

**FORM A**  
**Public Announcement**

(Under Regulation 6 of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016)

**FOR THE ATTENTION OF THE CREDITORS OF PIONEER CHANNEL FACTORY  
PRIVATE LIMITED**

<b>Relevant Particulars</b>		
1.	Name of corporate debtor	Pioneer Channel Factory Private Limited
2.	Date of incorporation of CD	18-10-1994
3.	Authority under which corporate debtor is incorporated / registered	ROC Mumbai
4.	Corporate Identity No. (CIN)	U92120MH1994PTC082104
5.	Address of CD	A-21, 1st Floor, Ghanshyam Industrial Estate, Off Veera Desai Road, Andheri (W), Mumbai - 400053.
6.	Insolvency commencement date in respect of corporate debtor	11.03.2025
7.	Estimated date of closure of insolvency resolution process	07-09-2025
8.	Name and registration number of the insolvency professional acting as interim resolution professional	Name: Bharati Manoj Daga IBBI/IPA-01/IP-P01963/20-21/13070
9	Address and e-mail of the interim resolution professional, as registered with the Board	Email: bharteedaga1008@gmail.com Address: 94B, Palash tower, Veera Desai rd, Andheri (W), Mumbai 53
10	Address and e-mail to be used for correspondence with the interim resolution professional	Email: cirp.pioneerchannel@gmail.com Address: 94B, Palash tower, Veera Desai rd, Andheri (W), Mumbai 53
11	Last date for submission of claims	25-03-2025
12	Classes of creditors, if any, under clause (b) of sub-section (6A) of section 21, ascertained by IRP	NA
13	Names of Insolvency Professionals identified to act as Authorised	NA

	Representative of creditors in a class (Three names for each class)	
14	(a) Relevant Forms and (b) Details of authorized representatives are available at:	<a href="https://ibbi.gov.in/en/home/downloads">https://ibbi.gov.in/en/home/downloads</a>
		NA

1. Notice is hereby given that the National Company Law Tribunal has ordered the commencement of a corporate insolvency resolution process of the Pioneer Channel Factory Private Limited on 10-03-2025 and received on 11-03-2025.

2. The creditors of PIONEER CHANNEL FACTORY PRIVATE LIMITED, are hereby called upon to submit their claims with proof on or before 25-03-2025 to the interim resolution professional at the address mentioned against entry No. 10.

3. The financial creditors shall submit their claims with proof by electronic means only. All other creditors may submit the claims with proof in person, by post or by electronic means.

4. A financial creditor belonging to a class, as listed against the entry No. 12, shall indicate its choice of authorised representative from among the three insolvency professionals listed against entry No.13 to act as authorised representative of the class (NA) in Form CA.

Submission of false or misleading proofs of claim shall attract penalties.



**Bharati Manoj Daga**

Interim Resolution Professional  
IBBI/IPA-01/IP-P01963/20-21/13070

AFA No.:  
AA1/13070/02/311225

Place: Mumbai  
Date: 13-03-2025

### कंत्राटदारांचा आता संयम सुटला कोणत्याही क्षणी टोकाची भूमिका

मुंबई - राज्य सरकारच्या अखेरच्या निर्णयाने कंत्राटदारांचा आता संयम सुटला आहे. कोणत्याही क्षणी टोकाची भूमिका...

### आमदार बाळाजी किर्णोकर हत्याप्रकरणी तपास सुरू

मुंबई - आमदार बाळाजी किर्णोकर यांच्या हत्याप्रकरणी तपास सुरू आहे. मुंबई पोलिसांनी याबाबतची तपासणी सुरू केली आहे.

### रोजा सोडण्यासाठी पदपथाची अडवणूक! कारवाई करावी!

मुंबई - रोजा सोडण्यासाठी पदपथाची अडवणूक करणे हा एक गंभीर प्रश्न आहे. याबाबत कारवाई करावी, असे आवाहन करण्यात आले आहे.

### प्रशांत कोरकरला १७ मार्चपर्यंत दिलासा

मुंबई - प्रशांत कोरकरला १७ मार्चपर्यंत दिलासा देण्यात येईल. याबाबतची तपासणी सुरू आहे.

