TATA CAPITAL HOUSING FINANCE LIMITED

Regd. Off.: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013. Branch Off.: 82, 2nd Floor, Kanale Plaza Building, Railway line, Dafferin Chouk, Solapur - 413001

NOTICE FOR SALE OF IMMOVABLE PROPERTY (Under Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules 2002)

E-Auction Notice of 15 days for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) and 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 mentioned Borrower and Co- Borrower, or their legal heirs/representatives (Borrowers) 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 27-02-2025 on "As is where is" & "As is what is" & "Whatever there is" & "without any recourse 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 02:00 PM on the said 27-02-2025. 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 25-02-2025 till 05:00 PM at Branch address TATA CAPITAL HOUSING FINANCE LIMITED, 82, 2nd Floor, Kanale Plaza Building, Railway line, Dafferin Chouk, Solapur – 413001

The sale of the Secured Asset / Immovable Property will be on "as is where condition is" as per brief particulars described herein below:

н.	Sr. No.	Loan Account No.	Name of Borrower(s) / Co-Borrower(s), Legal Heir(s) / Legal Representative / Guarantor(s)	Amount as per Demand Notice	Reserve Price	Earnest Money	Type of Possession	Outstanding Amount as on 30-01-2025
ı	′ .	TCHHL06820 00100073135	Mr. Dnyaneshwar Dattatray Dhawade,	Rs. 15,61,185/- (Rupees Fifteen Lakhs Sixty One Thousand One Hundred		Rs.	Physical	Rs. 20,83,693/- (Rupees Twenty
		00100073135 & TCHHF06820 00100073589	Dnawade, Mrs. Pallavi Dnyaneshwar Dhawade	and Eighty Five Only) is due and payable by you under Agreement no. TCHHL0682000100073135. and an amount of Rs. 3,87,782/- (Rupees Three Lakhs Eighty Seven Thousand Seven Hundred and Eighty Two Only) is due and payable by you under Agreement no. TCHHF0682000100073589. totalling to Rs. 19,48,967/- (Rupees Nineteen Lakhs Forty Eight Thousand Nine Hundred and Sixty Seven Only)	11,75,000/- (Rupees Eleven Lakh Seventy Five Thousand Only)	1,17,500/- (Rupees One Lakh Seventeen Thousand Five Hundred Only)		Lakh Eighty Three Thousand Six Hundred Ninety Three Only) is due and payable by you under Agreement no. TCHHL0682000100073135 and an amount of Rs. 4,92,452/- (Rupees Four Lakh Ninety Two Thousand Four Hundred Fifty Two Only) is due and payable by you under Agreement no. TCHHF0682000100073589 totalling to Rs. 25,76,145/- (Rupees Twenty Five Lakh Seventy Six Thousand One Hundred Forty Five Only)
۱				06-05-2023				

Description of the Immovable Property: All that piece and parcel of Flat No. 06 admeasuring 48.30 Sq. Mtrs. on Second Floor in "Khamitakar Complex" Building No. 2, Lay Out Plot No. 1 out of City Survey No. 8458/1-A/9, Situated at Murarji Peth, Taluka North Solapur, Dist. Solapur Bounded:- East:- Open Plot West:- Open Land North:- Flat No 1. South:- Flat No. 5

1. Could Fluction of							
)	10324728	Mr. Rupesh Kamalkishor	Rs. 13,94,982/- (Rupees Thirteen Lakh	Rs.	Rs.	Physical	Rs. 30,93,459/- (Rupees Thirty
	&	Upadhye,	Ninety Four Thousand Nine Hundred	33,25,000/-	3,32,500/-		Lakh Ninety Three Thousand Four
	10325620	Mrs. Preethi Rupesh Upadhye	Eighty Two Only) is due and payable	(Rupees	(Rupees		Hundred Fifty Nine Only) is due and
	1 1		by you under Agreement no. 10324728	Thirty	Three Lakh		payable by you under Agreement
	1 1		and an amount of Rs. 28,57,151/-	Three Lakh	Thirty Two		no. 10324728 and an amount of Rs.
	1 1		(Rupees Twenty Eight Lakh Fifty Seven	Twenty Five	Thousand		67,03,824/- (Rupees Sixty Seven
	1 1		Thousand One Hundred Fifty One	Thousand	Five Hundred		Lakh Three Thousand Eight Hundred
	1 1		Only) is due and payable by you under	Only)	Only)		Twenty Four Only) is due and
	1 1		Agreement no. 10325620 totalling to				payable by you under Agreement no.
	1 1		Rs. 42,52,133/- (Rupes Forty Two				10325620 totalling to Rs. 97,97,283/-
	1 1		Lakh Fifty Two Thousand One Hundred				(Rupees Ninety Seven Lakh Ninety
			Thirty Three Only)				Seven Thousand Two Hundred
			14-02-2019				Eighty Three Only)

