

KURLON ENTERPRISE LIMITED
CIN: U36101MH2011PLC222657
Regd. Office: #1002/1006, The Avenue, International Airport Road, Opp. Hotel Leela, Andheri (East) Mumbai - 400059.
Tel No.: 022-28265686/88/89
Email id: secretary@kurlon.com, Website: www.kurlon.com

NOTICE OF THE EXTRA ORDINARY GENERAL MEETING TO BE HELD THROUGH VIDEO CONFERENCING / OTHER AUDIO-VISUAL MEANS

NOTICE is hereby given that an Extra Ordinary General Meeting ("EGM") of Kurlon Enterprise Limited ("the Company") will be held on Tuesday, the 23rd day of January, 2024 at 1:30 P.M. through Video Conferencing ("VC")/Other Audio-Visual Means ("OAVM") to transact the Business as set forth in the notice of EGM.

The EGM will be convened in compliance with the applicable provisions of the Companies Act, 2023 ("the Act") and rules framed thereunder read with general circular Nos. 20/2020 dated May 5, 2020, 2/2022 dated May 5, 2022 and 10/2022 dated December 28, 2022 issued by the ministry of Corporate affairs (collectively referred to as "MCA Circulars"), without the physical presence of the members at the common venue.

The Company pursuant to section 108 of the Act and in compliance with the above circulars, has completed the dispatch of notice of EGM only by email on December 30, 2023, to those members whose email id are registered with the Company/ Company' Registrar and Share Transfer Agent i.e M/s Purva Sharegistry (India) Private Limited or with their respective depository participants. The notice of EGM is also available on the Company's website at www.kurlon.com.

The Company pursuant to Section 108 of the Act read with rule 20 of the Companies (Management and Administration) Rules, 2014, has provided remote e-voting facility for voting by electronic means ("e-voting") to all members for enabling them to cast their vote electronically on the resolutions proposed at the EGM. The Company has engaged the services of NSDL for providing such e-voting facility and the details as required pursuant to rule 20(4)(v) of the Companies (Management and Administration) Rules, 2014 are given hereunder;

a	Statement that the business may be transacted by electronic means	All the business/ resolutions as stated in the notice calling the EGM shall be transacted through voting by electronic means
b	The date and time of commencement of remote e-voting	Commences on Friday, January 19, 2024 at 9.00 a.m. IST
c	The date and time of end of remote e-voting	Ends on Monday, January 22, 2024 at 5.00 p.m. IST
d	Cut-off date	Wednesday, January 17, 2024
e	The manner in which the person who have acquired shares and becomes members of the Company after dispatch of notice may obtain the login id and password	By sending a request to NSDL at evoting@nsdl.co.in
f	Members may note that;	
a.	Remote e voting shall not be allowed beyond 5.00 pm IST on January 22, 2024	
b.	The Company shall provide e-voting facility at the EGM to those members who are present at the meeting through VC/OAVM and have not casted their vote through remote e-voting. The instructions for joining the EGM and the manner of casting vote through the e-voting system during the EGM are provided in the EGM notice.	
c.	A member may participate in EGM even after exercising his right to vote through remote e-voting but shall not be allowed to vote again in the EGM.	
d.	A person whose name is recorded in the register of members or in the register of beneficial owners maintained by the depositories as of cut-off date. (i.e. January 17, 2024) only shall be entitled to avail the facility of remote e-voting as well as e-voting at the EGM.	

9 Website address of the Company if any, The notice of EGM is available on and agency where the notice of the company's website: www.kurlon.com and on NSDL's website: www.evoting.nsdl.com

h Name, designation and address email id of Company Secretary, Mr. Monu and phone number of the person/Kurlon Enterprise Limited responsible to address the grievances Email id: monukumar@kurlon.com connected with facility for voting by Tel.No.: +91-8150000103 electronic means

Shareholders are advised to go through the instructions for e-voting as provided with the notice of EGM and in case of any further query(ies) or grievances in respect of electronic voting.

They may refer the FAQ and e-voting user manual of shareholders available at the download section of www.evoting.nsdl.com

The Board of Directors of the Company has appointed Mr. Deepak Sadhu, Company Secretaries, as Scrutinizer to scrutinize the e-voting procedure in a fair and transparent manner. The results shall be declared not later than forty-eight hours from conclusion of the meeting.

