

IDFC First Bank Limited

(Formerly known as IDFC Bank Ltd) | CIN : L65110TN2014PLC097792

Registered Office - KRM Towers, 7th Floor, Harrington Road, Chelpet, Chennai- 600031. Tel : +91 44 4564 4000 | Fax: +91 44 4564 4022



APPENDIX- IV-A [See proviso to rule 8 (6) & 9 (1)] 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 proviso to Rule 8 (6) & 9 (1) of the Security Interest (Enforcement) Rules, 2002

Table with columns: S. NO, Demand Notice Amount, Agreement ID, Name of Borrower (s), Reserve Price Amount, EMD Amount, Date and Time of Auction, Date and Time of EMD Auction, Date and Time of Inspection, Authorized Officer Name & Contact Number

(iv) MORTGAGED PROPERTY ADDRESS : Flat No. 22 on the 6th Floor, admeasuring 913 Sq. Ft. i.e. 84.81 Sq. Mtrs., (saleable), having 2 BHK in A Building (Which is inclusive of Balconies and proportionate area of Staircase, Landing, Common Passage, Common Facilities and outer Projection area under all walls (Subject to Fluctuation of not more than 3%) with covered parking in the Housing Project known as 'Tanish Srushti' constructed on land bearing Gat No. 498, Hissa No. 1, admeasuring area 0 H. 84.34 Aar, situated at Revenue Village Charoli, Khurd, Tal-Khed, Dist. Pune and the said whole property is bounded as under :- On or towards East : Property of Mr. Hanuman Chundare, On or towards South : Property of Mr. Chalap, On or towards West : Property of Mr. Shankar Thorave & On or towards North : Alandi - Markal Road.

Disclaimer: Please note that the said notice is issued for sale of immovable property only and IDFC FIRST Bank Limited has no right to sale of the movable assets, if any, present at the immovable property.

Date : 11.11.2024

FORM NO. 16 [See Regulation 34(3)] DEBTS RECOVERY TRIBUNAL NO. 2 AT MUMBAI. WARRANT OF ATTACHMENT OF IMMOVABLE PROPERTY UNDER RULE 48 OF THE SECOND SCHEDULE TO THE INCOME TAX ACT, 1961. RECOVERY PROCEEDING NO. 04 OF 2024 IN ORIGINAL APPLICATION NO. 19 OF 2018. Union Bank of India Versus Ms. Executive Trading Pvt. Ltd. and Ors.

tru TRUCAP FINANCE LIMITED. Registered Office: Register office at 3rd Floor, A Wing, D.J. House, Old Nagardas Road, Andheri (East), Mumbai - 400069, Maharashtra, GST No: 27AAACD9887D1ZC. Corporate Identity Number: L64920MH1994PLC334457. PUBLIC NOTICE: This is to inform the Public that Auction of pledged Gold Ornaments will be conducted by TruCap Finance Limited on 26th November 2024 at Baramati at 11:00 A.M.

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PUBLIC NOTICE (For Missing documents) Notice is hereby given to inform the public at large, that my client Mr. Suyog Srikant Kalani R/at-5/1/1, Mahesh Colony, Solapur (Maharashtra) has purchased the residential flat No. 1202, on the 12th floor, in wing A-7, admeasuring carpet area of 74.18 Sq. Mtr. & attached terrace area of 6.8 Sq. Mtr. in the apartment/building known as "Mirchandani Palms" Situated at S.No.28/3A/1+28/3C,28/3B+28/3C,28/3A/2,28/3A/3,29/4/1A,+29/4/1/2+29/4/1B,29/3A+29/3B, Rahatani, Taluka-Haveli, Dist. Pune. The Deed of Apartment is registered at sub register Haveli No. 12 Pune at Sr. No. 5541/2011. The file containing said original document along with its registration receipt, index II extract & other relevant documents has been lost/misplaced somewhere. Therefore my client has lodged missing complaint with Swargate Police station Pune by filing original FIR on 06/11/2024 bearing missing report No. 159470.

MANAPPURAM HOME FINANCE LIMITED. FORMERLY MANAPPURAM HOME FINANCE PVT LTD. Demand Notice: Whereas the Authorized Officer of Manappuram Home Finance Ltd., having our registered office at IV/470A (old) w/638A (new), Manappuram House, Valapad, Thrissur, Kerala-680567 and branches at various places in India (hereinafter referred to as "MAHOFIN") is a company registered under the Companies Act, 1956 and a Financial Institution within the meaning of sub-clause (iv) of clause (m) of Section 2 of the Securitization and Reconstruction of financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as the Act) read with Notification No. S.O. 3466 (E) dated 18th December, 2015 issued by the Govt. of India, Department of Financial Services, Ministry of Finance, New Delhi, Inter alia carrying on business of advancing loans for construction and / or purchase of dwelling units and whereas the Borrower / Co-Borrowers as mentioned in Column No. 2 of the below mentioned chart obtained loan from MAHOFIN and whereas MAHOFIN being the secured creditor under the SARFAESI Act, and in exercise of powers conferred under section 13(2) of the said Act read with Rule 2 of the security interest (Enforcement) Rules 2002, issued demand notice calling upon the Borrowers / Co-Borrowers as mentioned herein below, to repay the amount mentioned in the notices with further interest thereon within 60 days from the date of notice, but the notices could not be served upon some of them for various reasons. That in addition thereto for the purposes of information of the said borrowers enumerated below, the said borrowers are being informed by way of this public notice.