Description of the Immovable Property:

Schedule-A: All that piece and parcel of the property situated at Seth L.J. Chandak path, Budhwar Peth within the registration district of Solapur and within the limits of Solapur Municipal Corporation, bearing S. No. 28/1B/1/1/(1+3+4+6) admeasuring 5139.62 Sg. Mts. Which is **bounded as under:** On or towards the **East:** By Internal Road / F. P. No. 28/1B/1/7. On or towards the West: By F. P. No. 26. On or towards the North: By F. P. No. 28/1B/1/1A/5. On or towards the South: By Solapur Municipal Corporation Road. The Kamalshree Apartment is bounded as under: On or towards the East: By Internal Road, On or towards the West: By Shree & Suyash Apartment of Chandak Garden, On or towards the **North:** By Internal Road, On or towards the **South:** By Old T.P. II, F. P. No. 28/1B/1/4,

Schedule-B: The Unit / Flat No. 203 of Kamalshree Apartment is bounded as under: On or towards the East: Internal Road, On or towards the West: Flat No. 204 & 205, On or towards the North: Flat No. 202, On or towards the South: Internal Road,

Carpet area statement of the said Unit / Flat: Flat No. 203, it is rectangular shaped Apartment built up area measuring 930.00 Sq. Fts. 86.40 Sq. Mtr. As specifically shown in Exhibit A of this deed. Its main door has access to the corridor of the respective floor. The total area of the Flat No. 203 is 66.03 Sq. Mtr. i.e. 711.00 Sq. Ft.

3)	10353964	Mr. Pravin Fakirappa Kumbhar,	Rs. 36,91,421/- (Rupees Thirty Six	Rs.	Rs.	Physical	Rs. 51,22,721/- (Rupees Fifty
	&	Mr. Pradip Fakirappa Kumbhar,	Lakh Ninety One Thousand Four	32,00,000/-	3,20,000/-		One Lakh Twenty Two Thousand
	10690127	Mr. Fakirappa Chandrasha	Hundred Twenty One Only) is due	(Rupees	(Rupees		Seven Hundred Twenty One Only)
		Kumbhar	and payable by you under Agreement	Thirty Two	Three Lakh		is due and payable by you under
		1331131131	no. 10353964 and an amount of Rs.	Lakh Only)	Twenty		Agreement no. 10353964 and an
			4,34,489/- (Rupees Four Lakh Thirty		Thousand		amount of Rs. 6,68,041/- (Rupees
			Four Thousand Four Hundred Eighty		Only)		Six Lakh Sixty Eight Thousand Forty
			Nine Only) is due and payable by				One Only) is due and payable by
			you under Agreement no. 10690127				you under Agreement no. 10690127
			totalling to Rs. 41,25,910/- (Rupees				totalling to Rs. 57,90,762/- (Rupees
			Forty One Lakh Twenty Five Thousand				Fifty Seven Lakh Ninety Thousand
			Nine Hundred Ten Only)				Seven Hundred Sixty Two Only)
			16-12-2022				2
	Description of	the Immovable Property: All the pie	ces & parcel of that Immovable Property	is one free ho	ld residential Plo	ot No. 21 adme	easuring plot area 134.75 Sq. Mt. out of

00100075635 Mrs. Krishnaveni Eliazar Medeti Lakh Nine Thousand Eight Hundred 31,00,000/-3,10,000/-Lakh Fifty Eight Thousand Seven Sixty Nine Only) (Rupees (Rupees Hundred Ninety Five Only) Three Lakh Thirty One Lakh Only) Ten Thousand Only) 31-05-2022

Rs.

Physical

survey no. 18/2B/2A situated at Shelgi Tal: North Solapur Dist. Solapur Maharashtra. Bounded:- East:- Road West:- Road North:- Plot No. 20, South:- Plot No. 22.

