

TATA CAPITAL HOUSING FINANCE LTD.
 Regd. Office: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai 400013.
 Branch: 1st Floor FC Annex Building, Opp Ferguson College, Pune 411005..

NOTICE FOR SALE OF IMMOVABLE PROPERTY
 (Under Rule 9(1) of the Security Interest (Enforcement) Rules 2002)
 E-Auction Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the below Borrower and/ Co-Borrower, or their legal heirs/representatives (Borrowers) in particular that the below described immovable property mortgaged to Tata Capital Housing Finance Ltd. (TCHFL), the Possession of which has been taken by the Authorised Officer of TCHFL, will be sold on 29-03-2023 on "As is where is" and "As is what is" and "Whatever there is" basis for recovery of outstanding dues from below mentioned Borrower and Co-Borrowers. The Reserve Price and the Earnest Money Deposit is mentioned below. Notice is hereby given that, in the absence of any postponement/discontinuance of the sale, the said secured asset / property shall be sold by E-Auction at 2.00 PM. on the said 29-03-2023. The sealed envelope containing Demand Draft of EMD for participating in E-Auction shall be submitted to the Authorised Officer of the TCHFL on or before 28-03-2023 till 5.00 PM at Branch address TATA CAPITAL HOUSING FINANCE LIMITED, 1st Floor FC Annex Building, Opp Ferguson College, Pune 411005.. The sale of the Secured Asset/ Immovable Property will be on "as is where condition is" as per brief particulars described herein below:

36	9620196	Mrs. Snehal D Belgaonkar (Borrower) Mr. Dattatray Piraji Belgaonkar (Co-Borrower)	Rs. 14,16,980/- & 03-05-2021	Rs. 7,40,000/- (Rupees Seven Lakh Forty Thousand Only)	Rs. 74,000/- (Rupees Seventy Four Thousand Only)
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Description of the Immovable Property: Flat Unit bearing No. 406, on the 4th Floor having area 29.17 Sq.Mts (Carpet) and attached terrace having an area 2.51 Sq.Mts totally area admeasuring 31.68 Sq.Mts along with the area including the allocated right use of all common restricted areas in the "D- Indus" Building in the project known as "Nakshatra" which is constructed on All that Piece and parcel of land bearing New Gat No. 690 (Old Gat No. 234/2A & 957) area admeasuring about 1 H 59 R including Pot Kharka out of total admeasuring about 3H 18 R having assessment 4 Rs. 44 paise situated at village Koregaon Bhima, Taluka Shirur, District Pune which is bounded as under : East : Gat No.959, West : Gat No.955 of Mr.Surana Land, South : Government Road, North : Koregaon Darekawadi Road & Gat No.958

37	10040338	Mr. Vinay Kumar (Borrower) Mrs. Bindu Kumari (Co-Borrower)	Rs. 14,02,484/- & 30-04-2021	Rs. 9,90,000/- (Rupees Nine Lakh Ninety Thousand Only)	Rs. 99,000/- (Rupees Ninety Nine Thousand Only)
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Description of the Immovable Property: All that the Flat bearing No. 403 and Wing "C" on the 4TH Floor, unit admeasuring 36.75 Sq.Mts means 52.13 Sq.Mts Saleable area with an adjoining terrace, in the building known as "AYODHYA PURAM", constructed on the land bearing Gat No. 1947 (Old Gat No. 3260) of Village Chakan, Taluka Khed, District Pune and within the Registration Division District Pune, Sub Division and within Jurisdiction of Sub Registrar Khed bounded as under: North : By Wing D, East : By Outside of the Building, South : By Flat No. C 404, West : By Lobby & Stair Case.

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

No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the Immovable Property sold. The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions:

The E-auction will take place through portal <https://www.bankauctions.com> on 29-03-2023 between 2.00 PM to 3.00 PM with limited extension of 10 minutes each.

