

E-AUCTION SALE NOTICE

INVITATION FOR EXPRESSION OF INTEREST (EOI) FOR SALE OF ASSETS OF ARCHIS ENTERPRISES (INDIA) PRIVATE LIMITED (IN LIQUIDATION)

In furtherance of Liquidation Proceedings of Archis Enterprises (India) Private Limited (Corporate Debtor) (commenced vide Hon'ble NCLT Order dated 16th January, 2025, interalia appointing the undersigned as a Liquidator), the Liquidator, under Regulation 32(e) of Insolvency and Bankruptcy Code, , invites expression of interest (EOI) for sale of assets of the company on "AS IS WHERE IS", "AS IS WHAT IS" "WHATEVER THERE IS BASIS" and "NO RECOURSE BASIS".

Description of Assets	Reserve Price (Rs.)	EMD Amount (Rs.)	Incremental Bid (Rs.)
Bids are invited for Sale of Assets of Corporate Debtor Assets located at – Plot No 5, Opposite Cadbury (I) Limited, Pansare Vasti, Induri, Dist Pune - 410507	* 13,76,000/-	10% Of Reserve Price	10,000

* **Last date of Submission of eligibility document : 21st July 2025**

* **Date and Time for Site Visit : 16th and 17th July 2025**

Interested Applicants may submit their EOI for sale of Assets of Company along with prescribed EMD fee as per the terms of the invitation on or before **21th July 2025**. For eligibility and detailed terms & conditions of the EOI, email us at archis.liquidation@gmail.com.

Other Points:

1. This Sale Notice shall be read in conjunction with the E-Auction Process Document containing Brief of the Assets, online E-Auction Tender Form, Deed of Indemnity, General Terms & Conditions of E-Auction Sale which are available on Service Provider's website <https://ibbi.baanknet.com/eauction-ibbi/home>. These are to be mandatorily seen before participating in the auction.
2. Prospective bidders shall submit the requisite documents, including a declaration of eligibility under Section 29A of the Insolvency and Bankruptcy Code through the electronic auction platform.
3. Prospective bidders shall deposit the Earnest Money Deposit (EMD) through the Baanknet auction platform.
4. It shall also be specified that if the bidder is found ineligible, EMD shall be forfeited.
5. E- Auction will be start from 11.00 AM to 8.00 PM IST **24th July 2025** (For assistance, you may contact Office of Liquidator (Contact details: Mob No. 9823097832).

Date: 03/07/2025

Place: Nagpur

Sd/-

IP Neeraja Kartik

Liquidator

Archis Enterprises (India) Private Limited

Regn. No.: IBBI/IPA-001/IP-P01445/2018-2019/12137

Important Note:

1. **Taxes, if applicable, shall be borne by the Buyer.**

Motilal Oswal Home Finance Limited
 Regd. Office: Motilal Oswal Tower, Rahimnagar, Sahayra Road, Opp. Parel ST Depot, Prabhadevi, Mumbai - 400 025. CS: 3291898989
 Website: www.motilaloswal.com, Email: hq@motilaloswal.com

PUBLIC NOTICE FOR E-AUCTION CUM SALE

E-Auction Sale Notice of 15 Days for Sale of Immovable Assets (Under the Securitization 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 motilaloswal.com) as per the details given below:

Date and time of E-Auction: 29-07-2025 11:00 AM to 02:00 PM (with unlimited extensions of 5 minute each)

Borrower(s)/Guarantor(s) / Loan Account	Demand Notice Date and Amount	Description of the Immovable Property	Reserve Price, EMD / Last date of EMD
Loan: LXSAT00217-180064952 Branch: Satara Borrower: Sagar Sunil Bhosale Co-Borrower: Yogita Sagar Bhosale	18-06-2024 For Rs: 1040369/- (Rupees Rupees Ten Lakh Forty Three Thousand Six Hundred Sixty Nine Only)	Flat No-408 Sai Om Residency Sr.No-7411 Plot No-6 To 8 3RD Floor Near Mundhule Entrance Gate Off Karad-Chiplun Road 0 0 415110 Karad Satara Maharashtra	Reserve Price: Rs. 700000/- (Rupees Seven Lakh Only) EMD: Rs. 70000/- (Rupees Seventy Thousand Only) Last date of EMD Deposit: 28-07-2025

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 our 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 Mr. Amit Suresh Nagawade 7738159414 & Deepak Keswad 7208816905, details available in the above mentioned Web Portal and may contact their Centralised Help Desk: +91 83709 69696, E-mail ID: contact@auctionbazaar.com.

