

IDFC FIRST Bank Limited
(erstwhile Capital First Home Finance Limited and amalgamated with IDFC Bank Limited)
CIN : L65110TN2014PLC097792
Registered Office : KRM Towers, 8th Floor, Harrington Road, Chetpet, Chennai - 600031. TEL: +91 44 4564 4000 | FAX: +91 44 4564 4022.



**APPENDIX IV [Rule 8(1)]
POSSESSION NOTICE (For immovable property)**

Whereas the undersigned being the authorised officer of the IDFC First Bank Limited (erstwhile Capital First Home Finance Limited and amalgamated with IDFC Bank Limited) under the Securitization 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 a demand notice dated 16.03.2018 calling upon the borrower, co-borrowers and guarantors 1. Ravi Dhirajlal Tank, 2. Rukmani Dhiraj Tank, to repay the amount mentioned in the notice being Rs.47,68,893.14/(Rupees Forty Seven Lakhs Sixty Eight Thousand Eight Hundred Ninety Three And Paise One Only) as on 15.03.2018 within 60 days from the date of receipt of the said notice.

The borrowers having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken Physical Possession of the property described herein below in exercise of powers conferred on him under sub - section (4) of section 13 of Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 20th day of October 2021.

The borrowers 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 the IDFC First Bank Limited (erstwhile Capital First Home Finance Limited and amalgamated with IDFC Bank Limited) for an amount of Rs.47,68,893.14/(Rupees Forty Seven Lakhs Sixty Eight Thousand Eight Hundred Ninety Three And Paise One Only) and interest thereon.

The borrower'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 assets.

DESCRIPTION OF THE IMMOVABLE PROPERTIES
All The Piece And Parcel Of The Property Consisting Of Apt No. 307, 3RD Floor, Yashwant Complex Apt. Unit No.2, on Leasehold Plot No. 33, House No.4/29, Ward No.23, Mc-Nagpur, C.S.222, Sheet No.156, Police Station, Bhandara Road, Central Road Sec-111, Halihal Mandir, Nagpur. East: NIT Plot No 33-A; WEST: Plot No. 32; North: AP No 306; South: Patidar Bhavan Road

Sd/-
Date : 20-10-2021
Place : Nagpur.
Loan Account No. :
11274776 & 11242481.

Authorised Officer
IDFC First Bank Limited
(erstwhile Capital First Home Finance Limited and amalgamated with IDFC Bank Limited)

HDFC BANK LTD.
HDFC BANK
We understand your world
Dept. for Special Operations,
Peninsula Business Park, B Wing, 4th floor Dawn Mills Compound,
Ganpat Rao Kadam Marg, Lower Parel (West), Mumbai:- 400 013

POSSESSION NOTICE

The Undersigned being the Authorised Officer of the HDFC Bank Limited, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of power conferred under Section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice dated 18th November, 2019 calling upon the below mentioned borrower & guarantors to repay the amount mentioned therein 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, guarantors and public in general that the undersigned has taken symbolic possession of the property described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with rule 8 on this 21st day of October, 2021.

Details of the Borrower, Guarantors and immovable Property etc.				
Sr. No.	Name	Property Mortgaged	Demand Notice Date	Amount mentioned in the Notice in Rs*
1.	M/s. Dinesh Enterprises, Through it's Proprietor Mr. Dinesh Kumar Agrawal	Equitable Mortgage of Industrial immovable property Pit No. E-4, Admeasuring 4230 sq. Ft, M.I.D.C., Gondia Industrial Area, Village Mundipar, outside limit of Gondia Municipal Council, Gondia Maharashtra, owned by Mr. Dinesh Agrawal	18.11.2019	Rs. 3,30,52,123.40
2.	M/s. Dinesh Kumar Agrawal			
3.	Mrs. Jaishree Agrawal,			