Rs. 36,09,869/- (Rupees Thirty Six

Description of the Immovable Property: All that piece and parcel of the Row House No. 04 admeasuring 72.462 Sq. Mtrs. In Sai Residency out of Plot No. 03 out of New Survey No. 24/7/2 (Old Survey No. 356), Situated at Nehru Nagar, Taluka - North Solapur, Dist. Solapur Bounded:- East:- Row House No. 03, West:- Row House No. 05, North:- 3 Mtr. Margin and 7.50 Mtr. Road. **South:-** 3 Mtr. Margin and 7.50 Mtr. Road

	,	<u>J</u>	,				
5)	10470258	Mr. Gopal Abhiman Harne,	Rs. 14,30,264/- (Rupees Fourteen	Rs.	Rs.	Physical	Rs.30,63,685/- (Rupees Thirty Lakh
		Mrs. Ashvini Gopal Harane	Lakh Thirty Thousand Two Hundred	13,80,000/-	1,38,000/-		Sixty Three Thousand Six Hundred
		·	Sixty Four Only)	(Rupees	(Rupees		Eighty Five Only)
				Thirteen	One Lakh		
				Lakh Eighty	Thirty Eight		
				Thousand	Thousand		
			12-08-2019	Only)	Only)	U JJ	

Description of the Immovable Property: All that piece and parcel of the

Mr. Eliazar Elisha Medeti,

Schedule-A: All that piece and parcel of the land situated within the District Solapur, Sub – District Solapur, Tal. North Solapur within the limits of Solapur Municipal Corporation bearing Gat No. 13/1 Pratap Nagar admeasuring 8155.11 Sq. Mtr. out of that this deed pertains to (B Building) Smriti Building of IMP Greens Phase I admeasuring 2038.18 Schedule-B: Flat No.: 807, Floor: Eight, In "Smriti (B) Building" of IMP Greens, Phase I, Carpet Area about 33.46 Sq. Mtrs. i.e. 360 Sq. Ft. which is corresponding to built-up area

about 37.17 Sq. Mtrs. i.e. 400 Sq. Ft. alongwith 3.71 Sq. Mtrs. as area of the balconies. Bounded By: Towards East: Staircase / Common Passage, Towards South: Building Rear Margin, Towards West: Flat No. 808, Towards North: Common Duct / Lift.

10426527 Mr. Rafique Nabisab Nallamandu, Rs. 19,32,512/- (Rupees Nineteen Rs. 1,50,000/- | Physical Rs. 37,73,659/- (Rupees Thirty 15,00,000/-Lakh Thirty Two Thousand Five (Rupees One Seven Lakh Seventy Three Mrs. Saidabi Nabisab Hundred Twelve Only) (Rupees Lakh Fifty Thousand Six Hundred Fifty Nine Nallamandu. Fifteen Thousand Mrs. Jahanara Lakh Only) Only) Mohammedishaque Shaikh 22-10-2019

Description of the Immovable Property: Flat No. 05 admeasuring 47.36 Sq. Mtrs. on Third Floor, in "Shri Kashi – Ram Apartment" out of T. P. Scheme No. 1, City Survey No./ Final Plot No. 9/203, Situated at Raviwar Peth, Taluka - North Solapur, Dist. Solapur Bounded:- East:- Passage and Flat No. 6, West:- Road North:- Road South:- Final Plot

7	10409000	wrs. Snabhambegam Abdul Latii	ns. 19,50,629/- (nupees Nineteen	ns.	ns. 1,90,000/-	Physical	ns. 31,24,233/- (nupees mility One
- 1		Kaladgi,	Lakh Fifty Thousand Eight Hundred	19,00,000/-	(Rupees One		Lakh Twenty Four Thousand Two
		Mrs. Rehanabegam Abdulsattar	Twenty Nine Only)	(Rupees	Lakh Ninety		Hundred Thirty Five Only)
- 1		Kaladgi		Nineteen	Thousand		
		1	11-12-2021	Lakh Only)	Only)		
- 1							

|Description of the Immovable Property:

Schedule-A: All that piece and parcel of the land situated within the District Solapur, Sub-District Solapur, Tal. North Solapur within the limits of Solapur Municipal Corporation, at Pratap Nagar, Bijapur Road, bearing Gat No. 13/1 out of that layout adm. 8155.11 Sq. Mtrs. Is under development out of that portion adm. 2265.00 Sq. Mtr. Is subject matter of this deed and it is shown in the map attached to this deed. These plots are **bounded by:** Towards **East:** Gat No. 13/2, Towards **South:** Gat No. 13/3, Towards **West:** Gat No. 10, Towards North: 30 M. W. D.P. Road.

