



### ABANS ENTERPRISES LIMITED

**Registered Office:** 36/37/38A, 3<sup>rd</sup> Floor, 227, Nariman Bhavan, Backbay Reclamation, Nariman Point, Mumbai - 400 021.  
**CIN:** L74120MH1985PLC032543 | **Tel No.:** 022 - 6835 4100  
**Fax:** 022 - 6179 0010 **Email:** compliance@abansenterprises.com  
**Website:** www.abansenterprises.com

### NOTICE OF 37<sup>TH</sup> ANNUAL GENERAL MEETING TO BE HELD THROUGH VIDEO CONFERENCE (VC)/ OTHER AUDIO VISUAL MEANS (OAVM), REMOTE E-VOTING

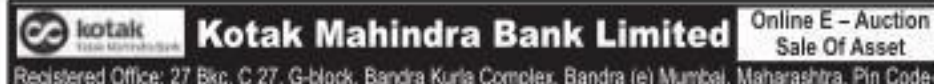
Notice is hereby given that the Thirty Seventh Annual General Meeting ("AGM") of the Members of **Abans Enterprises Limited ("The Company")** is scheduled to be held on Wednesday, September 27, 2023 at 11.45 A.M. (IST) through Video Conferencing ("VC") / Other Audio Visual Means ("OAVM") to transact the business, as set out in the Notice of the AGM in compliance with the applicable provisions of the Companies Act, 2013 read with General Circular Numbers, 14/2020, 17/2020, 20/2020, 02/2021, 19/2021, 21/2021, 02/2022 & 10/2022 issued by the Ministry of Corporate Affairs (MCA) and Circular number SEBI/HO/CFD/CMD1/CIR/P/2020/79, SEBI/HO/CFD/CMD2/CIR/P/2021/11, SEBI/HO/CFD/CMD2/CIR/P/2022/62 and SEBI/HO/CFD/POD-2/PI/CIR/2023/4 issued by the Securities and Exchange Board of India (SEBI) (hereinafter collectively referred to as "Circulars"), without the physical presence of members at a common venue, to transact the business as set out in the Notice convening the ("AGM").

The Notice of the AGM along with the Annual Report for the Financial Year 2022-23 will be sent only by electronic means to those Members whose email addresses are registered with the Company / Depositories. The said Notice and the Annual Report will also be available on the Company's website i.e. compliance@abansenterprises.com, on the website of the Stock Exchanges i.e. BSE Limited at www.bseindia.com and MSEI Limited at www.mseil.com and on website of the e-voting platform at https://www.evoting.nsdl.com. The instructions for joining the AGM will be provided in the Notice of the AGM. Members attending the AGM through VC / OAVM shall be counted for the purpose of reckoning the quorum under Section 103 of the Companies Act, 2013.

The Company is providing remote e-voting facility ("remote e-voting") as well as e-voting system during the AGM ("e-voting") to all its Members to cast their votes on all the resolutions set out in the Notice of the AGM. The detailed procedure for remote e-voting / e-voting and login details for e-voting will be provided in the Notice of the AGM.

Members holding shares in physical mode or who have not registered their email address with the Company / Depository are requested to register the same with the Company or RTA by sending email at compliance@abansenterprises.com and support@purvashare.com respectively. Members may also directly register their e-mail address and mobile number through their depository participants.

By order of the Board of Directors  
**For Abans Enterprises Limited**  
**Sd/-**  
**Place: Mumbai**  
**Date: August 30, 2023**  
**Abhishek Bansal**  
**(Managing Director)**



### Online E - Auction Sale of Asset

**Registered Office:** 27, Bco. C-7, G-block, Bandra Kurla Complex, Bandra (W) Mumbai, Maharashtra Pin Code 400 051. **Branch Office:** zone2 Nylai Ulhate, 4th Floor, Vaswadi, Pune Nagar Highway, Pune - 411026