*Subsequent interest till date is also due.
The borrower & guarantors in particular and the public in general is hereby cautioned not to deal with the property and any dealing with the said property will be subject to the charge of the HDFC Bank Ltd. for an amount of Rs. 3,30,52,123.40 (Rupees Three Crore Thirty Lakhs Fifty Two Thousand One Hundred Twenty Three and Fourty Paise Only) as on 31/10/2019 and interest thereon from 01/11/2019.
The borrower'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 assets.
Date : 21/10/2021
Place : MIDC Mundipar Gondia
For HDFC Bank Limited,
Authorised Officer

SUNDARAM HOME
Regd Office: No. 21, Patullos Road, Chennai - 600002.
Corporate Office: Sundaram Towers, No. 46, Whites Road, Chennai-600014
Branch Office: No. 108, 1st Floor, Sri Moohini Complex, No. 345, Kingsway Road, (Opp. to Kasturba Park), Nagpur - 440 001. Phone: 0712 - 2558017
POSSESSION NOTICE
Rule 8(2) of Security Interest (Enforcement) Rules, 2002
Whereas the authorized officer of **SUNDARAM HOME FINANCE LTD** Erstwhile SUNDARAM BNP PARIBAS HOME FINANCE LTD., under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under Section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a **Demand Notice U/s. 13(2) dated 1st June 2021** calling upon the **Co-Borrower and legal heir Rajashree Rajesh Kulkarni, and Rajashree Rajesh Kulkarni (Natural Guardian for Legal heirs Mr.Ramanan Rajesh Kulkarni and MS.Renuka Rajesh Kulkarni)** to repay the amount mentioned in the notice being **Rs.12,52,100/- (Rupees Twelve Lakhs Fifty Two Thousand Hundred Only)** being the amount due and payable under the **Loan Account number 67100011** and with Future Interest + Statutory Expenditure + Legal expenses + Incidental charges within 60 days from the date of receipt of the notice.

The Borrower, Co-borrowers and legal heir Rajashree Rajesh Kulkarni, and Rajashree Rajesh Kulkarni (Natural Guardian for Legal heirs Mr.Ramanan Rajesh Kulkarni and MS.Renuka Rajesh Kulkarni) having failed to repay the amount in full, notice is hereby given to the Borrower, Co-Borrower, Legal Heirs of Mr. Rajesh Dattatraya Kulkarni and the public in general that the Authorised Officer has taken possession of the property described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with rule 8 of the said Rules on this **21-10-2021**.

The borrower, Co-borrower, Legal Heirs of Mr.Rajesh Dattatraya Kulkarni attention is invited to provision of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

The Borrower, Co-Borrower, Legal Heirs of Mr.Rajesh Dattatraya Kulkarni in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of **SUNDARAM HOME FINANCE LTD.**, for an amount **Rs. 13,14,492/- (Rupees Thirteen Lakhs Fourteen Thousand Four Hundred Ninety Two Only)** as of **21-10-2021** and interest thereon @ 24% p. a. + Statutory Expenditure + Legal expenses + Incidental charges.

SCHEDULE OF PROPERTY
Loan Account Number: 67100011: All that piece and parcels of 26/2 layout plot no.38, on the above mentioned property "Shri Vinayak Plaza" situated at Mauje Umalkhed, Tq and Dist Akola within the limits of GP Kharap, Tq and Dist Akola, and subject matter of the Flat situated on First Floor, bearing no.102 having super Built up Area 630sq.ft=58.55 sq. mtrs, carpet area 504sq.ft and having 230Sq.ft. proportionate undivided share in the land, which **bounded as under.** On or towards East: Flat No.101, On or towards West: Flat No.103, On or towards South: Layout Plot no.37, On or towards North:- Layout Plot No. 39
Date: 21-10-2021
for SUNDARAM HOME FINANCE LTD.,
AUTHORISED OFFICER

Shri Vidhyarthi Sudhar Sangh's
NAGPUR COLLEGE OF PHARMACY
Wanadongri Hingna Road, Nagpur-441110
Approved by A.I.C.T.E.PCI, Government of Maharashtra & Affiliated by DBATU
Mob. No.: 8806695151 | Email: principalncpnpg@gmail.com | Website : www.ncpnpg.com

EMPLOYMENT NOTICE
Applications are invited from eligible candidates for following full time Non-Granted posts in Nagpur College of Pharmacy, Nagpur for Academic Year 2021-22.