Terms and Condition: 1. The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation. In the event of any dispute arising as to the amount bid, or as to the bidder, the Immovable Property shall at once again be put up to auction subject to the discretion of the Authorised Officer. 2. The Immovable Property shall not be sold below the Reserve Price. 3. Bid Increment Amount will be: Rs.10,000/- (Rupees Ten Thousand Only). 4. All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the "TATA CAPITAL HOUSING FINANCE LTD." Payable at Branch address. The Demand Drafts will be returned to the unsuccessful bidder after auction. For payment of EMD through NEFT/RTGS/IMPS, kindly contact Authorised Officer. 5. The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be in the discretion of the Authorised Officer to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so. 6. For reasons recorded, it shall be in the discretion of the Authorised Officer to adjourn/discontinue the sale. 7. Inspection of the Immovable Property can be done on 20-03-2023 between 11 AM to 5.00 PM with prior appointment. 8. The person declared as a successful bidder shall, immediately after such declaration, deposit twenty-five per cent of the amount of purchase money/bid which would include EMD amount to the Authorised Officer within 24hrs and in default of such deposit, the property shall forthwith be put to fresh auction/Sale by private treaty. 9. In case the initial deposit is made as above, the balance amount of the purchase money payable shall be paid by the purchaser to the Authorised Officer on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day, or if the 15th day be a Sunday or other holiday, then on the first office day after the 15th day. 10. In the event of default of any payment within the period mentioned above, the property shall be put to fresh auction/Sale by private treaty. The deposit including EMD shall stand forfeited by TATA CAPITAL HOUSING FINANCE LTD and the defaulting purchaser shall lose all claims to the property. 11. Details of any encumbrances, known to the TATA CAPITAL HOUSING FINANCE LTD, to which the property is liable: as per table above. Claims, if any, which have been put forward to the property and any other known particulars bearing on its nature and value: as per table above. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including statutory liabilities arrears of property tax, electricity etc. 12. For any other details or for procedure online training on e-auction the prospective bidders may contact the service Provider, C1 INDIA PVT.LTD., Address: C1 INDIA PVT.LTD. 3rd Floor, Plot No.68 sector-44, Gurgaon, Haryana-122003 Mob. : 8866682937 & Phone : 7291981124 /1125 /1126 Email ID: gujarati@c1india.com / support@bankauctions.com or Manish Bansal, Email ID Manish.Bansal@tatacapital.com Authorised Officer Mobile No 8589983696. Please send your query on WhatsApp Number 999078669. 13. TDS of 1% will be applicable and payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by highest bidder in the PAN of the owner/borrower(s) and the copy of the challan shall be submitted to our company 14. Please refer to the below link provided in secured creditor's website <https://bit.ly/3ZQ7f9a> for the above details. 15. Kindly visit the link: <https://www.tatacapital.com/property-disposal.html>

Please Note - TCHFL has not engaged any broker/agent apart from the mentioned auctioning partner for sale/auction of this property. Interested parties should only contact the undersigned or the Authorised officer for all queries and enquiry in this matter.

Place : Pune
 Date : 13-03-2023
 Sd/- Authorised Officer
 Tata Capital Housing Finance Ltd.

MOVE ahead with
EXPRESS
Careers
Every Monday & Thursday in
The Indian EXPRESS,
FINANCIAL EXPRESS
& LOKSATA
For Advtg.
details contact:
67241000

SHUBHAM HOUSING DEVELOPMENT FINANCE CO. LTD.
 Corporate Office : 425, Udyog Vihar Phase IV, Gurgaon-122015 (Haryana)
 Ph. : 0124-4212530/31/32, E-Mail : customercare@shubham.co Website : www.shubham.co