**SALE NOTICE FOR SALE OF IMMovable PROPERTIES**  
**E-auction Sale Notice For Sale Of Immovable Assets Under The Securitization And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 Under Rule 8(5) Read With Proviso To Rule 9 (1) Of The Security Interest (Enforcement) Rule, 2002. Notice is hereby given To The Public In General And In Particular To The Borrower (a) And Guarantor (s) That The Below Described Immovable Property Mortgage/charged To The Secured Creditor, The Physical Possession Of Which Has Been Taken By The Authorized Officer Of Kotak Mahindra Bank Ltd. (Bank) On 20.12.2021 Pursuant To The Assignment Of Debt In Its Favour By Essel Finance Business Loan Limited, will be sold On "As is Where is", "As is What is", And "whatever There is" Basis On 22-08-2023 Between 12:00 Pm To 1:00 Pm With Unlimited Extension Of 5 Minutes. For Recovery Of Rs. 35,51,469/- (Rupees Fifty Five Lakh Fifty One Thousand Four Hundred Sixty Nine Nine) As Of 28-08-2023 Along With Future Interest Applicable From 28-08-2023 Till Realization. With Cost And Charges Under The Loan Account No. LNPU00517-180001670. Due To The Bank. Secured Creditor From Mr. Nitin Maruti Ghule, Mr. Kiran Maruti Ghule & Mrs. Purnima Maruti Ghule. The Reserve Price Will Be Rs. 28,00,000/- (Rupees Twenty Eight Lakh Only) And The Earnest Money Deposit Will Be Rs. 2,80,000/- (Rupees Two Lakh Eighty Thousand Only) (5% of the Reserve Price) On 22-08-2023. The Property Bearing Survey No. 99, Hissa No. 2/3a/2/1, House No. 1029, Admeasuring 100 Sq. mtrs. Along With Construction Thereon, Situated At Deepak Nagar, Gopalpatti, Village, Mangri Bk., Taluka Haveli, District Pune, Within The Limits Of Pune Municipal Corporation, Taluka Haveli, District Pune And The Property Bounded As Under/Boundaries Considered As Per Sale Deed:- On Or Towards East:- Property Of Mr. Ujale On Or Towards West:- Remaining Property Of Same Survey No. On Or Towards North:- 10 Pts Wide Road On Or Towards South:- Remaining Property Of Same Survey No. The Borrower's Attention Is Invited To The Provisions Of Sub Section 8 Of Section 13 Of The Act, In Respect Of The Time Available, To Redeem The Secured Asset Public In General And Borrowers In Particular Please Take Notice That If In Case Auction Scheduled Herein Fails For Any Reason Whatever Then Secured Creditor May Enforce Security Interest By Way Of Sale Through Private Treaty. At The Discretion Of The Secured Creditor In Case Of Any Clarification/Requirement Regarding Assets Under Sale, Bidder May Contact To Ms. Aswari Kinninge (+91 9605525269), Mr. Gurpal Singh (+91 997689212), Mr. Nilesh S. Desai (+91 9822501623) & Mr. Rajender Dahiya (+91 8448264515). For Detailed Terms And Conditions Of The Sale, Please Refer To The Link https://www.kotak.com/india/bank-auctions.html Provided In Kotak Mahindra Bank Website I.e. www.kotak.com and/or on http://bank.auction.com/**

**Place: Pune, Date: 31.08.2023** Authorized Officer, Kotak Mahindra Bank Limited



**ORIX LEASING & FINANCIAL SERVICES INDIA LIMITED**  
 (formerly known as OGIS Auto Financial Services Limited)  
 (A Subsidiary of ORIX Auto Infrastructure Services Limited)  
**Regd. Office:** Plot No. 54, Marol Co-operative Industrial Estate, Andheri-Kurla Road, Andheri (E), Mumbai - 400 059  
**Tel.:** + 91 22 2859 5093 / 6707 0101 | **Fax:** +91 22 2852 8549  
**Email:** info@orixindia.com | www.orixindia.com | CIN: U74900MH2006PL163937

