

PUBLIC NOTICE


UNDER BYE-LAW 34 OF THE REGISTERED BYE LAWS OF
THE LAKE TOWN CHS LTD.

PUBLIC NOTICE is hereby given under Bye Law 34 of the Registered Bye Laws of Lake Town Co-operative Housing Society Ltd., Survey No. 11, Katraj, Pune-41. Late. Vitthal Ramchandra Shilimkar & Neeta Vitthal Shilimkar was the nonshare members and shareholders of the Lake Town Co-operative Housing Society Ltd, Having its office at: S. No. 11 (Part), Katraj, and holding Flat No.704, Building no. D-27, 7th Floor (Seventh Floor) in the said society. That said Vitthal Ramchandra Shilimkar died on 21/09/2024 at Chintamani Hospital, Pune, without making any nomination. That his wife named Smt. Neeta Vitthal Shilimkar, Ruturaj Vitthal Shilimkar (Son) & Vinay Vitthal Shilimkar (Son) applied for transmission of shares and holding for ownership in the society. The society hereby invites Claims or objections from heir or legal heirs or other claimants/objectors to the transfer of the said Shares and interest of the deceased Member in the Capital / property, of the Society within a period of **10 (Ten) days** from the publication of this notice, with copies of such documents and other proofs in support of his/her/their the claims/objectors for transfer of Shares and interest of the deceased member in the claims property of the Society. If no claims/objections are received within the period prescribed above, the Society shall be free to deal with the Shares and the interest of the deceased member in the capital property of the Society in such manner as is provided under the byelaws of the society. The claims / objections, if any, received by the Society for the transfer of shares and interest of the deceased member in capital / property of the Society shall be dealt with in the manner provided under the bye-laws of the Society. A copy of the registered bye-laws of the Society is available for inspection by the claimants /objectors, in the office of the society/ with the Secretary of the society between 10.30 AM to 6.00 PM from the date of publication of the notice till the date of expiry of its Period.

THIS IS LEGAL PUBLIC NOTICE GIVEN AS PER THE DIRECTIVE PRINCIPLES UNDER BYE LAW 34 OF THE SOCIETY FOR CLAIMING OBJECTION FROM MEMBERS AND PUBLIC AT LARGE REGARDING TRANSFER OF THE SHARES OF DECEASED MEMBER OF THE SOCIETY.

Sd/-
For and on behalf of
Lake Town Co-op Housing Society Ltd.
Katraj, Pune.
Adv. K. R. Khade
Shivajinagar, Pune-5, **Mob:-9970617938**

Office no. 4, 3rd floor, Shree Chambers, Behind Shivajinagar Dist. & Session Court, Shivajinagar, Pune-5, **Mob:-9970617938**