### युकेनेच राष्ट्राध्यक्ष झेलेन्स्की ३० दिवसांच्या युद्धबंदीसाठी तयार

मुंबई - युकेनेच राष्ट्राध्यक्ष झेलेन्स्की ३० दिवसांच्या युद्धबंदीसाठी तयार आहे. याबाबतची तपासणी सुरू आहे.

### पाकिस्तानातील रेल्वे अपहरणनाट्य समाप्त

मुंबई - पाकिस्तानातील रेल्वे अपहरणनाट्य समाप्त झाले आहे. याबाबतची तपासणी सुरू आहे.

### जम्मूतून मुस्लिम संघटनेचा नेतृत्व करणारा अखेरचा नेता

मुंबई - जम्मूतून मुस्लिम संघटनेचा नेतृत्व करणारा अखेरचा नेता आहे. याबाबतची तपासणी सुरू आहे.

### दत्ता गाडगाडे १४ दिवसांची न्यायालयीन कोठडी

मुंबई - दत्ता गाडगाडे १४ दिवसांची न्यायालयीन कोठडी आहे. याबाबतची तपासणी सुरू आहे.

### संभल मशीद रंगरंगोटीला हायकोर्टाची अनुमती

मुंबई - संभल मशीद रंगरंगोटीला हायकोर्टाची अनुमती आहे. याबाबतची तपासणी सुरू आहे.

### दादरमध्ये महिलांचा विशेष कार्यक्रम संपन्न

मुंबई - दादरमध्ये महिलांचा विशेष कार्यक्रम संपन्न झाले आहे. याबाबतची तपासणी सुरू आहे.

### महाराष्ट्र नौवयव प्राधिकरणाचा नवीन अध्यक्ष

मुंबई - महाराष्ट्र नौवयव प्राधिकरणाचा नवीन अध्यक्ष आहे. याबाबतची तपासणी सुरू आहे.

### भाडेत्वावरील बसगाड्यांच्या कार्यादेशाची चौकशी करणार

मुंबई - भाडेत्वावरील बसगाड्यांच्या कार्यादेशाची चौकशी करणार आहे. याबाबतची तपासणी सुरू आहे.

### मुंबई इमारत दुरुस्ती व पुनर्रचना मंडळ (नगरकायदा)

मुंबई इमारत दुरुस्ती व पुनर्रचना मंडळ (नगरकायदा) याबाबतची तपासणी सुरू आहे.

CSB Bank PUBLIC NOTICE ON AUCTION OF PLEDGED GOLD ORNAMENTS. Table with columns: S. No., Account No., Client ID, No. of Au., Bid Amount, Auction Date.

जम्मूतून मुस्लिम संघटनेचा नेतृत्व करणारा अखेरचा नेता. Text regarding the leadership of the Muslim organization in Jammu.

महाराष्ट्र नौवयव प्राधिकरणाचा नवीन अध्यक्ष. Text regarding the new chairman of the Maharashtra Navy Board.

दादरमध्ये महिलांचा विशेष कार्यक्रम संपन्न. Text regarding a special program for women in Dadar.

भाडेत्वावरील बसगाड्यांच्या कार्यादेशाची चौकशी करणार. Text regarding the audit of bus hire contracts.

मुंबई इमारत दुरुस्ती व पुनर्रचना मंडळ (नगरकायदा). Text regarding the Mumbai Building Maintenance and Reconstruction Authority.

**Unit No. 25, 26 & 27, Laxmi Plaza, Laxmi Industrial Estate, New Link Road, Andheri West, Mumbai - 400053.**  
**Email: mumbai\_andheriwest@tmbank.in**  
**Ph: 022 26366240 / 26366260**  
**CIN : L65110TN1921PLC001908**

**DEMAND NOTICE UNDER SECTION 13 (2) OF THE SARFAESI ACT**

**Borrowers:**  
 Ms. Vaishali Sanjay Mohite (Borrower) D/o. Mr. Sanjay Mohite, Sainath Chawl Committee, Ambedkar Nagar, Datta Mandir Road, Malad East, Mumbai-400097.  
 Mrs. Sunanda Sanjay Mohite (Co-Borrower) W/o. Mr. Sanjay Mohite, Sainath Chawl Committee, Ambedkar Nagar, Datta Mandir Road, Malad East, Mumbai-400097.