Sr. No.	Post	Subject	No. of Posts
1	Principal		01
2	Professor	Pharmaceutics / Pharmaceutical Chemistry / Pharmacognosy / Q.A	01
3	Associate Professor	Pharmacology	01
4	Associate Professor	Pharmaceutical Chemistry	01
5	Assistant Professor	Pharmaceutical Chemistry	02
6	Assistant Professor	Quality Assurance	02
7	Assistant Professor	Pharmacology	01
8	Assistant Professor	Pharmacognosy	02
9	Assistant Professor	Pharmaceutics	05
10	Lecturer	D. Pharm	02

The last date for submission of application is 02/11/2021.
Qualification & Experience: As per PCI/AICTE/Govt. of Maharashtra.
Pay Scale: As per Govt. of Maharashtra.
Interested Candidates should submit application form available on www.ncpnpg.com along with self attested photocopies of all required documents at Nagpur College of Pharmacy, Wanadongri, Nagpur-441110.
Secretary

Jijau Commercial Co-Op Bank Ltd. Amravati.
Plot No. 33/34, Velour Compound, Amravati.
Phone No. 2560257, 2570056, Fax No. (0721) 2566156
Email id - info@jijaubank.org.in, Website - www.jijaubank.org.in

QUOTATIONS NOTICE FOR POSITIVE PAY SYSTEM SOFTWARE
Jijau bank wish to purchase "Positive Pay System Software" for CTS Clearing purpose. Quotations are invited from experienced software vendor on or before 03/11/2021 with remitting Rs. 1000/- in cash or DD in favour of "Jijau Commercial Co-Op Bank Ltd. Amravati." Chief Executive Officer

ADDENDUM TO EXPRESSION OF INTEREST
EXTENSION NOTICE FOR DATE OF SUBMISSION OF EOI AND E-AUCTION
SALE OF ASSETS OF VARAM BIOENERGY PRIVATE LIMITED (UNDER LIQUIDATION)
This is with reference to the Paper Publication for sale of assets of the Corporate Debtor, M/s Varam Bioenergy Private Limited (under liquidation) by the Liquidator which was published on 04.10.2021 in Indian Express - Nagpur, Loksatta - Nagpur, Financial Express - Hyderabad, Free Press Journal - Mumbai and Hitavada - Nagpur. In this regard, the Liquidator of Varam Bioenergy Private Limited hereby notifies the extension of the date and time for Submission of EOI documents and EMD i.e. to be submitted on or before 02.11.2021 up to 5.30 pm and date and time of e-auction on 08.11.2021 between 3.00 PM to 5.00 PM.
However, all other terms and conditions of the paper publication and EOI document will remain unchanged. The Addendum document is available on website <https://auctionfocus.in> and <https://www.ipvikasgupta.com>
Sd/-
Vikas Prakash Gupta - Liquidator
Varam Bioenergy Private Limited (In Liquidation)
Registration No. IBBI/IPA-001/IP-P00501/2017-18/1089

Date : 23.10.2021
Place : Nagpur

READ
Express
CAREERS
Every THURSDAY in
The Indian Express, and Loksatta

REPCO HOME FINANCE LIMITED
Khullar Chambers, 1st floor, Office No. 101, Munje Chowk, Sitabuli, Nagpur - 440012

DEMAND NOTICE
Notice u/s 13(2) of The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002
The following Borrower below the below mentioned loans from Repco Home Finance Ltd. Nagpur Branch. The loans of below mentioned borrower (Column No.3) have been secured by the mortgage of properties mentioned in (Column No.5). As they have failed to adhere to the terms & conditions of the loan agreement and as the loan become irregular, the loans were classified as NPA as per the RBI guidelines. Amounts due by them to Repco Home Finance Ltd - Nagpur Branch are mentioned in (Column No.4). This amount with further interest & costs on the said amount shall also be payable as applicable and the same will be charged with effect from their respective dates.

