/ they is/are hereby called upon to notify his/her/their claim/s in writing to the undersigned at the address given herein below along with supporting documentary evidence within 15 days from the date of publication hereof, failing which, any such claims or objections will be deemed to have been voluntarily waived and/or abandoned, and my client shall proceed to purchase the said lands and complete the proposed transaction of purchase of the said lands, without any reference thereto.

**SCHEDULE**  
 All the piece and parcel of the lands situated at Village **Ranjangaon Ganpati**, Tal. Shirur and Dist. Pune, which is within the limits of Taluka Panchayat Shirur, Zilla Parishad Pune and within the jurisdiction of Sub-Registrar Shirur/Talegaon Dhamdhere, Pune bearing:  
 1. Gat No. 421 Hissa No. 2 admeasuring 08 Hectar 71 Ares, plus Pot Kharaba Area 00 Hectar 77 Ares, total area admeasuring is 09 Hectar 48 Ares, assessed at Rs. 09 Ps. 15; and is bounded as follows: on or towards East- Canal, on or towards South- Gat no. 421/3, on or towards West-Road, on or towards North- Land owned by Mr. Galande.  
 2. Gat No. 421 Hissa No. 3 admeasuring 08 Hectar 71 Ares, plus Pot Kharaba Area 00 Hectar 77 Ares, total area admeasuring is 09 Hectar 48 Ares, assessed at Rs. 09 Ps. 15; and is bounded as follows: on or towards East- Canal, on or towards South- Gat no. 421/4, on or towards West-Road, on or towards North- Gat No. 421/2.  
 3. Gat No. 421 Hissa No. 4 admeasuring 02 Hectar 92 Ares, plus Pot Kharaba Area 00 Hectar 29 Ares, total area admeasuring is 03 Hectar 21 Ares, assessed at Rs. 03 Ps. 34; and is bounded as follows: on or towards East- Canal, on or towards South- By Boundary of Village Nimgaon Mahalungi, on or towards West- Road, on or towards North- Gat No. 421/3.

alongwith all rights easement and appurtenances thereto and along with right of ingress and egress.  
**Pune, Date: 20/09/2024 Adv. Shushrut R. Mundada**  
 Office at- 305, Park Plaza, Ppp. Kamla Nehru Park, Bhandarkar Road, Pune - 411 004. Cell No. 9156799912

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**L&T Finance Limited** (Erstwhile, L&T Finance Holdings Limited)  
 Registered Office: L&T Finance Limited, Brindavan Building Plot No. 177, Kalina, CST Road, Near Mercedes Showroom Santacruz (East), Mumbai 400 098  
 CIN No.: L67120MH2008PLC181833  
 Branch office: Pune

**PUBLIC AUCTION FOR SALE OF MORTGAGED PROPERTY**  
 The Authorised Officer of L&T 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 the said Act is auctioning the following property on "AS IS WHERE IS BASIS" and "AS IS WHAT IS CONDITION" by way of "PUBLIC AUCTION" for recovery of its dues and further interest, charges and costs etc.

Name of Borrower and Co-Borrower	Secured Property Address	Loan Account Number(s)	Possession Taken	Earnest Money Deposit 10% or more of RP (In ₹)	Total Outstanding dues as on 20.09.2024	Reserve Price (In ₹)	Date of Inspection	Date and Time of Auction
1. Shivaji Gajanan Shinde. 2. Gajanan Mahadev Shinde	All the piece and parcel of the Property Address: Flat No. D-602, Admeasuring 43.76 Sq. Mt. (about 471.225458 & 21125458 Sq. Ft.) Of Carpet And Terrace Adjacent Admeasuring 3.44 Sq. Mt. (about 37 Sq. Ft.) Of Carpet Area Thus Total Carpet Area Admeasuring 47.19 Sq. Mt. (about 508) Inclusive Of Terrace, On 6th Floor And Along With Covered Car Parking Bearing No. 96 Admeasuring 9.36 Sq. Mt. (90 Sq. Ft.) In Basement All In Wing-d, In The Project Name "dsk Vidyanganag Co-Operative Housing Society Limited", Constructed On Said Property Bearing S.no.47 Situated At Village Baner, Taluka-haveli, District- Pune, Within The Limits Of Registration District Pune, Sub Registrar Haveli Offices And Also Within The Limits Of Pune Municipal Corporation And Along With Rights To Use Common Area And Facilities, Fixtures, Fittings, Msecd Meter, Ancillary, Consequential And Other Incidental Rights Thereto.	H166222506 21125458 & H166222506 21125458L	11/09/2024	Rs.4,02,136/-	Rs.59,90,956.56/-	Rs. 40,21,360/-	On all working day from 10.00 A.M to 5.30 P.M with Prior Appointment.	25.10.2024 from 12.00PM to 2.00 P.M.