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

It is to bring to your notice that your loan account has been declared as NPA by secured creditor Shubham Housing Development Finance Company Limited having its registered office at D-305, Ground Floor, Sarvodaya Enclave, New Delhi 110017 (hereinafter called 'SHDFCL') and you are liable to pay total outstanding against your loan to SHDFCL. You are also liable to pay future interest at the contractual rate on the aforesaid amount together with incidental expenses, cost, charges etc. Therefore, we hereby call upon you to discharge in full your liabilities to SHDFCL within 60 days from the date of this notice failing which SHDFCL will be empowered to exercise the power under Section 13(4) of the ACT. The details of borrowers and secured assets are as under: -

Sr. No.	Loan No.	Borrower(s) Name	Applicant Address	Demand Notice Date & Amount	Secured Asset
1	0PUN201000 000503206	Madanlal Kojaram Kumawat, Rekha Devi	Flat No 411, 4th Floor, Dnyaneshwari Park Sr No 23 Hissa No 2 Mouje Narhe, Pune, Maharashtra -411041	24-02-2023 & Rs.13,28,795/-	Flat No 411, 4th Floor, Dnyaneshwari Park Sr No 23 Hissa No 2 Mouje Narhe, Pune, Maharashtra -411041
2	BAR_1507_0 42786	Vimal Dattu Vanave, Kiran Dattu Vanave	Milkat No. 902 A/P-Lakadi Tal - Indapur Dist. Pune, Maharashtra - 411310	24-02-2023 & Rs. 8,28,372/-	Milkat No. 902 A/P-Lakadi Tal - Indapur Dist-Pune, Maharashtra- 411310
3	PUN_1305_0 07623	S No-26 Shinde Wasli Near Western Metal Hadapsar, Pune, Maharashtra -411033	Laxmi Laxman Jadhav, Pradip Laxman Jadhav	24-02-2023 & Rs.7,74,476/-	Radha Krishna at S.No. 49 A H No 28 Ekta Colony Kalepadal, Hadapsar, Pune, Maharashtra - 411033
4	PCM_1512_0 049218	Swagnil Kumar Sonawane, Amit Kumar Sonawane, Ranjana Kumar Sonawane, Kumar Pandurang Sonawane	Nr Yogyog Society Ganpat Nagar Market Yard Bibwewadi Pune Maharashtra - 411037	24-02-2023 & Rs.7,43,420/-	CTS No 629-9 Mauje Bibwewadi Taluka Haveli Pune Maharashtra-411037
5	OPCM 181000005 015650	Nana Madhakar Barangule, Kavita Nana Barangule	Near Santoshi Mata Mandir Sn 53 Kale Padal Hadapsar Pune Maharashtra-411028	24-02-2023 & Rs.6,83,556/-	Sr No 53, Hissa No 5, NR Santoshi Mata Mandir, Kale Padal, Hadapsar, Pune Maharashtra - 411028
6	SAN_1412_0 30468	Balaso Namdeo Jamdade, Ushatai Balaso Jamdade	1242 Ramling Nagar Shala Parisar Manerajuri Maharashtra - 416408	24-02-2023 & Rs.5,48,588/-	Gat No 1039 Milkat No-3919 Z P school Area Ramling nagar Villag TalukaTasgaon Dist Sangli Maharashtra-416408
7	0BAR171200 000509888	Narend Vilasrao Kulkarni, Shobha Narendra Kulkarni	Bhigwan Road Shweta Apartment Salokhe Nagar Baramati, Pune Maharashtra - 413102	24-02-2023 & Rs.5,39,412/-	Falt No.8, Property No. 2096, Sweta Sahakari Gruh Nirman Sanstha Maray, Jalochi Wing-A, First Floor, Plot No.9, Gat No.139/3 and 139/4, of A/P-Jalochi, Tal. Baramati, Dist. Pune MH-413102
8	BAR_1603_0 53837	Arun Mahadev Shinde, Shakuntala Arun Shinde	A/P Indapur Tal Indapur Dist. Pune, Maharashtra-413106	24-02-2023 & Rs. 6,78,499/-	Gat No 44/3 A/P-Indapur Tal - Indapur Dist. Pune, Maharashtra - 413106
9	0SAN160800 0005081671	Basappa Magdum, Prashant Magdum, Shaila Magdum	Zenda Chowk, Vivekanand Nagar, Korochi Tal - Hatkanagale, Dist. Kolhapur Maharashtra - 416109	24-02-2023 & Rs.6,31,034/-	Survey No 439, Zenda Chowk, Vivekanand Nagar, A/P - Korochi, Tal - Hatkanagale, Dist. Kolhapur, Maharashtra - 416109

Place : Gurgaon
 Date : 11-03-2023
 Authorised Officer
 Shubham Housing Development Finance Company Limited

Kotak Mahindra Bank Limited Online E - Auction
 Sale of Asset
 REGISTERED OFFICE: 27 BKC, C-27, G-block, Bandra Kurla Complex, Bandra (E) Mumbai,
 Maharashtra, Pin Code-400 051 BRANCH OFFICE: Kotak Mahindra Bank Ltd.,
 Zone-2 Nyattimre, 4th Floor, Terwode, Pune Nagar Highway, Pune - 411006.
 Sale Notice For Sale of Immovable Property
 E-Auction Sale Notice For Sale of Immovable Assets Under The Securitisation And Reconstruction Of
 Financial Assets And Enforcement of Security Interest Act, 2002 under Rule 9(1) 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 Guarantor (S)
 That The Below Described Immovable Property Mortgaged/Charged To The Secured Creditor, The
 Physical Possession Of Which Has Been Taken By The Authorised Officer Of Kotak Mahindra Bank Ltd.
 On 24.01.2022 pursuant to the assignment of debt in its favour by C&I Finance Consumer Finance India
 Limited (C&FI), Will Be Sold On "As is Where is", "As is What is", And "Whatever There is" Basis On
 29.03.2023 Between 12.00 Pm To 01.00 Pm With Unlimited Extension of 30 Minutes, For Recovery
 Of Rs. 25,87,87,87/- (Rupees Twenty-Five Lakh Eighteen Thousand Seven Hundred & Eighty-
 Eighty) as of 11.03.2023 along with future applicable from 12.03.2023 Till Realization, with cost and
 charges under the loan account no. 12579373, Due To The Kotak Mahindra Bank Limited, Secured Creditor
 From MR. SATISH DASHRATH ZADE & MRS. SAROJ SATISH ZADE. The Reserve Price will be
 Rs.14,00,000/- (Rupees Fourteen Lakh Only) And The Earnest Money Deposit Will Be Rs. 1,40,000/-
 (Rupees One Lakh Forty Thousand Only) & Last Date Of Submission Of EMD/WH KYC Is 28.03.2023
 UP TO 06.00 PM (IST).
 Property Description:- POSTAL ADDRESS:- Flat No. 19, 2nd Floor, SR. No. 13 Hissa No 05, Shyam
 Sud Sahakar Grha Rachana Wadgaon Bk. Pune-411041. More Particularly described As:- All That
 Piece And Parcel The Immovable Property Bearing Flat No. 19, Admeasuring Area 558 Sq. Ft.
 1.54 Sq. Mts. + 60 Sq. Ft. Balcony 1.5 Sq. Mts. Mrs. Bull-up Area On Second Floor In The Building
 Known As 'Sham Sunder Sahakar Grha Rachana Sanstha Mayadif' Constructed On The Plot Of Land
 Bearing Survey No. 13/5, Admeasuring About 0.65 H 5 R 50 Sq.Mts. Situated At Village Vadgaon
 Budruk Taluka Haveli District Pune, Now Within The Local Limits Of Pune Municipal Corporation. The
 Borrower's Attention is Invited To The Provisions Of Sub Section 8(1) Of Section 13, Of The Act, In
 Respect Of The Time Available, To Redeem The Secured Asset. Public in General and borrowers in particular
 please take notice that if in case auction scheduled herein fails for any reason whatsoever then secured
 creditor may enforce security interest by way of sale through private treaty, at the discretion of the
 secured creditor in Case Of Any Classification/Requirement Regarding Assets Under Sale. Bidder May
 Contact Mr. Rajendra Dalviya (+91 844264515), Mr. Gauraj Singh (+91 962497989212), Mr.
 Nilesh Desai (+91 962291623) & Mr. Vikash Singh(+91 8669189048). For detailed terms
 and conditions of the sale, please refer to the link <https://www.kotak.com/bank-auctions.html> provided in
 kotak.mahindra.bank.website i.e. www.kotak.com/india/en/https://bankauctions.in/
 PLACE: Pune
 DATE: 13.03.2023
 Authorized Officer,
 Kotak Mahindra Bank Limited

CATALYST TRUSTEESHIP LIMITED
 CIN : U74999PN1997PLC10162
 Mumbai - Warden, 6th Floor, Office No - 88(C.S.T. Road, Kalia, Sarbajna East, Mumbai - 400 095
 Delhi - 810, 8th Floor, Kalsh Building, 26 Kasturba Gandhi Marg, New Delhi 110 001
 Registered Office : GDA House, Plot No. 85, Paud Road, Pune 411038
POSSESSION NOTICE [RULE 8(1)] (For Immovable Property)
 Whereas, the undersigned being the authorized officer of Catalyst Trusteeship Limited 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 issued demand notice dated 15, 22, 2022 and June 21,
 2022 calling upon the Borrower, M/s Sky One Corporate Park LLP to pay a sum of
 Rs.562,81,86,963 (Rupees Five Hundred and Sixty Two Crore Eighty One Lakh Eighty Six
 Thousand Nine Hundred and Sixty Three Only) as on May 09, 2022 and Rs.40,57,47,833/-
 (Rupees Forty Crore Fifty Seven Lakh Forty Seven Thousand Eight Hundred and Thirty-
 Three Only) as on June 15, 2022 along with further interest and other applicable charges on the
 aforesaid sum at the rates given in the respective Loan Agreements, 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 being the authorized officer of Catalyst Trusteeship Limited
 has been handed over the physical possession of the mortgaged property described in Schedule
 A herein below in pursuance to the order dated December 23, 2022 passed in case no.4897/2022
 by the Hon'ble Upper District Collector under Section 14 of the said Act and Rules, on this 08th
 day of March of the year 2023.
 The Borrower in particular and the public in general is hereby cautioned not to deal with the
 property and any dealings with the property will be subject to the charge of Catalyst Trusteeship
 Limited for the aforesaid amounts along with further interest and other applicable charges on the
 aforesaid sum at the rates given in the respective Loan Agreements.
 The Borrower's attention is invited to provisions of sub-section (B) of section 13 of the Act, in
 respect of time available, to redeem the mortgaged property/secured asset.
 Schedule A
Description of the Immovable Property as per notice dated May 12, 2022 for
 Rs.562,81,86,963/- as on May 09, 2022
 1. All the rights, title, interest and benefit of the Borrower, in all and singular the beneficial right, title
 and interest in respect of land area of approximately in all that piece and parcel of the property
 being portion admeasuring 44,196.52 Square Meters out of Survey Number 2392 totally admeasuring
 58,200.89 Square Meters, situated at Revenue Village Lohegaon, Taluka Haveli, District Pune, which
 is within the local limits of Municipal Corporation of City of Pune and within the jurisdiction
 of Registration District Sub-Registrar Taluka Haveli, District Pune, corresponding to commercial
 premises 'Sky One Corporate Park - Tower 1' (hereinafter referred to as Project 1), and present &
 future construction thereon, in each case together with all the transferrable development rights
 ("TDR") and/or floor space index (FSI) generating out of the Project 1, buildings, erections and
 constructions of every description which are standing erected or attached or shall at any time
 hereafter during the continuance of the Security hereby constituted be attached and standing or
 attached to the aforesaid lands and premises or any part thereof and all rights to use common
 areas and facilities and incidental thereto, together with all trees, fences, hedges, ditches,
 drains, ways, sewers, drains, watercourses, liberties, privileges, easements and other appur-
 tenances whatsoever to the said property, lands, hereditaments or premises or any part thereof
 whether presently in existence or in the future belonging to or in any way appurtenant thereto ("First
 Mortgaged Properties") AND ALL the estate, right, title, interest, property, claim and demand
 whatsoever into and upon the same which description shall include all properties of the above
 description whether presently in existence, constructed or acquired hereafter;
 2. All rights, title, interest and benefit of the Borrower, in all and singular present and
 future tangible movable assets in relation to the Project 1 (both present and future) in
 particular including, without limitation, all movable plant and machinery, equipment, hand tools
 electrical systems, electrical equipment, hardware, computer software, furniture, machinery spares,
 tools, meters, motor vehicles, accessories, fire and safety equipment, telephone and other com-
 munication equipment, all office equipment and furniture and any other movable assets, whether
 attached or otherwise whether now belonging to or that may at any time may belong to the
 Borrower, and relating to the Project 1 and/or the First Mortgaged Properties, that may be present
 or hereafter be held by any Person anywhere to the order and disposition of the Borrower, or in
 the course of transit or delivery, and all replacements thereof and additions thereto whether by way
 of substitution, replacement, conversion, realisation or otherwise howsoever together with all bene-
 fits, rights and incidents attached thereto which are now or shall at any time hereafter be owned
 by the Borrower ("Second Mortgaged Properties"), AND ALL estate, right, title, interest, property,
 claims and demands whatsoever into and upon the same which description shall include all prop-
 erties of the above description whether presently in existence, constructed or acquired hereafter;
 3. All rights, title, interest and benefit of the Borrower, and to the extent not capable of being
 assigned hereby, charged by way of security, in favour of the Security Trustee, in, to, under and/or
 in respect of the Project 1 and any development agreements in respect thereof, including but not
 limited to the agreements, clearances, licenses, permits, approvals, consents, plant rights, titles
 hereon in respect of the Project 1 and the development and construction of a commercial project on
 the Project 1's site including, without limitation, the right to compel performance thereunder, and to
 substitute, or to be substituted thereunder, and to commence and conduct proceedings in the name of
 the Borrower, as the case may be, or its own name or otherwise any proceedings against any Person
 in respect of any breach of the agreements, clearances, permits, approvals, consents ("Third
 Mortgaged Properties") and, including without limitation, rights and benefits to all amounts owing to,
 or received by the Borrower, and all claims thereunder which description shall include all prop-
 erties of the above description whether presently in existence or acquired hereafter;
 4. All rights, title, interest and benefit of the Borrower, in, to, under and/or in respect of the
 insurances contracts with respect to the Project 1, and the assets relating to the Project 1, both
 present and future (along with endorsement by a loss payee clause in favour of the Security
 Trustee in a manner acceptable under Applicable Law and acceptable to the Security Trustee)
 ("Fourth Mortgaged Properties") and all rights, claims and benefits to all monies receivable thereunder
 and all other claims thereunder which description shall include all properties of the above descrip-
 tion whether presently in existence or acquired hereafter;
 5. All rights, title, interest, benefit, claims and demands whatsoever of the Borrower, in, to, under
 and in respect of the accruals from the Project 1 kept in any bank accounts, including without lim-
 itation, Escrow Accounts (including the DSRA) or any account in substitution thereof and in all
 funds from time to time deposited therein or elsewhere in accordance with the terms of the Escrow
 Agreements or other securities representing all amounts credited to the Escrow Accounts including
 all amounts owing to, and received and/or receivable by, the Borrower, including bank debts and
 receivables, both present and future in relation to the Project 1, all operating cash flows, revenues,
 Receivables and receivables under the Project 1 agreements or otherwise and ("Fifth Mortgaged
 Properties") all the monies, securities, instruments, investments, insurance and other properties
 deposited in, credited to or required to be credited or required to be deposited to or lying to the