1	2	3	4	5
No.	Branch	Borrowers & Guarantors	Outstanding as per 13(2) Notice Sent	Details of secured Assets
1	Nagpur Branch, A.C. Nos. 1691811000450 & 1691880000451 dated 11-12-2015 for ₹ 4,00,000/- & ₹ 3,50,000/-	Mr. Vinayak Balki - Borrower S/o, Manikrao Balki, Plot No. 5, Ward No. 4, Mahalaxmi Nagar Nagpur Road, Near Revanth Chaura College, Nagpur - 441 107 Also at, Raymond LTD (Textile Division Chindwada) BT, A.K.V.N. Industrial Growth Centre, Sausar, (Kailash Nagar, Boragaon) Chindwara - 480 106 Mrs. Rajni Balki - Co-Borrower W/o, Vinayak Balki, Plot No. 5, Ward No. 4, Mahalaxmi Nagar Nagpur Road, Near Revanth Chaura College, Nagpur - 441 107 Also at, Mr. Sanjay Gaikwad - Guarantor S/o, Pundlik Banduji Gaikwad, Ward No. 01, Panchshil Nagar, Saoner - 441 107 Also at, Service Work Man Raymond Limited Textile Division, Borgaon	₹ 4,18,068/- & ₹ 3,26,147/- from 17-09-2021 + Interest & Cost	All that piece and parcel of N.A land bearing Plot No. 5, admeasuring total area of 150 Sq.Mtrs., (1614 Sq.ft.) out of Kharsa No.1126 Mouza-Gujarkhed, Ward No. 6, Tahsil Saoner and District Nagpur with building constructed thereon and boundaries as follows: East: 9 Meter wide Layout Road West: Land owned by Shri. Baswar North: Portion of Plot 1614 Sq.ft., out of Plot No. 4 owned by Shri. Nandkishore & Prakash Bhatyaji Kolhe South: Plot No. 6

For the reasons stated above, we hereby call upon you to discharge in full your liabilities to us within a period of 60 days from the date of publishing of this notice failing which we will be exercising the powers under Section 13 of the **Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002** against the secured assets mentioned above. The powers available to us under Section 13 of the Act inter-alia includes (i) Power to take possession of the secured asset, (ii) Take over the management of the secured asset including the rights to transfer by way of lease, assignment or sale and realise the secured asset, and any transfer of secured asset by us shall vest in the transferee all rights, or in relation to the secured asset transferred as if the transfer had been made by you.
We draw your attention to Section 13 (8) of the Securitisation Act as per which, no further steps shall be taken for transfer or sale of the secured asset, if the dues of the secured creditor together with all costs, charges and expenses incurred by secured creditor are tendered by you at any time before the date fixed for sale or transfer of the secured asset.
Sd/-
Place: Nagpur
Date: 20-09-2021
(SARFAESI ACT 2002), Repco Home Finance Limited

यूको बैंक
(एनए सरकार का उद्यम)
आपका विश्वसनीय बैंक

UCO BANK
(A Govt. of India undertaking)
Honours Your Trust

BRANCH - MID CORPORATE, NAGPUR
POSSESSION NOTICE
[Rule-8(1)] (For immovable property)

Whereas the undersigned being the Authorized officer of the UCO BANK under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (Second) Act, 2002 and in exercise of powers conferred under section 13 (12) read with rule 9 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 04.08.2021 calling upon the borrower M/s Adenath Fibres through its Directors & Guarantors Mr. Jitendra Kantil Dugad, Mr. Shailendra Kantil Dugad, Mr. Dharmendra Kantil Dugad and Kantil Motilal Dugad to repay the amount mentioned in the notice being Rs. 2,04,69,520.28 + future Intt w.e.f 01.07.2021 (Rupees Two Crores Four Lakhs Fifty Nine Thousand Five Hundred Twenty and Twenty Eight Paise only) within 60 days from the date of the 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 has taken possession of the property described herein below in exercise of power conferred on him under sub-section (4) of section 13 of act read with rule 8 of the Security Interest (Enforcement) Rule, 2002 on this the 20th day of October of the year 2021.