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

Place : Maharashtra / Date : 04.07.2025

TATA CAPITAL HOUSING FINANCE LIMITED
 Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013.
 Branch Address : TATA CAPITAL HOUSING FINANCE LIMITED, ABIL, 1st Floor Avasanti Residency, Abhinav Chowk, Tiak Road, Pune - 411030.

NOTICE FOR SALE OF IMMOVABLE PROPERTY
 (Under Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules 2002)

E-Auction Notice of 15 Days for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the below mentioned Borrower and/ or Co- Borrower, or their legal heirs/representatives (Borrowers) that the below described immovable property mortgaged to Tata Capital Housing Finance Ltd. (TCHFL), the Possession of which has been taken by the Authorized Officer of TCHFL, will be sold on 22-07-2025 on "As is where is" & "As is what is" and "Whatever there is" and without any recourse basis" for recovery of outstanding dues from below mentioned Borrower and Co-Borrowers. The Reserve Price and the Earnest Money Deposit is mentioned below. Notice is hereby given that, in the absence of any postponement/discontinuance of the sale, the said secured asset/ property shall be sold by E-Auction at 2.00 PM on the said 22-07-2025. The sealed envelope containing Demand Draft of EMD for participating in E-Auction shall be submitted to the Authorized Officer of the TCHFL on or before 21-07-2025 till 5.00 PM at Branch address TATA CAPITAL HOUSING FINANCE LIMITED, ABIL, 1st Floor Avasanti Residency, Abhinav Chowk, Tiak Road, Pune - 411030

The sale of the Secured Asset/Immovable Property will be on "as is where condition is" as per brief particulars described herein below:

Sr. No.	Loan A/c. No.	Name of Borrower(s) / Co-borrower(s) / Legal Heir(s) / Guarantor(s)	Date of Demand Notice	Reserve Price	Outstanding as on
1.	9460742 & 9476934	MR. MANOJ PANDURANG KADAM MRS. MANALI MANOJ KADAM	Rs. 6,74,146/- (Rupees Six Lakh Seventy Four Thousand One Hundred Forty Six Only) is due and payable by you under Agreement no. 9460742 and an amount of Rs. 4,69,033/- (Rupees Four Lakh Sixty Nine Thousand Three Hundred Eighty Three Only) is due and payable by you under Agreement no. 9476934 totalling to Rs. 11,43,179/- (Rupees Eleven Lakh Forty Three Thousand One Hundred Seventy Nine Only) 30-12-2019	Rs. 17,40,000/- (Rupees Seventeen Lakh Forty Thousand Only) Earnest Money Deposit (EMD) : Rs. 1,74,000/- (Rupees One Lakh Seventy Four Thousand Only) Type of Possession : Physical	Rs. 12,25,846/- (Rupees Twelve Lakh Twenty Five Thousand Eight Hundred Forty Six Only) is due and payable by you under Agreement no. 9476934 and an amount of Rs. 14,57,283/- (Rupees Fourteen Lakh Fifty Seven Thousand Two Hundred Eighty Three Only) is due and payable by you under Agreement no. 9460742 totalling to Rs. 26,83,129/- (Rupees Twenty Six Lakh Eighty Three Thousand One Hundred Twenty Nine Only) 27-06-2025

Description of the Immovable Property : Schedule - A: All that piece and parcel of the land out of 1) C.T.S. No. 995 admeasuring area 16.7 Sq. Mtrs. 2) C.T.S. No. 996 admeasuring area 19.5 Sq. Mtrs., 3) C.T.S. No. 997 admeasuring area 18.00 Sq. Mtrs., 4) C.T.S. No. 998 admeasuring area 5.9 Sq. Mtrs., 5) C.T.S. No. 999 admeasuring area 21.5 Sq. Mtrs., 6) C.T.S. No. 1000 total admeasuring area 27.3 Sq. Mtrs. Total admeasuring area 108.9 Sq. Mtrs. Situated at Village Bopkhal, lying within the limits of Pimpri Chinchwad Municipal Corporation, having registration District Pune, Sub-Registration, District Haveli No. 1 to 20. Together with assessments, appurtenances, access, pathways, ingress, agrees other incidental, consequential and ancillary rights thereto.

Schedule - B: Being description of the Flat / Residential Unit at "Karanraj Heights" Flat / Residential No. 02 on Second Floor, admeasuring a built up area of 602 Sq. Ft. i.e. 55.94 Sq. Mtrs. along with Parking No. Nil in the "Karanraj Heights" Building constructed over the land particularly mentioned hereinabove in the Schedule - A.

