

FORM A
PUBLIC ANNOUNCEMENT

(Regulation 14 of the Insolvency and Bankruptcy Board of India (Voluntary Liquidation Process) Regulations, 2017)

**FOR THE ATTENTION OF THE STAKEHOLDERS OF SIL TRANSMISSION
(RAJASTHAN) PRIVATE LIMITED**

1.	NAME OF CORPORATE PERSON	SIL TRANSMISSION (RAJASTHAN) PRIVATE LIMITED
2.	DATE OF INCORPORATION OF CORPORATE PERSON	20-12-2006
3.	AUTHORITY UNDER WHICH CORPORATE PERSON IS INCORPORATED/REGISTERED	Registrar Of Companies Ahmedabad
4.	CORPORATE IDENTITY NUMBER / LIMITED LIABILITY IDENTITY NUMBER OF CORPORATE PERSON	U40100GJ2006PTC049608
5.	ADDRESS OF THE REGISTERED OFFICE AND PRINCIPAL OFFICE (IF ANY) OF CORPORATE PERSON	Registered office: Office No. 611, 6 th Floor, Sun Central Place, SP Ring Road, Near Bopal Ambali Cross Road, Ahmedabad - 380058 Principal Office: C-6, Phase 1, Liberty Co-operative Society North Main Road, Koregaon Park, Pune, Maharashtra, India, 411001
6.	LIQUIDATION COMMENCEMENT DATE OF CORPORATE PERSON	17-01-2026
7.	NAME, ADDRESS, EMAIL ADDRESS, TELEPHONE NUMBER AND THE REGISTRATION NUMBER OF THE LIQUIDATOR	Uday Shreeram Sakrikar 303 Rahul Vihar A, Lane Nos 8, Dahanukar Colony Kothrud Pune 411038 Email: ipudaysakrikar@gmail.com Process Specific: IP Registration Nos: IBBI/IPA-001/IP-P01230/2018-19/11927 AFA Nos AA1/11927/02/300627/109014, valid till 30.06.2027
8.	LAST DATE FOR SUBMISSION OF CLAIMS	16-02-2026

Notice is hereby given that **the SIL TRANSMISSION (RAJASTHAN) PRIVATE LIMITED** has commenced voluntary liquidation on **17-01-2026**.

The stakeholders of SIL TRANSMISSION (RAJASTHAN) PRIVATE LIMITED are hereby called upon to submit a proof of their claims, on or before **16-02-2026**, to the liquidator at the address mentioned against item 7.

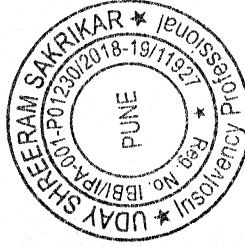
The financial creditors shall submit their proof of claims by electronic means only. All other stakeholders may submit the proof of claims in person, by post or by electronic means.

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

Uday
Name and Signature of the Liquidator:

Uday Shreeram Sakrikar

22-01-2026 Pune :



FINANCIAL EXPRESS

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U GRO Capital Limited

4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070

POSSESSION NOTICE APPENDIX IV (SEE RULE 8(1)) FOR MOVABLE PROPERTY

Whereas, the undersigned being the Authorized Officer of UGRO Capital Limited, having its registered office at 4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of the powers conferred under Section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a Demand notice dated 08-10-2024 calling upon the Borrowers 1) SHIV ASHISH DENTAL CARE 2) ASHISHKUMAR ARVINDKUMAR NAYAK having Loan Account Number HCFAHMMLN00001029385, HCFAHMMLN00001018425 to repay the amount mentioned in the notice being Rs. 43,29,782/- (Rupees Forty Three Lakh Twenty Nine Thousand Seven Hundred Eight Only/-) as on 08-10-24 together with interest thereon, within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of Section 13 of the Act read with Rule 8 of the said rules of the Security Interest (Enforcement) Rules 2002 on this 20th day of January of the year 2026.

The borrowers in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of UGRO Capital Limited for an amount of being Rs. 43,29,782/- (Rupees Forty Three Lakh Twenty Nine Thousand Seven Hundred Eight Only/-) as on 08-10-24 together with interest thereon.

The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

SCHEDULE OF THE SECURED ASSETS(S):

S.No.	Model	Make	Invoice No.
1.	DENTAL DMLS MACHINE WITH NITROGEN GENERATOR AND SPORT CUTTER MACHINE	LABHESVAR LASER TECHNOLOGY.	202306021
2	1. DENTAL CAD CAM SYSTEM 5 AXIS (FULL SETUP) DENTAL SCANNER DENTAL FUMANCE VECUM CLEANER AIR COMPRESSOR, 2 ORTHO ALIGNER	LABHESVAR LASER TECHNOLOGY.	202209031

Place: Gujarat Sd/- (Authorized Officer)
Date: 22.01.2026 For UGRO Capital Limited

Form No. URC-2

Advertisement giving notice about registration under Part I of Chapter XXI [Pursuant to section 374(b) of the Companies Act, 2013 and rule 4(1) of the Companies (Authorized to Register) Rules, 2014]

- Notice is hereby given that in pursuance of sub-section (2) of section 366 of the Companies Act, 2013, an application is proposed to be made after Twenty-one days hereof but before the expiry of thirty days hereinafter to the Registrar at Central Registration Centre (CRC) that M/s. GEMS MASTER BATCH a Partnership Firm may be registered under Part I of Chapter XXI of the Companies Act, 2013, as a Company limited by shares.
- The principal objects of the company are as follows :
To carry on the business of manufacturing, producing, processing, formulating, blending, compounding, packing, buying, selling, importing, exporting and trading of all kinds of plastic masterbatches, colour masterbatches, additive masterbatches, filler masterbatches, polymer compounds, plastic granules, resins, pellets and compounds, including but not limited to PP, PE, HDPE, LDPE, LLDPE, PET, PVC, ABS, PS, nylon and other engineering and commodity plastics, and to deal in raw materials, additives, pigments, fillers, chemicals, intermediates, by-products and allied items used in the plastic and polymer industry.
- A copy of the draft memorandum and articles of association of the proposed company may be inspected at the office at Shop No. 6, Eagle Estate, Opp. Khandha Way-Bridge, Sabalpur, Junagadh-362310 (Gujarat) India.
- Notice is hereby given that any person objecting to this application may communicate their objection in writing to the Registrar at Central Registration Centre (CRC), Indian Institute of Corporate Affairs (IICA), Plot No. 6, 7, 8, Sector 5, IMT Manesar, District Gurgaon, Haryana - 122050 within twenty-one days from the date of publication of this notice, with a copy to the Company at its registered office.

- Ashok Bhanubhai Ghardeshiya (Proposed Director)
- Nehaben Ashokbhai Ghardeshiya (Proposed Director)

HDFC BANK

HDFC Bank Ltd., 1st Floor, Akashika Building, 10 - Vijay Plot Corner, Gondal Road, Rajkot - 360001 (Gujarat), Mo.- 9427772707

POSSESSION NOTICE Appendix-IV, Rule 8(1)

Whereas, The undersigned being the Authorized Officer of the HDFC Bank Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of security interest Act, 2002 and exercise of powers conferred under Section 13(12), read with Rule 9 of the Security Interest (Enforcement) Rules, 2002, issued Demand Notices to the Borrowers mentioned herein below to repay the amount mentioned in the notice, within 60 days from the date of notice/service of the said notice.

The Borrower having failed to repay the amount, notice is hereby given to the Borrowers and the public in general that the undersigned has taken Physical Possession of the properties described herein below on below mentioned date in exercise of powers conferred on him under Section 13(4) of the said Act read with Rule 9 of the said Rule on below mentioned date.

The Borrowers/Guarantors/Mortgagors in particular and the public in general is hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of the HDFC Bank Limited for amount mentioned below and interest & expenses thereon until the full payment.

