

CORRIGENDUM

Reference is invited to the Notice for Sale of Assets of **Archis Enterprises (India) Private Limited (in Liquidation)** published in this newspaper dated **22-05-2025**.

It is hereby informed that there is a correction in the auction notice mentioned in the said notice. It is hereby notified that :

1. 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.
2. Prospective bidders shall deposit the Earnest Money Deposit (EMD) through the Baanknet auction platform.
3. It shall also be specified that if the bidder is found ineligible, EMD shall be forfeited.

The auction portal link shall be:

<https://ibbi.baanknet.com/eauction-ibbi/x-login>

All other terms and conditions of the sale notice remain unchanged.

Date:- 27.05.2025

Place: PUNE

Sd/- IP Neeraja Kartik, Liquidator

Archis Enterprises (India) Private Limited

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

Size_8x5

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- Prospective bidders shall deposit the Earnest Money Deposit (EMD) through the Banknet auction platform.
- It shall also be specified that if the bidder is found ineligible, EMD shall be forfeited. The auction portal link shall be: <https://ibbi.baanknet.com/eauction-ibbi-x-login>

All other terms and conditions of the sale notice remain unchanged.

Sd/- IP Neeraja Kartik, Liquidator

Date:- 27.05.2025
Place: PUNEArchis Enterprises (India) Private Limited
Regn. No.: IBB/PA-001/PP-10445/2018-2019/12137PROTECTING INVESTING FINANCING ADVISING
Aditya Birla Housing Finance Ltd.Registered Office: Indian Rayon Compound, Veraval, Gujarat 362266
Branch Office: Aditya Birla Housing Finance Ltd., 1st Floor, Lohia Jain Arcade, S No. 106, Near Chaturshring Temple Senapati Bapat Road, Pune-411016

Sale Notice

[Rule 9(1) of Security Interest (Enforcement) Rules 2002]

SALE BY PRIVATE TREATY OF IMMOVABLE ASSET CHARGED TO ADITYA BIRLA HOUSING FINANCE LIMITED UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002. (SARFAESI ACT)

The undersigned being the Authorized Officer of Aditya Birla Housing Finance Limited (hereinafter referred to as "ABHFL") has taken the physical possession of the immovable property being "ALL THAT PIECE AND PARCEL OF FLAT NO. 816, ON EIGHTH FLOOR, ADMEASURING CARPET AREA 18.22 SQ. MTRS., SITUATED IN THE BUILDING/WING C11, SARA CITY, GAT NO. 137, 139, 140, 141, 142, 143, 144, 145, 150, 152, 153, 154, 155, 156, 157, OLD GAT NO. 2647, CHAKAN KHARABWADI, PUNE, MAHARASHTRA-410501, AND, BOUNDED AS: EAST: OPEN SPACE, WEST: FLAT NO. 815, NORTH: FLAT NO. 814, SOUTH: FLAT NO. 818" (hereinafter referred to as "Secured Asset") under Section 13(4) of the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "SARFAESI Act, 2002") which stood secured in favor of ABHFL towards financial facility, its outstanding dues of Rs. 10,10,133/- (Rupees Ten Lakh Ten Thousand One Hundred Thirty Three Only) and further interest and other expenses incurred thereon till the date of realization to the Borrowers/Co-Borrowers PINKU KHAN & MD JAHANGIR (hereinafter referred to as "Borrowers/Co-Borrowers").

That on failure of the public auctions/auctions of Secured asset the undersigned is enforcing its security interest against the said Secured Asset by way of sale through private treaty under the provisions of SARFAESI Act, 2002 and rules framed thereunder. The Authorized Officer has received an expression of interest from a prospective purchaser towards purchase of the abovementioned Secured Asset. Now, the Authorized Officer hereby giving the Notice to sell the aforesaid Secured Asset by Private Treaty in terms of Rule 8 and 9 of the Security Interest (Enforcement) Rules 2002. The Sale will be effected on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WHATEVER THEREIS BASIS" on or after 18-06-2025, for recovery of Rs. 10,10,133/- (Rupees Ten Lakh Ten Thousand One Hundred Thirty Three Only) due to ABHFL from the Borrowers/Co-Borrowers. The reserve price of the Secured Asset is fixed at INR 8,00,000/- (Rupees Eight Lakh Only).

The Borrowers/Co-Borrowers are hereby informed that all the requisitions under the provisions of SARFAESI Act, 2002 and the Security Interest (Enforcement) Rules, 2002 have been complied with, and ABHFL is now under the process of enforcing its security interest by effecting sale of the Secured Asset as mentioned herein by way of private treaty as prescribed under the provisions of Rule 8 (5) of Security Interest (Enforcement) Rules, 2002.

Further the Borrowers/Co-Borrowers attention is invited to provisions of sub-section (8) of Section 13 of SARFAESI Act, 2002 in respect of time available, to redeem the said Secured Asset.

Date: 27-05-2025
Place: PUNEAuthorized Officer
(Aditya Birla Housing Finance Limited)Encore Asset Reconstruction
Company Private Limited

5th Floor, Plot No. 137, Sector- 44 I Gurgaon- 122002 Ph: 0124 - 4527200

Rule 8(1)

POSSESSION NOTICE

Whereas, The Authorised Officer of Encore Asset Reconstruction Company Private Limited (Encore ARC) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act, 2002) and in exercise of powers conferred upon him under Section 13(12) of SARFAESI Act, 2002 read with Rule 3 of the Security Interest (Enforcement) Rules 2002, had issued a Demand Notice dated 15.12.2024 calling upon borrower Mr. Hari Ganesh Sane (Borrower) and (1) Mr. Sachin Jayant Sane, (2) Mrs. Sane Mansi (hereinafter collectively mentioned as "Co-Borrower, Guarantors & Mortgage") to repay the amount mentioned in the notice for the amount of Rs. 95,15,770/- (Rupees Ninety Five Lakhs Fifteen Thousand Seven Hundred Seventy Only) as on 27.11.2024 along with interest at contractual rates till actual repayment/realization, within 60 days from the date of receipt of the said notice.