2. TCHFL02 78000102 / 076075 & TCHFL02 79000100 / 075094
MR. SHASHIKANT KANTHE
MRS. VIJAYA VITTHAL KANTHE
MRS. ASHWINI SHASHIKANT KANTHE

Rs. 5,84,734/- (Rupees Five Lakh Eighty Four Thousand Seven Hundred Thirty Four Only) is due and payable by you under Agreement no. TCHFL0278000100076075 and an amount of Rs. 35,34,64/- (Rupees Three Lakh Fifty Three Thousand Four Hundred Sixty Four Only) is due and payable by you under Agreement no. TCHFL0279000100075094 totalling to Rs. 9,38,198/- (Rupees Nine Lakh Thirty Eight Thousand One Hundred Ninety Eight Only) --- 22-10-2022

Rs. 7,20,000/- (Rupees Seven Lakh Twenty Thousand Only)
Earnest Money Deposit (EMD) : Rs. 72,000/- (Rupees Seventy Two Thousand Only)
Type of possession : Physical

Rs. 5,37,903/- (Rupees Five Lakh Thirty Seven Thousand Nine Hundred Three Only) is due and payable by you under Agreement no. TCHFL0279000100075094 and an amount of Rs. 9,52,520/- (Rupees Nine Lakh Fifty Two Thousand Five Hundred Twenty Only) is due and payable by you under Agreement no. TCHFL0278000100076075 totalling to Rs. 14,90,423/- (Rupees Fourteen Lakh Ninety Thousand Four Hundred Twenty Three Only) --- 27-06-2025

Description of the Immovable Property : Schedule - A: All the piece and parcel of land and ground situated and lying and being at village - Shirawadi in Registration Haveli and Tal. Haveli, Dist. Pune and within the limits of Grampanchayat Shirawadi bearing Gat.No. 49 part admeasuring area 00 H 60 R. Bounded as follows : On or towards East : Part of Gat.No. 49. On or towards West : Internal Road in Gat.No. 49. On or towards South : Part of Gat.No. 49. On or towards North : Shirawadi Road.

Schedule - B: Name of the project / scheme - Sai Sankul / W - E, Flat No. - G1, Floor - Ground, Admeasuring area about 240 Sq. Ft. Carpet, its built up area 312 Sq. Ft. as Demarked in Map.

3. TCHFL02 78000100 / 068556
MR. VINAY RAJUSHKHAR HANDIGOL
MRS. RENUKA R HANDIGOL

Rs. 12,02,293/- (Rupees Twelve Lakh Two Thousand Two Hundred Ninety Three Only) --- 15-11-2022

Rs. 9,90,000/- (Rupees Nine Lakh Ninety Thousand Only)
Earnest Money Deposit (EMD) : Rs. 99,000/- (Rupees Ninety Nine Thousand Only)
Type of possession : Physical

Rs. 1,77,264/- (Rupees Seventeen Lakh Seven Thousand Two Hundred Sixty Four Only) --- 27-06-2025

Description of the Immovable Property : All that piece and parcel of the property bearing Flat No. 6 on the Second Floor admeasuring area about 382 Sq. Ft. Carpet, its built up area 496 Sq. Ft. as Demarked in Map, in Wing No. 'C' in the project known as 'Sai Sankul' situated and lying and being at village Shirawadi in Registration Haveli and Tal. Haveli, Dist. Pune Bounded - East : - Part of Gat.No. 49 West : - Internal Road in Gat.No. 49 North : - Shirawadi Road South : - Part of Gat.No. 49

4. 9968802 & 10036547
MR. ABHIJEET SATISH KAMBLE
MRS. MEENA SATISH KAMBLE

Rs. 10,43,376/- (Rupees Ten Lakh Forty Three Thousand Five Hundred and Twenty Seven Only) is due and payable by you under Agreement no. 9968802 and an amount of Rs. 19,174/- (Rupees Nineteen Thousand One Hundred and Seventy Four Only) is due and payable by you under Agreement no. 10036547, totalling to Rs. 10,62,550/- (Rupees Ten Lakh Sixty Two Thousand Five Hundred and Fifty Only) --- 15-02-2024

Rs. 7,90,000/- (Rupees Seven Lakh Ninety Thousand Only)
Earnest Money Deposit (EMD) : Rs. 79,000/- (Rupees Seventy Nine Thousand Only)
Type of possession : Physical

Rs. 1,28,484/- (Rupees Twelve Lakh Eighty Four Thousand Eight Hundred Thirty Four Only) is due and payable by you under Agreement no. 9968802 and an amount of Rs. 22,405/- (Rupees Twenty Two Thousand Four Hundred Five Only) is due and payable by you under Agreement no. 10036547 totalling to Rs. 1,30,729/- (Rupees Thirteen Lakh Thirty Seven Thousand Two Hundred Thirty Nine Only) --- 27-06-2025