Sr.	Name of Borrower (s)	Date of Demand Notice & O/S Dues	O/s Amount & as on dt.
1	(1) KISHAN OIL INDUSTRIES – PARTNERSHIP FIRM THROUGH ITS PARTNER NILESH VITTHALBHAI SHERA (2) NILESH VITTHALBHAI SHERA (3) VASANTHAI HANSARAJBHAI SHERA (4) SURESHBHAI VITTHALBHAI SHERA (5) ISHVARBHAI HANSARAJBHAI SHERA CURRENT ACCOUNT-RAJL BUSINESS BANKING LOAN A/C NO. 50200051204530 & 5020005171255 BGC-WCTL-GECL EXTN LOAN A/C NO. 548242146	01.05.2025 & Rs. 1,56,42,242.47/- (Rupees One Crore Fifty Six Lakh Forty Two Thousand Two Hundred Forty Two and Forty Seven Paise Only) as on 29/03/2025	Rs. 1,56,42,242.47/- as on 29/03/2025

Date: 20/01/2026 Sd/-, Authorised Officer
Place : Amreli For HDFC Bank Ltd.

Kotak Mahindra Bank Limited

Registered Office: 27 BKC, C-27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400051. Corporate Identity No. L65110MH1985PLC038137. Regional Office, Kotak Mahindra Bank Ltd., 5th Floor, 5-Wing, Vivan Square, Jodhpur, Rajasthan - 342001, Ahmedabad, Gujarat - 380015, Contact No. : +91 7929171124, 25, 26, Mobile Email ID: puni.mahindra@kotak.com

PUBLIC NOTICE FOR AUCTION CUM SALE

Notice is hereby given to the public in general and in particular to the Borrower/ Co-Borrower/ Guarantor/ Mortgagee that the below described immovable property mortgaged to Kotak Mahindra Bank Ltd. and the Physical Possession of which has been taken over by the Authorised Officer of Kotak Mahindra Bank Ltd., against which expression of interest offer has been received from an intended purchaser at the amount mentioned as Reserve Price and therefore further offers are invited by the undersigned in sealed covers for purchase of immovable property described herein under will be sold on "AS IS WHERE IS" and "AS IS WHAT IS" basis. offers are invited to take part in e-auction through the Web Portal of our e-Auction Service Partner M/s. C1 India Pvt. Ltd. (www.c1india.com) i.e. https://www.bankauctions.com/ by the undersigned for sale of the immovable property of which particulars are given below:-

1) Name of the Borrower(s)/ Guarantor(s)	Demand Notice Date and Amount	Description of the Immovable properties	Reserve Price	Earnest Money Deposit (EMD)	Date / Time of e-Auction
1. Mohan Kumar Modi (Borrower)	30.07.2021 Rs.	Ward No. 3, City Survey Nondh No. 1733, 1734, 1735/B, 1906, 1907, Khandaghi Sher, B/s, Pratistha Apartment, Salabatpura, Tal. Surat, City, Dist. Surat, GUJARAT, 395002.	Rs. 4,80,00,000/- (Rupees Four Crore Eighty Lakh Only)	10% of Bid Amount (Rupees Forty Eight Lakh Only)	12.02.2026 From 11:00 AM to 12:00 PM
2. Usha Mohan Modi (Co-Borrower)	6,58,38,812.71 (Rupees Six Crore Fifty Eight Lakh Thirty Eight Thousand Eight Hundred Twelve and Seventy One Paise only)	Raghukul Textile Market, Wing - C 4th floor, Shop No. 6201/A, & 6205 to 6210 (total 07 shops) B/H. Millennium Textile Market, Near Abhishek Market, Ring Road, Ta. Surat, City, Dist.: Surat, Gujarat - 395002	Rs. 77,00,000/- (Rupees Seventy Seven Lakh Thousand)	10% of Bid Amount (Rupees Seven Lakh Seventy Thousand Only)	12.02.2026 From 11:00 AM to 12:00 PM
3. Aruna Rakesh Modi (Co-Borrower)	Eight Thousand Eight Hundred Twelve and Seventy One Paise only)	Type of Possession : Symbolic			
4. Rakesh Kumar Modi (Co-Borrower)					
5. Mohan Kumar Modi HUF (Guarantor)					
6. Balaji Trendz Pvt. Ltd. (Guarantor)					
7. Tirupati Trendz Pvt. Ltd. (Guarantor)					
(Loan Account No. LAP17893500)					

Date of Inspection of Immovable Properties : 02.02.2026, 11:00 A.M. to 01:00 P.M. Last Date for Submission of Offers / EMD : 10.02.2026, till 04.00 P.M.

IMPORTANT TERMS & CONDITIONS OF SALE -

- 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 go through the website of our E-Auction Service Provider, M/s. C1 India Pvt. Ltd. i.e. https://www.bankauctions.com for bid documents, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted on the day of the auction.
- All the intending purchasers/bidders are required to register their name in the Web Portal mentioned above as https://www.bankauctions.com and generate their User ID and Password in free of cost of their own to participate in the e-Auction on the date and time aforesaid;
- For any enquiry, information, support, procedure and online training on e-Auction, the prospective bidders may contact the M/s. C1 India Pvt. Ltd. Department of our e-Auction Service Partner P Dharani Krishna, through csd@disposalahelp.com Tel. No. : +91 729171124, 25, 26, Mobile No. : 99481 82222 E-mail ID: andhra@icindia.comsupport@bankauctions.com;
- To the best of knowledge and information of the Authorised Officer, there is no encumbrance in the properties. However, the intending bidders may inspect the property and its documents as mentioned above or any other date & time with prior appointment and they should make their own independent inquiries regarding the encumbrance, title of property/ies put on e-Auction and claims/ right/ dues/ affecting the property prior to submitting their bid. The e-Auction advertisement does not constitute any commitment or any representation of KMBL. The property is being sold with all the existing and future encumbrances whether known or unknown to KMBL. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues.
- For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.bankauctions.com) the details of payment of interest-free refundable Earnest Money Deposit (EMD) of the secured asset as mentioned above by way of Demand Draft in favour of 'Kotak Mahindra Bank Limited' payable at Rajkot along with self-attested copies of the PAN Card, Aadhaar Card, Resident Address Proof, Board Resolutions in case of company and Address Proof as specified above.

The Borrower(s)/ Mortgagee(s)/ Guarantor(s) are hereby given STATUTORY 30 DAYS NOTICE UNDER RULE 6(2), 6(8) & 9(1) OF THE SARFAESI ACT to discharge the liability in full and pay the dues as mentioned above along with upto date interest and expenses within in fifteen days from the date of this notice failing which the Secured Asset will be sold as per the terms and conditions mentioned above. In case there is any discrepancy between the publications of sale notice in English and Vernacular newspaper, then in such case the English newspaper will supersede the vernacular newspaper and it shall be considered as the final copy, thus removing the ambiguity. If the borrower/guarantors/mortgagors pays the amount due to Bank, in full before the date of sale, auction is liable to be stopped.

For detailed terms and conditions of the sale, kindly visit our official website https://www.kotak.com/en/bank-auctions.html or contact the Authorised Officer Mr. Prashant Satpute @ 974333999 and Mr. Ashok Motewani @ 967373731 at above mentioned Regional office of Bank Ltd. Special Instruction - e-Auction shall be conducted by our Service Provider, M/s. C1 India Pvt. Ltd. on behalf of Kotak Mahindra Bank Limited (KMBL), on pre-specified date, while the bidders shall be quoting from their own home/offices/ place of their Bid as per their choice above the Reserve Price. Internet connectivity and other paraphernalia requirements shall have to be ensured by bidders themselves. Please note that failure of Internet connectivity (due to any reason whatsoever it may be) shall be sole responsibility of bidders and neither KMBL nor C1 India Pvt. Ltd. shall be responsible for these unforeseen circumstances. In order to ward-off such contingent situation, bidders are requested to make all the necessary arrangements/ alternatives whatever requires so that they are able to circumvent such situation/ still be able to participate in the e-Auction successfully. However, it is requested to the Bidder(s) not to wait till the last moment to quote/ improve his/ her Bid to avoid any such complex situations.