**Dear Sir/Madam,**  
 Sub: Demand Notice Under Section 13 (2) of SARFAESI Act in respect of Loan A/c No. 214700950100113 Term Loan ₹20.00 lakhs availed by Ms. Vaishali Sanjay Mohite (Borrower) & Mrs. Sunanda Sanjay Mohite (Co-Borrower), availed at Mumbai Andheri west branch on 13.03.2023.



**SAFARI INDUSTRIES (INDIA) LTD.**  
 302-303, A Wing, The Cube, CTS No. 1498, A/2, MV Road, Marol, Andheri (E), Mumbai - 400059

Notice is hereby given that the Certificate(s) for the mentioned securities of the Company have been lost / misplaced and the holder(s) of the said securities have applied to the Company.

Shareholder's Name	Folio No.	Certificate No.	Distinctive No.	Shares	Face Value
Jagruti Ishwarlal Parekh	J00079	407	230256 - 230755	500	Rs. 2

Any person having any claim in respect of the said securities should lodge such claim with the company at its Registrar Office within 15 days from this date, else the company will proceed to issue Duplicate Share Certificate(s) without further information.

Place: Mumbai Sd/-  
 Date: 13.03.2025 Jagruti Ishwarlal Parekh

**LLOYDS METALS AND ENERGY LTD**  
 Plot No A-1-2, MIDC Area, Ghugus, Chandrapur, Maharashtra, 442905

Notice is hereby given that the Certificate(s) for the under mentioned 1000 Equity Shares of the Company have been lost / misplaced and the holder(s) / purchaser(s) of the said Equity Shares have applied to the Company to issue duplicate Share Certificate(s). Any person who has a claim in respect of the said Shares should lodge the same with the Company at its Registered Office within 21 days from this date else the Company will proceed to issue duplicate certificate(s) to the aforesaid applicants without any further intimation.

Folio No	Name of Shareholder	No of Shares	Certificate Nos	Distinctive Nos.	Face Value
0382108	RAMCHANDRA S. KALGUDE	1000	1490	17236410	Rs. 1

Place: Mumbai NAME OF SHARE HOLDER  
 Date: 13.03.2025 RAMCHANDRA S KALGUDE

**Form No. INC-25A**  
 Advertisement to be published in the newspaper for conversion of public company into a private company

Before the Regional Director, Ministry of Corporate Affairs, Western Region, Mumbai

In the matter of the Companies Act, 2013, Section 14 of Companies Act, 2013 and Rule 41 of the Companies (Incorporation) Rules, 2014

And

In the matter of M/s. Jayamkondam Power Limited having its registered office at 714, Ijmima Business complex, Mind Space, Opp Interface-7, Malad West 400064

...Applicant

Notice is hereby given to the general public that the Company intending to make an application to the Central Government under Section 14 of the Companies Act, 2013 read with aforesaid rules and is desirous of converting into a Private Limited Company in terms of the special resolution passed at the Extra Ordinary General Meeting held on Thursday, March 06, 2025 to enable the company to give effect for such conversion.

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**SCHEDULE - A**

S.No	Nature of Facility with Account Number	Amount Outstanding as on 12.03.2025	Date of Execution of Loan Documents
1	Term Loan Rs. 20,00,000/- (214700950100119)	Rs.20,39,351.48	13/03/2023
<b>Total</b>		<b>Rs.20,39,351.48</b>	

**SCHEDULE B (Primary Security)**

S.No	Limit details	Details of Security
1	Term Loan Rs. 20,00,000/- (214700950100119)	On Equitable Mortgage of Residential New Flat No. 204, admeasuring 360.25 sq ft Carpet area, 432.30 Sq.Ft. Builtup area, on 2nd Floor, in 'A' Wing, in Building No.1, building known as "Prithvi Sai Yash Complex", constructed on the land bearing Old Gut No. 646, New Gut No. 359, situate, lying and being at Village Shirgaon, Taluka and District Palghar, within the Jurisdiction of Sub-Registrar of Palghar and Zilla Parishad Palghar 401404 standing in the name of Ms. Vaishali Sanjay Mohite.