**TERMS AND CONDITIONS OF PUBLIC AUCTION**

- The E-auction Sale is being conducted online by the Authorised Officer through the website <https://sarfaesi.auctiontiger.net/EPROC/> under the provisions of SARFAESI Act with the aid and through public e-Auction mode.
- The public E-auction will be conducted on the date and time mentioned herein above, when the secured assets mentioned above will be sold on "AS IS WHERE IS" BASIS & "AS IS WHAT IT IS" CONDITION.
- For participating in the public E-auction, intending purchasers/bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the reserve price of the secured assets along with copies of the PANCARD, Board Resolutions in case of company and Address Proof on or before 24/10/2024.
- The EMD of all other bidders who did not succeed in the public E-auction will be refunded by LTF within 7 days of the closure of the public E-auction. The EMD will not carry any interest.
- The successful purchaser/bidder shall deposit the 25% (inclusive of EMD) of his/its offer by way of by way of D.D./P. O favoring "L&T Finance Limited" payable at Mumbai on or before 18:00 hours on 25/10/2024 i.e., day of e-auction or on the next working day i.e., 26/10/2024, which deposit will have to be confirmed by L&T Finance Limited, failing which the sale will be deemed to have failed and the EMD of the said successful bidder shall be forfeited. The balance amount i.e., 75% of purchase price payable shall be paid by the purchaser to L&T Finance Limited on or before the fifteenth day of confirmation of sale of immovable property or such extended period as per provisions of law.
- For inspection of property or more information, the prospective bidders may contact the authorised officer i.e. Name - Mr. Shekhar Kale, Contact No. 9823271111, L&T Finance Limited, 3rd Floor, Office No. 301 and 302, Zenith Complex, K B Joshi Path, Shivaji Nagar, Pune - 411005 and Mr. Santosh Tiwari, Contact No. 9920490126, L&T Finance Ltd, Office: 6th Floor, Brindavan Building, Plot No. 177, Kalina, CST Road, Near Mercedes Showroom, Santacruz (East), Mumbai - 400 098. At any stage of the E-auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-pone the E-auction without assigning any reason thereof and without any prior notice.
- The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, etc. that is required to be paid in order to get the property conveyed/delivered in his/her/its favour as per the applicable law.
- The Borrower/Guarantors, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rule 8 (6) of the Security Interest (Enforcement) Rules, about the holding of above-mentioned public E-auction sale.
- The Borrower (s)/Co-Borrower(s)/Guarantor(s)/Mortgagor(s) are hereby called upon to pay the entire loan outstanding dues as mentioned above before the said E-auction date failing which the L&T Finance Ltd shall sale the property as per the provisions laid down in the SARFAESI ACT, 2002.
- The Borrower (s)/Co-Borrower(s)/Guarantor(s)/Mortgagor(s) /public at large are hereby restrained from transferring by way of sale, lease or otherwise with the secured assets referred to in the notice without prior written consent of L&T Finance Limited.

**DATE: 21.09.2024** Sd/- Authorized Officer For L&T Finance Limited

**L&T Finance Limited** (Erstwhile, L&T Finance Holdings Limited)  
 Registered Office: L&T Finance Limited, Brindavan Building Plot No. 177, Kalina, CST Road, Near Mercedes Showroom Santacruz (East), Mumbai 400 098  
 CIN No.: L67120MH2008PLC181833  
 Branch office: Kolhapur

**PUBLIC AUCTION FOR SALE OF MORTGAGED PROPERTY**  
 The Authorised Officer of L&T 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 the said Act is auctioning the following property on "AS IS WHERE IS BASIS" and "AS IS WHAT IS CONDITION" by way of "PUBLIC AUCTION" for recovery of its dues and further interest, charges and costs etc.