Date : 22.01.2026, Place : Surat Authorised Officer, Kotak Mahindra Bank Ltd.

Tyger Home Finance Private Limited

Registered Office: Shikhar, Nr. Mithakhali Circle, Navrangpura, Ahmedabad-380009, Gujarat, India
Corporate Office: One BKC, C-Wing, 1004/5, 10th Floor, Bandra Kurla Complex, Bandra (East), Mumbai 400 051. Maharashtra, India.
CIN: U65999GJ2017PTCO08960, Website : www.tygerhomefinance.in

PUBLIC NOTICE FOR E-AUCTION CUM SALE

Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of Tyger Home Finance Pvt Ltd. (formerly Known as M/s. Adani Housing Finance Pvt Ltd vide Certificate of Incorporation dated 6th June 2024, issued by the Office of the Registrar of Companies, Ministry of Corporate Affairs, herein after refer to "THPL") under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 for the realization of loan dues from borrowers, in the following loan accounts right to sale on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "Whatever is There is Basis". The sale will be done by the undersigned through website: https://tygerhome.procure247.com/ Particulars of which are given Under:-

Sr. No.	Loan Agreement No./Borrower(s)/Co-Borrower(s)/Guarantor(s)	Description of Immovable property	Demand Notice Date Outstanding Amount (Secured debt)	Reserve Price (RP) EMD Bid Increase Amount
1.	8010HL001074159 / MARATHE SURESH / MARATHE SUNITA SURESH	All that piece and parcel of the Flat No. 307 admeasuring about 667 sq.ft. Super Built up and 33.03 sq.mt. built up area situated on the 3rd Floor Building No.-A of Balaji Residency constructed on bearing Plot No. 129, 130 and 131 of Shivam Residency organized on land bearing revenue survey no. 120/1, 120/2 and its block no. 104, 105 pakee of kadodara sub district Surat together with undivided proportionate share in the said land admeasuring about 5.29 sq.mt. Which is bounded as under:- East:- Adjoining plot No. 131, 130, 129, West:- Adjoining Road, North:- Adjoining Plot No. 97, South:- Adjoining Road.	10-Feb-25 Rs. 671571/- As On Date 10-Feb-25	Rs. 575000/- Rs. 57500/- Rs. 1000/-
2.	8010HL001061756 / 801HL 00174651 / MANUBHAI KALE SHANBHAI KHAMBHALA / MINABEN M KHAMBHALA	All that piece and parcel of the Property of Plot No. 18 Paiki, North side land admeasuring 88.19 Sq. Mt. with house there on bearing Wadhwani revenue Survey No. 2002 Paiki of Surendranagar T.P Scheme no. 2, O.P. No. 12 and Final Plot No. 40, situated at area known as Anand Bazar society near Desai Bhagat's Vav at Surendranagar, Ta. - Wadhwan, Dist. - Surendranagar within municipal limits of Surendranagar Dudhrej Wadhwani Municipality. Which is bounded as under:- East:- Road, West:- Plot No. 17, North:- Plot No. 15, South:- This Plot Paiki other Property	14-Nov-24 Rs. 1752510/- (B746/- & 977847) As On Date 14-Nov-24	Rs. 1500000/- Rs. 150000/- Rs. 1000/-

EMD Submission Account details (10% of RP) NEFT / RTGS A/c No.: ADANI100EMDAH001, Bank Name: ICICI BANK Name of Beneficiary: ADANI HOUSING FINANCE PVT LTD, IFSC Code: ICIC0000106
Date/Time of e-Auction 25-Feb-26, 11:00 AM TO 4:00 PM
Authorised Office Ajay Kumar - 9619661491 / Alpeshkumar Patel - 9033002279

TERMS & CONDITIONS: The e-Auction is being held on "AS IS WHERE IS" and "AS IS WHAT IS BASIS".
1. Inspection at Site on 29-01-2026 & 12-02-2026
2. Offer Bid (EMD) / Offer shall be received on 22-Jan-26 and on 24-Feb-26 before 5:30 PM

- To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/ dues/ affecting the property prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the AHFPL. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues.
- If a shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of properties put on auction will be permitted to interested bidders at sites as mentioned against each property description.
- The interested bidders shall submit their EMD through Web Portal: https://tygerhome.procure247.com/ (the User ID & Password can be obtained free of cost by registering name with https://tygerhome.procure247.com/ through Login ID & Password. The EMD shall be payable through NEFT in the account mentioned above.
- After Registration (One Time) by the bidder in the Web Portal, the intending bidder/ purchaser is required to get the copies of the following documents uploaded in the Web Portal before the Last Date & Time of submission of the Bid Documents viz: i) Copy of the NEFT/RTGS Challan or Demand Draft; ii) Copy of PAN Card; iii) Proof of Identification/Address Proof (KYC) viz. self-attested copy of Voter ID Card/ Driving License/ Passport etc; without which the Bid is liable to be rejected. UPLOADED/SCANNED COPY OF ANNEXURE I-II (can be downloaded from the Web Portal: https://tygerhome.procure247.com/ AFTER DULY FILLED UP & SIGNING IS REQUIRED. The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid Documents, Training/ Demonstration on Online Inter-Sec Bidding etc., may contact M/s i-Sourcing Technologies Pvt. Ltd. 603, 6th Floor Shikhar Complex, Navrangpura, Ahmedabad 380 009 Gujarat, India E-mail ID: Karan@procure247.com, Rajesh@procure247.com, Tapan@procure247.com, Support Helpline Numbers : Rajesh Chauhan - 6354910183 Karan Modi - 7016716557. Enquiries : Helpdesk@procure247.com, and for any property related query may contact Authorised Officer: Ajay Kumar - 9619661491 e-mail: ajay.kumar2@tyger.in / Alpeshkumar Patel - 9033002279 e-mail id: alpeshkumar.patel@tyger.in during the working hours from Monday to Saturday.
- The interested bidder has to submit their Bid Documents [EMD (not below the Reserve Price) and required documents (mentioned in Point No.4)] on/ before 27-Oct-25 up to 5:30 pm and after going through the Registering Process (One time) and generating User ID & Password of their own, shall be eligible for participating the e-Auction Process, subject to due verification (of the documents) and/ or approval of the Authorised Officer.
- During the Online Inter-Sec Bidding, Bidder can improve their Bid Amount as per the 'Bid Increase Amount' (mentioned above) or its multiple and in case bid is placed during the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes (each time till the closure of e-Auction process), otherwise, if it automatically get closed. The bidder who submits the highest bid amount (not below the Reserve Price) on the closure of the e-Auction Process shall be declared as a Successful Bidder by the Authorised Officer/ Secured Creditor, after required verification.
- The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, within 24 hours of the acceptance of bid price by the Authorised Officer and the balance 75% of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting borrower shall have no claim/ right in respect of property/ amount.
- The prospective bidders are advised to submit their bids through the detailed Terms & Conditions of e-Auction available on the Web Portal of M/s. i-Sourcing Technologies Pvt. Ltd. https://tygerhome.procure247.com/ before submitting their bids and taking part in the e-Auction
- The publication is subject to the force major clause.

Special Instructions-Bidding in the last moment should be avoided in the bidders own interest as neither the Adani Housing Finance Pvt Ltd nor Service provider will be responsible for any lapse/failure (Internet failure/power failure etc.) in order to ward-off such contingent situations bidders are requested to make all necessary arrangements/ alternatives such as power supply back-up etc., so that they are able to circumvent such situation and are able to participate in the auction successfully.