 credit of any account, which description shall include all properties of the above description whether
 presently in existence or acquired hereafter;
 6. All rights, title, interest, benefit, claims and demands whatsoever of the partnership interest of the
 partners of the Borrower including any receivables / accruals arising from the partnership, present or
 future ("Sixth Mortgaged Properties"); and
 7. By way of a floating charge, all rights, title, interest, claim and benefit in all the other assets of
 the Borrower, relating to the Project 1, both present and future (other than the property effectively
 charged pursuant to the provisions of First to Fourth Mortgaged Properties), including the cash in
 hand, all investments of the Borrower, ("Seventh Mortgaged Properties") and also including with-
 out limitation, the rights, title and interest in the underlease of the Borrower, or which description
 shall include all properties of the above description whether presently in existence, constructed or
 acquired hereafter
Description of the Immovable Property as per notice dated June 21, 2022 for
 Rs.40,57,47,833/- as on June 15, 2022
 1. All the rights, title, interest and benefit of the Borrower, in all and singular the beneficial right, title
 and interest in respect of land area of approximately in all that piece and parcel of the property
 being Plot No. 3 admeasuring 44,196.52 Square Meters 1.54 Hecar 41.9652 Aar out of S. No.
 2392 totally admeasuring 05 Hecar 82 Aar, situated at revenue village Lohegaon, Taluka Haveli,
 District Pune, which is within the local limits of Municipal Corporation of City of Pune and within the
 jurisdiction of Registration District Sub-Registrar Taluka Haveli, District Pune corresponding to
 proposed project "Sky One Corporate Park" known as Project, and present & future construction there-
 on along with the entire present and future unsoled units and structure thereon and including all
 associated rights, titles and interests thereon of Mortgage 1 in the Project and including 30 Meter
 DP Road admeasuring 407.96 Square Meter and 18.30 Meter DP Road admeasuring 3660.65
 Square Meter surrendered to Pune Municipal Corporation and is bounded as under: On or
 towards East: By S. No. 238, On or towards South: By S. No. 235/A On or towards West: By
 Plot No 2 and S. No. 239/2/1, On or towards North: By S. No. 239/1.
 2. Hypothecation on all the movable assets, including but not limited to, plant & machinery, machin-
 ery spares, tools & accessories, present and future of the above-mentioned properties.
 3. Charge on Transferable Development Rights (TDR) and/or Floor Space Index (FSI) generating
 out of the aforesaid properties (including the TDR purchased, if any, by the Borrower(s) for the
 properties until the same is consumed in the above said properties).
 4. On entire receivables of the above said properties, including receivables emanating from - (i)
 insurance contracts, (ii) lease or leasing of units from the aforesaid properties, (iii) LRD facility
 availed against future rentals, (iv) Security Deposit (w) other documents in relation to the
 aforesaid properties, both present & future
 5. Charge / assignment by way of security of all rights, title, interest, claims benefits, demands
 under all project documents, both present and future
 6. Charge on the partnership interest of the partners of the Borrower including any receivables /
 accruals arising from the partnership.
 7. Charge on Escrow Accounts and DSRA maintained for the aforesaid properties and monies
 deposited therein including over any instruments made from the Escrow Account or in lieu of the
 DSRA as the case may be.
 Capitalized terms used but not defined herein shall have the meaning ascribed to such terms in the
 Loan Agreements dated December 31, 2018 and July 19, 2021, other Financing Documents and
 Demand notices dated May 12, 2022 and June 21, 2022 (together Section 13(2) of the SARFESI
 Act, 2002.
 Date: March 08, 2023
 Place: Pune
 Sd/- Authorized Officer
 Catalyst Trusteeship Limited