### [Rule-8(1)] POSSESSION NOTICE

**WHEREAS**  
 The undersigned being the authorized officer of the **Orix Leasing & Financial Service India 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 demand notice dated 05.10.2018 calling upon the borrowers 1. Mrs. Manisha Satish Pachange 2. Mr. Satish Ankush Pachange to repay the amount mentioned in the notice being Rs. 22,85,001.97 (Rupees Two Crore Twenty Four Lacs Eighty Five Thousand One Rupee and Ninety Seven Paise Only) as on 01.10.2018 with interest as mentioned in notice, 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/owners of the property 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 section 13(4) of the said Act read with rule 8 of the said Rules on this 26<sup>th</sup> August, 2023.  
 The owner of the property in particular and the public in general are hereby cautioned not to deal with the said property and any dealings with the property will be subject to the charge of the Orix Leasing & Financial Services India Limited for an amount of Rs. 2,24,85,001.97 as on 01.10.2018 and interest thereon, costs etc.  
 The Borrowers 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.

**Description of the Immovable Property**

All That Part and Parcel of the Immovable property situated at Kalasagar Bunglow, SR. No. 48, Hissa No. 1/B/26, Chandan Nagar Road, Near Shivaji Putla, Kharadi, Pune-411014  
**Date :** 26/08/2023 **Sd/-**  
**Place :** Pune **Authorized Officer**  
**Loan Account No. : LN000000001342**  
**ORIX Leasing & Financial Services India Limited**



**CSB Bank Limited**  
**CIN : U65191KL1920PLC000175**  
**Registered Office: Thrissur**  
**Zonal Office, Mafatal House, Ground Floor, Backbay Reclamation, H T Parekh Marg, Churchgate, Mumbai-400020.**  
**Phone: 022-22821452**  
**e-mail: westernzone@csb.co.in**

### APPENDIX IV [Refer Rule 8(1)] POSSESSION NOTICE (For Immovable property)

**WHEREAS**  
 The undersigned being the Authorized Officer of CSB Bank Limited formerly The Catholic Syrian Bank Limited, Zonal Office, Mumbai 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 12.04.2022, calling upon the Borrower, Mr. Sachin Bajasa More & Mrs. Sujata Sachin More both residing at 431 E Shivaji Hsg Society, 13th Lane, Rajarampur, Kolhapur, Maharashtra 416008 to repay the amount mentioned in the notice being Rs. 14,74,578.90 (Rupees Fourteen Lakhs Seventy Four Thousand Five Hundred Seventy Eight and Paise Ninety only) as on 31.03.2022 with future interest @ 11.50% per annum with monthly rest and applicable penal interest within 60 days from the date of the said notice till repayment of the dues in full.  
 The Borrower/guarantors having failed to repay the amount, notice is hereby given to the borrowers /guarantors 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 this 28th day of August 2023.  
 The Borrower/guarantors attention is invited to provisions of sub-section 8 of section 13 of the Act, in respect of the time available to redeem the assets. The Borrower & Guarantors in particular and the public in general are hereby cautioned not to deal with the property mentioned herein below and any dealings with the property will be subject to the charge of CSB Bank Limited for an amount of Rs. 14,74,578.90 (Rupees Fourteen Lakhs Seventy Four Thousand Five Hundred Seventy Eight and Paise Ninety only) as on 31.03.2022 along with applicable future interest and penal interest, charges and cost thereon from 01.04.2022 till the date of re-payment/realization of the dues in full plus other costs and expenses.