Schedule-B: Flat No. 202 having Carpet Area of 46.240 Sq. Mtrs. On Second Floor in "IMP Greens Phase - 2" out of Survey No. 13/1, Situated at Pratap Nagar, Taluka North Solapur, Dist. Solapur.

At the Auction, the public generally is invited to submit their bid(s) personally. 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.bankeauctions.com on 27-02-2025 between 02:00 PM to 03:00 PM with limited extension of 5 minutes each.

Terms & Conditions: (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 bidders 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 18-02-2025 between 11:00 AM to 05:00 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. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including statutory liabilities arears 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: gujarat@c1india.com / support@bankeauctions.com or Manish Bansal, Email id Manish. Bansal@tatacapital.com Authorised Officer Mobile No 8588983696. Please send your query on WhatsApp Number - 9999078669 (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://surl.li/hlqsdg for the above details. (15) Kindly also 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 gueries and enquiry in this matter.

Place: Solapur

Date: 10-02-2025

Authorised Officer, Tata Capital Housing Finance Ltd.

From TVs to smartphones: Pune sees a change in consumer behaviour

ALISTER AUGUSTINE PUNE. FEBRUARY 9

GOING BY the latest trends, Pune households are witnessing a shift from traditional television sets to smartphones with a significant number of the population discontinuing their cable connections.

"A decade or two ago, the

only source of entertainment, news, and information for most households was the television. Back then, we had simple Nokia phones that were only meant for calling and SMS. But with the rise of smartphones, everything has shifted to the palm of our hands. Unlike old phones, which had limited functionality, today's smartphones allow us to stream movies, watch live news, access social media, and even play high-quality games," says Aniruddh Anand, a 49-year-old animation creator who believes that televisions have become almost redundant in the modern

A large number of consumers believe that the shift in

Name of Loan Account Number / Name of

Trust - Borrower: Sanjay Madan

Sanjay Mondal

AICICI Home Finance

Interest (Enforcement) Rules, 2002

Name of Borrower(s)/

Co Borrowers/

Loan Account No.

Amol Subhash Pawar

Borrower) Sagar Sopan

(Borrower) Sushila

Subhash Pawar (Co-

Pawar (Guarantar)

oan Account No.

Date: February 10, 2025

NKGSB Bank

NKGSB Co-op. Bank Ltd.

Place: Satara

Rs. 52,58,795/- (Rupees Fifty Two

uarantors/Legal Heirs

Radika Road, Karanje Tarf Satara- 415002

FY 20-09 Mondal

Place : MARASHTŘA

Borrower/Co-Borrower

Co- Borrower: Jayashree

the trend began during the Covid lockdown when they realised that smartphones were highly "flexible" and having a cable TV connection was no longer an inevitable part of entertainment.

"I think that over 40-50 percent of people globally have either stopped or reduced their TV viewing in favour of smartphones, and over 30 per cent of households have discontinued their cable connections altogether," says Anand.

Soham Joshi, a 21-year-old student at College of Engineering Pune (CoEP) who echoed the trend, says that smartphones and laptops are far more useful than a TV. I use them for online lectures, coding tutorials, and research, which

"I can access it anytime, anywhere. Unlike a TV, which requires sitting in one place, a smartphone offers flexibility we can use them on the move. So we decided to cut our cable connection and rely entirely on our phones. It's cost-effective, efficient, and suits our modern lifestyle," Joshi says.

For many parents, discarding

Phoenix ARC Private Limited

Registered Office: 3rd Floor, Wallace Towers (earlier known as Shiv Building),

139/140/B/1. Crossing of Sahar and Western Express Highway, Vile Parle

(East), Mumbai - 400 057

You the below mentioned borrower, co-borrower has availed loan/s facility (ies) from Motilal Oswal Home Finance Limited more particula described hereunder by mortgaging your immovable property (securities). Consequent to your defaults, your loan accounts were classified

as non-performing assets and later vide separate deeds of assignments mentioned below, the same have been assigned to/in favour o

Phoenix ARC Private (acting as trustee of various Trust details as mentioned below) (Phoenix) along with all rights, title, interests, benefits dues receivable from you as per the document executed by you to avail the said loan(s) with the underlying security interest created in

respect of immovable property for repayment of the same. Phoenix has, pursuant to the said assignment and for the recovery of the

outstanding dues, issued demand notice dated 23-12-2024 under section 13(2) of the securitization and reconstruction of financial asset

and enforcement of security interest act, 2002 (the act), the contents of which are being published herewith as per section 13(2) of the ac

