

**Public Notice**

THROUGH THIS NOTICE it is hereby called to public at large specifically of the region of Bavdhan Khurd, Taluka Mulshi, District Pune which is in the limits of Pune Municipal Corporation stating that the Flat no. 703 in D building admeasuring 100.79 Sq.mtr i.e., 1085 Sq.ft built-up area and attached terrace area 7.15 Sq.mtr i.e., 77 Sq.ft built-up and one car parking no. P.O.D-131 in the scheme known as Green Valley Bavdhan situated on land vide Survey no. 17/2/A/9, 18 Hissa no. 1 (New Survey no. 18/1/1, 18/1/2) at village Bavdhan Khurd, Taluka Mulshi, Dist. Pune (hereinafter and to be the said flat property for the sake of brevity) is owned by Mrs. Ritu Singh and Mr. Navin Kumar.

Whereas person's having or claiming any right, title, claim, demand or estate interest in respect of the said property or to any part thereof by way of sale, exchange, mortgage, let, lease, lien, charge, maintenance, license, gift, inheritance, share, possession, easement, trust, bequest possession, assignment or encumbrance of whatsoever nature or otherwise are hereby requested to intimate to the undersigned in writing at the address mentioned below of any such claim accompanied with all necessary and supporting documents within 7 days from the date of publication on the address stated below, failing which it shall be presumed that there are no claims and that claims, if any, have been waived off and my client shall proceed to complete the sale and purchase transaction of the above said property and thereafter no claim and objection shall be entertained.

Date: 11/01/2025  
Place: Pune  
**Adv. Surajsing H Rajput**  
Office no. 1, First Floor, Ishana II Building,  
Left Bhusan Colony, Paud Road, Kothrud, Pune  
Mobile no. 9922920104. Email: surajrajput@gmail.com

**EXPRESS Careers**

**Progressive Education Society's Modern College of Physiotherapy**  
PES, W.I.E Sports Complex, Modern College Road, Off. J.M. Road, Shivajinagar Pune-411005.  
Approved by Govt. of Maharashtra and Affiliated to Maharashtra University of Health Sciences, Nash Recognized by OTPT Council, Mumbai.

**WANTED**

Applications are invited from the eligible candidates for the following Temporary Posts.

Sub./Dept.	Professor	Associate Professor	Assistant Professor
Physiotherapy in Musculoskeletal Sciences/Musculoskeletal	01#	-	-
Physiotherapy Cardiovascular	-	01	-
Respiratory Sciences/Cardiovascular	-	-	-
Respiratory Physiotherapy	-	-	-

**#Additional Post**  
1) Application form is available on college website [www.mcopt.ac.in](http://www.mcopt.ac.in). Application with attested copies of mark sheets of qualifying examinations, testimonials must be sent to "Principal, PE. Society's Modern College of Physiotherapy, off J.M. Road, Shivajinagar, Pune 411 005.so as to reach us within 07 Days from the date of publication of this advertisement and Email id- [appointment.mcopt@gmail.com](mailto:appointment.mcopt@gmail.com)  
2) Completed applications should be addressed to Principal PE. Society's Modern College of Physiotherapy, off J.M. Road, Shivajinagar, Pune 411 005.  
3) Candidates who are already working elsewhere are directed to submit their application through proper channel

Prof. Dr. G.R.Ekbole Chairman PES Society, Pune-05  
Prof. S.S.Deshmukh Secretary PE Society, Pune-05  
Prof. Dr. Nivedita Ekbole Co-ordinator PES MCOPT, Pune-05  
Prof. Dr. Sucheta Goihar Principal PES MCOPT, Pune-05

**Audyogik Shikshan Mandal's**  
ASM's Nextgen Technical Campus, Survey No. 401/1 (old Survey No.655) Talegaon Dabhade, Maval, Pune - 410507

With a remarkable legacy of 40 years in education and a history of excellence, ASM Group proudly announces the proposed establishment of ASM's Nextgen Technical Campus - a new Engineering/MCA/BCA institute at Talegaon Dabhade, approval in process for AICTE & SPPU. To nurture talent and foster academic brilliance, we are seeking well qualified, dynamic and result oriented individuals to join our esteemed faculty and administrative team for following courses MCA, BCA and Engineering for following branches :-