Sd/-  
 Authorized Officer  
 Tamolnad Mercantile Bank Ltd.,  
 (For Mumbai Andheri west Branch)

**Unit No. 25, 26 & 27, Laxmi Plaza, Laxmi Industrial Estate, New Link Road, Andheri West, Mumbai - 400053.**  
**Email: mumbai\_andheriwest@tmbank.in**  
**Ph: 022 26366240 / 26366260**  
**CIN : L65110TN1921PLC001908**

**DEMAND NOTICE UNDER SECTION 13 (2) OF THE SARFAESI ACT**

**Borrowers:**  
 Mr. Irfan Babu Shaikh (Borrower) M/o. Mr. Babu Mohammed Shaikh, Galli No.12, Room No. 98, Daulat Nagar, Nehru Nagar, Borivali East, Mumbai - 400066. Mrs. Zaiba Alibadsha Mujawar, (Co-Borrower) W/o. Mr. Irfan Babu Shaikh, Galli No. 12, Room No. 98, Daulat Nagar, Nehru Nagar, Borivali East, Mumbai - 400066.

**Dear Sir/Madam,**  
 Sub: Demand Notice Under Section 13 (2) of SARFAESI Act in respect of Loan A/c No. 214700950100133 Term Loan Rs. 18.80 lakhs availed by Mr. Irfan Babu Shaikh (Borrower) & Mrs. Zaiba Irfan Shaikh (Co-Borrower), availed at Mumbai Andheri west branch on 03.08.2023.



**GATEWAY DISTRIKARKS LIMITED**  
 Regd. Office: Sector 6, Dronagiri, Taluka Uran, Raigarh, Navi Mumbai, Maharashtra, India, 400707  
 Ph: +91 22 2724 6500 Fax: +91 22 2724 6538  
 Email: investors@gatewaydistriparks.com Website: www.gatewaydistriparks.com

**NOTICE TO SHAREHOLDERS**  
**TRANSFER OF EQUITY SHARES TO INVESTOR EDUCATION & PROTECTION FUND AUTHORITY**

Notice is hereby given that in pursuant to the provisions of Section 124(6) of the Companies Act, 2013 ("the Act") read with the Investor Education and Protection Fund Authority (Accounting Audit, Transfer and Refund) Rules, 2016 ("the IEPF Rules"), as amended time to time, all shares in respect of which dividend has not been paid or claimed for seven consecutive years or more shall be transferred by the Company to the Investor Education and Protection Fund (IEPF).

**Motilal Oswal Home Finance Limited**  
 Corporate Office: Motilal Oswal Tower, Rahimullah Sayani Road, Opposite ST Depot, Prabhadevi, Mumbai-400025. Email: - hqenquiry@motilaloaswal.com.  
 CIN Number: A-669323M2013PLC248741

**PUBLIC NOTICE FOR E-AUCTION CUM SALE**

**E-Auction Sale Notice of 15 Days for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002**, read with provision to rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and to the borrowers/guarantors/mortgagors in particular, that the under mentioned property mortgaged to Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation Limited) will be sold on "As is where is", "As is what is", and "Whatever there is", by way of "online e-auction" for recovery of dues and further interest, charges and costs etc, as detailed below in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002) through website www.motilaloaswal.com as per the details given below:

Sr. No.	Borrower(s)/Guarantor(s)/ Loan Account	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price, EMD & Last Date of Submission of EMD
1	LAN: LXVIR00116-170039213 Branch: WIRAR Borrower: BHIMRAO RAMCHANDRA KOLEKAR Co-Borrower: TUKARAM RAMCHANDRA KOLEKAR	12-09-2023 For Rs. 13,42,536/- (Rupees Thirteen Lac Forty Two Thousand Five Hundred Thirty Six Only)	Flat No.303, 3rd Floor, Bldg No. 12, Rameshwar Apartment, Aivali Dhokli, Taluka- Ambarnath, Dist- Thane, Maharashtra 421301	Reserve Price: Rs. 8,00,000/- (Rupees Eight Lakh Only) EMD: Rs. 80,000/- (Rupees Eighty Thousand Only) Last date of EMD Deposit: 03-04-2025
2	LAN: LXVIR00115-160020431 Branch: WIRAR Borrower: SHALAKA VAIBHAV BHAGAT Co-Borrower: VAIBHAV VASANT BHAGAT	24-08-2017 For Rs. 20,58,531/- (Rupees Twenty Lac Fifty Eight Thousand Five Hundred Thirty One Only)	Flat No. 402, 4th Floor, Sai Leela House No.2, Land No.32, Dive Gaon, Navi Mumbai Nr. Priyanka Restaurant 400708 Navi-Mumbai Maharashtra India	Reserve Price: Rs. 15,00,000/- (Rupees Fifteen Lakh Only) EMD: Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand Only) Last date of EMD Deposit: 03-04-2025
3	LAN: LXPIM00115-160011223 Branch: AMAR Borrower: AMAR CHANDRAKANT JAGDALE Co-Borrower: ASHWINI AMAR JAGDALE	13-08-2024 For Rs. 24,16,724/- (Rupees Twenty Four Lakh Sixteen Thousand Seven Hundred & Twenty Four Only)	Property No. 3/601 Raywadi Road Mamta Wasti Adarsh Chowk, Sadhana Park 0 0 Khandyapool 412201 Pune Pune Maharashtra	Reserve Price: Rs. 16,60,000/- (Rupees Sixteen Lakh Sixty Thousand Only) EMD: Rs. 1,66,000/- (Rupees One Lakh Sixty Six Thousand Only) Last date of EMD Deposit: 03-04-2025
4	LAN: LXMSOLAPU5222-230644152 Branch: SOLAPUR Borrower: NARAYAN HANAMANTU KAMPALI Co-Borrower: SHOBHA NARAYAN KAMPALI	21-03-2024 For Rs. 20,80,414/- (Rupees Twenty Lac Eighty Thousand Four Hundred Ninety Four Only)	Sr No 35/2/2, Plot No.145 Known By Sidharameshwar Nagar, At Majje Pratap Nagar, On Vijapur Road, Tal-North Solapur, Maharashtra 413007	Reserve Price: Rs. 13,00,000/- (Rupees Thirteen Lakh Only) EMD: Rs. 1,30,000/- (Rupees One Lakh Thirty Thousand Only) Last date of EMD Deposit: 03-04-2025
5	LAN: LXNAS00116-170029750 Branch: NASHIK Borrower: SHASHIKANT DATTATRAY SONAWANE Co-Borrower: DATTATRAY KHANDERAO SONAWANE	13-10-2022 For Rs. 9,66,694/- (Rupees Nine Lac Sixty Six Thousand Six Hundred Ninety Four Only)	Plot No.50, Shivaji Nagar No.2, Shree Ram Nagar, Tal.nandgaon, Nashik, S No.19/1/2, Plot No.15, Near Hanuman Mandir, Opposite Nandgaon College, Nandgaon, Nashik, Maharashtra 423106	Reserve Price: Rs. 10,00,000/- (Rupees Ten Lakh Only) EMD: Rs. 1,00,000/- (Rupees One Lakh Only) Last date of EMD Deposit: 03-04-2025

**Terms and Conditions 1.** The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may visit to the Web Portal : <https://www.auctionbazaar.com/> or the e-Auction Service Provider, M/s. ARCA EMART PRIVATE LIMITED for bidding information & support, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online. The interested buyers may go through the auction terms & conditions and process on the same portal and may contact to **Rakesh Manohar Kandare - 99737298, Amit Suresh Nagawade - 9377055415, Arun Ghude - 9372705657, Deepak Thakur - 7045828073, Vishal Rao - 9372705372, Deepak Shivaji Keswad - 7208816905, Satish Rajendra Bansode - 9860892124, Archana Paranjape - 9807936621** details available on the above mentioned Web Portal and may contact their Centralised Help Desk: + 91 83709 69696, E-mail ID: [contact@auctionbazaar.com](mailto:contact@auctionbazaar.com).