Details of the trusts, borrower, co-borrowers, properties mortgaged, outstanding dues, demand notice sent under section 13(2) and amount

Details of Secured Asset(s)

6692, Vasudha Apartment, Flat No. S-2,

Admeasuring 580 Sq Ft Second Floor

Koregaon, Satara, Near Chiplunkar

Gardan, Satara-415002 Maharashtra India

You the borrower and co-borrowers/guarantors are therefore called upon to make payment of the above-mentioned demanded

amount with further interest as mentioned hereinabove in full within 60 (sixty) days of this notice failing which the undersigned

shall be constrained to take action under the act to enforce the above-mentioned securities. Your attention is invited to provisions

of sub-section (8) of section 13 of the act by virtue of which you are at liberty to redeem the secured asset within period stipulated in the aforesaid provision. Please note that as per section 13(13) of the said act, you are restrained from transferring the above

Notice for sale of immovable assets through Private Treaty Sale Notice for Sale of Immovable Assets through Private Treaty under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(8) r/w Rule 9 (1) of the Security

ICICI Home Finance Company Limited (ICICI HFC) conducted several e-Auctions for the sale of the mortgaged

property mentioned below, however, all such e-Auctions failed. Now, an interested buyer has approached ICIC

HFC with an offer to purchase the said property for an amount of Rs. 10,00,000/- . 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 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

Amount

standing

25,70.

January

21, 2025

The online auction will be conducted on website (URL Link- https://assets.matexauctions.com) of our auction

agency Matex Net Pvt Ltd. The Prospective Bidder(s) must submit the Earnest Money Deposit (EMD) RTGS,

Demand Droft (DD) (Refer Column E) at ICICI Home Finance Company Limited, Branch Office Address mentioned on top of the article on or before February 24, 2025 before 04:00 PM. The Prospective Bidder(s) must

also submit a signed copy of the Registration Form & Bid Terms and Conditions form at ICICI Home Finance Company Limited, Branch Office Address mentioned on top of the article on or before February 24, 2025 before

05:00 PM. Earnest Money Deposit Demand Draft (DD) should be from a Nationalized/Scheduled Bank in favor of

"ICICI Home Finance Company Ltd. – Auction" payable at the branch office address mentioned on top of the article. The general public is requested to submit their bids higher than the amount being offered by the interested buyer

mentioned above. It is hereby informed that in case no bids higher than the amount being offered by the aforementioned interested buyer is received by ICICI HFC, the mortgaged property shall be sold to the said interested buyer as per Rule 8(8) r/w Rule 9 (1) of the Security Interest (Enforcement) Rules, 2002.

For any further clarifications with regards to inspection, terms and conditions of the sale or submission of bids.

The Authorized Officer reserves the right to reject any or all the bids without furnishing any further reasons.

640/

Reserve Date and Price Time of

Deposit Inspection

Property

February

10,00, 18, 2025 25, 2025

000/- 11:00 AM 02:00 PM

Principal

Outstanding

Rs.

EMI+ Other

Charges as on 17-12-2024 17-12-2024 17-12-2024

Rs.

23,49,222/-

For Phoenix Arc Private Limited

Authorized Officer.

Date &

Auction

February

03:00 PM 03:00 PM 04:00 PM

Authorized Officer, "ICICI Hame Finance Company Limited" CIN Number U65922MH1999PLC120106

Recovery Department: Laxmi Sadan ,361, V. P. Road, Girgaum,

Mumbai - 400004

T: (022) 67545020/21/25/40/48/73/98; E: recovery@nkgsb-bank.com

One Day

Date

(H)

ebruary

24, 2025 Possession

ead with rule 3(1) of the security interest (enforcement) rules, 2002 as and by way of service upon you

Phoenix Lan: LXSAT00416- 170039043 City Survey No. 102/1+2/2, Milkat No.

referred securities by way of sale, lease or otherwise without our consent.

is", by way of Private Treaty as per the brief particulars given hereunder,

Flat No. A-2,

1st Floor,

kindly contact ICICI Home Finance Company Limited on 9920807300.

For detailed terms and conditions of the sale, please visit https://www.icicihfc.com/

Details of the

Securedasset(s)

with known

encumbrances, if any

Avdhutpushpa, S.