The Borrower, Guarantors & Mortgagees having failed to repay the amount, notice is hereby given by the undersigned being the Authorised Officer of Encore ARC, to the borrowers and the public in general that the Authorised Officer has taken symbolic possession of the property described herein below in exercise of powers conferred on me under sub-section (4) of section 13 of SARFAESI Act, 2002 read with Rule 8 of Security Interest (Enforcement) Rules, 2002 on this 22nd day of May 2025.

The Borrower, Guarantors & Mortgagees in particulars 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 Encore ARC for an amount of Rs. 95,15,770/- (Rupees Ninety Five Lakhs Fifteen Thousand Seven Hundred Seventy Only) as on 27.11.2024 along with interest at contractual rates from 28.11.2024 till actual repayment/realization after adjustment of repayment/realization, if any.

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.

Description of the Immovable Property

All that piece and parcel of shop no. 11 situated on the ground floor in Gaunhar Co-Operative Society, at Kothrud Survey No. 120 (CTS No. 201-212), plot no. A-7/A-6, revised layout no. 446, 47, Pune, Admeasuring 417 Sq. Ft. i.e. 38.74 sq. mtrs. Build up area under balconies, store and common area. The said property is lying within the limit of Pune Municipal Corporation and within the jurisdiction of Sub Registrar, Haveli Pune. Bound as below: North: Adjacent Shop, South: Entrance, East: Adjacent Shop, West: Adjacent Shop.

Date: 23/05/2025
Place: Pune

Encore Asset Reconstruction Company Private Limited

HINDUJA HOUSING FINANCE LIMITED
Head Office: 167/169, 2nd Floor, Anna Salai, Little Mount, Saidapet, Chennai - 600 015.
E-mail ID: auction@hindujahousingfinance.com

Branch Address: Manikchand Galleria, 1st Floor, A Wing, Swasthi Society Model Colony, Near Deep Bangla Chowk, Pune - 411016

You the below mentioned borrower has availed loan by mortgaging the schedule mentioned property and you the below mentioned has stood as borrower/co-borrower/guarantor for the loan agreement (consequent to the defaulters committed by you, your loan account has been classified as non-performing asset under the provisions of the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (in short, SARFAESI Act). We Hinduja Housing Finance Limited has issued Demand Notice (15/12/2024) read with section 13(1) of the SARFAESI Act to the address furnished by you. The notices sent to you by the Registered Post/Blue Dart Courier are served, received back returned unserved. The contents of the said notices are that you have committed default in payment of the various loans guaranteed to you. Therefore, the present publication carried out to serve the notice as the provision of Section 13(2) of SARFAESI Act and in terms of provision to the rule 3(1) of the Security Interest (Enforcement) Rules, 2002.

Name of the Borrower(s) & Guarantor (s) / Account No.	Amount due as per Demand Notice	Date of NPA/Demand
Mr. BALASAHEB TAVARE (Borrower) / Mr. RENUKA TAVARE (Co-borrower) / MH/BBAR/INDA/AD00000008 G MH/PNE/BRMT/AD00000305	Rs. 1901807/- as on 05/05/2025	03/05/2025
Mr. SAKSHI CHANDANWAR (Borrower) / Mr. GOVIND CHANDANWAR (Co-borrower) / MH/BBAR/INDA/AD00000007	Rs. 115197/- as on 05/05/2025	03/05/2025
Mr. AMIT RANANAVARE (Borrower) / Mrs. MADHURI RANANAVARE (Co-borrower) / MH/BBAR/INDA/AD00000072	Rs. 109963/- as on 05/05/2025	03/05/2025
Ms. KAVITA SASANE (Borrower) / Mr. IRABAN IRABAHADRADE (Co-borrower) / MH/BBAR/INDA/AD00000762	Rs. 812070/- as on 05/05/2025	03/05/2025

All that piece and parcel of land bearing old survey no 355/2 B and new survey no 25/2 B having milnati no 254666 OUT OF CH THAT SONAMATA NAGAR, FLAT NO 8C OF BUILT OF ADM AREA 42.47 SQ MTR OR 457 SQ FT ADM AREA 35.26 SQ FT WITHIN THE NORMAL COURSE OF THE BORROWERS/CO-BORROWERS INCLUDING THE RIGHTS TO TRANSFER BY WAY OF LEASE, ASSIGNMENT OR OTHERWISE IN OTHER THAN THE NORMAL COURSE OF YOUR BUSINESS, ANY OF THE SECURED ASSETS AS REFERRED TO ABOVE AND HYPOTHECATED/MORTGAGED TO THE HINDUJA HOUSING FINANCE LIMITED WITHOUT PRIOR CONSENT OF THE HINDUJA HOUSING FINANCE LIMITED.

Date: 27/05/2025, Place: Solapur, pune
Hinduja Housing Finance Limited, Authorized OfficerMr. Ruchishesh Udhate - 9823244698, Mr. Vikram Nalawade - 9420848654
Mr. Ritesh Gawai - 901858221, Pankajsingh Choudhary - 7681912833

CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED

Corporate office address:- Chola Crest, Super B, C54 & C55.4, Thiru V1 Ka Industrial Estate, Guindy, Chennai - 600 032

POSSESSION NOTICE
[(APPENDIX IV) [Under Rule 8(1)]]

WHEREAS the undersigned being the Authorised Officer of M/s. Cholamandalam Investment And Finance Company Limited, 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 9 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated mentioned below under Section 13(2) of the said Act calling upon you being the borrowers (names and addresses mentioned below) to repay the amount mentioned in the said notice and interest thereon within 60 days from the date of receipt of the said notice. The borrowers mentioned herein below having failed to repay the amount, notice is hereby given to the borrowers mentioned herein below and to the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on me under sub-section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002. The borrowers mentioned herein above in particular and the public in general are hereby cautioned not to deal with said property and any dealings with the property will be subject to the charge of M/s. Cholamandalam Investment And Finance Company Limited for an amount as mentioned herein under and 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.