The borrowers in particular and the public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to the charge of the UCO BANK Nagpur for an amount of 2,04,69,520.28 + future Intt w.e.f 01.07.2021 (Rupees Two Crores Four Lakhs Sixty Nine Thousand Five Hundred Twenty and Twenty Eight Paise only).

Description of the Property
Property No. 1:- Residential Flat No. 207 situated on Building Bat 2nd Floor of the Building known and styled as Panchwati Apartment having Builtup area 63.77 Sq.Mtrs constructed over All That piece and parcel of Plot No 12, at Sheet No. 17 B, as per City Survey Record, situated at Ward No. 5, Mouza Wani, admeasuring About 1531.04 Sq. Mtrs together with 2.426% of undivided share and interest in the said plot of land, Near LT College Wani District Yavatmal, within the limits of Wani Nagar Parishad and bounded as under : **Boundary of the Flat:** On East: Land of Shri Ganesh Gangshettiwar, On West: Flat no. 206, North: Garden, On South: Flat No 208
Boundary of the Plot: On East: Katiyara Shop, On West: Land of Shri Ganesh Gangshettiwar, North: Wani-Warora Road, On South: Land of Shri Ganesh Gangshettiwar
Property No. 2:- ALL THAT Land bearing Plot no. 2 situated at N Mouza Maregaon Village No. 280, filed No. 165/2 admeasuring about 718.78 Sq. Mtrs and Plot No. 5, situated at N Mouza Maregaon, Village No. 280, filed No. 165/2 admeasuring about 736.00 sq. Mtrs Taluka Registration and Sub Registrar Maregaon, Tahsil and District Yavatmal and bounded has under :- **Boundary of Plot no 2 :-** On East: Open Space, On West: 12 Meter Layout Road, North: 9 meter Layout Road, On South: Plot No. 1
Boundary of Plot no 5 :- On East: Plot No. 19 and 20, On West: 12 Meter Layout Road, North: Plot No. 6, On South: Plot No. 4
Property No. 3:- ALL THAT Non agricultural Land bearing Mouza Takalkhed Village No. 130 Taluka Registration and Sub Tukda Panchayat Samiti Maregaon, Tahsil and District Yavatmal baring Field No. 49/2, area admeasuring about 1.21 Hectares, I ama Rs. 976/- of Class I in Nature together with the Bushes, Trees etc which is bounded as below: **Boundary of the Apartment :-** On East: Road, On West: Field of Purshottam Nir, North: Field of Kawade, On South: Field of Tarabai Dohe
Part I
(All the hypothecated assets, viz. Current Assets including Stocks, Book Debts, Receivables, Consumable Stores & Spares and Hypothecated Movable Plant & Machinery, etc.)
1. Hypothecation of all the plant and machinery and other fixed assets assets both existing and future including those to be procured from term loan belonging to the company situated at company's factory at Survey No. 49/2, Mouza- Takarkhed, Taluka- Maregaon, District- Yawatmal-445303 and branch offices and other places if any.
2. All the stock both present and future belonging to the company what so ever in nature including the stock of raw material work in process, finished goods, spared and consumables, and any other stock stored or to be stored at the factory premises of the company situated at Survey No. 49/2, Mouza- Takarkhed, Taluka- Maregaon, District- Yawatmal-445303
Place: Nagpur
Date: 20.10.2021
Authorized Officer
UCO Bank