### SCHEDULE A (Details of immovable property)

All that part and parcel of property situated, lying and being within the registration District Kolhapur and Sub-District and Tahsil Karveer within the local limits of Grampanchayat Nerle, Grampanchayat Mikar No. 1211 area admeasuring 108.98 Sq. mtrs (113.00 Sq. ft) situated on plot No. 2 area admeasuring 113.17 sq.mtrs out of Bhurmapan Gat No. 534. Total area admeasuring H.92.00R. Nerle, Taluka Karveer, District Kolhapur, Maharashtra in the name of Mrs. Sujata Sachin More and bounded as under:-  
**On or towards East : By R.S No. 533 On or towards South : By Plot No. 3**  
**On or towards West : By Road On or towards North : By Plot No. 3**  
**Date: 31.08.2023, Place: Kolhapur Sd/-, Authorised Officer, CSB Bank Limited**



### NOTICE TO THE MEMBERS FOR 43<sup>RD</sup> ANNUAL GENERAL MEETING

Dear Member(s),  
 Notice is hereby given that 43<sup>rd</sup> Annual General Meeting ("AGM") of Jindal Stainless Limited ("The Company") will be convened on 22<sup>nd</sup> day of September, 2023 at 11:00 A.M. through Video Conference ("VC") / Other Audio Visual Means ("OAVM") facility in compliance with the applicable provisions of the Companies Act, 2013 and Rules framed thereunder, circular dated 28<sup>th</sup> December, 2022 read with circulars dated 5<sup>th</sup> May, 2022, 13<sup>th</sup> January, 2021, 14<sup>th</sup> December, 2021, 28<sup>th</sup> September, 2020, 15<sup>th</sup> June, 2020, 5<sup>th</sup> May, 2020, 13<sup>th</sup> April, 2020 and 8<sup>th</sup> April, 2020 issued by the Ministry of Corporate Affairs (collectively referred to as "MCA Circulars"), the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and circular dated 5<sup>th</sup> January, 2023, 13<sup>th</sup> May, 2022, 15<sup>th</sup> January, 2021 read with circular dated 12<sup>th</sup> May, 2020 issued by the SEBI (collectively referred to as "SEBI Circulars"), without physical presence of the Members at a common venue.

The Notice of the 43<sup>rd</sup> AGM and the Annual Report for the year 2022-23 including therein the Audited Financial Statements for the financial year ended on 31<sup>st</sup> March, 2023, are being sent only by email to the Members whose email addresses are registered with the Company or with their respective depository participants in accordance with the MCA Circulars and the SEBI Circulars. The members can join and participate in the 43<sup>rd</sup> AGM through VC/OAVM facility only. The instructions for joining the 43<sup>rd</sup> AGM and the manner of participation in the remote e-voting or e-voting during the 43<sup>rd</sup> AGM are mentioned in the Notice of 43<sup>rd</sup> AGM. Attendance of the Members of the Company, participating in the 43<sup>rd</sup> AGM through VC / OAVM facility will be counted for the purpose of reckoning the quorum under section 103 of the Companies Act, 2013. The Notice of the 43<sup>rd</sup> AGM will also be available on the website of the Company at www.jindalstainless.com, on the website of BSE Limited at www.bseindia.com and the National Stock Exchange of India Limited at www.nseindia.com.

The Members holding shares in physical form who have not registered their email addresses with the Company and who wish to receive the Notice of the 43<sup>rd</sup> AGM and the Annual Report for the year 2022-23 and/or login details for joining the 43<sup>rd</sup> AGM through VC/OAVM facility including e-voting can now register their e-mail addresses with the Company. For this purpose they can send scanned copy of signed request letter mentioning folio number, complete address and the email address to be registered along with self attested copy of the PAN Card and any document supporting the registered address of the Member, by email to the Company at investorcare@jindalstainless.com. Members holding shares in demat form are requested to register their email addresses with their Depository Participant(s) only.