Sl. No.	Name and Address of the Borrowers & Loan A/c no.	Date of Demand Notice	O/S AMT	Description Of The Property Possessed	Date Of Possession
1.	Loan Account Nos. HL04SAG000017248 Mr/Mrs. Khalil Mubarak Patharwat Mr/Mrs. Asanabi Mubarak Patharawat Both Are Ro. At Zahir Mohalla, Shamrao Nagar Sangli Miraj, Zahir Mohalla, Sangli, Maharashtra - 416416 Also At: Gat. No-159(part), Milkat No-709, Durgamata Colony, Near Abdul Rehman Masjid, Subhash Nagar, Off Aaava Road, A.P.Takali, Pincode. 416410, Tal. Miraj, Dist. Sangli. Abdul Rehman Masjid Takali 416410	17-03-2025	Rs. 2026591/- (Rupees Twenty Lakhs Twenty Six Thousand Five Hundred Ninety One Only) As on 14-03-2025 And interest Thereon.	All the piece and parcel of land Grampanchayat Milkat No. 709 area admeasuring 1244 Sq.Ft. i.e. 115.61 Sq mtrs out of total area admeasuring 114-70R in Gat. No. 159 situated at Takali Tal - Miraj, Dist - Sangli. Which is bounded as under East - Property belongs to Shaukat Junedi West - Property belongs to Liyakat Mahamadoo South- Road North- Property belongs to Gokulabai Koli.	Possession Notice-22-05-2025

Date: 22-05-2025
Place : SangliAUTHORIZED OFFICER
CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED

REGIONAL OFFICE-II : S. No. 436, 3rd Floor, Sukhwani Business Hub, Near Nashik Phata, Metro Station, Kasarwadi, Pune 411026
Mob. : 9604885792, 9923188060
Branch : Shendre

POSSESSION NOTICE (Section 13(4))

Whereas: The undersigned being the Authorised Officer of the Canara Bank, Shendre Branch under Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act 54 of 2002) (hereinafter referred to as "the Act") and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice u/s 13(2) of the Act dated 28/02/2025 calling upon the Mr. Gorakhnath Namdev Nalawade (Borrower) and Mr. Sanjay Shamrao Deshmukh (Guarantor for Ac. no. 54139830000010) to repay the amount mentioned in the notice, being Rs. 19,50,000/- (Rupees Nineteen Lakh Fifty Thousand Only) along with accrued interest within 60 days from the date of receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower 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 Security Interest (Enforcement) Rules, 2002 on this 22nd Day of May of the year 2025.

The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Canara Bank, Shendre Branch for an amount of Rs. 19,50,000/- (Rupees Nineteen Lakh Fifty Thousand Only) along with accrued interest

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.

Description of the Immovable Property

All that parts and parcel of the Plot No. 5, adm 6151 sq. fts. out of the revision Survey No. 32B of Godoli, Tal. and Dist. Satara and construction therein, Surrounded by Boundaries : North: Plot No. 3 & Agricultural Land of Krushna Mahadu Shinde and Others, South: Satara-Rahimatpur Road, East: Plot No. 6, West: Plot No.3 and Agricultural Land of Krushna Mahadu Shinde and others

Name of Title Holder : Mr. Gorakhnath Namdeo Nalawade

Date : 22/05/2025
Place : SataraAuthorised Officer,
Canara BankForm No. [See Regulation 33(2)]
By Regd. A/D, Dasti failing which by publicationOFFICE OF THE RECOVERY OFFICER - I/II
DEBTS RECOVERY TRIBUNAL PUNE
Unit No. 307 to 310, 3rd Floor, Kakade Biz Icon Building, Shivaji Nagar, Pune-411005.

Notice For settling a Sale Proclamation Under Rule 53 of the second schedule to the Income Tax Act, 1961 read with The Recovery Of Debts & Bankruptcy Act, 1993, RC/109/2016 02/05/2025

Canara Bank (Erstwhile Syndicate Bank) Versus Mr. Arun Laxman Mote And Others

To, (CD - 1) Mr. Arun Laxman Mote, Post/Alegaon Paga, Taluka Shirur, Pune-412211.

(CD - 2) Mr. Sopan Laxman Mote, Post/Alegaon Paga, Taluka Shirur, Pune-412211.

(CD - 3) Mr. Iaxman Kondiba Mote the Borrower (Deceased/Expired) through his legal heirs

- Shahaji Laxman Mote
- Sopan Laxman Mote
- Sudam Laxman Mote
- Arun Laxman Mote
- Manubai Laxman Mote
- Yamunabai Tulsidas Wagchoure
- Ranjana Hanuman Wagchoure

(CD - 4) Mr. Khatun Sikandar Shaikh, At Post/Alegaon Paga, Tal. Shirur, Pune-412211.

(CD - 5) Mr. Tukaram Sitaram Benke, Post/Alegaon Paga, Taluka Shirur, Pune-412211.

(CD - 6) Mrs. Meenakshi Bhagwan Jagtap, Post/Alegaon Paga, Taluka Shirur, Pune-412211.

Whereas you the Mr. Arun Laxman Mote And Others with NPA by the Presiding Officer of DEBTS RECOVERY TRIBUNAL PUNE who had issued the Recovery Certificate dated 10/05/2016 in OA/30/2013 to pay to the Applicant Bank(s) the sum of Rs. 62,73,595.30 (Rupees Sixty Two Lakh Seventy Three Thousand Five Hundred Ninety Five and Paise Thirty Only) together with future interest @ 11% per annum from the date of filing of Original Application i.e. 03/12/2012 till realization in full along with cost and interest of Rs. 76,010.00 (Rupees Seventy Six Thousand Ten Only) and whereas the said has not been paid (Jointly and Severally), the undersigned has ordered the sale of under mentioned Immovable property.

2. You are hereby informed that the date 10/06/2025 at 10.30 A.M. has been fixed for drawing up the proclamation of sale and settling the terms thereof. You are requested to bring to the notice of the undersigned any encumbrances, charges, claims or liabilities attached to the said properties or any portion thereof.

Specification of Property

Mortgaged Property i.e. land situated at Gat No. 94P, 91P, 30 & 55. Registered at Talegaon-Dhamdhare, Taluka Shirur, District Pune.

Name of CD	Gat No.	Area Hq./R
Shri. Arun Laxman Mote (CD No.1)	94 Pee	0.93
	91 Pee	Kha. 0.04
Shri. Sopan Laxman Mote (CD No.2)	94 Pee	0.93
		Kha 0.04
Shri. Laxman Kondiba Mote (CD No.3)	30	2.91
	55	1.97

Given under my hand and the seal of the Tribunal, on this date: 02/05/2025.

(Ravikant Vinayak Yadav)
Recovery Officer-I,
Debts Recovery Tribunal, Pune

Date: 02/05/2025



ABHYUDAYA CO-OP. BANK LTD.

(Multi-State Scheduled Bank)
Zonal Office : 598, Dhanwant Plaza, Budhwar Path, Pune - 411002.
Tel. : 020 - 24434198 / 24482916

[Under Rule 8(1)] Possession Notice

Whereas, The undersigned being the Authorised officer of the Abhyudaya Co-op. Bank Ltd. Under the Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act 2002 (54 of 2002) and in exercise of powers conferred under section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules 2002 issued a Demand Notice bearing Ref. No. DGM(P)/L&R/EOS-255/113/2024-25 dated 07/02/2025 calling upon the Borrower Mr. Chisti Wasim Jameel Ahmed, Mrs. Chisti Aasiya Wasim and others to repay amount mentioned in the notice being Rs. 8,55,782.47 (Rs. Eight Lakh Fifty Five Thousand Seven Hundred Eighty Two and paise Forty Seven Only) with further interest from 01/02/2025 within 60 days from the date of receipt of the said notice.

The Borrower Mr. Chisti Wasim Jameel Ahmed, Mrs. Chisti Aasiya Wasim and others having failed to repay the entire amount, notice is hereby given to them and the public in general, that the undersigned has taken Symbolic Possession of the property described herein below in exercise of powers conferred on him under sub section (4) of the section 13 of Act read with Rule 8 of the security Interest Enforcement Rules 2002 on this 21st day of May 2025.

Mr. Chisti Wasim Jameel Ahmed in particular and public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the Mortgage charge of the Abhyudaya Co-Op. Bank Ltd. for an amount of Rs. 8,76,701.01 (Rupees Eight Lakh Seventy Six Thousand Seven Hundred One and Paise One Only) and further interest from 01.05.2025.

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.

Description of the Immovable Property

All that piece and parcel of the property bearing Flat No. 302 on 3rd Floor, admeasuring about 566 sq. ft. i.e. 52.58 Sq.Mtrs. Built up in Building known as Limra Mansion constructed on land bearing Survey No. 46, Hissa No. 14/6 & Hissa No. 14/6/9, Village Kondhwa Khurd, Pune. Within the limits of Pune Municipal Corporation and within the Jurisdiction of the Sub Registrar Taluka Haveli District Pune (Owned By Mr. Wasim Jameel Ahmed Chisti)

Date : 21/05/2025
Place : Pune(R. M. Soundalgekar)
Authorised Officer, Abhyudaya Co-op. Bank Ltd.

ADITYA BIRLA HOUSING FINANCE LIMITED

Registered Office- Indian Rayon Compound, Veraval, Gujarat - 362266
Branch Office- G-Corp Tech Park, 8th floor, Kasar Wadavali, Ghodbunder Road, Thane, MH-400601

DEMAND NOTICE (under Rule 3 (1) of Security Interest (Enforcement) Rules, 2002)

SUBSTITUTED SERVICE OF NOTICE U/s 13 (2) OF SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002. Notice is hereby given to the borrowers as mentioned below that since they have defaulted in repayment of the Credit facility availed by them from Aditya Birla Housing Finance Limited (ABHFL), their loan accounts have been classified as Non-Performing Assets in the books of the Company as per RBI guidelines thereto. Thereafter, ABHFL has issued demand notices under section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) on the last known addresses of the said borrowers thereby calling upon and demanding from them to repay the entire outstanding amount together with further interest at the contractual rate on the aforesaid amount and incidental expenses, cost, charges etc. as stated in the said demand notices. However, the demand notice is also being served by way of publication, as per Rule 3 of the Security Interest (Enforcement) Rules, 2002 (SARFAESI Act):

Sl. No.	Name and Address Borrower/ Co-Borrower and Guarantor / Co-Guarantor & Loan A/C No.	NPA Date	Date of Demand Notice	Amount due as per Demand Notice (as on Date)
1.	1.DEEPAA AGARWAL Flat No.401, 4th Floor, Jay Ganesh Varadhat Co-Op Housing Society, Wing A, S. No.155 C, Pimpri Waghere, Pune, Maharashtra-411018. 2.SATISH RAOSAHEB HASE Flat No.401, 4th Floor, Jay Ganesh Varadhat Co-Op Housing Society, Wing A, S. No.155 C, Pimpri Waghere, Pune, Maharashtra-411018. 3.DEEPAA AGARWAL C/O Ground Floor Shop No.12, Walhekar Wadi, Balvant Colony, Chafekar Chowk, Chinchwad Near Ramnata Hotel, Pune, Maharashtra-411033. 4.SATISH RAOSAHEB HASE House No.12, Walhekar Wadi, Balvant Colony, Chafekar Chowk, Chinchwad Near Ramnata Hotel, Pune, Maharashtra-411033. 5.SATISH RAOSAHEB HASE Adhala Khore, A/Post Rajapur Tal-Sangamner, Rajapur, Ahmदनगर, Sangमनर, Maharashtra-422605. Loan account no. LNPNNPHL-08220142431 & LNPNNPHL-08220142433	04.05.2025	20.05.2025	Rs. 52,87,338/- (Rupees Fifty Two Lakh Eight Seven Thousand Three Hundred Thirty Eight Only) by way of outstanding principal, areas (including accrued late charges) and interest till 12.05.2025.