Members holding share sin physical mode if any who have not yet registered/updated their email address with the Company/depository can obtain notice of the EGM and/or login details for joining the EGM through VC/OAVM facility including e-voting, by sending scanned copy of the following documents by email to monukumar@kurlon.com


a. A signed request letter mentioning your name folio number and complete address.

b. Self- attested scan copy of PAN-Card and

c. Self- attested scanned copy of any documents such as Aadhaar Card, driving license, Election Identity Card or Passport etc. in support of the address of the member as registered with the Company.

By order of the board
For KURLON ENTERPRISE LIMITED
Sd/-
MONU KUMAR
Company Secretary

Date: 01.01.2024
Place: Mumbai



REPCO HOME FINANCE LIMITED
WAGHOLI BRANCH : Office No 2 , 1st Floor, Parijat Heights ,Near Reliance Smart , Pune Nagar Road, Wagholi - 412207
E - AUCTION SALE NOTICE

Sale of Immovable Properties Mortgaged to Repco Home Finance Ltd. Under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002

Whereas the Borrowers & Co-Borrowers having borrowed monies from Repco Home Finance Limited, Wagholi Branch and the details of the liability is furnished hereunder, Whereas the Company has issued Notice under SARFAESI Act and the Authorised Officer has taken Possession of the mortgaged properties and issued Sale Notice on the dates mentioned below and the Company now has decided to sell the properties under section 8 & 9 of the Security interest (Enforcement) Rules 2002, in "As is where is condition" and "As is what is condition".

DATE AND TIME OF E - AUCTION: 30-01-2024, Time: 11.00 a.m - 12.00 p.m. (with unlimited auto extension of 5 minutes)

Last Date & Time for submitting E-Tenders : 29-01-2024 at 4.00 p.m.

SI.No.1: Borrower:Mr.Shahid Shiraj Sayyad, S/o Mr.Shiraj sayyad, Co-Borrower: Mrs.Shamimi Shahid Sayyad, W/o Mr.Shaidd Sayyad, Demand Notice Date: 11-01-2023, Amount claimed as per Demand Notice (Loan Account No2261873000050) being Rs.13,60,201/- as on 10-01-2023 together with further interest, costs and expenses. Possession Taken Date 24-05-2023 Present Outstanding Amount: Rs.14,74,799/- as on 07-12-2023.

DESCRIPTION OF PROPERTY: All that piece and parcel of the property bearing S.No.311 Hissa No. 6B+7B/1A/1 totally admeasuring about 00 H 05 Ares out of that land admeasuring about 325.27 Sq. Mtrs Situated at Village Hadpsar, Pune Taluka-Haveli, District-pune which is within the limits of Pune Municipal Corporation, Sub-Registration District Pune- Taluka- Haveli District Pune and is situated within the following **Boundaries: North :** By Property of Mr. Kambale and Jagtap, **South :** By property of Mr.Mulani, **East :** By the property of Mr. Baburao Maruti Jadavah, and road, **West:** By compound wall of school of Mr. Sasane.

Description of the Property of Flat No.14 : All that piece and parcel of Flat bearing No.14 admeasuring about 288.90 Sq.Fts i.e 26.84 Sq.Mrs situated on third floor, in the scheme known as " SAI NIWAS" constructed on land bearing S.No.311, Hissa No.6B+7B/1A/1 totally admeasuring about 00 H 05 Ares out of that land admeasuring about 325.27 Sq. Mtrs. situated at village Hadpsar, Taluka Haveli, District Pune which is within the limits of Pune Municipal Corporation, Sub-Registration District Pune, Taluka Haveli, District Pune (Hereinafter referred to as the "SAID FLAT") is situated within the following **Boundaries: North:** Duct, Staircase and Flat No.15. **South:** Flat No.13, **East:** Passage, **West:** Marginal Open Space.

Description of the Property of Flat No.15 : All that piece and parcel of Flat bearing No.15 admeasuring about 290.50 Sq.Fts i.e 26.99 Sq.Mrs situated on third floor, in the scheme known as " SAI NIWAS" constructed on land bearing S.No.311, Hissa No.6B+7B/1A/1 totally admeasuring about 00 H 05 Ares out of that land admeasuring about 325.27 Sq. Mtrs. situated at village Hadpsar, Taluka Haveli, District Pune which is within the limits of Pune Municipal Corporation, Sub-Registration District Pune, Taluka Haveli, District Pune (Hereinafter referred to as the "SAID FLAT") is situated within the following **Boundaries: North :** Marginal Open Space & Road Beyond, **South:** Flat No.14, **East :** Staircase & duct, **West:** Marginal Open Space. Total extent on 579.40 Sq. Fts. (288.90+290.50 Sq.Fts.) area of land and building has got all usual pathway rights and easement rights relating thereto.