1) Artificial Intelligence(AI) & Data Science(DI), 2) Computer Engineering, 3) Computer Science & Engineering and 4) Electronics & Computer Engineering for following post as under:-

- |                             |                           |                         |
|-----------------------------|---------------------------|-------------------------|
| 1) Director/Principal       | 2) HODs                   | 3) Professors           |
| 4) Associate Professors     | 5) Assistant Professors   | 6) TPOs                 |
| 7) Lab Technicians          | 8) Registrar              | 9) Clerks               |
| 10) Librarians              | 11) Office Superintendent | 12) Admission Counselor |
| 13) Workshop Superintendent | 14) Accountant            |                         |

**Qualifications and Pay scale as per AICTE/SPPU norms .**  
The qualified candidates can send their applications with Resume, Photograph, Relevant Mark Sheets, Experience certificates etc. on [careers@asmedu.org](mailto:careers@asmedu.org) within 15 days from the date of publication of this advertisement.

Join ASM's Nextgen Technical Campus and be a part of our journey towards excellence in education!

Chairman, ASM Group of Institutes Website: [www.asmedu.org](http://www.asmedu.org)

**SALE NOTICE**

**KGEPL ENGINEERING SOLUTIONS PRIVATE LIMITED (IN LIQUIDATION)**  
CIN: U40102PN2007PTC130881  
Registered Office:- S. No. 49, Industry House, Opposite Kalyani Steels Ltd., Mundhwa, Pune- 411 036

**E-AUCTION SALE NOTICE UNDER INSOLVENCY AND BANKRUPTCY CODE, 2016**  
Notice is hereby given to the public in general under the Insolvency and Bankruptcy Code, 2016 and the regulations made thereunder that M/s KGEPL ENGINEERING SOLUTIONS PRIVATE LIMITED (in Liquidation) ("Corporate Debtor") is being proposed to be sold as a "Going Concern" as per Regulation 32(e) of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016, or as a set of assets collectively" as per Regulation 32(c) of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016, on "AS IS WHERE IS", "AS IS WHAT IS", "WHATSOEVER THERE IS" AND "WITHOUT RECOURSE BASIS" through e-auction platform. The said proposition for disposition is without any kind of warranties and indemnities.

The bidding of the assets/ entity stated in the below table shall take place through the online e-auction service provider: <https://indiaeauction.com>

Submission of Requisite Forms, Affidavits, Declaration etc.	From 14.01.2025 to 28.01.2025
Site visit / Inspection Date	From 31.01.2025 to 07.02.2025
Last Date for Submission of EMD	10.02.2025 by 06.00 PM.
Date and Time of E-Auction	Date: 12.02.2025 Time: 11:00 AM to 03:00 PM (With an unlimited extension of 5 Mins)

**BLOCK -A: THE COMPANY (AS A GOING CONCERN) TO BE AUCTIONED AT BELOW MENTIONED RESERVE PRICE**

Particulars	Reserve Price (In INR)	EMD Amount (In INR)	Bid Incremental Value (In INR)
(Corporate Debtor as a Going Concern)			
Sale of the Corporate Debtor as a going concern (including all its assets and liabilities but excluding Cash and bank Balance) as per Regulation 32(e) of IBB (Liquidation Process) Regulations, 2016. (Location: Regd Office S. No. 49, Industry House, Opposite Kalyani Steels Ltd., Mundhwa, Pune- 411 036, Site of Windmill:- At Np 6 Gut No 886/1 Village Pemdardwadi, Tal Junnar Dist 410502)	4,00,00,000/-	40,00,000/-	5,00,000/-

**BLOCK-B: ASSETS OF THE CORPORATE DEBTOR (SET OF ASSETS COLLECTIVELY) TO BE AUCTIONED AT BELOW MENTIONED RESERVE PRICE**