PUBLIC NOTICE
This is to inform the general public that Bank of Baroda Sitabuli Branch, Abhyankar Road, Munje Chowk, Nagpur-440012 intends to accept the undermentioned property standing in the name of (1) Shri. Pawan Chokhani S/o Shri Omprakash Chokhani and (2) Shri Panikaj Chokhani S/o Omprakash Chokhani residing at 544, OM, Opposite DN College, Congress Nagar, Nagpur (Name & Address) as a security for a loan/credit facility requested by one of its customers.
In case anyone has got any right title interest claims over the undermentioned property, they are advised to approach the Bank within 10 days along with necessary proof to substantiate their claim.
If no response is received within 10 days, it is presumed that the property is free of any charge/ claim encumbrance and Bank shall proceed with the mortgage.
Details of Property: (along with Survey No extent boundary):
All that piece 6 parcel land containing by admeasuring 15000 sqft (or 1993.50Sq Mtr together with the entire residential house dismatal land bearing house standing thereon covering a total build up area of about 300 sq ft bearing corporation house No 353 including boundary wall and compound gate including also watch man Cabin Apartment or belonging to the said property bearing city Survey No 552 of Mouza- Wadpatal bearing a portion of entire land out of Survey No 97 situated at Gaddigodam Nagpur within the limit of Nagpur Municipal Corporation Ward No. 63 in Tahsil and Dist. Nagpur in the name of (1) Shri Pawan Chokhani S/o Shri Omprakash Chokhani and (2) Shri Panikaj Chokhani S/o Shri Omprakash Chokhani Estate- Jaisai Saw Mili, West - 300-Wide Road, North- Conservancy lane, South-Gaddigodam
Place: Nagpur
Date: 23/10/2021
Mr. DHIRAJ KUMBHARE
(ADVOCATE)
Mo.: 9766496116

Encore Asset Reconstruction Company Private Limited
Encore ARC Corporate office Address : 5th Floor, Plot No. 137, Sector- 44, Gurugram - 122002, Haryana
DEMAND NOTICE UNDER 13(2)
EARC/ 21-22/ 50/ 1594
Date: 04-10-2021
1.Mr. Hemantkumar Anand Diwani (Borrower/ Applicant), B-7/2, Mittal Enclave Pardi, Nagpur, Nr Petrol Pump, Nagpur, Maharashtra - 440008
Also at:- D Bros Electro World, 257 Suraj Appt. No.192, CA Road, Telephone Exchange, Nagpur, Maharashtra-440008
2.Mrs. Neha Hemant Diwani (Co- Borrower/ Co- Applicant), B-7/2, Mittal Enclave Pardi, Nagpur, Nr Petrol Pump, Nagpur, Maharashtra - 440008
3.Mr. Anand Meghraj Diwani Through Legal Heirs Mr. Hemantkumar Anand Diwani (Co- Borrower/ Co- Applicant), B-7/2, Mittal Enclave Pardi, Nagpur, Nr Petrol Pump, Nagpur, Maharashtra - 440008
Also at:- 257 Suraj Appt. Shop No. 192, Telephone Exchange Chowk, Central Avenue, Nagpur, Maharashtra-440008
4.Mr. Jethanand Khemchand Diwani Through Legal Heirs (Co-Borrower/ Co- Applicant)
B-11/1 Bhandewadi Pardi, Mittal Enclave, Bhandara Road, Nagpur, Nr. Suraj Pump, Nagpur, Maharashtra- 440008
5.M/s. D Bros Electro World (Co-Borrower/ Co- Applicant), 257 Suraj Appt., No.192, Telephone Exchange Chowk, Central Avenue Road, Nagpur, Maharashtra-440008
Sub: Notice u/s 13 (2) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, SARFAESI ACT 2002 (hereinafter referred to as the "Act")
Dear Sir /Madam,
We Encore Asset Reconstruction Company Private Limited ("Encore ARC"), an Asset Reconstruction company, registered with the Reserve Bank of India having its corporate office at 5th Floor, Plot No. 137, Sector 44, Gurugram, Haryana - 122002, would like to inform you that we are withdrawing the earlier sec 13(2) notice issued under SARFAESI ACT 2002, by us dated 09-06-2021 and hereby serve you the following fresh notice under section 13(2) of SARFAESI ACT 2002:
1. That you the addressee No 1 i.e. Mr. Hemantkumar Anand Diwani (Borrower) have availed a Loan facility from India Infoline Finance Ltd. (IIFL), amounting to Rs.31,15,000/- (Rupees Thirty One Lakh Fifteen Thousand only), and executed a Loan agreement wherein you the addressee's bearing number 2 to 5 stood as Co-borrower/ Co-applciant. You have availed the said facility, against various asset in which security interest was created in favour of the Bank. The relevant particulars of the said credit facility executed by you addressee's are stated in Schedule 'A' respectively. You have availed the said financial assistance inter alia with an undertaking for repayment of the said financial assistance in terms of the corresponding agreement(s) document(s).
2. That you the addressee No.1 Mr. Hemantkumar Anand Diwani along with Co- Borrowers/ Co- Applicants & Mortgagor, have also created security interest by way of deposit of title deeds with respect to the immovable property detailed under Schedule 'B', creating security interest thereon in favour of the Bank.
3. That you have also acknowledged subsistence of the liability in respect of the aforesaid credit facility by executing various loan and security documents from time to time. The operation of and conduct of the above said financial assistance/ credit facilities have become irregular and the debt has been classified as non-performing asset by India Infoline Finance Ltd. (IIFL) on 30-07-2015 in accordance with the directives/ guidelines relating to asset classification issued by the Reserve Bank of India consequent to the default committed by you in repayment of principal debt and interest thereon.
4. That despite repeated requests, you the addressee's, have failed and neglected to repay the said dues/ outstanding liabilities.
5. That Encore Asset Reconstruction Company Pvt. Ltd. ("Encore ARC") acquired the aforesaid Financial Assets from India Infoline Finance Ltd. (IIFL) via Assignment Agreement executed dated 28-06-2018 in terms whereof of all rights, titles and interests in the said Financial Assets and the underlying securities have been transferred by India Infoline Finance Ltd. (IIFL) to it under the provisions of Section 5 of SARFAESI Act.
6. That Encore ARC hereby calls upon you addressee u/s 13(2) of the SARFAESI ACT 2002, by issuing this notice to make a payment of Rs.78,83,898/- (Rupees Seventy Eight Lakh Eighty Three Thousand Eight Hundred Ninety Eight only) as on 30-04-2021, within 60 days from the date of this notice. The requisite details of the outstanding dues are given under Schedule A. You are also liable to pay future interest at the contractual rate on the aforesaid amount together with incidental expenses, cost and charges from 01-05-2021 till realisation.
7. That, if you fail to repay to Encore ARC the aforesaid sum of Rs.78,83,898/- (Rupees Seventy Eight Lakh Eighty Three Thousand Eight Hundred Ninety Eight only) together with further interest and incidental expenses, costs and charges as stated above in terms of this notice u/s 13 (2) of the Act within 60 days of this notice, Encore ARC will exercise all or any of the rights detailed under sub-section 4 of Section 13 and other applicable provisions of the said Act. You are also put to notice that in terms of sub-section 13 of section 13, you are hereby legally disallowed from transferring by way of sale, lease or otherwise, the secured assets detailed in Schedule 'B' of this notice without obtaining written consent of Encore ARC.
Your attention is also invited to the provision of sub-section 8 of section 13 of the Act in respect of the time available to you the addressee's to redeem the underlying secured assets.
Yours faithfully,
(Authorised Officer)
Encore Asset Reconstruction Company Pvt. Ltd.
SCHEDULE 'A'
Dues as on 30-04-2021

Name of Facility	Principle Outstanding	Interest	Other expenses	Total Outstanding *
LAP	Rs.27,00,000/-	Rs.51,62,261/-	Rs. 21,637/-	Rs. 78,83,898/-

*Aggregate Outstanding amount as on 30-04-2021 is Rs.78,83,898/- (Rupees Seventy Eight Lakh Eighty Three Thousand Eight Hundred Ninety Eight only) with further interest at documented rate to be charged from 01-05-2021 till date of payment together with incidental expenses, costs and charges.
SCHEDULE 'B'
Details of Secured Asset : All that piece and parcel of Row House bearing No. B-7/02, residential construction of about 127.10 Sq. Mtrs. alongwith allotted land of about 93.35 Sq. Mtrs. related to the said Row House in the sanctioned project known as "MITTAL ENCLAVE" situated on all that piece and parcel of land bearing Kh Survey No.32, 33, 52/3, 53/2, Mouza : Bhandewadi, city survey no.250/1 (Part), 256, 257, (256 + 257)/1, (256 + 257)/2, 258, 258/1 admeasuring about 1.58 Hectares i.e. 15800.00 sq. mtrs., situated at Mauza : Bhandewadi, bearing Municipal House No.2126/B-7/02, Ward No.21, Pardi - Bhandewadi, Nagpur, within the limits of Nagpur Municipal Corporation, Tahsil & District - Nagpur and same is **bounded as under:- On The North :** Row House No.B-7/03, **On The South :** Row House No.B-7/01, **On The East :** Row House No. B-10/03, **On The West :** Pathway
Sd/-
Authorized Officer