Note - STATUTORY 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

The borrowers / Co-borrower / Guarantors are hereby notified to pay the sum as mentioned above along with up to date interest and ancillary expenses before the date of e-Auction, failing which the property will be auctioned / sold and balance dues, if any, will be recovered with interest and cost.

Place: Gujarat Sd/- Authorized Officer
Date: 22.01.2026 For Tyger Home Finance Pvt. Ltd.

Public Notice For E-Auction Cum Sale

Sale of Immovable property mortgaged to IIFL Home Finance Limited (IIFL HFL) Corporate Office at Plot No.98, Udyog Vihar, Phase-IV, Gurgaon-122015 (Haryana) and Branch Office at: Newlanka Varanasi Complex Above Saurashtra Gramin Bank ST Main Road Surendranagar Gujarat-363001 under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter "Act"). Whereas the Authorized Officer (AO) of IIFL HFL had taken the possession of the following properties pursuant to the notice issued under IS 13(2) of the Act in the following loan accounts/prospected nos. with a right to sell the same on "AS IS WHERE IS BASIS, AS IS WHAT IS BASIS AND WITHOUT RECOURSE BASIS" for realization of IIFL HFL's dues. The sale will be done by the undersigned through e-auction platform provided at the website: www.iiflhome.com

Borrower(s)/ Co-Borrower(s)/ Guarantor(s)	Demand Notice Date and Amount	Description of the Immovable Property/ Secured Asset	Date of Symbolic Possession	Reserve Price	Date of Inspection of property
Mr. Rajendrakumar Shah M/s. Manishaben Rajendrakumar Shah (Proprietor No. L10091294)	02/04/2024 Rs. 416332.00 (Rupees Four Lakh Sixteen Thousand Three Hundred and Thirty Two Only) Bid Increase Amount Rs. 20,000.00/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing Plot No. B4-803, Eighth Floor, Shakti Shukla, Opp Durgam Koral, At Dudhrej, Taluka: Wadhwan, Surendranagar, Gujarat, India. 1,65,64,40 Sq. Meters area, Carpet area 454.00, 28.80	04/06/2024 Total Outstanding As On Date 09/01/2026 Rs. 563174.11/- (Rupees Five Lakh Sixty Three Thousand One Hundred Seventy Four and Eleven Paise Only)	Rs. 597000.00/- (Rupees Five Lakh Ninety Seven Thousand Only) EMD Last Date 11/02/2026 till 5 pm. Earnest Money Deposit (EMD) Rs. 59700.00/- (Rupees Fifty Nine Thousand Seven Hundred Only)	09/02/2026 11:00 hrs - 14:00 hrs Date/Time of E Auction 13/02/2026 at 11:00 hrs - 13:00 hrs

Mode Of Payment :- EMD payments are to be made vide online mode only. To make payments you have to visit https://www.iiflhome.com and pay through link available for the property/ Secured Asset only.

Note: Payment link for each property/ Secured Asset is different. Ensure you are using link of the property/Secured Asset you intend to buy vide public auction.

For Balance Payment - Login https://www.iiflhome.com - Select "My Bid" - Click on Pay Balance Amount

Terms and Conditions:-
1. For participating in e-auction, intending bidders required to register their details with the Service Provider https://www.iiflhome.com, well in advance and has to create the login account, login ID and password. Intending bidders have to submit the payment of the EMD prior to participation. Upon payment, bidders are required to submit the electronically signed E-Tender Form/Bid Form (E-Sign) using their Aadhaar Number.

2. The bidders shall improve their offer in multiple of amount mentioned under the column "Bid Increase Amount". In case bid is placed in the last 5 minutes of the closing time of the auction, the closing time will automatically get extended for 5 minutes.

3. The successful bidder should deposit 25% of the bid amount (after adjusting EMD) within 24 hours of the acceptance of bid price by the AO and the balance 75% of the bid amount within 15 days from the date of confirmation of sale by the secured creditor. All deposit and payment shall be in the prescribed mode of payment.

4. The purchaser has to bear the land, applicable stamp duty, fees, and any other statutory dues or other dues like municipal tax, costs associated with the conveyance or transfer of the land and all other incidental costs, charges including all taxes and rates outstanding relating to the property.

5. The purchaser has to pay TDS applicable to the transaction payment of sale amount and submit the TDS certificate with IIFL HFL.

6. Bidders are advised to go through the website https://www.iiflhome.com for detailed terms and conditions of auction sale & auction application form before submitting their bids for taking part in the auction sale proceedings.

7. For details, help procedure and online training on e-auction prospective bidders may contact the service provider E-mail ID: auction.hfl@iifl.com, Support Helpline No. 1800 2672 499.

8. For any query related to Property details, Inspection of Property and Online bid etc. call IIFL HFL toll free No. 1800 2672 499 from 09:30 hrs to 18:00 hrs between Monday to Friday or write to email - care@iiflhome.com

9. Notice is hereby given to above said borrowers to collect the household articles, which were lying in the secured asset at the time of taking physical possession within 7 days, otherwise IIFL HFL shall not be responsible for any loss of property under the circumstances.

10. Further the notice is hereby given to the Borrowers, that in case they fail to collect the above said articles same shall be sold in accordance with Law.

11. In case of default in payment by any stage by the successful bidder/ auction purchaser within the above stipulated time, the sale will be canceled and the amount already paid shall be forfeited (including EMD) and the property will be again put up for sale.

12. AO reserves the rights to postpone/cancel or vary the terms and condition of tender/auction without assigning any reason thereof. In case of any dispute in tender/auction, the decision of AO of IIFL HFL will be final.

15 DAYS SALE NOTICE UNDER THE RULE 9 SUB RULE 1) OF SARFAESI ACT, 2002

The Borrower are hereby notified to pay the sum as mentioned above along with upto dated interest and ancillary expenses before the date of Tender/Auction, failing which the property will be auctioned/sold and balance dues if any will be recovered with interest and cost.

Place : Gujarat : Date : 22-01-2026 Sd/- Authorised Officer For IIFL Home Finance Ltd.

Kotak Mahindra Bank Limited.,

Registered Office: 27, BKC, C-27, G Block, Bandra Kurla Complex, Bandra (East), Mumbai - 400051
Branch Office, No 22, 1st Floor, 1st Road, Bangalore, Karnataka - 560001
Corporate Identity Number - L65110MH1985PLC038137, www.kotak.com

E - AUCTION CUM SALE NOTICE 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 read with proviso to Rule 6 (8) & 9 (1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the Public in general and in particular to the Borrower (s), Guarantor (s) and/ or Mortgage (s), that the below described immovable property(ies) mortgaged / charged to Kotak Mahindra Bank Limited ("Secured Creditor"), the Physical Possession of which has been taken by the Authorised Officer of the Secured Creditor on 01-05-2023, will be sold through e-Auction on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS", "WHATEVER THERE IS BASIS" and "NO RECOURSE BASIS" on 12-02-2026, for recovery of amount of Rs. 4,44,77,549.60 (Rupees Four Crore Forty Four Lakhs Seventy Seven Thousand Five Hundred Forty Nine and Paise Sixty Only) as on 01-05-2026 together with further interest and other charges thereon at the contractual rates upon the footing of compound interest until payment/realization due to Kotak Mahindra Bank Limited, being the Secured Creditor, from the Borrower namely M/s Patel Shantilal Sakalchand (A Partnership firm represented through its partner Mr. Kamleshkumar Patel) and Mortgage(s) / Guarantor(s) namely Mr. Chandrakant Shantilal Patel, Mr. Mahendrakumar Shantilal Patel, Mr. Navneetkumar Shantilal Patel and Mr. Kamleshkumar Shantilal Patel.