Particulars	Reserve Price (In INR)	EMD Amount (In INR)	Bid Incremental Value (In INR)
OR			
Sale of the set of assets of the Corporate Debtor as per Regulation 32(c) of IBB (Liquidation Process) Regulations, 2016. Lot-1: Computers, printers, air conditioners, etc. located at Registered office S. No. 49, Industry House, Opposite Kalyani Steels Ltd., Mundhwa, Pune- 411 036; (Reserve Price- Rs. 2,24,775/-) Lot-2 Windmill: (Reserve Price- Rs. 3,00,00,000/-) (Location: At Np 6 Gut No 886/1 Village Pemdardwadi, Tal Junnar Dist 410502)	2,24,775	22,477	5,000
	3,00,00,000	30,00,000	5,00,000

**BLOCK-C: THE COMPANY (AS A GOING CONCERN) WITHOUT ABOVE ASSETS OF BLOCK B TO BE AUCTIONED AT BELOW MENTIONED RESERVE PRICE**

Particulars	Reserve Price (In INR)	EMD Amount (In INR)	Bid Incremental Value (In INR)
Sale of the Corporate Debtor as a going concern (including all its assets and liabilities but excluding Cash and bank Balance and assets included in Block-B above) as per Regulation 32(e) of IBB (Liquidation Process) Regulations, 2016. (Location: Regd Office S. No. 49, Industry House, Opposite Kalyani Steels Ltd., Mundhwa, Pune- 411 036 (Reserve Price- Rs. 97,00,000/-)	97,00,000	9,70,000	1,00,000

**VERY IMPORTANT**  
Interested applicants may refer to the complete E-Auction Process Information Document containing details with respect to the e-auction Bid Application Form, Declaration and Undertakings, Other Forms, and Terms and Conditions with respect to the sale of the assets of the corporate debtor as per Regulation 32(e) of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016 (i.e., Sale as a going concern) under Block A and as per Regulation 32(c) of IBB (Liquidation Process) Regulations, 2016 on set of assets collectively basis under Block B and after sale of Block B, Block C being sale of the assets of the corporate debtor as per Regulation 32(e) of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016 (i.e., Sale as a going concern without assets sold under Block B). The detailed documents required to participate in the e-auction along with all the applicable terms and conditions can be obtained by the prospective bidders only by writing an email at [citr.kgepl@gmail.com](mailto:citr.kgepl@gmail.com). The Liquidator reserves the right to accept or reject or cancel any bid or extend or modify any terms of the E-Auction at any time without assigning any reason. The eligible bidders, prior to submitting their bid, are encouraged to make their independent inquiries/due diligence, at their own cost for their satisfaction with prior appointment by contacting the Liquidator Mr. Rajesh Ramesh Kamath at the contact No. + 91-9323597915, Sd/

**Rajesh Ramesh Kamath**  
The liquidator of KGEPL ENGINEERING SOLUTIONS PRIVATE LIMITED  
Regn. No. : IBB/INPA-001/JP-P-01606/2019-2020/12481  
Regd. Address: 301 A Wing Green Gagan Near Lokhandwala, Akurdi Road, Kandivai East, Mumbai Suburban, Maharashtra, 400101  
Email Id (Process specific): [citr.kgepl@gmail.com](mailto:citr.kgepl@gmail.com)  
Contact Information: +91 9323597915  
Project-Specific Address for Correspondence:  
Rajesh Kamath  
Shop 76, Whispering Palms Shopping center, Lokhandwala, Akurdi Road, Kandivai East, Mumbai- 400101  
Email: [citr.kgepl@gmail.com](mailto:citr.kgepl@gmail.com)  
Date: 13.01.2025  
Place: Mumbai

**MANAPPURAM HOME**

**AKOLA BRANCH (MAHARASHTRA) NOTICE**

With effect from 14/04/2025 all business activities of our AKOLA Branch (Manappuram Home Finance Limited, Building No. 42/753, Group No. 42A, 1st Floor, Roadside, Jatharpeth, Akola-444004. Mob. No. 9373208022, 9330428647, 862065659, 9730333092) will be shifted to Manappuram Home Finance Limited, Main Complex, Shop No.2, first floor, Umri Pragnae, Akola, Maharashtra Pin-444001, Mob. No. 9373208022, 9330428647, 862065659, 9730333092.  
Customers may kindly note the change and are requested to approach us at the above mentioned address only for all further transactions and requirements after the said date. Call: 9373208022, 9330428647, 862065659, and 9730333092.  
Manappuram Home Finance Ltd  
CIN: L65990MH2010PLC240703  
W-4/GH8A, 5th floor, Manappuram House, Valapad P.O, Thrissur - 680567, Kerala, India.