Sd/-  
 Authorized Officer  
 Motilal Oswal Home Finance Limited  
 (Earlier Known as Aspire Home Finance Corporation Limited)

**Unit No. 25, 26 & 27, Laxmi Plaza, Laxmi Industrial Estate, New Link Road, Andheri West, Mumbai - 400053.**  
**Email: mumbai\_andheriwest@tmbank.in**  
**Ph: 022 26366240 / 26366260**  
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**motilal oswal Home Finance**

**Motilal Oswal Home Finance Limited**  
 Corporate Office: Motilal Oswal Tower, Rahimullah Sayani Road, Opposite ST Depot, Prabhadevi, Mumbai-400025. Email: - hqenquiry@motilaloaswal.com.  
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Sr. No.	Borrower(s)/Guarantor(s)/ Loan Account	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price, EMD & Last Date of Submission of EMD
1	LAN: LXVIR00116-170039213 Branch: WIRAR Borrower: BHIMRAO RAMCHANDRA KOLEKAR Co-Borrower: TUKARAM RAMCHANDRA KOLEKAR	12-09-2023 For Rs. 13,42,536/- (Rupees Thirteen Lac Forty Two Thousand Five Hundred Thirty Six Only)	Flat No.303, 3rd Floor, Bldg No. 12, Rameshwar Apartment, Aivali Dhokli, Taluka- Ambarnath, Dist- Thane, Maharashtra 421301	Reserve Price: Rs. 8,00,000/- (Rupees Eight Lakh Only) EMD: Rs. 80,000/- (Rupees Eighty Thousand Only) Last date of EMD Deposit: 03-04-2025
2	LAN: LXVIR00115-160020431 Branch: WIRAR Borrower: SHALAKA VAIBHAV BHAGAT Co-Borrower: VAIBHAV VASANT BHAGAT	24-08-2017 For Rs. 20,58,531/- (Rupees Twenty Lac Fifty Eight Thousand Five Hundred Thirty One Only)	Flat No. 402, 4th Floor, Sai Leela House No.2, Land No.32, Dive Gaon, Navi Mumbai Nr. Priyanka Restaurant 400708 Navi-Mumbai Maharashtra India	Reserve Price: Rs. 15,00,000/- (Rupees Fifteen Lakh Only) EMD: Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand Only) Last date of EMD Deposit: 03-04-2025
3	LAN: LXPIM00115-160011223 Branch: AMAR Borrower: AMAR CHANDRAKANT JAGDALE Co-Borrower: ASHWINI AMAR JAGDALE	13-08-2024 For Rs. 24,16,724/- (Rupees Twenty Four Lakh Sixteen Thousand Seven Hundred & Twenty Four Only)	Property No. 3/601 Raywadi Road Mamta Wasti Adarsh Chowk, Sadhana Park 0 0 Khandyapool 412201 Pune Pune Maharashtra	Reserve Price: Rs. 16,60,000/- (Rupees Sixteen Lakh Sixty Thousand Only) EMD: Rs. 1,66,000/- (Rupees One Lakh Sixty Six Thousand Only) Last date of EMD Deposit: 03-04-2025
4	LAN: LXMSOLAPU5222-230644152 Branch: SOLAPUR Borrower: NARAYAN HANAMANTU KAMPALI Co-Borrower: SHOBHA NARAYAN KAMPALI	21-03-2024 For Rs. 20,80,414/- (Rupees Twenty Lac Eighty Thousand Four Hundred Ninety Four Only)	Sr No 35/2/2, Plot No.145 Known By Sidharameshwar Nagar, At Majje Pratap Nagar, On Vijapur Road, Tal-North Solapur, Maharashtra 413007	Reserve Price: Rs. 13,00,000/- (Rupees Thirteen Lakh Only) EMD: Rs. 1,30,000/- (Rupees One Lakh Thirty Thousand Only) Last date of EMD Deposit: 03-04-2025
5	LAN: LXNAS00116-170029750 Branch: NASHIK Borrower: SHASHIKANT DATTATRAY SONAWANE Co-Borrower: DATTATRAY KHANDERAO SONAWANE	13-10-2022 For Rs. 9,66,694/- (Rupees Nine Lac Sixty Six Thousand Six Hundred Ninety Four Only)	Plot No.50, Shivaji Nagar No.2, Shree Ram Nagar, Tal.nandgaon, Nashik, S No.19/1/2, Plot No.15, Near Hanuman Mandir, Opposite Nandgaon College, Nandgaon, Nashik, Maharashtra 423106	Reserve Price: Rs. 10,00,000/- (Rupees Ten Lakh Only) EMD: Rs. 1,00,000/- (Rupees One Lakh Only) Last date of EMD Deposit: 03-04-2025