The details / Description of Immovable Properties put up for auction, the Reserve Price, the Earnest Money Deposit and the Auction Schedule are mentioned below:-

Lot	Name of the Mortgagee(s)	Details Of Immovable Property put for E - Auction	Last date for submission of online bid	Date & Time of E-Auction	Reserve Price (Rs.)	Earnest Money Deposit (EMD) (Rs.)
Lot 1	Mr. Chandrakant Shantilal Patel	All Parts and Parcels of non-agriculture immovable Property being Block/Residential Tenament No 05, having total land area around 352.82 Sq.mts and together with the Building, structure and plant and machinery affixed to the earth or permanently affixed to something attached to the earth in present and future and all easementary right annexed there to including but not limited to the total construction around (G.F + F.F.) 247.74 Sq. Mts., of Javahar Co. Op. Housing Society Ltd, Survey No 66, City Survey and Sheet No 16, Part No 480, Opp. APMC Market, Nr. Kansha Cross Road, Gung Bazar Road, Visnagar, Mouje Visnagar, Ta & City - Visnagar, Dist. - Mehansga, Gujarat Owned by Mr. Chandrakant Shantilal Patel. Boundaries: East by : Society's Internal Road, West by : Other Property (Block No.10) North by : Other Property (Block No.04) South by : Other Property (Block No.06) Together with all fixtures and fittings building and structures attached to the earth or permanently fastened to anything attached to earth, both present and future and all easementary/mamool rights annexed thereto.	11-02-2026 upto 04:00 p.m.	12-02-2026 between 01:00 p.m. to 02:00 p.m.	Rs. 65,00,000.00 (Rupees Sixty Five Lakhs Only)	Rs. 6,50,000.00 (Rupees Six Lakhs Thousand Only)

The undersigned may at his absolute discretion and on request from the prospective buyers, arrange for inspection of the said property on 29-01-2026 between 12:00 p.m. to 02:00 p.m. through his authorised representative/agent.

Important Terms and Conditions: 1) The E - Auction shall be conducted only through "On Line Electronic Bidding" through website https://www.bankauctions.com/ on 12-02-2026 from 01.00 p.m. to 02.00 p.m. with unlimited extensions of 5 minutes duration after 2.00 p.m.

Phoenix ARC Private Limited		POSSESSION NOTICE	
REGISTERED OFFICE: 3rd Floor Wallace Towers (earlier known as Shiv Building) 139/140/B/1 Crossing of Sahar Road and Western Express Highway Vile Parle (E), Mumbai - 400 057			
Whereas, the Authorized Officer of Phoenix ARC Private Limited (acting as trustee of Phoenix Trust as mentioned on the below table column) (Phoenix) under the securitization and reconstruction of financial assets and enforcement of security interest act, 2002 and in exercise of the powers conferred under section 13(2) read with rule 3 of the security interest (enforcement) rules, 2002 issued demand notices to the borrowers, co-borrowers, guarantors as detailed hereunder, calling upon the respective borrowers, co-borrowers, guarantors to repay the amount mentioned in the said notices within 60 (sixty) days from the date of receipt of the same. The said borrowers, co-borrowers, guarantors having failed to repay the amount, notice is hereby given to the borrowers, co-borrowers, guarantors and public in general that the authorized officer of the company has taken possession of the property described hereunder in exercise of powers conferred on him under section 13(4) of the said act.r/w rule 4 of the said rules on the dates mentioned along with. The borrowers, co-borrowers, guarantors in particular and public in general are hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of Phoenix for the amount specified therein with future interest, costs and charges from the respective dates. Details of the borrowers, co-borrowers, guarantors, properties mortgaged, name of the trust, outstanding dues, demand notices sent under section 13(2) and amounts claimed there are under given as under:			
Name of Trust	Name and Address of the borrower, Co-Borrower, Loan account No., Loan amount	Details of the securities	1. Demand notice date 2. Date of Symbolic/Physical Possession 3. Amount due in Rs.
(Trustee of Phoenix Trust FY20-9)	1.SUMEDHA ABHAY HUPARIKAR (S/D/W of Abhay Huparikar) Flat No.9 Laxmi Prasad App Mangalwar Peth Satara Satara Maharashtra India 415002 2.ABHAY ARVIND HUPARIKAR (S/D/W of Arvind Huparikar) Flat No.9 Laxmi Prasad App Mangalwar Peth Satara Satara Maharashtra India 415002 Loan Account Number: LXSAT00216-170045361 Loan amount Sanctioned: Rs.6,38,011/- (Rupees Six Lakh Thirty Eight Thousand & Eleven Only)	All That Piece And Parcel Of Mortgaged Property Of Sr No. 78/4 Plot No. 114, Area Ad Measuring 89.75 Sq.Mtr.sngoon Tarf Satara,Nr Krushneshwar Temppe Satara Maharashtra- 415002	1) Demand Notice Date 05-08-2025 2) Date of Symbolic Possession- 19-01-2026 3) Amount due in Rs. 21,28,369/- (Rupees Twenty One Lac Twenty Eight Thousand Three Hundred Sixty Nine Only) Due And Payable As of 31-07-2025 With Applicable Interest From 01-08-2025 Until Payment In Full.
(Trustee of Phoenix Trust FY21-6)	1.ManojKumar Chandrakant Jadhav (S/D/W of Chandrakant Jadhav) Vitthal Mandir, Shejari A/P Post Kodoli, Satara, Maharashtra- 415004 2.ASHWINI HAMBIRRAO SHINDE (S/D/W of Hambirao Shinde) Vitthal Mandir, Shejari A/P Post Kodoli, Satara, Maharashtra- 415004 Loan Account Number: LXPUN00416-170040843 Loan Amount Sanctioned: Rs.15,27,728/- (Rupees Fifteen Lakh Twenty Seven Thousand Seven Hundred & Twenty Eight Only)	All That Piece And Parcel Of Mortgaged Property Of Sr No. 22/2 Plot No 17/B, Ad Measuring 500.84 Sq.Mtr., Sawari Jawali Satara Pune Maharashtra-415013	1) Demand Notice Date 24-06-2025 2) Date of Symbolic Possession- 17-01-2026 3) Amount due in Rs. 37,15,793/- (Rupees Thirty Seven Lac Fifteen Thousand Seven Hundred Ninety Three Only) Due And Payable As of 31-05-2025 With Applicable Interest From 01-06-2025 Until Payment In Full.
(Trustee of Phoenix Trust FY21-14)	1.AMAR TUKARAM JADHAV (S/D/W of Tukaram Jadhav) S.No. 392/B P.No. 140 Shri Datta Darshan Co-Op Soc. Shahupuri Satara Satara Maharashtra India 415002 2.POONAM AMAR JADHAV (S/D/W of Amar Jadhav) S.No. 392/B P.No. 140 Shri Datta Darshan Co-Op Soc. Shahupuri Satara Satara Maharashtra India 415002 Loan Account Number: LXPUN00416-170040847 Loan Amount Sanctioned: Rs.13,74,868/- (Rupees Thirteen Lakh Seventy Four Thousand Eight Hundred & Sixty Eight Only)	All That Piece And Parcel Of Mortgaged Property Of S.No. 22/2 Plot No 18, Ad Measuring 500.46 Sq.Mtr., Sawari Taluka Jawali Satara, Pune Maharashtra- 415013	1) Demand Notice Date 24-06-2025 2) Date of Symbolic Possession- 17-01-2026 3) Amount due in Rs. 29,76,404/- (Rupees Twenty Nine Lac Seventy Six Thousand Four Hundred Forty Only) Due And Payable As of 31-05-2025 With Applicable Interest From 01-06-2025 Until Payment In Full.
(Trustee of Phoenix Trust FY21-2)	1.VIJAY RAMCHANDRA JADHAV (S/D/W of Ramchandra Jadhav) Vijaynagar At - Post - Bhujini Wai Tal - Dist- Satara Satara Maharashtra India 415515 2.JYOTI VIJAY JADHAV (S/D/W of Vijay Jadhav) Vijaynagar At - Post - Bhujini Wai Tal - Dist- Satara Satara Maharashtra India 415515 Loan Account Number: LXSAT00316-170028778 Loan Amount Sanctioned: Rs.12,52,868/- (Rupees Twelve Lakh Fifty Two Thousand Eight Hundred & Sixty Eight Only)	All That Piece And Parcel Of Mortgaged Property Of Sr.No- 22/2 Plo No-32 Sawari Jaoli Satara 0 0 Nr. Adhar Ashram Jawali 415002 Satara Satara Maharashtra	1) Demand Notice Date 24-06-2025 2) Date of Symbolic Possession- 17-01-2026 3) Amount due in Rs. 17,94,170/- (Rupees Seventeen Lac Ninety Four Thousand One Hundred Seventy Only) Due And Payable As of 31-05-2025 With Applicable Interest From 01-06-2025 Until Payment In Full.
PLACE: PUNE DATE: 22.01.2026		AUTHORISED OFFICER FOR PHOENIX ARC PRIVATE LIMITED,	