DESCRIPTION OF IMMOVABLE PROPERTY/PROPERTIES MORTGAGED: All That Piece & Parcel Of, All That Piece And The Parcel Of The Residential Flat No. 401 On 4th Floor Of A Wing Of Admeasuring Area 838 Sq. Ft., I.E. 77.88 Sq.Mtrs Builtup (67.04 Sq.Ft. I.E. 62.30 Sq.Mr Carpet Area) One Car Parking No. 3 In Jay Ganesh Varadhat Co-Operative Housing Society Limited, Constructed On Survey No.155-C, I.E. 57584 Area Admeasuring 4940 Sq. Mtr. And Situated At Village Pimpri Waghere, Taluka -Haveli, Dist -Pune And Bounded As: East: Flat No.404 South: Open Space, West: Open Space North: Flat No.402

2	1. RAVI MADHUKAR RAUT Shop No. 01, Upper Ground Floor, Akshay Centre, Cts No. 1050 & 1051, Tikar Road, Shukrawar Peth, Pune, Maharashtra-411002. 2. POOJA RAVI RAUT Shop No. 01, Upper Ground Floor, Akshay Centre, Cts No. 1050 & 1051, Tikar Road, Shukrawar Peth, Pune, Maharashtra-411002. 3. SAI SONI SELECTION Shop No. 01, Upper Ground Floor, Akshay Centre, Cts No. 1050 & 1051, Tikar Road, Shukrawar Peth, Pune, Maharashtra-411002. 4. RAVI MADHUKAR RAUT Flat No. 26, Fourth Floor, Gaurav Apartment, Behind Vishwa Medica, Anandnagar, Wadgaon Bk, Sun City Road, Pune, Maharashtra-411041. 5. POOJA RAVI RAUT Flat No. 26, Fourth Floor, Gaurav Apartment, Behind Vishwa Medica, Anandnagar, Wadgaon Bk, Sun City Road, Pune, Maharashtra-411041. 6. SAI SONI SELECTION Shop No. 4, 1159, Tulshibaug, Nr. Bom, Pune, Maharashtra-411002. 7. RAVI MADHUKAR RAUT Flat No. 402, Bldg-D, Vasudha No.12, Dsk Vishva, Dhary, Pune, Maharashtra-411041. 8. POOJA RAVI RAUT Flat No. 402, Bldg-D, Vasudha No.12, Dsk Vishva, Dhary, Pune, Maharashtra-411041. 9. RAVI MADHUKAR RAUT Shop No. 4, 1159, Tulshibaug, Nr. Bom, Pune, Maharashtra-411002. 10. POOJA RAVI RAUT Shop No. 4, 1159, Tulshibaug, Nr. Bom, Pune, Maharashtra-411002. 11. POOJA RAVI RAUT Shop No. 4, 1159, Tulshibaug, Nr. Bom, Pune, Maharashtra-411002. 12. SAI SONI SELECTION 1179, Tulshibaug, Budhwar Peth, Pune, Maharashtra-411002. 13. RAVI MADHUKAR RAUT C/O Sai Soni Selection 1179, Tulshibaug, Budhwar Peth, Pune, Maharashtra-411002. 14. SAI SONI SELECTION Flat No. 26, Fourth Floor, Gaurav Apartment, Behind Vishwa Medica, Anandnagar, Wadgaon Bk, Sun City Road, Pune, Maharashtra-411041. Loan Account No. LNPUNLAP-10160027789, LNPUNLAP-03180039233, LNPUNPNO-08200071178 & LNPUNPNO-05190049355	06.05.2025	20.05.2025	Rs. 88,64,838.96/- (Rupees Eighty Eight Lakh Sixty Four Thousand Five Hundred Eighty Eight and Ninety Six Paise Only) by way of outstanding principal, areas (including accrued late charges) and interest till 08.05.2025.
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DESCRIPTION OF IMMOVABLE PROPERTY/PROPERTIES MORTGAGED: All That Piece And Parcel Of Shop No. 01, Area Admeasuring 236 Sq. Ft. I.E. 21.92 Sq. Mtrs. (Carpet Area) Along With Loft Admeasuring 118 Sq. Ft. I.E. 10.96 Sq. Mtrs., On Upper Ground Floor Along With Covered Parking In The Building Known As 'Akshay Centre', Situated At C.T.S. No. 1050 & 1051, Shukrawar Peth, Within The Sub-Registration District Tahsil: Haveli, Within The Revenue And Registration District: Pune And Within The Limits Of Pune Municipal Corporation, Pune, Maharashtra-411002, And Bounded As: East: Shop No. 2 West: Passage & Open Space North: Passage South: Open Space & By Road.

CORRIGENDUM

Reference is invited to the Notice for Sale of Assets of **Archis Enterprises (India) Private Limited (in Liquidation)** published in this newspaper dated **22-05-2025**.

It is hereby informed that there is a correction in the auction portal link mentioned in the said notice. All the formalities shall be carried on the below mentioned portal.

The correct auction portal link shall be:

<https://ibbi.baanknet.com/eauction-ibbi/x-login>

All other terms and conditions of the sale notice remain unchanged.

Date:- 24.05.2025

Place: PUNE

Sd/- IP Neeraja Kartik, Liquidator

Archis Enterprises (India) Private Limited

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

Size_8x4

NOTICE

Notice is hereby given that the Share Certificate No(s). 789 Bearing Distinctive No(s). 290801 to 292800 for 2000 Equity Shares. Face Value Rs. 2/-each of **Kiroskar Pneumatic Co. Limited** under Folio No. B00080 standing in the name of **Bhajan Ram** as sole holder have been lost or misplaced and undersigned have applied to the Company to issue duplicate Share Certificate(s) for the said shares.

Any person(s) who have claim in respect of the aforesaid shares should lodge claim for the same with the Company at its Registered Office: Hadapsar Industrial Estate, Hadapsar, Pune-411013, within 15 days from the date of this notice, else the Company will proceed to issue duplicate Share Certificate(s).

Sd/-
Name of the Shareholder / Claimant: Krishna Devi
Place: Faridabad Date: 22.05.2025

PUBLIC NOTICE

All the people are hereby informed by this Public Notice that (1) **RUPESH LILADHAR AGARWAL** and (2) **LAXMI RUPESH AGARWAL**, Both Residing at Flat No. 3, Keshar Apartment, Behind Jog Hospital, Paud Road, E. Servicemen Colony, Kothrud, Pune - 411038, who are the joint owners (hereinafter referred to as the "said Owners") or well and sufficiently entitled to Office No. 506, situated on the Fifth Floor, in a "Bizzlyland Co-operative Housing Society Limited", situated at City Survey No. 776A, Sadashiv Peth, Pune, situated within the Registration Sub District Taluka Haveli, District Pune and also within the limits of Pune Municipal Corporation, along with proportionate undivided share in the common areas, amenities and facilities appurtenant thereto, and membership rights therein, (which Office is hereinafter referred to as the "said Office"), have approached me to cause this public notice, stating and declaring that: The said Owners have lost/misplaced and/or are not in possession of the (1) Original "Agreement" dated 10/08/1989 executed by (2) Original Builders in favour of Miss Archana Navantilal Gandhi, (M/s. Tropical Builders of Confirmation" dated 15/07/2011 executed by M/s. Tropical Builders in favour of Miss Archana Navantilal Gandhi alias Mrs. Shweta Nakul Kulkarni, registered in the office of Sub-registrar Haveli No. 1, Pune, at Serial No. 6976/2011, along with Index 2 and Registration Receipt appurtenant thereto, and (3) Original "Mortgage Deed" dated 11/10/2012 executed by Rupesh Liladhar Agarwal and Laxmi Rupesh Agarwal in favour of Janheet Nagari Sahakari Patansnaya Maryadit (Naryan Peth Branch), registered in the office of Sub-registrar of Haveli No. 16, Pune, at Serial No. 8761/2012, along with Index 2 and Registration Receipt appurtenant thereto, (hereinafter collectively referred to as "the said original missing/lost papers/documents").

All the public at large is informed by this Public Notice that no person should enter into any agreement, transaction with any person, on the basis of the said original missing/lost papers/documents, which may be in the possession of any other person, in respect of the said Office, if any person enters into any agreement, transaction with any person, in respect of the same, pertaining to the said Office, the said Owners shall not be responsible or liable for the same and such person shall not derive any rights, title or interest in the said Office which please note. If any person finds the said original missing papers/ title document, in respect of the said Office, he/she should give it to me directly or send it to me.

Date: 23/05/2025

H. L. HEMRAJANI (Advocate)
Office : Kalpataru Plaza, B-212, 2nd Floor,
224, Bhawani Peth, Pune - 411 042. (Ph. No. 26387101)

CORRIGENDUM

Reference is invited to the Notice for Sale of Assets of **Archis Enterprises (India) Private Limited (in Liquidation)** published in this newspaper dated 22.05-2025.

It is hereby informed that there is a correction in the auction portal link mentioned in the said notice. All the formalities shall be carried on the below mentioned portal.

The correct auction portal link shall be:
<https://bbi.banknet.com/eauction-bbi/x/login>

All other terms and conditions of the sale notice remain unchanged.

Sd/- **IP Neeraja Kartik, Liquidator**
Archis Enterprises (India) Private Limited
Date: 24.05.2025
Regn. No.: **IBBI/IPA-001/IP-P01445/2018-2019/12137**
Place: PUNE

HDB FINANCIAL SERVICES Registered Office: Radhika, 2nd Floor, Law Garden Road, Navrangpura, Ahmedabad, Gujarat, Pincode-380009
Regional Office: 1st Floor, Wilson House, Old Nagardas Road, Near Anboli Subway, Anbholi (E), Mumbai-400069 And Various Branches in Maharashtra.

DEMAND NOTICE UNDER SECTION 13(2) OF THE SARFAESI ACT, 2002

You, below mentioned borrowers, co-borrowers and guarantors have availed (loan/s) facility(ies) from **HDB Financial Services Limited** by mortgaging your immovable properties (secureties) you have not maintained your financial discipline and defaulted in repayment of the same. Consequently your defaults your loans were classified as non-performing assets as you to avail the said loan/s) along with the underlying security interest retained in respect of the securities for repayment of the same. The HDBFS has right for the recovery of the outstanding dues, now issued demand notice under section 13(2) of the Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 (the Act), the contents of which are being published herewith as per section 13(2) of the act read with rule 3(1) of the Security Interest (Enforcement) Rules, 2002 as and by way of alternate service upon you. Details of the Borrowers, Co-borrowers, Guarantors, Loans, Securities, Outstanding dues, Demand Notice sent under section 13(2) and Amount claimed there under are given below:-

1) Borrower and Co-Borrowers: 1. Madhura S Kulkarni, R/o: Soham Bungalow, Sr No.76/81, Plot No. 27A, Ganesh Datta Housing Society, Sahakar Nagar Pune - 411009. 2. Shrinivas D Kulkarni, 3. Sachin Dattatraya Kulkarni, 4. Shashikala Dattatraya Kulkarni, All R/o: Soham Bungalow, Sr No.76/81, Plot No. 27A, Ganesh Datta Housing Society, Sahakar Nagar Pune-411009. 2) Loan Account Number: 702541. 3) Loan Amount in INR: Rs.3717884/- (Rupees Thirty Seven Lakhs Seventeen Thousand Eight Hundred Eighty Four Only) 4) Detail description of the Security: Mortgage Property:- All That Piece And Parcel Of Plot No. 27A Admeasuring area 54.54 Sq.Mr. out of CTS No.2073, 2074 & 2075 (Pl.) (Now CTS No.2073 after amalgamation) in a Registered Co-Op HSG Society Known Ganshadala at Parvati, Taluka Pune, Dist. Pune. Within The City Limits Of Pune Municipal Corporation. 5) Demand Notice Date:-13.05.2025 6) Total Amount due in INR: Rs.13,44,991.42/- (Rupees Thirteen Lakh Forty Four Thousand Nine Hundred Ninety One & Forty Two Paise Only) as on 09.05.2025 and future contractual interest till actual realization together with incidental expenses, cost and charges etc.

1. The Borrower and Co-Borrowers/Guarantors are called upon to make payment of the above mentioned amount with further interest as mentioned herein above in full within 60 days of this notice failing which the Undersigned Authorized Officer of HDBFS shall be constrained to take action under the Act to enforce the above mentioned securities. Please note that, as per section 13(1) of the said Act 2. Mortgages are restrained from transferring the above-referred securities by way of sale, lease, Leave & License or otherwise without the consent of HDBFS. 3. For any query or Full and Final Settlement, Please Contact: Mr. Chetan Dhangar Mobile No. 7820829423 HDB Financial Services Limited Pune.