TOURISM FINANCE CORPORATION OF INDIA LTD. CIN : L65910DL1989PLC034812. 4th Floor, NBCC Plaza, Tower I, Sector V, Pushp Vihar, New Delhi 110017. Phone: +91-11-29561180, website: www.tfcltd.com. E-AUCTION SALE NOTICE UNDER THE SECURITISATION 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 public in general and in particular to M/s Aishwarya Regency LLP (Borrower/Mortgagor), Sh. Sanjay D. Mali & Smt. Rupali Mali (Partners and Guarantors/Mortgagors) that the below described immovable property/Secured Assets mortgaged to Tourism Finance Corporation of India Limited, New Delhi ("TFCI/Secured Creditor"), the physical possession of which has been taken by the Authorised Officer of TFCI (Secured Creditor), will be sold on "As is where is, As is what is, Whatever is there is and Without Recourse" basis on 12.12.2024 for recovery of outstanding dues from the Borrower and its Guarantors/Mortgagors. Notice is hereby given that in the absence of any postponement/ discontinuance of the sale, the below mentioned Secured Asset shall be sold by public E-Auction on the date mentioned herein below. The details of Secured Asset along with reserve price and Earnest Money Deposit (EMD) are as mentioned below:

केनरा बैंक Canara Bank. A Govt. of India Undertaking. सिंडिकेट Syndicate. ARM BRANCH-II MUMBAI. 3rd Floor, Canara Bank Building, Adi Marzban Street, Mumbai - 400 001. Email : cb6289@canarabank.com, TEL. - 8655948054 WEB : www.canarabank.com. SALE NOTICE: E-Auction Sale Notice for Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002. NOTICE 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 Secured Creditor, the Physical Possession / Possession of which has been taken by the Authorized Officer of Canara Bank, will be sold on "As is where is", "As is what is" basis on below mentioned in Table for recovery of dues as described herein below. The Earnest Money Deposit shall be deposited on or before below mentioned in Table, by way of RTGS / NEFT / Fund Transfer to the Credit of Canara Bank ARM II Branch A/C. No. 209272434, IFSC Code : CNRB0006289. Details of EMD and other documents to be submitted to service provider on or before below mentioned in Table.

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Brief Information Memorandum																																
1.	<b>Hotel on auction</b>	90-room 3-star category 'Aishwarya Regency' earlier 'Eastin' hotel Malwadi, Talegaon-Chakan Road, Talegaon, 6 km radius of developed Talegaon Industrial Estate and in immediate vicinity of developing phase-II of the estate. Midway between Pune (40 km away) and Lonavala (40 km), Maharashtra. <b>Currently under the physical possession of TFCI since 31<sup>ST</sup> JANUARY, 2024.</b>																														
2.	<b>Date of start of Hotel Operations</b>	2018																														
3.	<b>Hotel Configuration</b>	The hotel is having 90 rooms, lobby/lounge, all-day dining restaurant (75-cover), highway/garden restaurant(60-pax), bar (50-cover), banquet hall (250-pax) & 2 meeting rooms, gym, swimming pool, and other need-based public/utility facilities.																														
4.	<b>Land &amp; Building Details</b>	<p>Freehold Plot Area: 6470 sq.mt. (1.65 acre)</p> <p>Hotel BUA: 62,810 sq.ft.</p> <p>Specifications: 90 rooms, swimming pool, Gym, Multi cuisine restaurant, banquets, 2 lawns, and car park (~40 cars).</p> <table border="1"> <thead> <tr> <th>Particular</th> <th>BUA (sq.ft.)</th> <th>Facilities</th> </tr> </thead> <tbody> <tr> <td>LGF</td> <td>7,156</td> <td>Restaurant, bar, lobby, panel room. The substation, boiler, treatment plant located in separate enclosure.</td> </tr> <tr> <td>GF</td> <td>7,947</td> <td>Reception, lounge, meeting rooms and service area.</td> </tr> <tr> <td>1<sup>st</sup> floor</td> <td>9,214</td> <td>6 rooms, banquet, housekeeping, staff locker etc</td> </tr> <tr> <td>2<sup>nd</sup> floor</td> <td>9,666</td> <td>22 rooms &amp; service area</td> </tr> <tr> <td>3<sup>rd</sup> floor</td> <td>9,666</td> <td>22 rooms &amp; service area</td> </tr> <tr> <td>4<sup>th</sup> floor</td> <td>9,666</td> <td>22 rooms &amp; service area</td> </tr> <tr> <td>5<sup>th</sup> floor</td> <td>8,819</td> <td>18 rooms, gym, staff room, service area</td> </tr> <tr> <td>6<sup>th</sup> floor</td> <td>676</td> <td>Water tank, lift m/c room, chiller plant, terrace.</td> </tr> <tr> <td><b>Total</b></td> <td><b>62,810</b></td> <td></td> </tr> </tbody> </table>	Particular	BUA (sq.ft.)	Facilities	LGF	7,156	Restaurant, bar, lobby, panel room. The substation, boiler, treatment plant located in separate enclosure.	GF	7,947	Reception, lounge, meeting rooms and service area.	1 <sup>st</sup> floor	9,214	6 rooms, banquet, housekeeping, staff locker etc	2 <sup>nd</sup> floor	9,666	22 rooms & service area	3 <sup>rd</sup> floor	9,666	22 rooms & service area	4 <sup>th</sup> floor	9,666	22 rooms & service area	5 <sup>th</sup> floor	8,819	18 rooms, gym, staff room, service area	6 <sup>th</sup> floor	676	Water tank, lift m/c room, chiller plant, terrace.	<b>Total</b>	<b>62,810</b>	
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Hotel Photographs:









