

**Nagaland Institute of Medical Sciences and Research Kohima: Nagaland**

**ADVERTISEMENT**

No: DHFW-8/NIMSR/HR/12/2022/ Dated Kohima 11th October 2022  
Applications are invited from eligible candidate to be filled up for upcoming Medical College at Kohima.

PROFESSOR-	06
ASSOCIATE PROFESSOR-	20
ASST. PROFESSOR-	24
SR. RESIDENT/TUTOR-	38

The details of the Qualification, Experience, Pay Scale, Application Form etc. may be obtained from the website <https://nagaland.gov.in>

Sd/-  
Director cum Dean  
NIMSR,  
Kohima: Nagaland

**ONLINE E-AUCTION SALE OF ASSET**

**KOTAK MAHINDRA BANK LIMITED**  
Registered Office: 27 BKC, C-2, C-Block, Bandra Kurla Complex, Bandra (E) Mumbai, Maharashtra, Pin Code-400 061  
Branch Office: Kotak Mahindra Bank Ltd., PAVAS 1ST FLOOR, OPP. BYC COLLEGE, THATTE NAGAR ROAD, NASHIK 422005.

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

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 8(5) 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. KMBL On 23/08/2022, pursuant to the assignment of debt in its favour by Small Business Fin credit India Pvt. Ltd., Will Be Sold On "As is Where is", "As is What is", And "Whatever There is" basis On 18.11.2022 Between 12:00 Pm To 01:00 Pm With Unlimited Extension Of 5 Minutes, For Recovery Of Rs. 56,79,893.68/- Rupees Fifty Six Lakhs Seventy Nine Thousand Eight Hundred Ninety Three And Paise Sixty Eight Only) As Of 10.10.2022 Along With Future Interest Applicable From 11.10.2022 Until Payment In Full With Cost And Charges under the loan account no. PR00487061 & PR00469976, Due To KMBL, Secured Creditor From MR. SOMNATH SHANKER KUNDE & MRS. ARCHANA KUNDE. The Reserve Price Will Be Rs. 38,00,000/- (Rupees Thirty Eight Lakh Only) And The Earnest Money Deposit Will Be Rs. 3,80,000/- (Rupees Three Lakh Eighty Thousand Only) & Last Date Of Submission Of EMD With KYC Is 17.11.2022 UP TO 6:00 P.M. (IST).

Property Description-ALL THE PIECE AND PARCEL OF THE PROPERTY PLOT NO. 2, OUT OF SURVEY NO. 9A/19/21B, VRUNDHAWAN COLONY, KRANTI NAGAR, MAKHMALABAD ROAD, PANCHVATI AREA 147.15 SQ. MTS. SAY 1563 SQ. FT. SITUATED AT MAKHMALABAD ROAD, TAL. DIST. NASHIK - 422003 BOUNDARIES AS PER LEGAL SEARCH EAST BY: PLOT NO. 3, WEST BY: PLOT NO. 1, NORTH BY LAND OF SHRI GAJANAND SOUTH BY: COLONY ROAD.

The Borrower's Attention is invited to The Provisions of Sub Section 8 of Section 13, Of The SARFAESI 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 physical treaty, at the discretion of the secured creditor.

IN CASE OF ANY CLARIFICATION/REQUIREMENT REGARDING ASSETS UNDER SALE, BIDDER MAY CONTACT MR. Vikash Singh (+91 8669189048) / MR. Guralp Singh (+918976896212), MR. Dnyanesh Jada (+91 9420110280) / MR. RAJENDER DAHIYA (+91 8448264515).

FOR DETAILED TERMS AND CONDITIONS OF THE SALE, PLEASE REFER TO THE LINK <https://www.kotak.com/EN/BANK-AUCTIONS.HTML> PROVIDED IN KOTAK MAHINDRA BANK WEBSITE I.E. [WWW.KOTAK.COM/AND/OR ON https://BANKAUCTIONS.IN/](http://WWW.KOTAK.COM/AND/OR ON https://BANKAUCTIONS.IN/)

PLACE: NASHIK AUTHORIZED OFFICER  
DATE: 12.10.2022 KOTAK MAHINDRA BANK LIMITED

**Phoenix ARC Private Limited**  
Regd. Office: 5th Floor, Dani Corporate Park, 158, C.S.T. Road, Kalina, Santacruz (E), Mumbai-400 099, Tel: 022-66492450, Fax: 022-67412313; Email: info@phoenixarc.co.in; Website: www.phoenixarc.co.in; CIN: U67190MH2007PTC168303

**PHOENIX/RESL/1498/2022-23** 29.08.2022

1. Kai Bapusaheb Pundalik Kalu Patil Bahuudeshiya Shikshan Sanstha Represented by its Authorized Signatory Balad Road, At Post. Bhadgaon, Taluk: Bhadgaon, Jalgaon, Maharashtra - 424105.

2. Shri Sai Samarth English Medium School Represented by its Authorized Signatory Balad Road, At Post. Bhadgaon, Taluk: Bhadgaon, Jalgaon, Maharashtra - 424105.

3. Dada Pundalik Patil S/o Pundalik, Balad Road, Om Sai, Vidyanagar, Bhadgaon, Taluka Bhadgaon, Jalgaon, Maharashtra - 424105.

4. Suvarna Dadasaheb Patil W/o Dadasaheb Balad Road, Om Sai, Vidyanagar, Bhadgaon, Taluka Bhadgaon, Jalgaon, Maharashtra - 424105.

**Subject: NOTICE UNDER SECTION 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (SARFAESI ACT)**  
Ref: Your Loan A/c. No. S18NAS-MAL-002388 as per Assignor's records.

**Dear Sir/Madam,**

1. Phoenix ARC Private Limited, a company incorporated under the Companies Act, 1956 and registered as a Securitization and Asset Reconstruction Company pursuant to section 3 of the SARFAESI Act, 2002 acting in its capacity as Trustee of Phoenix Trust-FY 21-3 having its registered office at 5th Floor, Dani Corporate Park, 158, C.S.T. Road, Kalina, Santa Cruz (East), Mumbai-400098 (hereinafter referred to as, "Phoenix") do hereby serve upon you the above named addresses (hereinafter referred to as "Borrowers") this notice under Section 13(2) of the SARFAESI Act, 2002, to repay the entire outstanding debt as mentioned herein below.

2. As you are aware, that you the above named addresses were in need of funds and for that said purpose individually and collectively approached Varthana Finance Private Limited (Thirumani Finance Private Limited) (Nashik Branch) (hereinafter referred to as "Assignor"), for the purpose of granting Credit Facility from time to time to you the Addressed No. 1 to 4.

3. Considering your request, the Assignor Company's Nashik branch sanctioned the financial assistance in the form of Secured Loan, the details are mentioned hereinbelow:

Loan Account Number	S18NAS-MAL-002388
Sanctioned Amount	Rs. 1,00,00,000/-
Principal Outstanding Amount	Rs. 98,91,372/-
Interest for the period 01.01.2021 to 31.07.2022	Rs. 26,58,205/-
Overdue Interest, Penalties and Bounce Charges	Rs. 79,79,641/-
Total Amount in Rupees as on 31.07.2022	Rs. 2,05,29,218/-

The above mentioned facility was repayable as per the repayment schedule agreed upon by you the above named addresses.

4. For securing the above-mentioned credit facility you the above named Addressees acting as Borrower/Co-Borrower/Mortgagor have executed various financial and security documents and also created security interest in favour of the Assignor Company over the immovable property as described in Schedule.

5. After availing the said credit facility, you the above named Addressees have jointly and severally failed to honour the terms of the repayment, despite of repeated follow ups by the officials/authorized officers of the Assignor so as to ensure that the loan account in respect of the credit facility of the above named Addressees does not become a Non-performing Asset (NPA), you the above named addressees willingly and unjustifiably failed to pay and not heeded to the innumerable requests made to you from time to time and as a result, the said credit facility has since been classified as Non-Performing Asset on 30.09.2020 in its books by the Assignor.

6. Subsequently, the Assignor company assigned the entire debt arising out of the said credit facility to Phoenix, together with the underlying securities/security interest vide the Assignment Agreement dated 31.12.2020, thereby assigning all its rights, title, interest and benefit in the said debts in favour of Phoenix Trust FY 21-3 ("Phoenix") with the security interest therein. In view of the aforesaid assignment, Phoenix has stepped into the shoes of Assignor as the secured creditor and is solely and legally entitled to initiate / adopt / appropriate legal action and / or continue to pursue any existing legal action in its own name against you the above named addressees for recovery.

7. Pursuant to the said assignment, Phoenix started following up with you the above named addressees, for repayment of the dues. However, we regret to note that, despite several follow ups for repayment of the dues, for which each of you, are jointly and severally liable, the loan account remains in arrears till date.

8. The security mentioned in Schedule referred to herein is a "Secured Asset" within the meaning of Section 2 (zc) of the SARFAESI Act, 2002.

9. As you the Addressees have jointly and/or severally failed and neglected to make the payments of the amount due and payable to Phoenix, Phoenix hereby calls upon you, the above named Addressees and demands from you the Addressees jointly and/or severally to pay to Phoenix, jointly and/or severally, within a period of 60 (Sixty) days from the date of this notice, a sum of **Rs. 2,05,29,218/- (Rupees Two Crores Five Lakhs Twenty Nine Thousand Two Hundred and Eighteen Only)** as on 31.07.2022 with future interest, cost, charges and other expenses from 01.08.2022 till realization.

10. Please treat this notice as issued under the provisions of Section 13(2) of the SARFAESI Act, 2002. Kindly note that upon the failure of you the addressees to comply with this notice within the aforesaid statutory period of 60 (Sixty) days, Phoenix shall be entitled to take such steps as it may deem fit for the purpose of enforcement of security interests including but not limited to taking the actual possession of the Secured Asset as described in Schedule hereto in accordance with the provisions of Section 13(4) of the SARFAESI Act, 2002 and sell the Secured Asset to realize the total outstanding dues, entirely at the Borrower's risk as to the cost and the consequences.

11. Please note that you are also restrained and enjoined under the provisions of Section 13(13) of the SARFAESI Act to transfer by way of lease or sell and / or alienate or dispose off or to create any third party right in respect of the Secured Asset as described in Schedule, without prior written consent / approval of Phoenix. You are also put on notice that any contract in contravention of this statutory injunction / restraint, as provided under the said Act is an offence.

12. As per the provisions of the aforesaid Act, all of you are also informed that in case if the proceeds from the liquidation of the Secured Asset are not adequate/sufficient to cover the dues of Phoenix, Phoenix reserves its right to proceed against all of you jointly and/or severally for recovery of balance dues by initiating appropriate legal action as may be advised.

**SCHEDULE :: PARTICULARS OF SECURITY**

**Schedule "A":** All that piece and parcel of land bearing Plot No. 6, Gat No. 438/1, 2, 3, 4 and 5, admeasuring 414.07 sq. ft. out of total non-agricultural land with M. C. P. No. 8485, along with improvements if any, Situated at Mauje Tongaon, Taluka Bhadgaon, District Jalgaon, Jalgaon, Maharashtra - 424 105. **Bounded on: On East:** By Road, **On West:** By Plot No. 9, 10, 11, **On North:** By Plot No. 5, **On South:** By Plot No. 7.

All that piece and parcel of land bearing Plot No. 7, Gat No. 438/1, 2, 3, 4 and 5, admeasuring 444.97 sq. ft. out of total non-agricultural land with M. C. P. No. 8486, along with improvements if any, Situated at Mauje Tongaon, Taluka Bhadgaon, District Jalgaon, Jalgaon, Maharashtra - 424 105. **Bounded on: On East:** By Road, **On West:** By Plot No. 8, 9, **On North:** By Plot No. 6, **On South:** By Colony Road.

**Schedule "B":** All that piece and parcel of land bearing Plot No. 79 in Gat No. 428, admeasuring 187.50 sq. mtrs. (East-West 12.50 mtrs. wide and North-South 15 sq. mtrs. long) along with belongings lying on the land and improvements if any, Situated at Mauje Tongaon, Taluka Bhadgaon, District Jalgaon, Jalgaon **Bounded on: On East:** By Plot No. 78, **On West:** By 9 Meters Road, **On North:** By Plot No. 80, **On South:** By 9 Meters Road;

Notice of Intimation of Mortgage by Deposit of Title Deeds dated 30.04.2015 executed by Dadasaheb Pundalik Patil in Receipt No. 1929 at the Sub-Registrar Office, Bhadgaon.

Yours truly,  
For Phoenix ARC Private Limited  
Trustee of Phoenix Trust-FY 21-3 Sd/- Authorised Officer

Maharashtra Cosmopolitan Education Society's

**Dr. P. A. INAMDAR UNIVERSITY, PUNE**  
2390 - B, K.B. Hidayatullah Road, Azam Campus, Pune-411001  
(Established under Maharashtra Act No. XXXVII of 2022)

Applications are invited from qualified candidates for the following Administrative Posts to be filled in **Dr. P. A. INAMDAR UNIVERSITY, PUNE.**

**Registrar : 01**

**Essential Qualification**

1. Master's Degree with at least 55% marks of any Statutory University or its equivalent grade of B in U.G.C. 7 points scale.

**2. Experience:**

a) At least 15 years of experience as Assistant Professor or with 8 years of experience as Associate Professor along with experience in educational administration.

**OR**

b) Comparable experience in Research establishment and /or Other institutions of Higher Education.

**OR**

c) 15 years of administrative experience of which 8 years as Deputy Registrar or an equivalent post.

**Controller of Examinations : 01**

**Essential Qualification**

1. Master's Degree with at least 55% marks of any Statutory University or its equivalent grade of B in U.G.C. 7 points scale.

**2. Experience:**

a) At least 15 years of experience as Assistant Professor or with 8 years of experience as Associate Professor along with experience in educational administration.

**OR**

b) Comparable experience in Research establishment and / or Other institutions of Higher Education.

**OR**

c) 15 years of administrative experience, of which 8 years shall be as Deputy Registrar or an equivalent post.

3. Minimum aggregate experience of 5 years in the Examination work of a Statutory University.

4. Shall have proven experience of use of technology in Education and examination systems.

**Chief Finance and Account Officer : 01**

a) A person who is a Chartered Accountant or a Cost Accountant, with professional experience of not less than five years.

**OR**

b) A government officer of the State Finance & Account Services, holding the post not below the rank of Deputy Director.

**INSTRUCTIONS, TERMS AND CONDITIONS:**

• Proficiency in English, Hindi and Marathi languages is essential.

• Age limit for post - Candidate shall not be more than 45 years of age unless already in the service of the Universities or affiliated colleges.

• Applicants already in the employment either in temporary capacity or in permanent capacity in the University/ Affiliated colleges or in government organizations should submit their applications through proper channel or before the last date prescribed for the purpose.

• All updates, corrigendum (if any), instructions regarding this recruitment from time to time shall be updated on Dr. P. A. Inamdar University, Pune website only. Hence, applicants are advised to visit University website regularly for further updates/details.

• The applications should reach on or before **22nd October 2022** by soft copy through email to secretary@azamcampus.org and hard copy to the office of the undersigned.

Secretary  
Maharashtra Cosmopolitan Education Society, Pune  
2390-B, K.B. Hidayatullah Road, Azam Campus,  
Pune-411001, Maharashtra (INDIA).

**पंजाब नैशनल बँक** Punjab National Bank  
Shop No. 2 & 3, Maznine Floor, Sneh Height Apartment, Indiranagar, Nashik- 422009  
Ph. 0253-2323020 E-mail: cs8288@pnb.co.in

E-auction Sale Notice To General Public Under Rule 8 & 9 Of The Security Interest (enforcement) Rules 2002

**PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE/MOVABLE PROPERTIES**  
(STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002)

**E-Auction Sale Notice For Sale of Immovable Assets under the Securitisation & Reconstruction of Financial 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) and Guarantor (s) that the below described immovable/movable property mortgaged/charged to the Secured Creditor, the constructive/physical/ symbolic possession of which has been taken by the Authorised Officer of Punjab National Bank (secured creditor), will be sold on "As is where is", "As is what is", and "Whatever there is" on **27.10.2022** for recovery of its dues due to the Punjab National Bank/ Secured Creditor from the respective borrower (s), mortgagor(s) and guarantor (s). The Reserve Price & Earnest Money Deposit (EMD) and short description of the immovable property with known encumbrances (if any) is hereunder:

SR NO	NAME OF BORROWER AND ADDRESS	Detail of Property & Name of the owner/ Mortgagor & Status of Possession	Details of Encumbrances known to the Banks	Date and Time of E-Auction	Amount Due as per Demand Notice	Reserve Price (In Lacs)	Earnest Money
1	M/s Orbit Electromech Pvt Ltd Add-Plot No.-L5, MIDC Waluj, Aurangabad-431136 i) Mr. Anil Rajdayal Rai (Director) ii) Mrs. Sangeeta Anil Rai (Director) Add-C-14 Chankyapuri Phase-1 Shanoorwadi Aurangabad-431005	Duplex Bungalow No C-14 on Ground+ 1Floor in Scheme "Chankyapuri" Phase-1, Chankyapuri Co-Op Housing Society Ltd located on Sr.No.15 CTS No.15845/26 Opp Cottonking Near Raymond Shop Near Alpa Clinic Near D-Mart,Near Podar School, Sut Gimi Road,Gadia Vihar, Shahnorwadi, Taluka Dist Aurangabad Type of Possession-Symbolic Possession Name of Owner-Anil Rajdayal Rai Boundaries-North : Road, South : Road, East : Bungalow C-15, West : Bungalow C-13	Not Known	27.10.2022 at 11:00 Hrs to 16:00 Hrs (with extension of 10 minutes if necessary)	Rs. 1,37,11,868.14 As per Demand Notice dated 19.01.2017 Plus interest & Cost (after Recovery, if any).	Rs. 68.27 Lac	Rs. 6.85 Lac
11	Mr. Ajay Nandoo Chavan (Borrower) Mrs./Smt. Sanjeevani Prakash Jadhav (Co Borrower)	Flat No. 11, on 4th Floor in the building known as "Sai Residency" admeasuring Carpet Area 36.70 Sq. Metre (Total Built Up Area 41.02 Sq. Metres) constructed on Gut No. 171/5, Plot No. 11 Admeasuring Area 356.25 Sq. Metre which is duly converted into non-agricultural purpose (Section 44 NA) vide order of Hon'ble District Magistrate, Aurangabad dated 18/12/1999 vide Outward No.99/मरा/जमीन/अक्रुष/प.क्र. 77/99 Village Harsul, Tal & Dist. Aurangabad-431008.			Rs. 44,08,451/- as on 31/07/2022*	Rs. 44,08,451/- as on 31/07/2022*	Rs. 44,08,451/- as on 31/07/2022*

1. The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002. Detailed terms and conditions of the sale is available/published in the following websites/web portal: 1) <https://bapi.in/>, 2) <https://eprocure.gov.in/epublish/app>, 3) <https://mstcecommerce.com>.