RESERVE PRICE: Rs.29,15,000/- ; EMD (10% of Reserve Price): Rs.2,91,500/- ; Minimum Bid Increment Amount : Rs.25,000/-

SI.No.2: Borrower: Mr.Upendra Rajendra Pawar S/o Mr.Rajendra Pawar, Co-Borrower Mr.Rajendra Balasaheb Pawar, S/o Mr.Balasaheb Pawar, Demand Notice Date: 18-01-2023 , Amount claimed as per Demand Notice (Loan Account No.22618700000190) being Rs.16,23,292/- as on 12-01-2023 together with further interest, costs and expenses. Possession Taken Date 24-05-2023 Present Outstanding Amount: Rs.18,21,368/- as on 07-12-2023.

DESCRIPTION OF PROPERTY: ITEM I : All that piece and parcel of the land bearing Survey No. 51/2/2B+3, totally admeasuring 01 H 82 Ares situated at Village Dhayri and Flat No. 507 on the Fifth Floor Admeasuring 548 sq.ft. i.e, 50.92 Sq.Mtrs saleable built up in the Building known as "Sunrise Avenue" is situated within the following **Boundaries: North:** By Property Out Of Plot No.1 Owned Commonly By Mr.Bajirao Sopan Choudhary and Developer, **South :** By Property Out of Plot No.3 Of Mr. Bajirao Sopan Choudhary, **East :** By 20 Ft. Road And Property Of Mr. Balaji Paradise, **West:** By Property Of Venkatesh Bilva. Total extent on 548.19 Sq.Ft. area of land and building has got all usual pathway rights and easement rights relating thereto.

RESERVE PRICE: Rs.24,47,000/- ; EMD (10% of Reserve Price): Rs.2,44,700/- ; Minimum Bid Increment Amount : Rs.25,000/-

SI.No.3: Borrower:Mrs.Varsha Khubchandra Watwani, W/o Mr.Khubchandra Watwani, Co-Borrower: Mr.Kunal Khubchandra Watwani, S/o Mr.Khubchandra Watwani, Demand Notice Date: 11-01-2023 , Amount claimed as per Demand Notice (Loan Account No.22618700000513) being Rs.17,96,121/- as on 10-01-2023 together with further interest, costs and expenses. Possession Taken Date 24-05-2023 Present Outstanding Amount: Rs.20,24,762/- as on 07-12-2023.

DESCRIPTION OF PROPERTY: Description of Property : All that piece and parcel of the property bearing S.No.176, Hissa No. 4A/1, admeasuring area 00 H 07 R out of 00 H 13 R, Situated at Village Manjri Budruk, Taluka:Haveli, District Pune, within the limits of Sub-Registrar Haveli No. 1 to 27, Zilla Parishad Pune, Taluka Panchayat Samiti, Haveli and within the Grampanchayat Manjri Budruk, is situated within the following **Boundaries: North :** By Property of Mr. Atul Ghule, **South :** By Common Road, **East:** By S. No. 176/4B, **West:** By Vignaharta Park Building.

Description of the Flat : All that piece and parcel of the property bearing Flat No.203, on the Second Floor admeasuring built up area 560 Sq. Ft. i.e 52.04 Sq. Mtrs. in the Building known as " Vignaharta Pride" constructed on the land bearing S.No.176, Hissa No. 4A/1, admeasuring area 00 H 07 R out of 00 H 13 R, Situated at Village Manjri Budruk, Taluka:Haveli, District Pune, within the limits of Sub-Registrar Haveli No. 1 to 27, Zilla Parishad Pune, Taluka Panchayat Samiti, Haveli and within the Grampanchayat Manjri Budruk, is situated within the following **Boundaries: North :** By Open Plot, **South:** By Flat No.202, **East:** By Passage, **West:** By Adj Building, Total extent on 585 Sq.Ft. area of land and building has got all usual pathway rights and easement rights relating thereto.

RESERVE PRICE: Rs.22,92,000/- ; EMD (10% of Reserve Price): Rs.2,29,200/- ; Minimum Bid Increment Amount : Rs.25,000/-

SI.No.4: Borrower: Mr.Vinod Kumar Gupta, S/o Mr.Asarfi Gupta, Co-Borrower: Mrs.Malidivi Vinodkumar Gupta, W/o Mr.Vinod Kumar Gupta, Demand Notice Date: 07-01-2023, Amount claimed as per Demand Notice (Loan Account No.22618700000454) being Rs.12,49,487/- as on 04-01-2023 together with further interest, costs and expenses. Possession Taken Date 14-07-2023 Present Outstanding Amount: Rs.14,13,352/- as on 07-12-2023.