**For Jindal Stainless Limited**  
**(Navneet Raghuvanshi)**  
**Place: Gurugram**  
**Date: August 30, 2023**  
**Head Legal & Company Secretary**

**Jindal Stainless Limited**  
 (CIN: L26922HR1980PLC10901)  
**Regd. Office:** O.P. Jindal Marg, Hisar - 125 005 (Haryana)  
**Phone No.:** (01662) 222441-83  
**Email Id.:** investorcare@jindalstainless.com **Website:** www.jindalstainless.com  
**Corporate Office:** Jindal Centre, 12, Bhikaiji Cama Place, New Delhi-110 066  
**Phone No.:** (011) 26188345-60, 41462000

By Order of the Board  
**For CCL Products (India) Limited**  
**Sd/-**  
**Place: Hyderabad**  
**Date: 30.08.2023**  
**Company Secretary & Compliance Officer**

**Bank of Baroda**  
**Bank of Baroda**  
**Bank of Baroda**

### POSESSION NOTICE (For Immovable property only)

**WHEREAS**, the undersigned being the Authorized Officer of the **Bank of Baroda** 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 3 of Security Interest (Enforcement) Rules, 2002, issued a Demand Notice dated 09/05/2023 calling upon the Borrower **M/s Omex Industries Proprietor : Mr. Shashank Ramesh Muley** to repay the amount mentioned in the Notice being Rs. 21,57,681.53/- (Rupees Twenty One Lakh Fifty Seven Thousand Six Hundred Eighty One and Fifty Three Paise Only) + Interest From 08/05/2023 within 60 days from the date of receipt of the said Notice.  
 The Borrower having failed to repay the amount, Notice is hereby given to the Borrower and the Public in general that the undersigned has taken possession of the property described herein below in the exercise of powers conferred on him/her under sub-section (8) of section 13 of the said Act read with Rule 8 of the Security Interest (Enforcement) Rules 2002 on this 28<sup>th</sup> Day of August of the year 2023.  
 The Borrower 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 the **Bank of Baroda** for an amount of Rs. 21,57,681.53/- (Rupees Twenty One Lakh Fifty Seven Thousand Six Hundred Eighty One and Fifty Three Paise Only) + Interest From 08/05/2023 and interest thereon.  
 The Borrower's attention is invited to provisions of sub-section (8) of section 13 in respect of time available, to redeem the secured assets.

### Description of the Immovable Property

Flat No. 2, Ground Floor, Samadhan Co. Op. Housing Society Ltd. Building No. 21A, Gat No. 15513, Sector No. 20, Opposite Vajarkot Buddha Vihar, Krishnaganar, Chikhali, Pune, Taluka Haveli, District-Pune Pin-411062. **Bounded: East : Open Space, West: Flat No.01, South: Flat No. 3,4 & Staircase. North : Open Space.**

**Date : 28/08/2023** **Chief Manager & Authorised Officer,**  
**Place : Pune** **Bank of Baroda, Sahakarnagar**

**(Sumit Tak)**  
**Authorized Officer,**  
**Bank of Baroda, Sahakarnagar**

**Sahakarnagar Branch : 63/2B, Indralok**  
**Apartment, Pune-Satara Road, Pune-411009.**  
**Ph. - 020-24225929, 24220847**  
**E-mail : sahpun@bankofbaroda.com**

**Bank of Baroda**  
**Bank of Baroda**  
**Bank of Baroda**

**Sahakarnagar Branch : 63/2B, Indralok**  
**Apartment, Pune-Satara Road, Pune-411009.**  
**Ph. - 020-24225929, 24220847**  
**E-mail : sahpun@bankofbaroda.com**