PLACE : Pune
DATE : 24.05.2025

Sd/-
HDBFS
Authorized Signatory

PUBLIC NOTICE

All the people are hereby informed by this Public Notice that (1) **Mahendra Hirachand Sonigara**, (2) **Gunwanti Mahendra Sonigara**, both residing at Flat No. 604, A Wing, Sujay Garden, Mukundnagar, Gultekdi, Pune - 411037, who are the joint owners of the property, which is more particularly described in the "Schedule of the Property" written hereunder, are negotiating to transfer/sell the said property to my client/s, and they have assured my client/s that the said property is free from all encumbrances of whatsoever nature and that they have a clean, clear and marketable title in the said property.

If any person has any right, title or interest in the said property by way of Lease, Gift, Charge, Lien, Sale, Exchange, Loan, Mortgage or in any other way, he should inform me within 15 days, in writing from the date of publishing this Public Notice, along with the related original documents, showing his/her right, title or interest in the said property. Otherwise my client/s shall complete the transaction, presuming that the said property is free from all encumbrances and no body has any right, title or interest in the said property and all such prior claims, if any, have been waived by the respective persons, and my client/s shall not be responsible in any way, if any objection is raised afterwards.

SCHEDULE OF THE SAID PROPERTY

All that piece and parcel of Flat No. 604, along with adjoining terrace, situated on the **Sixth Floor**, along with Parking Space No. 11, in "Sujay Garden No. 1 Co-operative Housing Society Limited Building No. A, B, C", situated on Plot No. 64 out of layout of Land bearing survey No. 706-A, 706-B, City Survey No. 12, Final Plot No. 410, mouje Gultekdi (nibet Munjeri), Pune, situated within Registration Sub District Taluka Haveli, District Pune and also within the limits of Pune Municipal Corporation, along with proportionate undivided share in the common areas, amenities and facilities appurtenant thereto, along with furniture, fixtures and fittings therein, Pune, Dated : 23.05.2025

H. L. HEMRAJANI (Advocate)

Office : Kalpataru Plaza, B-212, 2nd Floor,
224, Bhawani Peth, Pune - 411 042. (Ph. No. 26387101)

DCB Bank Limited,
302, Cello Platina, F.C. Road, Shivajinagar, Pune-411005

DCB BANK

DEMAND NOTICE

UNDER SECTION 13(2) OF THE SARFAESI ACT, 2002

You the below mentioned borrower(s), co-borrower(s) have availed loan/s facility(ies) from **DCB Bank Limited** by mortgaging your immovable properties (secureties). Consequently to your defaults your loans were classified as non-performing assets. **DCB Bank Limited** For the recovery of the outstanding dues, issued demand notice under Section 13(2) of The Securitization And Reconstruction Of Financial Asset And Enforcement Of Security Interest Act, 2002 (the Act), the contents of which are being published herewith as per Section 13(2) of the Act read with rule 3(1) of the Security Interest (Enforcement) Rules, 2002 as and by way of service upon you. Details of the borrowers, co-borrowers, properties mortgaged, outstanding dues, demand notice sent under Section 13(2) and amount claimed there under are given as under:

Sr. No.	Name and address of the borrower, co-borrower/guarantor, loan account no., loan amount	Secured Property Address	1) Demand notice date 2) Outstanding dues 3) NPA Date
1	1. Mrs. Vaishali Vishvas Marne, 2. M/S. Jaibhawani Enterprises, (Through It's Authorised Signatory) 3. Mr. Kunal Vishwas Marane. All Address-At: Flat No. G-1, Groud Floor Sarvadnya Complex S.No.32 Hissa No.2/16 Ambegon Bk Pune-411041 Loan Account Number-DRBLPSR00478574 Loan Amount Sanctioned:- Rs.20,49,000/-	All That Consisting Of Flat No. G-1 Admeasuring 657 Sq. Ft. Along With Garden Admeasuring 700 Sq. Ft. On Ground Floor. In The Scheme Known As "Savanadnya Complex", Constructed On The Land Bearing S. No. 32 Hissa No. 2/16, Situated At Ambegon Budruk, Taluka Haveli, District Pune, (The Secured Assets)	1) 09-05-2025 2) Rs.23,27,951.40/- (Rupees Twenty Three Lakh Twenty Seven Thousand Nine Hundred Fifty One and Four Paise Only) as on 9th May 2025 3) NPA Date - 04-05-2025
2	1. Mr. Sachin Tanaji Bolke, 2. Mrs. Krushna Tanaji Bolke, 3. M/S. Swaraj Enterprises It's Authorised Signatory, 4. Mrs. Mahananda Sachin Bolke. All Address-At: Residential Unit, Ground + 02 Floors Ganraj Colony, Off Kalewadi Road, Survey No. 83 Hissa No. 2/1, Rahatni, Pimpri Chinchwad, District Pune 411017 Loan Account Number-DRBLPUE00577554 Loan Amount Sanctioned:- Rs.15,00,000/-	All That Piece And Parcel Of Land Bearing S.No.83 Hissa No.2/1, Area Admeasuring 1.5 Acre Situated At Village Rahatani Taluka Haveli Dist Pune Bounded By, On Or Towards East By- 5ft Road On Or Towards West By- Property Out Of Same Survey On Or Towards South By- Property Of Jagtap And Nagavade On Or Towards North By- 5ft Road, (The Secured Assets)	1) 09-05-2025 2) Rs.14,82,007/- (Rupees Fourteen Lakh Eighty Two Thousand Seven Only) as on 9th May 2025 3) NPA Date - 04-05-2025
3	1. Mr. Vishnu Shankar Kshatriy, 2. Mr. Shankar Dharmadas Kshatriy, 3. Ms. Sonam Sachumal Daryani (Before Marriage) Mrs. Sonam Vishnu Kshatriy (After Marriage) 4. Mrs. Sunita Shankar Kshatriy, 5. M/S. Anmol Caps It's Authorised Signatory All Address-At: Flat No. G 2 Ground Floor, "Shivam Apartment" R.S. No. 185/3, Shanti Prakash Colony, Near Radhaswami Satsang Hall, Mouje Valivade Tal Karveer Kolhapur-416119 Loan Account Number- DAHLKH00562000/DBLAKOH00565945 Loan Amount Sanctioned:- Rs.31,17,000/-	All Piece And Parcel Of Property Bearing Flat Unit No. G-2 Admeasuring Area 1250 Sq. Ft. I.E. 116.17 Sq. Mtrs Built Up Area On Ground Floor In The Building Known As "Shivam Apartment" Constructed On Land Bearing R.S.No.185/3 Admeasuring Area 0 H.39.35 Aar Situated At Mouje Valivade Taluka Karveer, Kolhapur. Bounded By: East-Flat No. C-3, West-Flat No. G-2, And Parking, South- Property Of Makhija And Khubhandani, North-Lift, Passage, Stair Up Side- Flat No.102 (The Secured Assets)	1) 13-05-2025 2) Rs.31,73,920/- (Rupees Thirty One Lakh Seventy Three Thousand Nine Hundred Twenty Only) as on 13th May 2025 3) NPA Date - 04-05-2025