2. The particulars are being sold on "AS IS WHERE IS BASIS" and "WHATSOEVER THERE IS BASIS".

3. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorized Officer, but the Authorized Officer shall not be answerable for any error, mis-statement or omission in this proclamation.

4. The bidder has to increase their Bid in multiple of Rs. 10,000.00.

5. Bidder compulsorily has to submit at least One Bid above the reserve price for participating in E-Auction.

6. Bidders are advised to do the due diligence in respect of the auctioned Properties before participating the E-Auction

7. The date of inspection is **On 19.10.2022** with prior appointment between 12.00 to 16.00

8. The Sale will be done by the undersigned through e-auction platform provided at the Website <https://www.mstcecommerce.com> On Dt. 27.10.2022 starts at 11.00AM to 04.00 PM

9. Its open to the Bank to appoint a representative and to make self-bid and participate in the auction.

10. This also a notice to borrower/Guarantors under rule 8(6) of the SARFAESI act, 2002.

11. Bidder can register for auction at <https://www.mstcecommerce.com/auction/home/bapi/index.jsp>

Date : 12.10.2022  
Place : Nashik

Sd/-  
Mr. Subhash Khadagi  
Chief Manager and Authorized Officer,  
Punjab National Bank, (Secured Creditor)

**Mahatma Phule Renewable Energy and Infrastructure Technology Limited**  
MAHAPREIT (Subsidiary of MPBCDC, a Government of Maharashtra undertaking)

**NOTICE FOR INVITATION OF EXPRESSION OF INTEREST**

MAHAPREIT invites Expression of Interest (EOI) from interested Business houses/companies for Association/ Partnership (on decided terms and conditions) for development of Affordable Housing, Houses for Economically Weaker Section (EWS), Houses under Pradhan Mantri Awas Yojana (PMAY), Satellite Township & Distress Housing projects. For further details interested parties are requested to visit [www.mahapreit.in](http://www.mahapreit.in). Last date for submission of EOI is up to **31/10/2022 @ 16:00**.

Executive Director

**Mahatma Phule Renewable Energy and Infrastructure Technology Limited**  
MAHAPREIT (Subsidiary of MPBCDC, a Government of Maharashtra undertaking)

**EXPRESSION OF INTEREST**

MAHAPREIT intends to set up **250 MW/500 MWh (50 MW/100 MWh each at 5 Locations) Standalone Battery Energy Storage System (BESS)** for the utilities. MAHAPREIT invites Expression of Interest (Eoi) for the Design, Manufacture, Supply, and Commissioning of BESS. Interested bidders may get the Eoi document from 12/10/2022 at 12:00 hours onwards. The last date of submission is 20/10/2022 at 16:00 hours. Details of Eoi can be viewed at <https://mahapreit.in>

Executive Director

**Phoenix ARC Private Limited**  
Regd. Office: 5th Floor, Dani Corporate Park, 158, C.S.T. Road, Kalina, Santacruz (E), Mumbai-400 099, Tel: 022-66492450, Fax: 022-67412313; Email: info@phoenixarc.co.in; Website: www.phoenixarc.co.in; CIN: U67190MH2007PTC168303

**PHOENIX/RESL/1498/2022-23** 29.08.2022

1. Kai Bapusaheb Pundalik Kalu Patil Bahuudeshiya Shikshan Sanstha Represented by its Authorized Signatory Balad Road, At Post. Bhadgaon, Taluk: Bhadgaon, Jalgaon, Maharashtra - 424105.

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Ref: Your Loan A/c. No. S18NAS-MAL-002388 as per Assignor's records.

**Dear Sir/Madam,**

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2. As you are aware, that you the above named addresses were in need of funds and for that said purpose individually and collectively approached Varthana Finance Private Limited (Thirumani Finance Private Limited) (Nashik Branch) (hereinafter referred to as "Assignor"), for the purpose of granting Credit Facility from time to time to you the Addressed No. 1 to 4.

3. Considering your request, the Assignor Company's Nashik branch sanctioned the financial assistance in the form of Secured Loan, the details are mentioned hereinbelow:

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Total Amount in Rupees as on 31.07.2022	Rs. 2,05,29,218/-

The above mentioned facility was repayable as per the repayment schedule agreed upon by you the above named addresses.

4. For securing the above-mentioned credit facility you the above named Addressees acting as Borrower/Co-Borrower/Mortgagor have executed various financial and security documents and also created security interest in favour of the Assignor Company over the immovable property as described in Schedule.

5. After availing the said credit facility, you the above named Addressees have jointly and severally failed to honour the terms of the repayment, despite of repeated follow ups by the officials/authorized officers of the Assignor so as to ensure that the loan account in respect of the credit facility of the above named Addressees does not become a Non-performing Asset (NPA), you the above named addressees willingly and unjustifiably failed to pay and not heeded to the innumerable requests made to you from time to time and as a result, the said credit facility has since been classified as Non-Performing Asset on 30.09.2020 in its books by the Assignor.

6. Subsequently, the Assignor company assigned the entire debt arising out of the said credit facility to Phoenix, together with the underlying securities/security interest vide the Assignment Agreement dated 31.12.2020, thereby assigning all its rights, title, interest and benefit in the said debts in favour of Phoenix Trust FY 21-3 ("Phoenix") with the security interest therein. In view of the aforesaid assignment, Phoenix has stepped into the shoes of Assignor as the secured creditor and is solely and legally entitled to initiate / adopt / appropriate legal action and / or continue to pursue any existing legal action in its own name against you the above named addressees for recovery.

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10. Please treat this notice as issued under the provisions of Section 13(2) of the SARFAESI Act, 2002. Kindly note that upon the failure of you the addressees to comply with this notice within the aforesaid statutory period of 60 (Sixty) days, Phoenix shall be entitled to take such steps as it may deem fit for the purpose of enforcement of security interests including but not limited to taking the actual possession of the Secured Asset as described in Schedule hereto in accordance with the provisions of Section 13(4) of the SARFAESI Act, 2002 and sell the Secured Asset to realize the total outstanding dues, entirely at the Borrower's risk as to the cost and the consequences.

11. Please note that you are also restrained and enjoined under the provisions of Section 13(13) of the SARFAESI Act to transfer by way of lease or sell and / or alienate or dispose off or to create any third party right in respect of the Secured Asset as described in Schedule, without prior written consent / approval of Phoenix. You are also put on notice that any contract in contravention of this statutory injunction / restraint, as provided under the said Act is an offence.

12. As per the provisions of the aforesaid Act, all of you are also informed that in case if the proceeds from the liquidation of the Secured Asset are not adequate/sufficient to cover the dues of Phoenix, Phoenix reserves its right to proceed against all of you jointly and/or severally for recovery of balance dues by initiating appropriate legal action as may be advised.

**SCHEDULE :: PARTICULARS OF SECURITY**

**Schedule "A":** All that piece and parcel of land bearing Plot No. 6, Gat No. 438/1, 2, 3, 4 and 5, admeasuring 414.07 sq. ft. out of total non-agricultural land with M. C. P. No. 8485, along with improvements if any, Situated at Mauje Tongaon, Taluka Bhadgaon, District Jalgaon, Jalgaon, Maharashtra - 424 105. **Bounded on: On East:** By Road, **On West:** By Plot No. 9, 10, 11, **On North:** By Plot No. 5, **On South:** By Plot No. 7.

All that piece and parcel of land bearing Plot No. 7, Gat No. 438/1, 2, 3, 4 and 5, admeasuring 444.97 sq. ft. out of total non-agricultural land with M. C. P. No. 8486, along with improvements if any, Situated at Mauje Tongaon, Taluka Bhadgaon, District