पंजाब नैशनल बैंक Punjab National Bank
 Circle SASTRA Pune, Ground Floor, Aurora Towers, 9, Moledina Road, Pune - 411001.
 Phone: 020-26133926, E-mail: cs8762@pnb.co.in

DEMAND NOTICE

The account of the following Borrower Punjab National Bank, Branch mentioned below, having been classified as NPA, the Bank has issued notice under section 13(2) of the SARFAESI Act on the date mentioned below. In view of the non service of the notice on the last known address of the below mentioned Borrowers this public notice is being published for information of all concerned. The below mentioned Borrower is called upon to pay to Punjab National Bank within 60 days from the date of publication of this Notice the amount indicated below due on the dates together with future interest at contractual rates, till the date of payment, under the loan / and other agreements and documents executed by the concerned persons. As security for the Borrowers' obligation under the said agreements and documents, the respective assets shown against the names have been charged to Punjab National Bank.

Sr. No.	Branch, Name & Address of the Borrower & Guarantor & Mortgagee	Outstanding Amount as on the date of issue of demand notice
1.	Branch : Kasba Peth (Laxmi Road), Pune Shri. Harishchandra Shridhar Gogawale, Flat No. 101, First Floor, Beldhare Prestige, S. No.34, Mouje, Ambegaon Bk. Pune - 411046. Shri. Harishchandra Shridhar Gogawale & Smt Saraswati Bharat Hagawane, Office No.6, Son Kamble Heights, Dattanagar Tambulwadi Road, Ambegaon Bk. Pune - 411046. Smt Saraswati Bharat Hagawane, Yashoda Niwas Near Siddhivinayak Store Nandoshi, Khadwasla, Pune - 411024. Type of Loan : Home Loan (038700NC00009837), ODHL (0387009900000356) Demand Notice Date : 09.03.2023 Date of NPA : 01.12.2022 Details of Mortgaged Property - For Home Loan & ODHL : Residential of Flat No. 101, First Floor, Beldhare Prestige, S.No.34, Mouje, Ambegaon Bk. Pune-411046.	Rs.38,06,147.47 (Rupees Thirty Eight Lakh Six Thousand One Hundred Forty Seven & Paise Forty Seven Only) as on 28.02.2023 with further interest until payment in full.
2.	Branch : Kothrud, Pune Smt. Cecelia Arokyadas Paul, Plot No.13, Survey No.46/A1/A2, Bapdeonagar, Dehu Road, Kiwale, Pune - 411018. Smt. Cecelia Arokyadas Paul, Central Armament, Fighting Vehicle Depot, Kirkee, Pune - 411003. Shri Arokyadas Yesu Paul, Plot No.13, Survey No.46/A1/A2, Bapdeonagar, Dehu Road, Kiwale, Pune - 411018. Type of Loan : ODHL (3974009900000144) Demand Notice Date : 09.03.2023 Date of NPA : 12.12.2022 Details of Mortgaged Property - For ODHL : Registered Mortgage of House property Situated at Plot No.13, Survey No.46/A1/A2, Bapdeonagar, Dehu Road, Kiwale, Pune belonging in the name of Smt. Cecelia Arokyadas Paul	Rs.10,02,076.00 (Rupees Ten Lakh Two Thousand Seventy Six Only) as on 28.02.2023 with further interest until payment in full.
3.	Branch : Atwan Wagholi, Pune Shri. Rupesh Bhagwan Tope, Flat No.1403, 14th Floor, Wing-B, Sector No.8, Scheme No.367, Lig Constructed By Mhada 9 Pune Gruh Nirman V Kshetra Vikas Mandal, Morwadi, Pimpri, Behind Pcmc Building, Pune - 411018. Shri. Rupesh Bhagwan Tope Survey No. 194, Gunakrupa Colony, Chakrapani Road, Bhosari, Tal : Haveli Pune - 411039. Type of Loan : Home Loan (284500LH00000409), Home Loan (Repair & Renovation) (284500LH00000058), Vehicle Loan (20897815000592), Overdraft (Staff) - Clean (20895105000563), Vehicle Loan (595400LH00000060),	