DESCRIPTION OF PROPERTY: (SCHEDULE 1) ITEM I : All that piece and parcel of the property bearing on Land bearing S.No.176, Hissa No.4A/1, admeasuring area 00 H 07 R out of 00 H 13 R, Situated at Village Manjri Mudruk, Taluka: Haveli, District Pune, within the limits of Sub-Registrar Haveli No.1 to 27, Zillah Parishad Pune, Taluka Panchayat Samiti, Haveli and within the Grampanchayat Manjri, Budruk and bounded as under:**On or towards East :** By S.No.176/4B, On or towards **South:** By Common Road, On or towards **West:** By Vignaharta Park Building, On or towards **North :** By property of Mr.Atul Ghule.

ITEM II: (SCHEDULE 2): DESCRIPTION OF THE FLAT : All that piece and parcel of the property bearing Flat No.307, on the Third Floor, admeasuring built up area 585 Sq.ft., i.e., 54.36 Sq.Mtrs. in the Building known as ""VIGNAHARTA PRIDE", constructed on the land bearing S.No.176, Hissa No.4A/1, admeasuring area 00 H 07 R out of 00 H 13 R, Situated at village Manjri Budruk, Taluka: Haveli, District Pune, within the limits of Sub-Registrar Haveli No.1 to 27, Zillah Parishad Pune, Taluka Panchayat Samiti, Haveli and within the Grampanchayat Manjri Budruk, and **Bounded as under:** On or towards **East:** By Open Space, On or towards **South :** By Duct, On or towards **West :** By Passage and Flat No.302 and Flat No.203, On or towards **North :** By Flat No.306.

RESERVE PRICE: Rs.24,30,000/- ; EMD (10% of Reserve Price): Rs.2,43,000/- ; Minimum Bid Increment Amount : Rs.25,000/-

SI.No.5: Borrower: Mr.Roshan Gajanan Chaturkar, S/o Gajanan Chaturkar, Co-Borrower-I: Mr.Gajanan Punjabrao Chaturkar, S/o Mr.Punjabrao Chaturkar, Co-Borrower-II: Mrs.Savitha Gajanan Chaturkar, W/o Mr.Gajanan P Chaturkar, Demand Notice Date: 07-01-2023, Amount claimed as per Demand Notice (Loan Account No.2261870000638) being Rs.28,39,400/- as on 04-01-2023 together with further interest, costs and expenses. Possession Taken Date 08-06-2023 Present Outstanding Amount: Rs.31,85,815/- as on 07-12-2023.

DESCRIPTION OF PROPERTY: DESCRIPTION OF THE PROPERTY ITEM I (SCHEDULE I) : All that piece and parcel of the property bearing land S.No.8H No.1A/1A/1A/3 admeasuring 00 H 1.5 R out of total land admeasuring about 00H 03 R situated at village M Karvenagar Taluka Haveli Dist Pune within the limits of Sub Registrar Haveli 1 to 28 and within the limits of Pune Municipal Corporation and **Bounded as under: East :** By Plot of Mr.Bhalerao, **South :** By Road, **West :** By Property of Mr.Wanjale, **North :** Property of Mr.Shendkar.

ITEM II (SCHEDULE II) DESCRIPTION OF THE FLAT : All that piece and parcel of the property bearing Flat No.04 on the Second Floor, admeasuring saleable area 450.00 Sq.Fts i.e., 41.82 Sq.Mtrs in the Wing B of the Building known as Mauli Apartment constructed/being constructed on the land bearing S.No.8H No.1A/1A/1A/3 admeasuring 00 H 1.5 R out of total land admeasuring about 00 H 03 R situated at Village M Karvenagar Taluka Haveli District Pune within the limits of Sub Registrar Haveli 1 to 28 and within the limits of Pune Municipal Corporation and **Bounded as under: East :** By Marginal Open Space, **South :** By Marginal Open Space and Road beyond, **West :** By Flat No.05, duct and Mauli Apartment A wing, **North :** Passage and lift.