इण्डियन ओवरसीज बैंक
Indian Overseas Bank

Regional Office Nagpur
Address: 4C Nirmala Apartment, Tilak Nagar, Amravati Road, Nagpur 440010

POSSESSION NOTICE(Symbolic) (APPENDIX IV- Rule 8(1))
Whereas, the undersigned being the Authorised Officer of Indian Overseas Bank 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 a demand notice on the date mentioned below, calling upon the below mentioned **Borrowers/Guarantor/Mortgagor** to repay the amount mentioned in the notice as described under below, within 60 days from the date of receipt of the said notice.
The borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with rule 8 of the said rules on the date mentioned below.
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 subjects to the charge of the Indian Overseas Bank for an amount mentioned below and subsequent interest thereon. The borrowers attention is invited to provisions of Sub-section (8) of the Section 13 of the Act, in respect of time available, to redeem the secured assets.
The Authorised Officer of Indian Overseas Bank has taken possession (symbolic) on 18.10.2021 of the secured assets mentioned below. Detail of Account, Borrower, Directors, Guarantors, Demand Notice and Description of Immovable Property is mentioned as under:-

S. No.	Name of the Branch	Name of the Borrowers/ Guarantors with address	Name of the Guarantors with address	Demand Notice Date	Dues as per Demand Notice*	Dues as on Date of Possession*	Description of Secured Assets
1.	Nagpur Main	M/s Visual Instinct India Pvt. Ltd., Address - 210 Chamber No. 8, 3rd Floor Shubha Complex, WHC Road, Dharampeth, Nagpur, Maharashtra, 440010 (hereinafter referred as 'borrowers') through its Guarantor Mr. Sandeep Dinkar Jat - Director & Mr. Dinkar Krishnarao Jat - Director and Mortgagor address - G-5, Ground Floor, Plot No.54 & 55b, Sagdeo' Radha Narayan Sahaniwas, Pandey Layout, Khamala, Nagpur 440025	Mr. Sandeep Dinkar Jat - Director & Mr. Dinkar Krishnarao Jat - Director and Mortgagor address - G-5, Ground Floor, Plot No.54 & 55b, Sagdeo' Radha Narayan Sahaniwas, Pandey Layout, Khamala, Nagpur 440025	03.04.2021	Rs. 49,88,467.00 (Rupees Forty Nine Lakhs Eighty Eight Thousand Four Hundred Sixty Seven Only)	Rs. 53,06,888.54 (Rupees Fifty Three Lakhs Six Thousand Eight Hundred Eighty Eight Fifty Four Paise Only)	Equitable mortgage of Residential Apartment Bearing No.G-5 on the Ground floor of the building Sagdeo's Radha Narayan Sahaniwas, on the land bearing plot No. 54 & 55b in the Khama plot holder's co-operative housing society Ltd., Pandey Layout Nagpur having built up area 48.709 sq.mt. and super built up area 62.975 sq.mt. together with an undivided 4.246% of undivided share. Being the portion of Kh No. 72 & 73/4 of Muza- Khamala, Tehsil & Dist: Nagpur. Property Owner: Mr. Dinkar Krishnarao Jat The property is bounded as follows: On the East: Apartment no G-6, On the West: Apartment no G-4, On the North: Common area of Plot no 45, On the South: Corridor and Apartment no G-1

* payable with further interest at contractual rates/rests as agreed from the date mentioned above till date of payment.
Date: 20.10.2021
Place: Nagpur
Authorized Officer,
Indian Overseas Bank