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### जाहीर नोटीस

तमाम लोकांस या जाहीर नोटीशीने कळविण्यात येते की, खालील परिशिष्टात वर्णन केलेल्या मिळकतीचे विद्यमान मालक १) श्री. अन्वर हुसेन शबीर हसन, २) श्री. एजाज हुसेन शबीर हसन, ३) श्री. ईनायत हुसेन शबीर हसन, ४) श्री. अशरफ हुसेन शबीर हसन, रा. रो हाउस नं. डी-१, सनशी इमरल्ड सोसायटी, कोंबा, पुणे- ४११ ०४८ यांचे मालकीची अस्तु सदरील मिळकतीत वर नमूद चार समासादांचे नांवाची मालक म्हणून नोंद असून संस्कार दस्तरी व पुणे म.प.प. दस्तरी त्यांचे नांवाची नोंद आहे. वरील मालकांपैकी श्री. एजाज हुसेन शबीर हसन यांचे दि. २०/०८/२०२१ रोजी निघन झाले असून त्यांना तीन मुली कायदेशीर वारस आहेत. खालील परिशिष्टातील मिळकतीवर श्री. एजाज हुसेन शबीर हसन यांचे वारस मुलींचा कायदेशीर हक्क व अधिकार असल्याने त्यांचे संमती व पवानांमि शिवाय खालील परिशिष्टातील वर्णन केलेल्या मिळकतीबाबत कोणीही कसल्याही व कुटुंबातील प्रकाश्चा कत्तर मदार अगर व्यवहार करू नये केल्यास ते आमचे अशिलांबर बंधनकारक राहणार नाही याची नोंद घ्यावी.

**परिशिष्ट**

अ) तुळकी पुणे पोट तुळकी पुणे ता. हवेली, जि. पुणे मे. सब रजिस्टार साहेब तसेच पुणे म.प.प. च्या हद्दीतील गांव मौजे कोंबा खुर्द येथील स.नं. ११/१२/२०/१२०/२१/२/२२ सनशी इमरल्ड सोसायटी, एन आय बी एम रोड येथील रो हाउस नं. डी-१ यांची अंदाजे क्षेत्र १६५० चौसर फुटाचे.

ब) तुळकी पुणे पोट तुळकी पुणे ता. हवेली, जि. पुणे मे. सब रजिस्टार साहेब तसेच पुणे म.प.प. च्या हद्दीतील गांव मौजे वड्यावशेरी येथील स.नं. २२, हिस्सा नं. ७ यांची क्षेत्र २ आर त्यावरील बांधकामासह मिळकत.

क) तुळकी पुणे पोट तुळकी पुणे ता. हवेली, जि. पुणे मे. सब रजिस्टार साहेब तसेच पुणे म.प.प. च्या हद्दीतील गांव मौजे हडपसर फातिमानगर पुणे येथील परमार प्लाजा या इमारतीतील तळ मजल्यावरील शांभ नं. २८ यांची क्षेत्र ४०० चौसर फुटाचे दुकान.

ड) तुळकी पुणे पोट तुळकी पुणे ता. हवेली, जि. पुणे मे. सब रजिस्टार साहेब तसेच पुणे म.प.प. च्या हद्दीतील गांव मौजे कोंबा खुर्द येथे बांधण्यात आलेल्या ब्रम्हा इस्टेट या इमारतीतील तळ मजल्यावरील शांभ नं. १ यांची क्षेत्र ४५० चौसरफुटाचे दुकान.

पुणे स.नं.१०, आदर्श इंडियनगर, आदर्श रोड,  
 दि. ३१/०८/२०२३ येथे, पुणे- ४११००६, मो: ९९२२०७५८८६

**Zonal Stressed Assets Recovery Branch :**  
**Omkar Jyoti Niwas, 2nd Floor, Adarsh Nagar,**  
**Market Yard Road, Gultekdi, Pune- 411037**  
**Ph : 020-24260181/24261481**  
**Email : armpun@bankofbaroda.co.in**

### POSESSION NOTICE (For Immovable properties) (As per Appendix IV read with Rule 8(1) of the Security Interest (Enforcement) Rules, 2002)

**WHEREAS**, The undersigned being the Authorized Officer of **Bank of Baroda** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 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 03/12/2020, calling upon the Borrower **M/s PBK Fasteners** through its partner and guarantors 1. Mr. Atul Indrakumar Bora, 2. Mr. Vijay Ramshette Balure, 3. Mr. Ajit Raghunathgadga Kothalkar, 4. Mr. Deven Sanjay Pande and other guarantors 1. Mr. Suhas Vitthal Dagade, 2. Mr. Ramesh Vitthal Dagade to repay the amount mentioned in the notice being Amount - Rs. 4,48,12,565.23/- (Rs. Four Crore Forty Eight Lacs Twelve Thousand Five Hundred Sixty Five & Paise Twenty Three only) together with further interest thereon at the contractual rate plus costs, charges and expenses till date of payment within 60 days from the date of receipt of the said notice.