FORM A PUBLIC ANNOUNCEMENT (Regulation 14 of the Insolvency and Bankruptcy Board of India (Voluntary Liquidation Process) Regulations, 2017)	
FOR THE ATTENTION OF THE STAKEHOLDERS OF SIL TRANSMISSION (RAJASTHAN) PRIVATE LIMITED	
1. NAME OF CORPORATE PERSON	SIL TRANSMISSION (RAJASTHAN) PRIVATE LIMITED
2. DATE OF INCORPORATION OF CORPORATE PERSON	20-12-2006
3. AUTHORITY UNDER WHICH CORPORATE PERSON IS INCORPORATED/ REGISTERED	Registrar Of Companies Ahmedabad
4. CORPORATE IDENTITY NUMBER / LIMITED LIABILITY IDENTITY NUMBER OF CORPORATE PERSON	U40100GJ2006PTCO49608
5. ADDRESS OF THE REGISTERED OFFICE AND PRINCIPAL OFFICE (IF ANY) OF CORPORATE PERSON	Registered office: Office No. 611, 6th Floor, Sun Central Place, SP Ring Road, Near Bopal Ambali Cross Road, Ahmedabad - 380058 Principal Office: C-6, Phase 1, Liberty Co-operative Society, North Main Road, Koregaon Park, Pune, Maharashtra, India, 411001
6. LIQUIDATION COMMENCEMENT DATE OF CORPORATE PERSON	17-01-2026
7. NAME, ADDRESS, EMAIL ADDRESS, TELEPHONE NUMBER AND THE REGISTRATION NUMBER OF THE LIQUIDATOR	Uday Shreeram Sakrikar 303 Rahul Vihar A,Lane Nos 8, Dahanukar Colony Kothrud Pune 411038 Email:udaysakrikar@gmail.com Process Specific: IP Registration Nos: IBBI/IFA-001/IP-P01230/2018-19/11927 AFA Nos AAI/11927/02/300627/109014, valid till 30.06.2027 16-02-2026
8. LAST DATE FOR SUBMISSION OF CLAIMS	16-02-2026

Notice is hereby given that the **SIL TRANSMISSION (RAJASTHAN) PRIVATE LIMITED** has commenced voluntary liquidation on **17-01-2026**.

The stakeholders of **SIL TRANSMISSION (RAJASTHAN) PRIVATE LIMITED** are hereby called upon to submit a proof of their claims, on or before **16-02-2026**, to the liquidator at the address mentioned against item 7.

The financial creditors shall submit their proof of claims by electronic means only. All other stakeholders may submit the proof of claims in person, by post or by electronic means. Submission of false or misleading proofs of claim shall attract penalties.

Name and Signature of the Liquidator:
Uday Shreeram Sakrikar
Date: 22-01-2026, Place: Pune

pnb Housing		REG. OFFICE: 9 th FLOOR, ANIRIKSH BHAWAN, 22 K.G. MARG, NEW DELHI - 110001, PHONES : 011-23357171, 23357172, 23705414 WEBSITE: www.pnbhousing.com	
B.O. KOLHAPUR : 401/402, Fourth Floor, Matoshri Plaza, Venus Corner, Shahupuri, Kolhapur, Maharashtra - 416001			
POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)			
Whereas the undersigned being the Authorised Officer of the PNB Housing Finance Ltd. under the Securitization and Reconstruction of Financial Assets & in compliance of Rule 8(1) of Enforcement of Security Interest Act, 2002, and in exercise of powers conferred under section 13(2) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued demand notices on the date mentioned against each account calling upon the respective borrower/s to repay the amount as mentioned against each account within 60 days from the date of notice/s/ date of receipt of the said notices. The borrower/s, having failed to repay the amount, notice is hereby given to the borrower/s and the public in general that the undersigned has taken possession of the property/ies described herein below in exercise powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said Rules on the dates mentioned against each account. The borrower/s in particular and the public in general is hereby cautioned not to deal with he property/ies and any dealing with the property/ies will be subject to the charge of PNB Housing Finance Ltd. for the amount and interest thereon as per loan agreement. 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.			
Loan Account No.	Name of the Borrower/Co-Borrower/Guarantor	Date of Demand Notice	Amount Outstanding
HOU/KOP/0618/544331/ NHL/KOP/0618/549739 B.O.: KOLHAPUR	AJIT ANANDRAO CHOUGALE/ ARCHANA AJIT CHOUGALE	16-10-2024	Rs. 42,20,613.27/- (Rupees Forty Two Lakh Twenty Thousand Six Hundred Thirteen Paisa Twenty-Seven Only)
Date of Possession Taken	Description of the Property/ies Mortgaged	17-01-2026 (Physical)	R. S. NO 85, PLOT NO 8, RAMNAGAR, UJJALWADI, TAMGAON ROAD, KOLHAPUR, MAHARASHTRA - 416012, INDIA.
PLACE - KOLHAPUR		DATE- 22.01.2026	
AUTHORIZED OFFICE, PNB HOUSING FINANCE LTD.			

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.	
Registered Office : 14th Floor, Eros Corporate Tower, Nehru Place, New Delhi-110019 Tel : 91-11-43115600 Fax : 91-11-43115618 Corporate Office : Unit No. : 502, C Wing, One BKC, Radius Developers, Plot No. : C-66, G-Block, Bandra Kurla Complex, Mumbai – 400051 Tel: 022 68643101 E-mail : acre.arc@acreindia.in Website : www.acreindia.in CIN : U65993DL2002PLC115769	

APPENDIX IV-A - 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 read with proviso to Rule 8(6) & 9(1) of The Security Interest (Enforcement) Rules, 2002.					
Notice is hereby given to public in general and in particular to the Borrower(s), Co-Borrower(s), Mortgagor(s) and Guarantor(s) that the below described Immovable Properties mortgaged/charged to Assets Care & Reconstruction Enterprise Ltd. (CIN: U65993DL2002PLC115769) ("Secured Creditor"), the physical possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "as is where is", "as is what is" and "whatever there is" basis for the recovery of amount due to Secured Creditor from the following Borrower(s), Co-Borrower(s), Mortgagor(s) and Guarantor(s) along with the Reserve Price and Earnest Money Deposit mentioned below for each property:					