Plot No. 14, Mouje

ondhve, Tal & Dist

Satara, Maharasthra

No. 186/1+2+3,

television sets from their homes was not just a financial decision but also a way to create a healthier environment for children.

"When my elder son developed a strong addiction to screens, I realised how excessive TV watching could affect a child's development. By the time my younger child was born, I made a conscious decision to cut our cable connection," says Nupur Lokhande, a 31-year-old private school teacher from Wagholi and mother of two

"OTT platforms, YouTube, and interactive learning apps provide the same entertainment but with better control. My younger child can watch an educational video for 30 minutes, and then I can ensure the phone is kept away. But with a TV, there is no pause—it keeps running, and children get glued to the screen," she explains.

For Deepika Lokhande, a 36year-old housewife, not keeping a television at home wasn't just a decision but a shift in lifestyle. "My husband, being a fitness trainer, barely has time to watch

Demand Notice Under

Section 13(2) of the

SARFAESI ACT, 2002

Outstanding

38,14,896-

TV. Instead, he uses his phone to follow new workout trends, guide his clients, and even conduct virtual training sessions. Our nine-year-old child doesn't even ask for a television. Kids today don't wait for cartoons to air at a fixed time like we did in our childhood. They just pick up a phone, open YouTube or an app, and watch whatever they want, whenever they want," Deepiks says, adding that the concept of sitting in front of a TV for entertainment is outdated as everything is accessible on mobile

phones or laptops. Electronics shops in the city also underscore the shift in consumer behaviour. Shubham Patil, owner of an electronics shop on JM Road in Shivaji Nagar with over 20 years of experience in the market, asserts that there has been a major decline in TV sales over the past few years.

"I've seen a massive shift in consumer behaviour. Before Covid, my store saw a balanced demand for both TVs and smartphones. Around 60 per cent of sales were TVs and 40 per cent were smartphones. But during and after the lockdown, everything flipped — now 75-80% of my sales are smartphones, while TVs contribute only 20-25 per cent," Patil points out.

He says that people realised during the lockdown that they could access everything on their phones. "Another big trend I see is people selling their TV sets. On average, for every 10 new smartphone purchases, at least 2-3 customers try to exchange or sell their old TVs," Patil says.

Actor Rahul Solapurkar faces flak over remarks on Ambedkar: apologises

ICICI Home Finance Company Limited, ICICI HFC Tower, Andheri- Kurla Road, Andheri (East), Mumbai - 400059, India Branch Office: 1st floor, Office No. 23, 24, 25, Satara City Business Center, S No 283/1, A, Final Plat No.-29, Sub Plat No.-1. **PRESS TRUST OF INDIA** PUNE, FEBRUARY 9

> A FRESH row erupted on Sunday after actor Rahul Solapurkar described Dr Babasaheb Ambedkar as a "Brahmin" in the Vedic context of gaining knowledge, days after his podcast on Chhatrapati Shivaji Maharaj triggered protests.

Amid the backlash, Solapurkar apologised, expressing regret over his choice of words concerning Ambedkar, the social reformer and chief architect of India's Constitution.

In a video that surfaced on social media, the actor claimed Ambedkar was born to Ramji Sakpal in a Bahujan family. Later, he was adopted by his teacher who gave him his surname, he said.

"In the Vedas, it is said that a man who gains knowledge becomes a Brahmin. In that sense, Ambedkar was Brahmin because he gained knowledge," said the actor.

NCP (SP) legislator Jitendra Awhad rebuked Solapurkar over his remarks.

Sharing the video on X, Awhad said, "Rahul Solapurkar has now crossed all limits. He should be beaten with shoes wherever he is seen. It is people like him, driven by casteist ideologies, who have ruined Maharashtra and the country," said Awhad.

Facing criticism, Solapurkar, who has appeared in several Marathi films, tendered an apology over his remarks about Ambedkar.

"I have given multiple lectures on Chhatrapati Shivaji Maharaj and Babasaheb Ambedkar. I am completely unaware of why such videos are being circulated on social media. Once again, I apologise to everybody for the remarks I made. In future, I will not make any incorrect statements about national icons," he said.

Days ago, the actor had sparked a row with his comments in a podcast about Shivaji Maharaj's great escape in 1666.