Description of the Immovable Property : All that piece and parcel of the property bearing Flat No. 6 on the Second Floor admeasuring area about 382 Sq. Ft. Carpet, its built up area 496 Sq. Ft. as Demarked in Map, in Wing No. 'C' in the project known as 'Sai Sankul' situated and lying and being at village Shirawadi in Registration Haveli and Tal. Haveli, Dist. Pune Bounded - East : - Part of Gat.No. 49 West : - Internal Road in Gat.No. 49 North : - Shirawadi Road South : - Part of Gat.No. 49

All the Auction, the public generally is invited to submit their bid(s) personally. No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the Immovable Property sold. The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions:

NOTE: The E-auction of the properties will take place through portal <http://bankauctions.in/> on 22-07-2025 between 2.00 PM to 3.00 PM with limited extension of 5 minutes each.

Terms and Condition : 1. The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation. In the event of any dispute arising as to the amount bid, or as to the bidder, the Immovable Property shall at once again be put up to auction subject to the discretion of the Authorized Officer. 2. The Immovable Property shall not be sold below the Reserve Price. 3. Bid Increment Amount will be: Rs. 10,000/- (Rupees Ten Thousand Only) 4. All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favouring the "TATA CAPITAL HOUSING FINANCE LTD." Payable at Branch address. The Demand Drafts will be returned to the unsuccessful bidders after auction. For payment of EMD through NEFT/RTGS/IMPS, kindly contact Authorized Officer. 5. The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be in the discretion of the Authorized Officer to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so. 6. For reasons recorded, it shall be in the discretion of the Authorized Officer to adjourn/discontinue the sale. 7. Inspection of the Immovable Property can be done on 11-07-2025 between 11 AM to 5.00 PM. with prior appointment. 8. The person declared as a successful bidder shall, immediately after such declaration, deposit twenty-five per cent of the amount of purchase money/bid which would include EMD amount to the Authorized Officer within 24hrs and in default of such deposit, the property shall forthwith be put to fresh auction/Sale by private treaty. 9. In case the initial deposit is made as above, the balance amount of the purchase money payable shall be paid by the purchaser to the Authorized Officer on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day, or if the 15th day is a Sunday or other holiday, then on the first office day after the 15th day. 10. In the event of default of any payment within the period mentioned above, the property shall be put to fresh auction/Sale by private treaty. The deposit including EMD shall stand forfeited by TATA CAPITAL HOUSING FINANCE LTD and the defaulting purchaser shall lose all claims to the property. 11. Details of any encumbrances, known to the TATA CAPITAL HOUSING FINANCE LTD, to which the property is liable: as per table above. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including statutory liabilities arising of property tax, electricity etc. 12. For any other details or for procedure online training on e-auction the prospective bidders may contact the Service Provider, M/s. Closures, Block No. 605 A, 6th Floor, Maitrivanam Commercial Complex, Ameerpet, Hyderabad - 500038 Email : info@bankauctions.in or Manish Bansal, Email id Manish.Bansal@tatacapital.com Authorized Officer Mobile No 8588983696. Please send your query on WhatsApp Number - 9999078669. 13. TDS of 1% will be applicable and payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by highest bidder in the PAN of the owner/borrower(s) and the copy of the challan shall be submitted to our company. 14. Please refer to the below link provided in secured creditor's website www. <https://url.ja/sjmsj> for the above details. 15. Kindly also visit the link: <https://www.tatacapital.com/property-disposal.html>. Please Note - TCHFL has not engaged any broker/agent apart from the mentioned auctioning partner for sale/auction of this property. Interested parties should only contact the undersigned or the Authorized Officer for all queries and enquiry in this matter.

Place :- Pune / Date :- 04-07-2025 Sd/- Authorized Officer, Tata Capital Housing Finance Ltd.

KOTAK MAHINDRA BANK LIMITED
 Registered Office : 27BK.C, 27 G Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400 051.
 Branch Office : 4th Floor, Admas Plaza, 166/16, CST Road, Kolverly Village, Kunchi Kurve Nagar, Kalina Santacruz (E), Mumbai - 400 098.