The Borrower having failed to repay the amount, notice is hereby given to the Borrower and the Public in general that the undersigned has taken physical possession taken on 30/08/2023 through Tahsildar Mulshi, Pune in exercise of powers conferred on him under Section 14 of the SARFAESI Act, 2002.

The Borrower/Guarantors/Mortgagors in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the properties will be subject to the charge of **Bank of Baroda** for an amount of Rs. 4,48,12,565.23/- (Rs. Four Crore Forty Eight Lacs Twelve Thousand Five Hundred Sixty Five & Paise Twenty Three only) and further interest thereon at the contractual rate plus costs, charges and expenses till date of payment.

The Borrower's 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.

### Description of the Immovable Property

All that piece and parcel of property NA Land situated at Gat No. 37 at Post Shirwali, Taluka Mulshi, District Pune 412108 having total area of 256R i.e 2,75,456 Sq Fts and is bounded as under:

**On the East:** Gat no. 5 **On the North:** Gat No. 38  
**On the West:** By lane of Mountain **On the South:** Gat No. 36

**Date: 31.08.2023** **Authorized Officer**  
**Place: Pune** **Bank of Baroda, ZOSARB, Pune**

**CSB Bank Limited**  
**CIN : U65191KL1920PLC000175**  
**Registered Office: Thrissur**  
**Zonal Office, Mafatal House, Ground Floor, Backbay Reclamation, H T Parekh Marg, Churchgate, Mumbai-400020.**  
**Phone: 022-22821452**  
**e-mail: westernzone@csb.co.in**

### APPENDIX IV [Refer Rule 8(1)] POSSESSION NOTICE (For Immovable property)

**WHEREAS**  
 The undersigned being the Authorized Officer of CSB Bank Limited formerly The Catholic Syrian Bank Limited, Zonal Office, Mumbai 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 08.06.2023, calling upon the Borrower, **Mr. Anand Rao Desai** and **Mrs. Meenakshi Desai** and guarantor **Mr. Sanjay Anand Rao Desai** all residing at Flat No. F-3, Kings Court Apartment, Shivaji Park, Kolhapur, Karveer, Kolhapur, Maharashtra-416003 to repay the amount mentioned in the notice being Rs. 55,63,901.00 (Rupees Fifty Five Laks Sixty Three Thousand Nine Hundred and One only) as on 31.05.2023 with future interest @12.22% per annum with monthly rest and applicable penal interest within 60 days from the date of the said notice till repayment of the dues in full.

The Borrower/guarantors having failed to repay the amount, notice is hereby given to the borrowers /guarantors 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 this 28th day of August 2023.

The Borrower/guarantors attention is invited to provisions of sub-section 8 of section 13 of the Act, in respect of the time available to redeem the assets. The Borrower & Guarantors in particular and the public in general are hereby cautioned not to deal with the property mentioned herein below and any dealings with the property will be subject to the charge of CSB Bank Limited for an amount of Rs. 55,63,901.00 (Rupees Fifty Five Lakhs Sixty Three Thousand Nine Hundred and One only) as on 31.05.2023 along with applicable future interest and penal interest, charges and cost thereon from 01.06.2023 till the date of re-payment/realization of the dues in full plus other costs and expenses.

### SCHEDULE A (Details of immovable property)

All that part and parcel of land bearing Survey No. 1488/4/A adme