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Sd/-  
 Authorized Officer  
 Motilal Oswal Home Finance Limited  
 (Earlier Known as Aspire Home Finance Corporation Limited)

**Unit No. 25, 26 & 27, Laxmi Plaza, Laxmi Industrial Estate, New Link Road, Andheri West, Mumbai - 400053.**  
**Email: mumbai\_andheriwest@tmbank.in**  
**Ph: 022 26366240 / 26366260**  
**CIN : L65110TN1921PLC001908**

**DEMAND NOTICE UNDER SECTION 13 (2) OF THE SARFAESI ACT**

**Borrowers:**  
 Mr. Irfan Babu Shaikh (Borrower) M/o. Mr. Babu Mohammed Shaikh, Galli No.12, Room No. 98, Daulat Nagar, Nehru Nagar, Borivali East, Mumbai - 400066. Mrs. Zaiba Alibadsha Mujawar, (Co-Borrower) W/o. Mr. Irfan Babu Shaikh, Galli No. 12, Room No. 98, Daulat Nagar, Nehru Nagar, Borivali East, Mumbai - 400066.

**Dear Sir/Madam,**  
 Sub: Demand Notice Under Section 13 (2) of SARFAESI Act in respect of Loan A/c No. 214700950100133 Term Loan Rs. 18.80 lakhs availed by Mr. Irfan Babu Shaikh (Borrower) & Mrs. Zaiba Irfan Shaikh (Co-Borrower), availed at Mumbai Andheri west branch on 03.08.2023.



**SCHEDULE - A**

S.No	Nature of Facility with Account Number	Amount Outstanding as on 02.02.2025	Date of Execution of Loan Documents
1	Term Loan - Rs. 18,80,000/- (214700950100133)	Rs.18,03,325.09	03/08/2023
<b>Total</b>		<b>Rs.18,03,325.09</b>	

**SCHEDULE B (Primary Security)**

S.No	Limit details	Details of Security
1	Term Loan Rs. 18,80,000/- (214700950100133)	On Equitable Mortgage of Residential Flat No. 302, admeasuring 332 Sq. Ft. carpet area, 398.35 sq ft Built up area, on 3rd Floor, in 'A' Wing, in Building No. 1, Type-1, building known as "Krishna Darshan" at Village Navli, Naval Nagar, Navali, Taluka and District Palghar, within the Jurisdiction of Sub-Registrar of Palghar and Zilla Parishad Palghar 401404 standing in the name of Mr.Irfan Babu Shaikh, S/o.Mr.Babu Mohammed Shaikh.

Sd/-  
 Authorized Officer  
 Tamolnad Mercantile Bank Ltd.,  
 (For Mumbai Andheri west Branch)

**Unit No. 25, 26 & 27, Laxmi Plaza, Laxmi Industrial Estate, New Link Road, Andheri West, Mumbai - 400053.**  
**Email: mumbai\_andheriwest@tmbank.in**  
**Ph: 022 26366240 / 26366260**  
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**Borrowers:**  
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**Dear Sir/Madam,**  
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**motilal oswal Home Finance**

**Motilal Oswal Home Finance Limited**  
 Corporate Office: Motilal Oswal Tower, Rahimullah Sayani Road, Opposite ST Depot, Prabhadevi, Mumbai-400025. Email: - hqenquiry@motilaloaswal.com.  
 CIN Number: A-669323M2013PLC248741

**PUBLIC NOTICE FOR E-AUCTION CUM SALE**

**E-Auction Sale Notice of 15 Days for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002**, read with provision to rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and to the borrowers/guarantors/mortgagors in particular, that the under mentioned property mortgaged to Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation Limited) will be sold on "As is where is", "As is what is", and "Whatever there is", by way of "online e-auction" for recovery of dues and further interest, charges and costs etc, as detailed below in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002) through website www.motilaloaswal.com as per the details given below:

Sr. No.	Borrower(s)/Guarantor(s)/ Loan Account	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price, EMD & Last Date of Submission of EMD
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**Email: m**