DEMAND NOTICE

Under Section 13(2) of the Securitization And Reconstruction of Financial Assets And Enforcement Of Security Interest Act, 2002 read with Rule 3 (1) of the Security Interest (Enforcement) Rules, 2002. The undersigned is the Authorized Officer of **Kotak Mahindra Bank Ltd. (KMBL)** under Securitization And Reconstruction Of Financial Assets And Enforcement of Security Interest Act, 2002 (the said Act). In exercise of powers conferred under Section 13(2) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, the Authorized Officer has issued Demand Notices under section 13(2) of the said Act, calling upon the following Borrower(s) (the "said Borrower(s)"), to repay the amounts mentioned in the respective Demand Notice(s) issued to them that are also given below. In connection with above, Notice is hereby given, on each day, to the said Borrower(s) to pay to KMBL, within 60 days from the publication of this Notice, the amounts indicated herein below, together with further interest as detailed in the said Demand Notice(s), from the date(s) mentioned below till the date of payment and/or realization, payable under the loan agreement read with other documents/writings, if any, executed by the said Borrower(s). As security for due repayment of the loan, the following assets have been mortgaged to KMBL by the said Borrower(s) respectively.

Name of Borrower(s) / Co-Borrower(s) and Guarantor(s) along with Loan Account Numbers	Amount of Outstanding as per Demand Notice	Description of the Property Mortgage
Loan A/c No. HF3737064 1. Mr. Shesharam Hansarathod (Borrower/Mortgagor) 2. Mrs. Rupali Shesharam Rathod (Co-Borrower) Having Address At: B-2, Shop No. 4, near St. Meera college, Ghena Garden, Koregaon Park, Pune-411001, Maharashtra-India. And also at: A-2, Kalpana Housing Society, Near Gunjan Talkies, Near Yenwade, Pune-411046, Maharashtra -India And also at: Flat No. 74, 3rd Floor, in the Building known as No. C-1, Shri Agrasen Co-Operative Housing Society Ltd, situated at CTS No. 12, 8 Koregaon Park Road, and Pune-411013, Maharashtra-India.	Demand Notice Date : Date: 1st July 2025 Rs. 15,72,206.12 (Rupees Fifteen Lakhs Seventy Two Thousand Two Hundred Six and Twelve Paise Only) as on 28.06.2025 & NPA Date : 08.06.2025	All that piece and parcel of Residential Flat No.74, on 3rd floor in Building no 'C-1' Admeasuring built-up area 650 Sq. Ft. i.e. 60.40 Sq. mtrs. in the Premises of 'Shri Agrasen Co-Op. Housing Society Ltd', [Registration No. PNA/HSG/818/1972, dated 27/6/1972], constructed on C.T.S.No.12, lying and being situated at 8, Koregaon Park Road, Ghorapadi, Pune within the local limits of Pune Municipal Corporation, Pune Sub District, Taluka Haveli, District Pune, along with undivided share in the common area and facilities as mentioned in the deed of assignment executed and registered the same on 31/03/1998 at Haveli No. 2, Pune under registration Serial No.129598.
Loan A/c No. HF37419120 1. Mr. Sandip Babaji Auti (Borrower/Mortgagor) 2. Mrs. Pujja Sandip Auti (Co-Borrower/Mortgagor) Having Address At: Pratiksha Niwas Sadguru Housing Society, Near Datta Mandir Sadguru Nagar, Bhosan, Pune, Maharashtra - 411039. And also at: Flat No. 206, 2nd floor, "F-Wing", Building known as "Mantra Moments" situated at gat.no.167 & 168, Mouje Borhadewadi (Moshi), Pune, Maharashtra-412105.	Demand Notice Date : Date: 23rd June 2025 Rs. 15,33,844.65 (Rupees Fifteen Lakhs Thirty Three Thousand Eight Hundred Forty Four and Sixty Five Paise Only) as on 19.06.2025 & NPA Date : 01.05.2025	All that piece and parcel of the Flat No.206, admeasuring about 34.77 Square meter in carpet area along with adjoining terrace admeasuring 6.97 Sq. mtrs and situated on 2nd Floor of 'Wing F' in project known as, "Mantra Moments" constructed on land bearing gat no.167 (old gat no.1287/1) and gat No.168 (Old Gat No.1287/2), Borhadewadi, Taluka Haveli, District Pune, within the limits of Pimpri Chinchwad Municipal corporation and within the jurisdiction of sub-registrar Haveli.

If the said Borrowers shall fail to make payment to KMBL, as aforesaid, KMBL shall proceed against the above secured assets under Section 13(4) of the Act and the applicable Rules, entirely at the risks of the said Borrowers as to the costs and consequences. The said Borrowers are prohibited under the Act from transferring the aforesaid assets, whether by way of sale, lease or otherwise without the prior written consent of KMBL. Any person who contravenes or abets contravention of the provisions of the said Act or Rules made there under, shall be liable for imprisonment and/or penalty as provided under the Act.