Name of Borrower and Co-Borrower	Secured Property Address	Loan Account Number(s)	Possession Taken	Earnest Money Deposit 10% or more of RP (In ₹)	Total Outstanding dues as on 20.09.2024	Reserve Price (In ₹)	Date of Inspection	Date and Time of Auction
1. Sandeep Sakham Powalkar. 2. Supriya Sandeep Powalkar	All the piece and parcel of the Property Address: Rs No 241/8, Pl No B-12 Unit No.1, Admeasuring 154 Sq. Mtrs Situated On R.c.c Construction 169.46 Sq. Mtrs From Which Unit No. 1 Admeasuring Sq.mtrs. 90.65 Sq.mts And Rcc Construction 94.36 Sq.mts Built Up Residential Property Within The Limits Of Kolhapur Municipal Corporation "A" Ward, Fulewadi Ring Road, Balinde Kolhapur, Maharashtra 416011.	H15467290 519025024, H15467290 519025024 G, H15467290 519025024L	28.08.2024	Rs.3,57,147/-	Rs.31,16,042.43/-	Rs. 35,71,479.00/-	On all working day from 10.00 A.M to 5.30 P.M with Prior Appointment.	25/10/2024 from 12.00PM to 2.00 P.M.

**BOUNDARIES**  
 East Unit No. 2 Of Naukudakar  
 West Colony Road  
 North Colony Road  
 South Plot No. 11 B

**TERMS AND CONDITIONS OF PUBLIC AUCTION**

- The E-auction Sale is being conducted online by the Authorised Officer through the website <https://sarfaesi.auctiontiger.net/EPROC/> under the provisions of SARFAESI Act with the aid and through public e-Auction mode.
- The public E-auction will be conducted on the date and time mentioned herein above, when the secured assets mentioned above will be sold on "AS IS WHERE IS" BASIS & "AS IS WHAT IT IS" CONDITION.
- For participating in the public E-auction, intending purchasers/bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the reserve price of the secured assets along with copies of the PANCARD, Board Resolutions in case of company and Address Proof on or before 24/10/2024.
- The EMD of all other bidders who did not succeed in the public E-auction will be refunded by LTF within 7 days of the closure of the public E-auction. The EMD will not carry any interest.
- The successful purchaser/bidder shall deposit the 25% (inclusive of EMD) of his/its offer by way of by way of D.D./P. O favoring "L&T Finance Limited" payable at Mumbai on or before 18:00 hours on 25/10/2024 i.e., day of e-auction or on the next working day i.e., 26/10/2024, which deposit will have to be confirmed by L&T Finance Limited, failing which the sale will be deemed to have failed and the EMD of the said successful bidder shall be forfeited. The balance amount i.e., 75% of purchase price payable shall be paid by the purchaser to L&T Finance Limited on or before the fifteenth day of confirmation of sale of immovable property or such extended period as per provisions of law.
- For inspection of property or more information, the prospective bidders may contact the authorised officer i.e. Name - Mr. Shekhar Kale, Contact No. 9823271111, L&T Finance Limited, 3rd Floor, Office No. 301 and 302, Zenith Complex, K B Joshi Path, Shivaji Nagar, Pune - 411005 and Mr. Santosh Tiwari, Contact No. 9920490126, L&T Finance Ltd, Office: 6th Floor, Brindavan Building, Plot No. 177, Kalina, CST Road, Near Mercedes Showroom, Santacruz (East), Mumbai - 400 098. At any stage of the E-auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-pone the E-auction without assigning any reason thereof and without any prior notice.
- The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, etc. that is required to be paid in order to get the property conveyed/delivered in his/her/its favour as per the applicable law.
- The Borrower/Guarantors, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rule 8 (6) of the Security Interest (Enforcement) Rules, about the holding of above-mentioned public E-auction sale.
- The Borrower (s)/Co-Borrower(s)/Guarantor(s)/Mortgagor(s) are hereby called upon to pay the entire loan outstanding dues as mentioned above before the said E-auction date failing which the L&T Finance Ltd shall sale the property as per the provisions laid down in the SARFAESI ACT, 2002.
- The Borrower (s)/Co-Borrower(s)/Guarantor(s)/Mortgagor(s) /public at large are hereby restrained from transferring by way of sale, lease or otherwise with the secured assets referred to in the notice without prior written consent of L&T Finance Limited.

**DATE: 21.09.2024** Sd/- Authorized Officer For L&T Finance Limited