**AAVAS FINANCIERS LIMITED**

(CIN:L65922RJ2011PLCO34297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020

**Demand Notice Under Section 13(2) of Securitisation Act of 2002**  
As the Loan Account Became NPA therefore The Authorized Officer (AO) Under section 13 (2) Of Securitisation And Reconstruction Of Financial Assets And Enforcement of Security Interest Act 2002 had issued 60 day demand notice to the borrower as given in the table. According to the Notice if the Borrower does not deposit the Amount within 60 days, the amount will be recovered from Auction of the security as given below. As the demand Notice sent to the borrower/guarantor has not been served, copy of demand notice has also been affixed on the secured assets as given below. Therefore you the borrower is informed to deposit the loan amount along with future interest and recovery expenses within 60 days, otherwise under the provisions of section 13 (4) and 14 of the said Act, the AO is free to take possession of the Security as given below.

Name of the Borrower	Demand Notice Date and Amount	Description of Mortgaged property
SHEETAL KUMAR IRKAR, KUMAR SAKHARAM IRKAR (A/C NO.) LNPUN02221-220192317 & LNPUN17723-240318015	10 JAN 25 Rs. 115558/- & Rs. 514617/- 9 JAN 25	FLAT NO 305 3RD FLOOR B WING AT PLOT NO 1-8 GAT NO 1321 HISSA NO 1 SHREE GANESH ANGAN AT VILL:- SHIRVAL, TAL:- KHANDALA, DIST:-SATARA, MAHARASHTRA ADMEASURING 520 SQ FT
ABHISHEK BAPU FASAKE, ANITA BAPU FASAKE, BAPU GUNDU FASAKE GUARANTOR : SHIVAJI APPASAHEB MORE (A/C NO.) LNKOL17423-240313740	10 JAN 25 Rs. 1572931/- 9 JAN 25	PROPERTY BEARING GRAMPANCHAYAT MILKAT NO. 85, GHAR MIKAT NO. A-95, SITUATED AT UNDAWADI, TAL. KAGAL, DIST. KOLHAPUR, MAHARASHTRA ADMEASURING 117.06 SQ. MTRS.
VIJAY NATHA SANAS, VISHALI VIJAY SANAS GUARANTOR : SANDEEP MAHIPAT GHATE (A/C NO.) LNPUN17523-240323622	10 JAN 25 Rs. 717491/- 9 JAN 25	FLAT NO 302, GAT NO 36 "OM SAI HEIGHTS" - BHUKUM, PUNE MULSHI, PUNE, MAHARASHTRA ADMEASURING 75.46 SQ.MTR
GANESH LAXMAN VAIDYA, POOJA GANESH VAIDYA (A/C NO.) LNSRR17723-240340602	10 JAN 25 Rs. 845371/- 9 JAN 25	GRAM PANCHAYAT MILKAT NO 971 SITUATED AT BELWANDI SHRIGONDA AHMEDNAGAR ADMEASURING 1225 SQ. FT.
LATE MR. PRATAPSIKH MANE NOW DECEASED THROUGH HIS LEGAL HEIRS MEENA MANE, MEENA MANE (A/C NO.) LNPUN17624-250344872	10 JAN 25 Rs. 2564156/- 9 JAN 25	FLAT NO. 202 ON 2ND FLOOR HERAMB ON SURVEY NO. 33/6, 33/A SITUATED AT VILLAGE KATRAJ TAL HAVELI DIST PUNE ADMEASURING 663 SQ FT

Place : Jaipur Date : 13.01.2025  
Authorised Officer Aavas Financiers Limited

**Home First Finance Company India Limited**  
CIN: L65990MH2010PLC240703  
Website: [homefirstindia.com](http://homefirstindia.com)  
Phone No.: 180030008425 Email ID: [loanfirst@homefirstindia.com](mailto:loanfirst@homefirstindia.com)

**POSSESSION NOTICE**  
REF: POSSESSION NOTICE UNDER SUB-RULE (1) OF RULE 8 OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

WHEREAS the undersigned being the Authorized Officer of HOME FIRST FINANCE COMPANY INDIA LIMITED, pursuant to demand notice issued on its respective dates as given below under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act No. 54 of 2002) and in exercise of powers conferred under section 13(2) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 calling upon you/Borrowers, under the name to pay outstanding dues as within 60 days from the date of receipt of respective notices. You/Borrowers all, however, have failed to pay the said outstanding dues within stipulated time, hence HOME FIRST FINANCE COMPANY INDIA LIMITED are in exercise and having right as conferred under the provision of sub section (4) of section 13 of SARFAESI ACT, 2002 read with rules thereunder, taken POSSESSION of the secured assets as mentioned herein below:

Sr. No	Name of Borrowers/ Co-Borrowers/ Guarantors	Description of Mortgaged Property	Date of Demand Notice	Total O/s as on date of Demand Notice (In INR)	Date of possession
1.	Usha Shinde, Akshay Shinde	Flat-1106,D,Pradhan Mantri Awas Yojana Borahdewadi,D.Haveli, Pune,Pune, Maharashtra-412105. Bounded By : East by - 18.00 m. D. P. Road, South by - Group No. 167,168 and 165 remaining, West by - Group No. Remaining income of 165, North by - 12.00 m D.P. Road.	03-11-2024	6,60,331	07-01-2025
2.	Nilesh Baburao Kolte, Rajani Nilesh Kolte	Flat-2,Sai Complex, Flat No.2,First Floor,Sai Complex A project by Anuradha Landline and Housing Developers, Survey No.614/16 17, Plot No. 16, Situated at Mauje Saswad, Taluka Purandar, District Pune,Pune,Maharashtra-412301. Bounded By : North by - Parking Sai Complex, South by - 12 M. Road, East by - Plot No. 15, West by - Plot No. 17.	03-11-2024	14,74,528	07-01-2025
3.	Nandkumar Bansod, VIJAYA NANDKUMAR BANSOD	Flat-102,C,Aapla Ghar-Wagholi AnnexAapal Ghar-Wagholi Annexe,Near Kesnand Phata, Wadebolai,Pune,Pune,Maharashtra-412207. Bounded By : East by - Village Road, West by - Open Land, North by - Open Land, South by - Open Land.	03-11-2024	14,89,228	07-01-2025

The borrower having failed to repay the amount, notice is hereby given to the borrower / Guarantor and the public in general that the undersigned has taken Possession of the property described herein below in exercise of powers conferred on him/her under section 13(4) of the said Act read with rule 8 of the said rule on the date mentioned above.  
The BORROWERS/ GUARANTORS and the PUBLIC IN GENERAL are hereby cautioned not to deal with the above referred Properties/Secured Assets or any part thereof and any dealing with the said Properties/Secured Assets shall be subject to charge of HOME FIRST FINANCE COMPANY INDIA LIMITED for the amount mentioned hereinabove against Properties/Secured Assets which is payable with the further interest thereon until payment in full.  
The borrower's attention is invited to the provisions of subsection (8) of Section 13 of the Act, in respect of time available to redeem the secured asset.

Place: Pune  
Date: 13-01-2025  
Authorised Officer,  
Home First Finance Company India Limited

**Indian Overseas Bank**  
REGIONAL OFFICE, 759/51, F. C. Road, Deccan Gymkhana, Pune  
Phone No. 020-25679234, 020-25670931, 020-25670951  
Email - 2256ro@iobnet.co.in, 2256ardlaw@iobnet.co.in

**Public Notice For Mega E-Auction For Sale of Immovable Properties**

**Sale of Immovable Properties Mortgaged to the Bank Under The Securitization And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. (No.54 of 2002)**