Sd/-
Authorized Officer,
For Kotak Mahindra Bank Limited

Place : Pune
Date : 04.07.2025

IndusInd Bank
 Corporate Office : IndusInd Bank Ltd. No. 34, G.N. Chetry Road, Chembai-500017. Ph. 042834600, 28345301, 0428346372
 website : www.indusind.com

APPENDIX IV-A [See proviso to Rule 8(6) & 9(1)]
Publication of Notice for Sale of Immovable Property

Sale Notice & E-Auction 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 (SARFAESI Act). Notice is hereby given to the public in general and in particular to the Borrower(s), Co-borrowers and Guarantor (s) that the below described immovable properties mortgaged to the Secured Creditors, the physical possession of which has been taken on 29/08/2024 by the Authorized Officer of IndusInd Bank Limited. The secured assets will be sold as "As is where basic", "As is what is basic", "Whatever there is basic", "No recourse basic" on 24/07/2025, for recovery of Rs. 491,5096/- as on 30/06/2024 together with further interest cost & expenses, etc. due to the secured Creditors from following borrower, Co-borrower & Guarantor. The reserve price and earnest money to be deposited is mentioned below respectively. That along with submitting the tender document the bidder shall submit along with a 10% amount of reserve price. That Bank has fixed the reserve price and the Earnest Money Deposit (EMD) mentioned herein below, shall be deposited through IMPS/RTGS/NEFT only in favour of "HOMEZ EMI POOLING AC (CFDI)" Account No. 00073566411059, IFSC: INDB0000007, and Branch Address: No. 3, Village Road, Nungam bakkam, Chennai-600034.

The successful bidder(s) shall pay and deposit 25% of the Sale Price (less 10% amount already paid along with the Bid) i.e. the purchaser needs to pay remaining 15% in full on the date of e-auction or later than the end of next working day. There after the balance amount of 75% of the Sale Price is required to be deposited within 15 days from the date of Sale Confirmation Letter as contemplated under as per SARFAESI Act.

No. of Borrowers / Guarantors	Dues As on 30.06.2024	Date of Demand Notice	Date of Possession	Description of Property	Reserve Price for Property	Earnest Money for Property	Date of Time of Auction	Place of Tender Submission Tender open & E-Auction
1)Somnath Chandrakant Alankar (BORROWER) 2)Chandrakant Anna Alankar (CO-BORROWER)	Rs 4915096/- (Fourty Nine Lakh fifteen Thousand and Eighty Six Rs. only)	-	29/08/2024	All the property bearing all that consisting of Flat no 503 Admeasuring 39.37sq Mtrs Carpet area along with Adjacent terrace admeasuring 4058+1.62 Sq. mtrs and Enclosed Balcony admeasuring 4.87+2.47 Sq.mtrs on the Fifth Floor in PALAASH RHYTHM constructed on the land bearing plot no. 17,18, 163 (p), 3627 (p), 3710, 3711, 3712, 3729, 3730, 3731, situated at Village Chichwad Tal Haveli, Dist Pune Towards North - Flat no. 502, Towards East - Flat no. 504 Towards East - Open plot, Towards West - Staircase	Rs. 46,32,030/-	4,63,203/-	24/07/2025 11:00 AM to 12:00 AM	www.bank auctions.com
Loan Account No. MPP05600								
Last date of submission of bids along with EMD					Minimum Bid Increment Amount	Date & Time of Inspection of Property		
23/07/2025					Rs. 10,000/- (Rupees Ten Thousand Only)	22.07.2025 (02:30 PM-03:30 PM)		

Terms and Conditions: - 1) E-auction is being held on "AS AND WHERE BASIC", "AS IS WHAT IS BASIC", "WHATEVER THERE IS BASIC" basic and will be conducted "ONLINE". 2) The auction will be conducted through IndusInd Bank approved service provider M/s C I India Private Limited at the web portal <https://www.bankauctions.com> 3) Bid Documents, Declaration, General Terms and Conditions of online auction sale are available at secured Creditor's website i.e. <https://www.indusind.com> or website of service provider i.e. <https://www.bankauctions.com> 4) To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the properties. However, the intending bidders should make their own independent inquiries regarding the encumbrance, title of properties put on auction and claims / rights / dues / affecting the properties, prior to submitting their bid, in this regard, the e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of IndusInd Bank. 5) The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process, etc. may contact M/s C I India Private Limited, Plot No. 68, 3rd floor, sector 44, Gurugram, 122003, Haryana. Contact No. 7291981124, 25, 26 & Contact Sh. Mihlesh - 709804466 Support Email ID : support@bankauctions.com and if any property related query may contact the Bank Officer Mr. Prasad Pandit on 7276090680 & Rajendra Telra. It may please be noted that in case of any discrepancy / inconsistency between e-auctions notices published in English and in vernacular then the contents of the notice published in English shall prevail. 6) The Authorized Officer / Secured Creditors shall not be responsible in any way for any third-party claims / rights / dues. 7) The sale shall be subject to rules / conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

STATUTORY 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

Date :
Place : Pune

Authorized Officer
IndusInd Bank Ltd.