DETAILS OF SECURED ASSET					
Sr. No.	Loan Account No. & ACRE TRUST NAME	Name of Borrower(s) / Co-Borrower(s) / Mortgagor(s) / Guarantors	Total Outstanding Dues as on 20.01.2026 (In Rs.)	Reserve Price (in Rs.)	Earnest Money Deposit (In Rs.)
1	26691826 ACRE 158 TRUST	Singu Agatrao Khatal/ Kavita Singh Khatal	₹ 9,39,646.54/- Rupees Nine Lakhs Thirty Nine Thousand Six Hundred Forty Six And Fifty Four Paise Only	₹ 12,50,000/- Rupees Twelve Lakhs Fifty Thousand Only	₹ 1,25,000/- Rupees One Lakh Twenty Five Thousand Only
Description Of The Secured Asset: All that piece and parcel of Plot Number 09, situated at Village Maje Shindawane, within the limits of Pune Division, Sub-Division Taluka Haveli, under the Office of the Sub-Registrar Haveli Nos. 1 to 27, and within the jurisdiction of Pune Zilla Parishad and Taluka Panchayat Samiti Haveli, forming part of Gat Number 417 admeasuring 01 Hectare 14 Are with an assessment of Rs. 3.81, out of which an area admeasuring 1100 square feet is hereby conveyed, together with an iron sheet shed admeasuring 10 feet x 10 feet (100 square feet) constructed thereon and bearing Gram Panchayat Property Number 924/162, and bounded on the East by Road, on the South by Road, on the West by Plot Number 08, and on the North by Plot Number 10					
2	H402HLT1032133/ H402HLL1026809 ACRE 178 TRUST	Suyash Ashok Joshi	₹ 8,01,032.47/- & ₹ 29,53,991.86/- Rupees Eight Lakhs One Thousand Thirty Two And Forty Seven Paise Only & Rupees Twenty Nine Lakhs Fifty Three Thousand Nine Hundred Ninety One And Eighty Six Paise Only	₹ 26,00,000/- Rupees Twenty Six Lakhs Only	₹ 2,60,000/- Rupees Two Lakhs Sixty Thousand Only
Description Of The Secured Asset: All that piece and parcel of Flat/Plot Number 1103, situated on the 11th Floor, admeasuring 33.69 square meters (carpet area) along with the allocated right to use all common and restricted common areas in Building "B" of the project known as "Mantra City 360", constructed on the land bearing Survey Number 389/1/A (Old Survey Number 646) totally admeasuring 6 Hectares 61 Are, out of which 5 Hectares 79 Are is the subject property, situated at Village Mouje Talegaon Dabhad, Taluka Maval, within the jurisdiction of Talegaon Dabhad Municipal Council and Sub-Registrar Maval, together with an enclosed balcony admeasuring 0.00 square meters, terrace admeasuring 2.67 square meters and dry balcony/dry terrace admeasuring 2.08 square meters, along with all easementary rights of way and all benefits and appurtenances attached thereto and standing on, over, above and below the said land, and bounded on the East by remaining part of Survey No. 389/1A and Survey No. 388 and Road, on the West by DP Road, Survey No. 389/1/B and Survey No. 428, on the South by Survey No. 390 and Road, and on the North by Nala.					
3	H402HLT1183272/ H402HLL1178877 ACRE 178 TRUST	Krishnat Kashinath Chougale/ Radhika Krishnat Chougale	₹ 27,42,471.89/- & ₹ 7,53,796.81/- Rupees Twenty Seven Lakhs Forty Two Thousand Four Hundred Seventy One And Eighty Nine Paise Only & Rupees Seven Lakhs Fifty Three Thousand Seven Hundred Ninety Six And Eighty One Paise Only	₹ 24,90,000/- Rupees Twenty Four Lakhs Ninety Thousand Only	₹ 2,49,000/- Rupees Two Lakhs Forty Nine Thousand Only
Description Of The Secured Asset: All that piece and parcel of Flat Premises bearing Flat Number 02, admeasuring 56.18 square meters (605 square feet), situated on the First Floor of the building known as "Amey Niwas Sahakari Gruhman Sanstha", constructed on Plot Numbers 04 and 05 bearing City Survey Numbers 1845 and 1846 (out of Old Survey No. 24 and New Survey No. 26), each admeasuring 468.9 square meters as per City Survey records, situated at Anandnagar and within the limits of Talegaon Dabhad Municipal Council, Taluka Maval, District Pune, and Registration District Pune, Sub-Registration Taluka Maval, together with balconies and proportionate undivided share in staircases, landings, common spaces, lobbies and area under walls, along with all easementary rights available to the transferor as a member of the said society.					

The above Loan Account(s) along with all right(s), title(s), interest(s), underlying security(ies), pledge(s) and/or guarantee(s), including the Immovable Properties, mentioned hereinabove had been assigned to Assets Care & Reconstruction Enterprise Ltd., acting as a trustee of various trust mentioned clearly in column provided above.

IMPORTANT INFORMATION REGARDING AUCTION PROCESS	
1	EMD payment through demand draft/RTGS/NEFT shall be drawn/paid in favor of the bank accounts mentioned above
2	Date & time of Auction: 25th February 2026, 2:30 PM to 3:30 PM
3	Last date of submission of EMD: 24th February 2026 till 4:00 PM
4	Web Site for Auction: www.bankauctions.com
5	Contact Details: Rohan Sawant - 9833143013 / Jitesh Sawant - 9082522455 / Akshay Hassija - 8080239611
6	Inspection of the Property on prior appointment basis only
7	For detailed terms and condition of the sale, please visit the website www.acreindia.in /in / www.bankauctions.com

Date: 22.01.2026
Place: Pune

Sd/- Authorized Officer,
Assets Care & Reconstruction Enterprise Ltd.

बैंक ऑफ इंडिया Bank of India	
ASSET RECOVERY MANAGEMENT BRANCH Bank of India Building, First Floor, 28, S. V. Road, Andheri (W), Near Andheri West Railway Station, Mumbai – 400 058. Tel No. – 26210406 / 07, Email: asset.mnz@bankofindia.bank.in	

E-AUCTION 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 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 following Borrower(s) and Guarantor(s) that the below described immovable properties mortgaged/charged to Bank of India (Secured Creditor), the constructive/physical possession of which has been taken by the Authorized Officers of Bank of India, will be held on "as is Where is" "as is what is", and "whatever there is", for recovery of respective dues as detailed here under against the secured assets mortgaged/charged to Bank of India from respective borrowers and guarantors. The reserve price and earnest money deposit is shown there against each secured asset. The sale will be done by the undersigned through E-Auction platform provided hereunder.

E-AUCTION SALE NOTICE UNDER SARFAESI ACT2002 CUM NOTICE TO BORROWER / GUARANTOR (E-Auction Date- 10.02.2026)

Sr. No	Names of the Account / Borrower/ Guarantor	Description of the properties	Reserve Price/ EMD Amount	Minimum Bid Increment	O/s Dues (Excluding Penl Int & Exp)	Date/ Time of on-site inspection of property	Contact No.
1	M/s. Mathurabai Rambhau Narkhede Memorial Trust Guarantor 1. Mr Ramesh Rambhau Narkhede 2. Mr. Sudhakar Rambhau Narkhede 3. Mrs. Surekha Rambhau Narkhede	Building No-28, Flat No-03, 1st Floor, Situated at Purma Nagar Complex, near Old RTO Office, Chinchwad, Chikhlirad, Pune. (Symbolic Possession with Bank)	33.00/ 3.30	0.25	501.00	02.02.2026 (12:00PM To 3.00PM)	9937706007
2		Building No-28, Flat No-04, 1st Floor, Situated at Purma Nagar Complex, near Old RTO Office, Chinchwad, Chikhlirad, Pune. (Symbolic Possession with Bank)	33.00/ 3.30	0.25	501.00	02.02.2026 (12:00PM To 3.00PM)	9937706007
3		Building No-28, Flat No-05, 1st Floor, Situated at Purma Nagar Complex, near Old RTO Office, Chinchwad, Chikhlirad, Pune. (Symbolic Possession with Bank)	33.00/ 3.30	0.25	501.00	02.02.2026 (12:00PM To 3.00PM)	9937706007
4		Building No-28, Flat No-08, 2nd Floor, Situated at Purma Nagar Complex, near Old RTO Office, Chinchwad, Chikhlirad, Pune. (Symbolic Possession with Bank)	33.00/ 3.30	0.25	501.00	02.02.2026 (12:00PM To 3.00PM)	9937706007
5		Building No-28, Flat No-09, 2nd Floor, Situated at Purma Nagar Complex, near Old RTO Office, Chinchwad, Chikhlirad, Pune. (Symbolic Possession with Bank)	33.00/ 3.30	0.25	501.00	02.02.2026 (12:00PM To 3.00PM)	9937706007
6		Building No-29, Flat No-10, 2nd Floor, Situated at Purma Nagar Complex, near Old RTO Office, Chinchwad, Chikhlirad, Pune. (Symbolic Possession with Bank)	33.00/ 3.30	0.25	501.00	02.02.2026 (12:00PM To 3.00PM)	9937706007

Terms and Conditions of the E-auction are as under: E-Auction is being held on "AS IS WHERE IS" basis, "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS" and will be conducted "On Line".