RESERVE PRICE: Rs.28,35,000/- ; EMD (10% of Reserve Price): Rs.2,83,500/- ; Minimum Bid Increment Amount : Rs.25,000/-

SI.No.6: Borrower: Mr.Suhel Sultan Shaikh, S/o Mr.Sultan Dasigir Shaikh, Co-Borrower: Mrs.Uzhma Suhel Kausar, W/o Mr.Suhel S.Shaikh, Demand Notice Date: 16-02-2023, Amount claimed as per Demand Notice (Loan Account No.22618700000518) being Rs.32,59,158/- as on 14-02-2023 together with further interest, costs and expenses. Possession Taken Date 24-05-2023 Present Outstanding Amount: Rs.36,13,977/- as on 07-12-2023.

DESCRIPTION OF THE PROPERTY : SCHEDULE I : All that piece and parcel of property bearing Survey No.51, Hissa No.2B Admeasuring Area 00 H 3 Aar, situated at Village Kondhwa Khurd, Tal. Haveli, Dist. Pune under the jurisdiction of Sub - Registrar Haveli within the limits of Pune Municipal Corporation is situated within the following **Boundaries: North :** By 3 Mtrs. Road, **South:** By Property Of Mr. Karim Ulla Khan **East:** By 3 Mtrs Agreement Road, **West :** By Property Of same S.No.

SCHEDULE II : All that piece and parcel of Flat No.203, on 2nd Floor, area adm 38.05 Sq.Mtrs Carpet and 55.76 Sq.Mtrs. i.e 600 Sq.Ft. built-up, in the building namely, "Crystal Heights" and Flat No. 204 on 2nd Floor, area adm. 35.21 Sq.Mtrs., Carpet and 64.40 Mtrs. i.e. 693 Sq.Ft. Built up, in the building namely "Crystal Heights" constructed on the land more particularly described in Schedule I above and Flats are situated within the following **Boundaries:** Flat No.203: **North:** By Flat No.204, **South:** By Open Space, **East:** By Lift, Passage and Flat No.202, **West:** By Open Space, Flat No.204: **North:** By Flat No.203, **South:** By Open Space and Road, **East :** By Open Space and Road, **West :** By Passage and Flat No.201. Total extent on 1293 (600+693) Sq.Ft. area of land and building has got all usual pathway rights and easement rights relating thereto.

RESERVE PRICE: Rs.58,00,000/- ; EMD (10% of Reserve Price): Rs.5,80,000/- ; Minimum Bid Increment Amount : Rs.50,000/-

SI.No.7: Borrower: Mr. Vinayak Sahadu Parandwal, S/o. Mr.Sahadu Prandwal, Co-Borrower: Mrs.Bhagyashree Vinayak Paradwal, W/o Mr.Vinayak Parandwal, Demand Notice Date: 18-01-2023, Amount claimed as per Demand Notice (Loan Account No.22618700000079) being Rs.14,49,955/- as on 12-01-2023 together with further interest, costs and expenses. Possession Taken Date 08-06-2023 Present Outstanding Amount: Rs.16,29,028/- as on 07-12-2023.

DESCRIPTION OF THE PROPERTY : SCHEDULE I : All that piece and parcel of property bearing Gat No.438/1, Total Admeasuring area 00 H 6 Are (here in after Referred to as the said land) out of area admeasuring 2 H 22.53 are assessed at Rs.02.87 lying and situated at Village Medankarwadi, Taluka Khed, Dist Pune & within the local limits of zilha Parishad Pune Taluka panchayat samiti Khed & within the jurisdiction of sub registrar office khed and is situated within the following **Boundaries: North:** Remaining Property of same Gat No. **South:** Remaining Property of same Gat No., **East:** Gate No.469, **West:** 20 Ft. Internal Road.

SCHEDULE II : All that piece and parcel of Flat No.204, Second Floor admeasuring built up area 545 Sq.Ft. in the building constructed by the Developer herein under name and style "Chadrabhaga residency" constructed on property mentioned in Schedule I herein above and Flat is situated within the following **Boundaries: North :** Flat No.205, **South :** Flat No.203, **East :** Passage, **West :** Road. Total extent on 545 Sq.Ft. area of land and building has got all usual pathway rights and easement rights relating thereto.


RESERVE PRICE: Rs.19,44,000/- ; EMD (10% of Reserve Price): Rs.1,94,400/- ; Minimum Bid Increment Amount : Rs.25,000/-

For E-Auction procedure, please contact 4Closure, Mr.J.Subbarao & Mr.M.Dinesh - 81420 00735, 81420 00061.

For inspection of the property the intending bidders may contact the Branch Head, Repco Home Finance Limited, Wagholi Branch, on all working days between 10 A.M to 5 P.M. Contact No.97651-11173.