E-AUCTION SALE NOTICE
EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED
 CIN: U67100MH2007PLC174759
 Retail Central & Regd. Office: Edelweiss House, Off CST Road, Kalina, Mumbai 400098

E-Auction Sale Notice for Sale of Immovable Secured Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "SARFAESI ACT") read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002 ("Rules").

The financial facilities of Assignor mentioned herein (hereinafter referred to as "Assignor/Original Lender") have been assigned to Edelweiss Asset Reconstruction Company Limited acting in its capacity as trustee of various trusts mentioned clearly in column provided. Pursuant to the said assignment, EARC stepped into the shoes of the Assignor and exercises its rights as the secured creditor. That EARC, in its capacity as secured creditor, had taken possession of the below mentioned immovable secured assets under 13(4) of SARFAESI Act and Rules there under.

Notice of 30/15 days is hereby given to the public in general and in particular to the Borrower and Guarantor (s) that the below described immovable secured assets mortgaged in favor of the Secured Creditor, the physical possession of which has been taken by the Authorized Officer (AO) of Secured Creditor will be sold on "As is where is", "As is what is", and "Whatever there is" basis, for recovery of the amounts mentioned herein below. Due to EARC together with further interest and other expenses/costs thereon deducted for any money received by EARC from Borrower and Guarantor. The Reserve Price and the Earnest Money Deposit are mentioned below for each property.

DETAILS OF SECURED ASSET PUT FOR AUCTION:

Sl. No.	Loan Account No/Name of the Selling Institution	Name of Borrower/ Co-Borrower	Trust name	Total Outstanding Dues in INR as on 25-06-2025	Reserve Price (IN Rs)	Earnest Money Deposit (EMD) IN Rs.	Date & Time of Auction	Type of Possession
1.	402HML85351446 & 402THL85450099/ BAJAJ HOUSING FINANCE LIMITED	1) Mayur M Kothari (Borrower) 2) Chanchalabai M Kothari (Co-Borrower)	EARC-TRUST SC 422	₹ 43,44,469.39	₹ 21,00,000/- (Rupees Twenty-One Lakhs Only)	₹ 02,10,000/- (Rupees Two Lakh Ten Thousand Only)	05-08-2025 & 12.30 PM	Physical Possession
2.	LPUNSTH000027647/ EDLWEISS HOUSING FINANCE LIMITED	1. Amit Verma ("Borrower") 2. Ajay Verma (Co-Borrower)	EARC-TRUST SC 417	₹ 54,10,342.10	₹ 19,00,000/- (Rupees Nineteen Lakhs Only)	₹ 01,90,000/- (Rupees One Lakh Ninety Thousand Only)	17-07-2025 & 01.00 PM	Physical Possession
3.	531RMS3958060/ BAJAJ HOUSING FINANCE LIMITED	1)Dattasinh Kashinathsinh Pardeshi (Borrower) 2) Balajisinh Dattasinh Pardeshi (Co-Borrower)	EARC-TRUST SC 422	₹ 17,93,253.88	₹ 10,50,000/- (Rupees Ten Lakhs Fifty Thousand Only)	₹ 01,05,000/- (Rupees One Lakh Five Thousand Only)	17-07-2025 & 01.30 PM	Physical Possession

PROPERTY DESCRIPTION: All That Piece And Parcel Of Flat No. 608, Wing No. A, On 6th Floor, Area Admeasuring 433.4 Sq.Fts. I.E. 40.278 Sq.Mtrs. Along With Exclusive Right To Use Adjacent Terrace Area Admeasuring 51.54 Sq.Fts. I.E.4.788 Sq.Mtrs., And Dry Balcony Area Admeasuring 20.34 Sq.Fts. I.E.1.889 Sq. Mtrs. Built-Up, In Project Called As "Hill View" Constructed On Survey No. 18, Area Admeasuring 00 H, 66 R, Total Area 6600 Sq. Fts. Sub Plot No. 2,3,4,5,6,7,8 Situated At Pisoli, Taluka Haveli, District Pune, Within The Limits Of Grampanchayat Pisoli, Taluka Panchayat Samiti Haveli, Zilla Parishad Pune And Also Within The Limits Of Sub - Registrar Haveli.