Whereas, the Authorized Officer of Indian Overseas Bank has taken possession of the following property/ies pursuant to the notice issued under Section 13(2) of the Security Interest (Enforcement) Rules 2002 in the following loan account with right to sell the same on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WHATSOEVER THERE IS", for realization of Bank's dues plus interest & costs as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(4) of the said Act proposes to realize the Bank's dues by sale of the said property/ies. The sale will be done by the undersigned through e-auction platform provided at the Web Portal <https://baanknet.com/eauction-psb/bidder-registration>, <https://www.iob.in>

Sl. No.	Name of the Branch and Name of Account / Promoters / Directors / Guarantors	NPA Date/ Date of Demand Notice and Amount/ Date of Possession Symbolic (S)/ Physical (P) and Amount U/s 13(2)	Description of the Property	Reserve Price EMD Bid Increase
1.	Branch - Aundh Borrower : M/s Kadkomp Systems Pvt. Ltd. Mr. Vinod Govind Kulkarni (Director) (Guarantor & Mortgagor) Mr. Ravindra Ganesh Kulkarni (Director) (Guarantor) M/s Radek Systems (Guarantor & Mortgagor)	NPA Date- 30/09/2020 Demand Notice -07/04/2021 Rs. 1,09,25,180.44/- plus further interest Possession (Symbolic) : 15/09/2021 Rs. 1,15,50,000.00 Plus further interest	Registered Mortgage of All the Piece and parcel of Apartment No.06 i.e. commercial office no. 1 admeasuring 42.27 sq.mtrs, 1st floor in the Building "Sai Niketan Apartments" constructed on the City survey no.101 and 102 amalgamated as per duly sanctioned and approved plan of PMC situated at Erandwane, Pune, Tal. Haveli. Dist.: Pune. Boundaries : East: By Open Space, West: By Passage & Flat No.2A, South: By Open Space & Flat No. 1, North: By Open Space Owner of the Property : M/s. Radek Systems	Rs. 40,13,000/- Rs. 4,01,300/- Rs. 50,000/-
			Registered Mortgage of All the Piece and parcel of Apartment No.07 i.e. Residential Flat No.02 admeasuring 34.84 sq.mtrs, 1st floor in the Building "Sai Niketan Apartments" constructed on the City survey no.101 and 102 amalgamated as per duly sanctioned and approved plan of PMC situated at Erandwane, Pune, Tal. Haveli. Dist.: Pune 411004. Boundaries : East: By Open Space, West: By Passage & Flat No.2A, South: By Open Space & Flat No. 1, North: By Open Space Owner of the Property :M. Vinod Govind Kulkarni	Rs. 26,24,000/- Rs. 2,62,400/- Rs. 50,000/-

Collection Account Number : 06690113035001 IFSC Code - IOBA0000669 Acc. Name & Branch: SARFAESI Sale Parking Account, Branch - Aundh Branch  
Name of the Nodal Officer & Contact No. for Inspection of property : Mr. Rahul Kumar, Mob - 8418800332  
"This may also be treated as a Notice under Rule 8(6)/Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the said loan about holding of e-auction on the above mentioned date."  
PSB Alliance (baanknet) having Registered office at Unit 1, 3rd Floor, VIOS Commercial Tower, Near wadala Truck Terminal, Wadala East, Mumbai - 400037 (contact Phone & E mail id : 8291220220 and support.ebkray@psballiance.com). The intending Bidders / Purchasers are required to participate in the e-auction process at e-auction Service Provider's website <https://baanknet.com/eauction-psb/bidder-registration>  
Commencement of e-Auction: Date - 30.01.2025 Time - 11.00 AM to 3.00 PM Submission of online application for bid with EMD: From 23.01.2025 Onwards Last date for submission of online application for BID With EMD: 29.01.2025 before 4.00 PM Inspection of the Property: 20.01.2025 to 24.01.2025 from 11.00 AM to 3.00PM  
Date : 10/01/2025 Place : Pune For detailed terms and conditions please visit - <https://baanknet.com/eauction-psb/bidder-registration>, <https://www.iob.in> Authorised Officer, Indian Overseas Bank

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