The auction sale will be "online E-auction / Bidding through website –URL: <https://BAANKNET.com> on 10.02.2026

(E-Auction Date- 10.02.2026) (Between 11:00 AM and 05:00 PM with unlimited extensions of 10 minutes each)

E-auction bid form Declaration, General Terms and Conditions of online auction sale are available in websites- <https://www.bankofindia.bank.in>

Bidder may visit URL: <https://BAANKNET.com>, where "Guidelines" for Bidders are available with educational videos. Bidders have to complete following formalities well in advance:-

- ❖ **Step 1:** Bidder / Purchaser Registration: Bidder to Register on E-Auction portal URL: <https://BAANKNET.com> using his mobile no. and E-mail ID. (PDF (Buyer Manual) describing the step by step process for registration is available for download in the home page under Help option at the bottom of the page.)
- ❖ **Step 2:** KYC Verification: Bidder to upload requisite KYC documents. KYC documents shall be verified by e-auction service provider (may take 2 working days).
- ❖ **Step 3:** Transfer of EMD amount to his global EMD wallet: Online /Off-line transfer of funds using NEFT / Transfer, using challan generated on E-auction portal.
- ❖ **Step 1 to Step 3** should be completed by bidder well in advance, before e-auction date. Bidder may also visit : <https://BAANKNET.com> for registration and bidding guidelines
- ❖ Helpline Details / Contact Person Details of : **BAANKNET**

Name	Team	Number	e-Mail
Helpdesk Number	PSB Alliance	8291220220	support.ebkay@psballiance.com support.ebkay@procure247.com
Mr. Dharmesh Asher	PSB Alliance	9892219848	avp.projectmanager2@psballiance.com
Mr. Sudhir Panchal	iSourcing Technology	8160205051	sudhir@procure247.com

- Intending bidders shall hold a valid e-mail address, for further details and query please contact **BAANKNET** Helpdesk Number 8291220220 Helpline e-mail ID **support.BAANKNET@psballiance.com** and **support.ebkay@procure247.com**
- To the best of knowledge and information of the authorized officer there is no encumbrances on the property/ies. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of the property/ies put on auction and claims/rights/dues affecting the property, prior to submitting their bid. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The authorized officer/secured creditor shall not be responsible in any way for any third party claims/rights/dues. No claim of whatsoever nature will be entertained after submission of the online bid regarding property/ies put for sale.
- Earnest money deposit (EMD) shall be deposited through RTGS/NEFT/Fund Transfer to the bank account as guided and mentioned in : <https://BAANKNET.com> portal before participating in the bid online.
- The KYC documents are 1.Proof of Identification (KYC) viz. Voter ID Card/Driving License/Passport 2. Current Address Proof for communication 3. PAN Card of the bidder 4. Valid e-mail ID/contact number of the bidder etc.
- Date of inspection will be as mentioned in the table above with prior appointment with above mentioned contact numbers.
- Prospective bidders may avail online training on e-auction from : <https://BAANKNET.com> portal.
- Bids shall be submitted through online procedure only in the prescribed formats with relevant details.
- Bidders shall be deemed to have read and understood the terms and conditions of sale and be bound by them.
- The bid price to be submitted shall be above the reserve price and bidders shall improve their further offers in multiples of **Rs.10,000/- (Rupees Ten Thousand)** for Reserve Price up to **Rs.20.00 lakhs/Rs.25,000/- (Rupees Twenty Five Thousand)** For Reserve Price above 50.00lakhs - Up to 1.00 Crore / **Rs.1,00,000/- (Rs. One Lakh)** For Reserve Price above **Rs.1.00 Crore –up to Rs.5.00 Crore / Rs. 5.00 Lakhs (Rupees Five Lakhs)** for Reserve price above **Rs.5.00 Crore – up to Rs.10.00Crore/ and 10.00 Lakhs (Rupees Ten Lakhs)** for Reserve Price above **Rs.10 Crore**.
- It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.
- The earnest money deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of the unsuccessful bidder will be returned on the closure of the e-auction sale proceedings.
- The earnest money deposit shall not bear any interest, the successful bidder shall have to pay 25% of the purchased amount (including earnest money already paid immediately on acceptance of bid price by authorized officer on the same day or maximum by next day and the balance of the sale price on or before 15th day of sale. The auction sale is subject to confirmation by the bank. Default in deposit of the amount by the successful bidder at any stage would entail forfeiture of the whole money already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/right in respect of the property/amount.
- The prospective qualified bidders may avail online training on e-auction from : <https://BAANKNET.com> portal prior to the date of e-auction neither the authorized officer nor the bank will be held responsible for any internet network problem power failure, any other technical lapse/ failure etc. in order to ward off such contingent situation the interested are requested to ensure that they are technically well equipped with adequate power backup etc. for successfully participating in the e-auction event.
- Purchaser shall bear the stamp duties charges including those of sale certificate / registration/ charges including all statutory dues payable to the government, taxes and rates and outgoing both existing and future relating to the property.
- Buyer shall bear the TDS wherever applicable including other statutory dues, registration charges, stamp duty etc.
- The authorized officer/ bank is not bound to accept the highest offer and has absolute right and discretion to accept or reject any or all offers or adjourn /postpone/cancel the e-auction or withdraw any property or portion there-of from the auction proceeding at any stage without assigning any reason there for.
- The sale certificate will be issued in the name of the purchaser(s)/applicant(s) only and will not be issued in any other name(s).
- The sale shall be subject to rules/conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002. Further details inquiries if any on the terms and conditions of sale can be obtained from the contact numbers given.
- If any participant deposits the EMD after registering himself and afterwards opt to not to bid, can reverse the bid amount through system as specified in : <https://BAANKNET.com> portal.
- GST, wherever applicable, to be borne by successful bidder.

SALE NOTICE TO BORROWER/ GUARANTORS

The undersigned being the Authorized Officers of Bank of India are having full powers to issue this notice of sale and exercise all powers of sale under securitization and reconstruction of financial assets and Enforcement of Security Interest Act, 2002 and the rules framed there under. You have committed default in payment of the dues with interest, cost and charges etc. in respect of the advances granted by the bank mentioned above. Hence, the Bank has issued demand notices to all of you under section 13(2) to pay the amount mentioned there on within 60 days. You have failed to pay the amount even after the expiry of 60 days. Therefore, the Authorized Officers in exercise of the powers conferred under section 13(4), took possession of the secured assets more particularly described in the schedule mentioned above. Notice is hereby given to you to pay the sum as mentioned above before the date fixed for sale, failing which the property will be sold and balance due if any will be recovered with interest and cost from you. Please note that all expenses pertaining to demand notice, taking possession, valuation and sale of assets etc. shall be first deducted from the sale proceeds which may be realized by the undersigned and the balance of the sale proceeds will be appropriated towards your liability as aforesaid. You are at liberty to participate in the auction to be held on the terms and conditions thereof including deposit of earnest money.

Date: 21.01.2026

Place: Mumbai

Sd/-

Authorized Officer

Bank of India

Asset Recovery Management Services Branch