PROPERTY DESCRIPTION: All That Piece And Parcel Of Flat No. 7, Third Floor, Admeasuring Area About 537 Sq.Fts. I.E. 49.90 Sq. Mtrs. In The Building Known As Kshirasagar Residency, Krishna Yamuna Society Constructed On The Land Bearing No. S.No. 55/1/1, Hissa No. 8, Vadgaonshi, Total Admeasuring Area 287.44 Sq. Mtrs. Out Of That 138.0 Sq. Mtrs. In The Building Known As Kshirasagar Residency Krishna Yamuna Society Within The Registration Jurisdiction Of Sub Registrar, Tal. Haveli, Dist. Pune, Within The Jurisdiction Of Sub Registrar, Haveli. Bounded As Follows: On Or Towards East: Flat No. 9 On Or Towards West: Road On Or Towards South: Property Of Waghar On Or Towards North: Remaining Part Of S.No. 55/1/1.

PROPERTY DESCRIPTION: All That Piece And Parcel Of Plot No. 4 And Construction Thereon Situated Out Of Gat No.441, Total Area 3437.90 Sq.Ft., Situated At Takali Taluka Pandharpur District Solapur. Bounded By: East- Road, West- Plot No. 3, North- Plot No. 5, South- Road.

Important information regarding Auction Process:

- All Demand Drafts (DD) shall be drawn in favor of "Edelweiss Asset Reconstruction Company Limited-EMD Account" and payable at Mumbai.
- EMD Payments made through RTGS shall be to: Name of the Account No. EDLWEISS ASSET RECONSTRUCTION COMPANY LIMITED - EMD ACCOUNT" Account No: 000405158602 Name of the Bank -ICICI BANK IFSC CODE: IFCI00000004
- Last Date of Submission of EMD Received 1 day prior to the date of auction
- Place for Submission of Bids 1st Floor, Edelweiss House, off CST Road, Kalina, Mumbai-400098
- Place of Auction (Web Site for Auction) E-Auction (<https://auction.edelweissarc.in>)
- Contact details Toll free no - 18002666540 Website - <https://auction.edelweissarc.in>
- Date & Time of Inspection of the Property As per prior appointment

For detailed terms and conditions of the sale, please refer to the link provided in EARC's website i.e. <https://auction.edelweissarc.in>

Place : Mumbai
Date : 04.07.2025 Sd/- Authorized Officer
For Edelweiss Asset Reconstruction Company Limited

PUBLIC NOTICE

Notice is hereby given to the general public that Ms. Poonam Ramniwas Sharma, owner of Flat No. 9, Building No.C4, in Karan Park Co-operative Housing Society, located at S.No.43, Somnath Nagar, Vadgaon Sheri, Pune - 411014, passed away on 11th February 2021 at Accra. It is proposed to transfer the ownership of the said flat to Ms. Rekha Ramniwas Sharma, residing at Flat No. 804, Konkand Orchid, Kesand Road, Wagholi, Pune - 412027, being the legal heir of the deceased. Any person or entity having any claim, objection, or interest in respect of the said property is hereby requested to submit their objection along with notarized documentary evidence, in writing, to the Society office within 15 (Fifteen) days from the date of publication of this notice. This notice is published in accordance with the provisions of the Maharashtra Co-operative Societies Act, 1960. In absence of any objection within the stipulated time, the Society will proceed with the transfer process as per applicable rules. Contact for Queries: Karan Park Co-operative Housing Society, Date: 4.7.25 S.No. 43, Somnath Nagar, Vadgaon Sheri, Pune - 411014.

E-AUCTION SALE NOTICE
 INVITATION FOR EXPRESSION OF INTEREST (EOI) FOR SALE OF ASSETS OF ARCHIS ENTERPRISES (INDIA) PRIVATE LIMITED (IN LIQUIDATION)

In furtherance of Liquidation Proceedings of Archis Enterprises (India) Private Limited (Corporate Debtor) (commenced vide Hon'ble NCLT Order dated 16th January, 2025, inter alia appointing the undersigned as a Liquidator), the Liquidator, under Regulation 32(e) of Insolvency and Bankruptcy Code, invites expression of interest (EOI) for sale of assets of the company on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS BASIS" and "NO RECOURSE BASIS".

Description of Assets	Reserve Price (Rs.)	EMD Amount (Rs.)	Incremental Bid (Rs.)
Bids are invited for Sale of Assets of Corporate Debtor Assets located at - Plot No. 5, Opposite Cadbury (L) Limited, Pansare Vasthi, Induri, Dist Pune - 410507	13,76,000/-	10% of Reserve Price	10,000

* Last date of Submission of eligibility document : 21st July 2025
 * Date and Time for Site Visit : 16th and 17th July 2025
 Interested Applicants may submit their EOI for sale of Assets of Company along with prescribed EMD fee as per the terms of the invitation on