	<h1 style="margin: 0;">ABHYUDAYA CO-OP. BANK LTD.</h1> <p style="margin: 0;">(Multi-State Scheduled Bank)</p> <p style="margin: 0;">Zonal Office : 598, Dhanwant Plaza, Budhwar Path, Pune - 411002,</p> <p style="margin: 0;">Tel. : 020 - 24434198 / 24482916</p>
<h2 style="margin: 0;">[Under Rule 8(1)] Possession Notice</h2>	
<p>Whereas, The undersigned being the Authorised officer of the Abhyudaya Co-Op. Bank Ltd. under the Securitisation & Reconstruction of Financial Assets & 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 bearing Ref. No. DGM(P)/L&R/EOS-257/123/2024-25 dated 18/03/2025 calling upon the Borrowers Mr. Sakhare Vijay Yogiraj, Mrs. Sakhare Swati Vijay and others to repay amount mentioned in the notice being Rs. 21,27,185.89 (Rupees Twenty One Lakh Twenty Seven Thousand One Hundred Eighty Five and Paise Eighty Nine) with further interest and cost from 01/03/2025 within 60 days from the date of receipt of the said notice.</p> <p>The Borrower Mr. Sakhare Vijay Yogiraj, Mrs. Sakhare Swati Vijay and others having failed to repay the entire amount, notice is hereby given to them and the public in general, that the undersigned has taken Symbolic Possession of the property described herein below in exercise of powers conferred on them under sub section (4) of the section 13 of Act read with Rule 8 of the security Interest Enforcement Rules 2002 on this 12th day of June 2025.</p> <p>Mr. Sakhare Vijay Yogiraj, Mrs. Sakhare Swati Vijay in particular and 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 Abhyudaya Co-Op. Bank Ltd. for an aggregate amount of Rs. 21,69,776.89 (Rupees Twenty One Lakh Sixty Nine Thousand Seven Hundred Seventy Six and Paise Eighty Nine) with further interest from 01/06/2025.</p> <p>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.</p>	
<h3 style="margin: 0;">Description of the Immoveable/Movable Property</h3>	
<p>All that piece and parcel of the property being Flat No. 18, on 4th Floor, admeasuring built up area 562 sq. ft. i.e. 52.23 Sq.Mtrs. including Balcony, in the building known as "Sai Srushti", S. No. 5, Hissa No. 1/1C, Village - Narhe, Tal. - Havelli, Dist - Pune. (Owned by Mr. Sakhare Vijay Yogiraj and Mrs. Sakhare Swati Vijay)</p>	
<p>Date : 12/06/2025 Place : Pune</p>	<p>(H. R. Deshmukh) Authorised Officer, Abhyudaya Co-Op. Bank Ltd.</p>

PUBLIC NOTICE

<p>It is hereby notified for the information of the public at large that, Owner, Mr. Vinod Manikchand Rode has negotiated with my client to sale the scheduled property, the said Owner assured that his right in the scheduled property is free from all encumbrances such as charge, lien lease, gift, agreement, power of attorney, any claims of whatsoever nature. However, if anybody is having any right, title, interest or claim of above nature or any other claim whatsoever, any such person/s having concern is/ are therefore called upon to inform the undersigned within 10 days from publication of this Notice, any objection, claim, interest, right in respect of the scheduled property with original supporting documents. If any objections are not received from anybody within the period stipulated above, it will be presumed that the scheduled property is free from all encumbrances and nobody has any right, title, interest or claim in the same and/or if anybody having any such claim has willingly surrendered the same and thereafter no objections shall be entertained, which please note.</p> <p>SCHEDULE</p> <p>All the place and parcel of Flat bearing No. 106, having Built-up area acdm. about 54.13 Sq. Mtrs. along with attached Terrace area acdm. About 9.75 Mtrs. situated on First Floor withing the project namely "Ganga Dham Phase-2" and Gangadham Gruhuk Co-op Hsg. Society Ltd., constructed on the land bearing City Survey No. 612/1/1, 615/1/2 and S. No. 615/2 to 8/1 situate at village Bibavewadi, Taluka-Haveli, Dist Pune, with the limits of Pune Municipal Corporation and also with the jurisdiction of Sub Registrar Haveli Pune and said flat is bounded as under: By Open to sky and lift, West : By Terrace and Open to Sky, North :By Building No. G-1, South :By Flat No. 105, Date 16/6/2025.</p> <p>Amrish A. Kedari, Advocate JHJ Legal, 301/302, 3rd Floor, Atharva Jayatu Building, Plot No. 280 B/7, CTS No. 383/8, Timber Merchant Colony, Ghorpada Peth, Pune- 411042, Tel : (020) 26449499</p>	<p>At Late Town Co-operative Housing Society Ltd, Survey No. 11, Katraj, Pune, that Late, Vittal Ramchandra Shilimkar & Neeta Vittal Shilimkar was the bonafide members and shareholders of the Late Town Co-operative Housing Society Ltd, Having its office at: S. No. 11 (Part), Katraj, and holding Flat No.704, Building no. 12-2, 7th Floor (Seventh Floor) of the said society. That said Vittal Ramchandra Shilimkar died on 21/09/2024 at Chintamani Hospital, Pune, without making any nomination. That his wife named Smt. Neeta Vittal Shilimkar, Ruturaj Vittal Shilimkar (Son) & Vinay Vittal Shilimkar (Son) applied for transmission of shares and holding for ownership in the society. The society hereby invites Claims or objections from heir or legal heirs or other claimants/objectors to the transfer of the said Shares and interest of the deceased Member in the Capital / property, of the Society within a period of 10 (Ten) days from the publication of this notice, with copies of such documents and other proofs in support of his/her/their claims/objections for transfer of Shares and interest of the deceased member in the claims property of the Society. If no claims/ objections are received within the period prescribed above, the Society shall be free to deal with the Shares and the interest of the deceased member in the capital property of the Society in such manner as is provided under the bylaws of the society. The claims /objections, if any, received by the Society for transfer of shares and interest of the deceased member in capital / property of the Society shall be dealt with in the manner provided under the bye-laws of the Society. A copy of the registered by-laws of the Society is available for inspection by the claimants /objectors, in the office of the society/ with the Secretary of the society between 10.30 AM to 6.00 PM from the date of publication of the notice till the date of expiry of its Period.</p> <p>THIS IS LEGAL PUBLIC NOTICE GIVEN AS PER THE DIRECTIVE PRINCIPLES UNDER BYE LAW 34 OF THE SOCIETY FOR CLAIMING OBJECTION FROM MEMBERS AND PUBLIC AT LARGE REGARDING TRANSFER OF THE SHARES OF DECEASED MEMBER OF THE SOCIETY.</p> <p>Sd/- For and on behalf of Lake Town Co-op Housing Society Ltd, Katraj, Pune. Adv. K. R. Khade Office no. 4, 3rd floor, Shree Chambers, Behind Shivajinagar Dist. & Session Court, Shivajinagar, Pune-5, Mob:9970617938</p>
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OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED

<p>OMKARA ASSETS RECONSTRUCTION PVT. LTD.</p>	<p>CIN: U67100T20414PTC026363 Corporate Office: Kohnoor Square, 47th Floor, N.C.Kelkar Marg, R.G.Gadkari Chowk, Dadar (West), Mumbai – 400028 Email: ashwin@omkaraarc.com / jigar.patel@omkaraarc.com Mobile no. 9987400988</p>
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[Appendix - IV-A] [See proviso to rule 6 (f)]

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 ("SARFAESI Act") 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) /co-borrowers/mortgagors/Guarantor(s) that the below described immovable property mortgaged/ charged to the Secured Creditor, The Jalgaon Peoples's Co-operative Bank Limited further, **Omkaara Assets Reconstruction Pvt Ltd (OARPL)** has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 22.03.2024 from The Jalgaon Peoples's Co-operative Bank Limited (Assignor) along with underlying security from assignor Accordingly, OARPL has stepped into the shoes of assignor and empowered to recover the dues and enforce the security. The Authorized Officer of the OARPL took Symbolic Possession on 21.02.2025. The Authorized Officer of OARPL hereby intends to sell the below mentioned secured properties for recovery of dues and hence the tenders/bids are invited in sealed cover for the purchase of the secured properties. The properties shall be sold in exercise of rights and powers under the provisions of SARFAESI Act, on "As is where is", "As is what is", "Whatever there is" and "Without recourse Basis" for recovery of amount shown below in respective column due to OARPL as Secured Creditor from respective Borrower, Guarantor(s) and Mortgagor(s) shown below. Details of the Borrower(s)/Guarantors/Mortgagors, Securities, Outstanding Dues, Date of Demand Notice sent under Section 13(2), Reserve Price, Bid Increment Amount, and Earnest Money Deposit (EMD), and known encumbrances (if any) is given as under:

Sr. No.	Name of Borrower(s) Guarantors/ Mortgagors	Details of the Secured Asset	Owner of the property	Demand Notice Date and Amount	Reserve Price	Bid Increment	EMD
1.	Hotel Pearl (Borrower). 2. Venkatesh Sakhamang Ghatge (Partner/ Guarantor/Mortgagor) – Deceased - Through his Legal Heirs viz. Mrs Madhavi Kavadi, Mrs Pallavi Tendolkar and Mrs. Aditi Phadke. 3. Mrs. Rama Venkatesh Ghatge (Partner/ Guarantor/Mortgagor). 4. Mr. Vijay Venkatesh Ghatge (Partner/ Guarantor/Mortgagor). 5. Mrs. Kavita Vijay Ghatge (Partner/Guarantor/Mortgagor). 6. Mr. Khanlety Siddharth Shiviling (Guarantor). 7. Mr. Vijay Madhukar Jadhav (Guarantor). 8. Mr. Ajay Dattatray Dongare (Guarantor).	Land and construction thereon at C.S. No. 380/2K-E, Ward, Mal colony road, Kolhapur having area 40.83 Sq. Mtrs. and shed thereon having area 44.53 Sq. Mtrs, Kolhapur – 416008. Boundaries: North: Property of Shri V.S. Ghatge South: Road East: Remaining land of RS No. 380/2K West: Remaining land of RS No. 380/2K	Mrs. Kavita V. Ghatage.	On: 04.11.2024 Rs. 25,24,06,142/- (Rupees Twenty-Five Crore Twenty-Four Lakh Six Thousand One Hundred and Forty-Two Only) as on 31.10.2024.	Rs. 2,50,00,000/-	Rs. 10,00,000/-	Rs. 25,00,000/-

Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD: 21st July 2025 up to 6:00 pm Date of E- Auction & Time- 23rd July 2025 at 11:00 am to 12:30 pm (noon)

Possession type:- Symbolic

Inspection Date :- 20th June 2025 at 02.00 PM to 03.00 PM

Account: 05505013108, Name of the Beneficiary: Omkaara P519/2023-24 Trust, Bank Name: ICICI Bank, Branch: ICICI BKC Towers, IFSC Code: ICIC0000555

TERMS & CONDITION OF THE AUCTION: For detailed terms and conditions of the sale please refer to the link provided in <http://www.omkaraarc.com/auction.php>. The auction shall be conducted online by OARPL. The last date of submission of bid (online as well as in hard copy) along with EMD (DD/ Pay Order in original or remittance by way of NEFT/ RTGS) is 21.07.2025 by 6:00 PM. The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact E-Auction Service Provider "Ms. C1 India Pvt. Ltd", Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: support@bankeauctions.com, Mr. Bhavik Pandya, Mobile : 8866682937 E mail – maharashtra@c1india.com and for any property related query contact the Authorized Officer. Intending bidders shall comply and give declaration under the Section 29A of Insolvency and Bankruptcy Code, 2016, for detailed information please refer to the Terms and Conditions.

This notice is also a mandatory Notice of not less than 30 (Thirty) days to the Borrower(s) /Guarantors/Mortgagors of the above loan account under Rule 8 (6), of Security Interest (Enforcement) Rule, 2002 and provisions of Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of auction/sale through e-auction on the above referred date and time with the advice to redeem the assets if so desired by them, by paying the outstanding dues as mentioned herein above together with further interest and all costs charges and expenses within the time stipulated under the SARFAESI Act. In case of default in payment, the property shall at the discretion of the Authorized Officer/Secured Creditor be sold through any of the modes as prescribed under Rule 8 (5) of Security Interest (Enforcement) Rule, 2002.

Date: 17.06.2025
Place: Mumbai

Sd/- Ashwin Newalkar,Assistant Vice President, Omkaara Assets Reconstruction Pvt Ltd.

(Acting in its capacity as a Trustee of Omkaara P519/2023-24 Trust)

PUBLIC NOTICE ON AUCTION OF PLEDGED GOLD ORNAMENTS									
S. No.	Account Name	Client ID	No. of Acc.	Bal. Outstanding as on 15/06/2025	Weight (grams)				