Authorised Officer,
Repco Home Finance Limited

Date: 15-12-2023, 18-12-2023



बैंक ऑफ महाराष्ट्र
Bank of Maharashtra
महाराष्ट्र शासन द्वारा स्थापित
एक परिवार एक बैंक

Zonal Office: Ahmednagar
2nd Floor, Gurukul Building, Lalitaki Road, Ahmednagar - 414001
Ph. No.: 0241- 2430158, 2430659, E-mail: cmmarc_ahn@mahabank.co.in

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Azadi Ka
Amrit Mahotsav

Sale Notice for Sale of Immovable Properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provisio to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

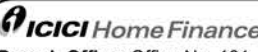
Notice is hereby given to the public in general and in particular to the Borrower/s and Guarantor/s that the below described immovable properties mortgaged/charged to the Bank of Maharashtra, the **Physical Possession** of which have been taken by the Authorised Officer of **Bank of Maharashtra** in the exercise of the powers conferred on him under Section 13(4) of the said Act read with Rule 8, will be sold on "**As is where is**", "**As is what is**", and "**Whatever there is**" on 17/01/2024 between 11.00 am and 03.00 pm for recovery of the balance due to the **Bank of Maharashtra** from the Borrower (s) and Guarantor(s) as mentioned in the table. Details of the Borrower/s and Guarantor/s, amount due, Short description of the immovable property and encumbrances known thereon, possession type, reserve price and the earnest money deposit are also given as under –