Solapurkar had said that the iconic 17th-century warrior king escaped from Agra Fort by bribing Mughal Emperor Aurangzeb's officials, and not by concealing himself in a basket of sweets as per the popular ac-

After protests by Maratha outfits, Solapurkar resigned as a trustee of the Pune-based Bhandarkar Oriental Research Institute (BORI) and said he regretted using the word "bribe" and hurting the sentiments of those who revere Chhatrapati Shivaji.

Pune

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), Mortgagor(s) and Guarantor(s)

E-AUCTION NOTICE FOR SALE OF SECURED ASSETS (Under SARFAESI ACT 2002)

E-Auction Notice for sale of secured Assets under the Securitization and Reconstruction of Financial

that the below described immovable properties mortgaged/charged to the secured creditor Bank, the Physical Possession of which is taken by the Authorised Officer of NKGSB CO-OP.BANK LTD., the secured creditor will be sold on "As is What is", "As is where is" and "Whatever there is basis" and "WITHOUT RECOURSE" for the recovery of respective amount, due to the NKGSB CO-OP, BANK LTD (Secured Creditor) from the respective Borrower(s)/Mortgagor(s)/Guarantor(s) as specified here under: The reserve price and earnest money deposit is mentioned in the table below against the respective properties

The auction will be conducted on 11/03/2025 between 11:00 a.m. to 01.00 p.m. with unlimited extension of five minutes on website https://www.bankeauctions.com Last date for payment of EMD & submission of the documents at Recovery Dept or any of the nearest branch is 10/03/2025 by 4:00 pm.

NAME OF BORROWERS / MORTGAGORS / GUARANTORS	A] Date of Demand Notice u/s13(2) of SARFASI Act 2002	Reserve Price Rs. In Lacs	Earnest Money Deposit Rs. In Lacs	Bid Incremental Amount (Rs. in lacs)	Details of Encumbra nce known to the secured creditor Bank		
	B] Outstanding amount as on 31/01/2025 (Rs.in Lacs)						
	C] Date of Physical Possession						
1. Mrs. Sangeeta	A] 05/06/2021	390.00	39.00	1.00	Any unpaid property dues, utility bills any other encumbra nce not		
Jagannath More	B] Rs.337.06						
Mrs.Bhagyashree Sanket More (Borge), Mr.Sanket Jagannath More	C] 24/06/2024						
DESCRIPTION OF MORTGAGED / HYPOTHECATED PROPERTIES/ASSETS: - All that piece and parcel of Entire Land, Building along with Entire Structure Standing thereon alongwith furniture & fixtures lying therein, known as "HOTEL MOUNTAIN RETREAT", admg. 600.00 Sq. Mtrs Plot area, Gram Panchayat Milkat No. 472 & 473, situated at plot bearing Survey No. 53/4 + 54 + 55/1, nearby Landmark – Shiva's Valley or Gugal Residency or Ganesh Mandir, at Village – Metgutad, Taluka – Mahabaleshwar, District – Satara - 412806 within the limits of Metgutad Gram Panchayat, Mahabaleshwar, situated at Mouje Metgutad, Mahabaleshwar, District – Satara, together with proportionate right in the land under the building and with right to use and avail common areas and facilities and with right of ways and easements and parking made available to the said premises. Owned by Mrs. Sangeeta Jagannath More & Mrs. Bhagyashree Sanket More (Borge).							

The online Auction will be conducted through C1 India (P) Ltd web portal https://www.bankeauctions.com The terms and condition of sale is displayed on https://www.bankeauctions.com as well as the banks website on https://www.nkgsb-bank.com The bidders are directed to upload their bids alongwith documentary evidence on https://www.bankeauctions.com In case bidders needs assistance they may contact for technical support to Mr.Bhavik Pandya on 8866682937 or Support Mobile No 7291981124/25/26 of C1 India (P) Ltd. The physical documents are to be submitted /post to NKGSB Co-op. Bank Ltd., Assistant General Manager - Recovery, Laxmi Sadan, 361, V. P.Road, Girgaum, Mumbai - 400 004. Queries may be directed to recovery@nkgsb-bank.com STATUTORY 30 DAYS SALE NOTICE UNDER SARFAESI ACT, 2002

Mr. Vijay Kamble on Mobile No. 8369181684

The borrower(s) & Mortgagor(s) attention is invited to provisions of Sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured asset.

AUTHORISED OFFICER, Place : Mumbai Date: 10/02/2025

For Inspection on Demand Contact | Mr.Riyal Javkar on Mobile No. 9619986903 /

NKGSB Co-op. Bank Ltd