Sr. No.	Name of Borrowers and Guarantors and Branch	Amount Due as on (27/12/2023)	Short Description of the Immovable Property with Known Encumbrances	Reserve Price	
				EMD	Bid Increase Amt.
1A	Branch: Shirampur Borrowers : (1) Shri. Anwar Jabbar Khatik and (2) Smt. Raisa Anwar Khatik, Both residing at Ward No.1, College Area, Shirampur, Ahmednagar.	Rs. 14,42,258/- plus unapplied interest at the applicable rate of interest per annum with monthly rest w.e.f. 27/12/2023 and other expenses and costs.	All those pieces and parcels of constructed residential house on land situate being and lying at Village Shirasgaon Tah. Shirampur, Dist. Ahmednagar admeasuring 187.64 sq. mtrs. and bearing Gut No.135/21, Old Municipal Milkat No.3420/1150/3, New Milkat No. W02000391, Final Plot No. 19(P) Ashirwad Nagar, at Shirasgaov, Tal. Shirampur, Dist. Ahmednagar.	Rs. 14,40,000/- Rs. 1,44,000/- Rs. 10,000/-	
1B	Branch: Shirampur Borrower: J K Fruit Company, Prop. Shri. Dilawar Jabbar Khatik, Shop Address: At Shop No. 11 & 12, Bajar Samiti Rahata, Dist. Ahmednagar. Residential Address: Haregaon Road, Shirasgaon, Tal. Shirampur. Guarantors: (1) Shri. Anwar Jabbar Khatik, At Gat No.135/21, Municipal Milkat No. 3420/1150/3, Ashirwad Nagar, at Shirasgaon, Tal. Shirampur, Dist. Ahmednagar. (2) Smt. Raisa Anwar Khatik, Haregaon Road, Shirasgaon, Tal. Shirampur.	Rs. 9,80,352/- plus unapplied interest at the applicable ROI per annum with monthly rest w.e.f. 27/12/2023 and other expenses and costs.			
2	Branch: Shirampur Borrower : Mahesh Trading Co., Proprietor Shri. Sambhaji Jagannath Shinde, CTS No. 2150/1, "Mauli Apartment, Morge Vasti, Shirampur, Tal. Shirampur, Ahmednagar. Guarantor : Shri. Sachin Ashok Ghodake, Bhushan Nagar, Kedgaon, Tal. & Dist. Ahmednagar - 414001	Rs.11,45,121/- plus unapplied interest at the applicable ROI per annum with monthly rest w.e.f. 27/12/2023 and other expenses and costs.	Residential Unit No. 4 on Stilt Ground Floor of "Mauli Apartment" Building constructed in Old Survey No. 118/2 (P), New Survey No. 71 (P), CTS No. 2150 (P), Lay out Plot No. 1 (West side of Plot), admeasuring 35.57 sq. mtrs.(built up) situated at Siddhivinayak Mandir Road, Near to West Side of Khainar Hospital, Shirampur, Tal. Shirampur, Ahmednagar.	Rs. 8,58,240/- Rs. 85,824/- Rs. 10,000/-	
3	Branch: Shirampur Borrower : M/s. M. R. Bhingarwala, Prop. Mannukumar Maganlal Jhawar, Giriraj Behind Navin Marathi School, Shirampur, Dist-Ahmednagar-413709. Guarantors: 1. Smt. Priti Mannukumar Jhawar, Giriraj Behind Navin Marathi School Shirampur, Dist-Ahmednagar-413709. 2. Dr. Vikrant Vishwas Khainrar, Khainrar Hospital, Siddhivinayak Mandir Road, Shirampur, Ahmednagar. 3. Dr. Bhagwat Gangadhar Murade, Murade Hospital, College Road, Karmveer Bhaurao Chowk, Ward No.1, Shirampur, Ahmednagar-413709.	Rs. 1,24,50,048/- plus unapplied interest at the applicable ROI per annum with monthly rest w.e.f. 27/12/2023 and other expenses and costs.	All those pieces and parcels of land situate being and lying at Village Shirampur, Tal. Shirampur, Dist. Ahmednagar at S.No.67 A 1, CTS No.1288 Part, Final Plot No.1013 Part, (North Side) Residential Bungalow and Electric Showroom admeasuring 308 sq. mtrs of Plot and with Build up area basement store area 383.91 sq ft., ground with mezzanine floor commercial 5.00 M Height-1602.59 Sq. ft., 1stFloor residential-1608.29 sq.ft. Note: Physical possession will be handed over to the successful bidder subject to and as per the Order dated 10/01/2023 by Hon'ble DRT, Aurangabad in SA No. 21/2021 (M R Bhingarwala & another Vs. Bank of Maharashtra)	Rs. 1,79,64,000/- Rs. 17,96,400/- Rs. 10,000/-	
4	Branch: Takalibhan (Malwadgaon) Borrower : Chandan Trading Company Prop. Ramesh Ramial Muththa, Near Hanuman Mandir, Malwadgaon, Taluka Shirampur, Dist.Ahmednagar-413739 Guarantors: (1) Shri. Vinod Kantilal Bora, S/o. Kantilal Bora, Vardhaman Apartment, Nandali Oil Mill Road, Modikhana, Jalna, Maharashtra-413717. (2) Shri. Ghanshyam Bhagwat Vadnere, Behind Masjid, Ward 3, At Post Ashoknagar, Shirampur, Ahmednagar, Maharashtra-413717. (3) Mrs. Anita Ramesh Muththa, Near Hanuman Mandir, Malwadgaon, Taluka Shirampur, Dist. Ahmednagar-413739	Rs. 1,26,14,025/- plus unapplied interest at the applicable ROI per annum with monthly rest w.e.f. 27/12/2023 and other expenses and costs.	All those piece and parcels of land situate being and lying at village Malwadgaon in registration Dist Ahmednagar, Sub-Dist Shirampur admeasuring 301.30 sqm and bearing CTS/Survey Nos. 120, 121, 122, 123 and Milkat No. 59, 60, 61 Together with the buildings and structures/ residential block constructed thereon in aggregate Shop on the ground floor and residential accommodation on first floor and all the fixture annexed thereto.	Rs. 49,49,000/- Rs. 4,94,900/- Rs. 10,000/-	
5	Branch: Shirampur Borrower : Shirampur Doodh Jiha Madhyavarti Sakhari Doodh Vyavasyik Sangh Ltd., Through its General Manager and Chairman, At Post Babhaleshwar, Tal. Rahata, Dist. Ahmednagar.	Rs. 3,88,81,591/- plus unapplied interest at the applicable ROI per annum with monthly rest w.e.f. 27/12/2023 and other expenses and costs.	All those pieces and parcels of commerical NA land situated being and lying at village Babhaleshwar Khurd in the registration District Ahmednagar, Tal. Rahata, bearing Gat No. 83/2, admeasuring about area 00-70 H.R. (7000 sq. mtrs.)	Rs. 84,51,000/- Rs. 8,45,100/- Rs. 10,000/-	

• Date & Time of inspection of property on : 05/01/2024 between 11.00 am to 05.00 p.m.

For detailed terms and conditions of the sale, please refer to the link "<https://www.bankofmaharashtra.in/proposal.asp>" provided in the Bank's website and also on E-bikray portal (www.ibapi.in) Or contact 0241- 2430158, 2430659

Authorized Officer under SARFAESI Act,
Bank of Maharashtra



Corporate Office: ICICI Home Finance Company Limited ICICI HFC Tower, Andheri - Kurla Road, Andheri (East), Mumbai - 400059, India
Branch Office: Office No. 101, 1st floor, Fortune Business Centre, Near Ambience Hotel, Kaspate Wasti, Wakad Pune- 411057
Branch Office: 1187/22 Venkatesh Meher, Ghole Road, Shivaji Nagar, Pune – 411005
Branch Office: 2nd floor, Office no. 203, Sai Midas, Opposite Patiyala House, Nagar, Manmad Road, Savedi, Ahmednagar- 414003
Branch Office: 2nd floor, Sonvane Complex, Beside Kamdar Petrol Pump, Mini Market, Main Road, Latur- 413512

[See provisio to rule 8(6)]
Notice for sale of immovable assets

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provisio to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the **Physical Possession** of which has been taken by the Authorized Officer of ICICI Home Finance Company Ltd., will be sold on "As is where is", "As is what is", and "Whatever there is", as per the brief particulars given hereunder;

Sr. No.	Name of Borrower (s)/ Co Borrowers/ Guarantors/ Legal Heirs. Loan Account No.	Details of the Secured asset(s) with known encumbrances, if any	Amount Outstanding	Reserve Price Earnest Money Deposit	Date and Time of Property Inspection	Date & Time of Auction
(A)	(B)	(C)	(D)	(E)	(F)	(G)
1.	Sohan Venaram Choudhary (Borrower) Venaram Bhanaji Choudhary (Co-Borrower) Loan Account No. LHPWK00001313261	3rd Floor Shobha Residency Near Savtamali Mandir at Punawale Cts No. 478 to 482 Flat No. 302 Pune- 411033 Maharashtra- 411033	Rs. 69,18,511/- December 15, 2023	Rs. 39,77,570/- Rs. 3,97,760/-	January 08, 2024 11:00 AM- 03:00 PM	January 19, 2024 02:00 PM- 03:00 PM
2.	Sudhir Meninath Waghmare (Borrower) Pushpa Sudhir Waghmare (Co-Borrower) Loan Account No. LHPWK00001281618	Shop No. 13, Ground Floor, Kumar Purnakuti, Survey No. 25/403, Opp Neeta Park Village Yeravda Taluka Pune Maharashtra- 411006	Rs. 22,73,672/- December 15, 2023	Rs. 23,23,688/- Rs. 2,32,370/-	January 08, 2024 11:00 AM- 03:00 PM	January 19, 2024 02:00 PM- 03:00 PM
3.	Ganesh Kundlik Bhapkar (Borrower) Manda Kundlik Bhapkar (Co-Borrower) Loan Account No. NHBMT00000830558 & NHBMT00000830557	Flat No. 5 2nd Floor, Shree Swami Om Residency Daund Dist Pune Cts No. 2561 Plot No. 28 Daund Maharashtra	Rs. 19,01,062/- December 15, 2023	Rs. 13,71,512/- Rs. 1,37,160/-	January 08, 2024 11:00 AM- 03:00 PM	January 19, 2024 02:00 PM- 03:00 PM
4.	Shashank Anil Dadar (Borrower) Rutuja Shashank Dadar (Co-Borrower) Usha Anil Dadar (Co-Borrower) Loan Account No. LHPWK00001399832	Unit No. 1, Ground Floor Chaitanya Pride Survey No. 105/A/1A/22/2/1 Shalimar Chowk Opposite Shradhdha Hospital Daund Taluka Daund Dist Pune Daund- 413801	Rs. 21,42,949/- December 15, 2023	Rs. 30,01,163/- Rs. 3,00,120/-	January 08, 2024 11:00 AM- 03:00 PM	January 19, 2024 02:00 PM- 03:00 PM
5.	Balaji Satwa Gade (Borrower) Suvarna Balaji Gade (Co-Borrower) Loan Account No. LHPUN00001297316	1St Floor Sara City C 11 Gat No. 137 138 139 140 141 142 143 144 145 150 152 1Nd 157 At Kharabwadi Tal Khed Pune 104 Pune Maharashtra 410501.	Rs. 7,80,838/- December 15, 2023	Rs. 8,36,528/- Rs. 83,660/-	January 08, 2024 11:00 AM- 03:00 PM	January 19, 2024 02:00 PM- 03:00 PM
6.	Green Fields India Private Limited (Borrower) Ketan Sunil Shah (Co-Borrower) Manav Ketan Shah (Co-Borrower) Loan Account No. LHPUN00001277215	1st Floor And Basement Parking Equito, Equitorial Formcuts Shivaji Nagar				