You the borrower/s and co-borrowers/guarantors are therefore called upon to make payment of the above mentioned demanded amount with further interest as mentioned hereinabove in full within 60 days of this notice failing which the undersigned shall be constrained to take action under the act to enforce the above-mentioned securities. Your attention is invited to provisions of sub-section (8) of section 13 of the act by virtue of which you are at liberty to redeem the secured asset within period stipulated in the aforesaid provision. Please note that as per section 13(1) of the said act, you are restrained from transferring the above-referred securities by way of sale, lease or otherwise without our consent.

Date: 24-05-2025
Place: Pune, Kolhapur.
for DCB Bank Ltd,
Authorized Officer

AUTHUM AUTHUM INVESTMENT & INFRASTRUCTURE LIMITED

Registered Office: 707, Raheja Centre, Free Press Journal Road, Nariman Point, Mumbai-400 021, Ph.: (022) 6747 2117 Fax: (022) 6747 2118 E-mail: info@authum.com

APPENDIX- IV A [See proviso to rule 8 (6)] Public Notice For E-Auction Cum Sale (Appendix - IV A) (Rule 8(6))

That pursuant to the approved resolution plan of the Reliance Home Finance Limited. (RHL) by its Lenders in terms of RBI Circular No. RBI/2018-19/203, DBR No. BP. BC. 45/21.04. 048/2018-19 dated June 7, 2019 on Prudential Framework for Resolution of Stressed Assets, the order of Hon'ble Supreme Court of India dated March 3, 2023 and the Special Resolution passed by the Shareholders on March 25, 2023, RHL has entered into the agreement to transfer its Business by way of a slump sale on a going concern basis, to Reliance Commercial Finance Limited (hereinafter referred to as "RCFL") & whereas all the rights and liabilities pertaining to the loan account (s) of the Borrower has/also been transferred to RCFL.

Sale of Immovable property mortgaged to Authum Investment & Infrastructure Limited ("AIL") (Resulting Company pursuant the demerger of lending business from Reliance Commercial Finance Limited ("RCFL") to AIL vide NCLT order dated 10.05.2024) having Corporate Office at The Ruby 11th Floor, North-West wing, Plot No.29, Senapati Bapat Marg, Dadar (west), Mumbai- 400028 and Branch Office at Authum Investment & Infrastructure Limited, Office No.209 & 210, 2nd Floor, City Square, Near Pride Hotel, Shivaji Nagar, Pune - 411005 under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter "Act"). Whereas the Authorized Officer ("AO") of Authum Investment & Infrastructure Limited had taken the possession of the following property/ies pursuant to the notice issued U/S 13(2) of the Act in the following loan accounts/prospect nos. with a right to sell the same on "AS IS WHERE IS BASIS & AS IS WHAT IS BASIS" for realization of Authum Investment & Infrastructure Limited dues. The Sale will be done by the undersigned through e-auction platform provided at the website: www.bankauctions.com

Borrower(s) / Co-Borrower(s) / Guarantor(s) Branch	Demand Notice Date and Amount	Date of Physical Possession	Reserve Price / Earnest Money Deposit BID Increment
Loan A/c No. RRHLPUN00048983 Branch: PUNE 1. Nijamuddin Abdulrazzak Shaikh 2. Nurjaha Nijamuddin Shaikh	2/10/2023 & Rs. 6986405/- (Rupees Sixty Nine lakh Eighty Six Thousand Four Hundred Five Only)	10/15/2024 Total Outstanding as on 20th May 2025 Rs. 10278627.51/- (Rupees One Crore Two Lakhs Seventy-Eight Thousand Six Hundred Twenty-Seven and Fifty-One Paise)	Reserve Price Rs. 4154000/- (Rupees Forty One Lakh Fifty Four Thousand Only) Earnest Money Deposit (EMD) Rs. 415400/- (Rupees Forty One Thousand Five Hundred Only) Bid Increment:-Rs. 50000/- (Rupees Fifty Thousand Only)
Description Of The Immovable Property/ Secured Asset: Fl No-33, 2nd Fl Wing, C Cts No-1675, S No 19-A 19-B H No-7 to 10/1-2 Bopodi Isher Co-Op Hous Soc Ltd Pune, Maharashtra-411003	12/14/2021 & Rs. 4173030/- (Rupees Forty One Lakh Seventy Three Thousand Three Hundred Thirty Only)	1/10/2025 Total Outstanding as on 21st May 2025 Rs. 7213578.42/- (Rupees Seventy-Two Lakhs Thirteen Thousand Five Hundred Seventy-Eight and Forty-Two Paise)	Reserve Price: Rs. 3735000/- (Rupees Thirty Seven Lakh Thirty Five Thousand Only) Earnest Money Deposit (EMD) Rs. 373500/- (Rupees Three Lakh Seven Thousand Five Hundred Only) Bid Increment:-Rs. 30000/- (Rupees Thirty Thousand Only)
Description Of The Immovable Property/ Secured Asset Cts No 27 Flat No 02 Ganesh Krupa Rasta Peth Pune Punemaharashtra-411002			

Date of Inspection : 05th Jun 2025, 11:00-15:00
EMD Last Date : 09th Jun 2025 till 05:00 PM
Date/Time of E-Auction : 10th Jun 2025, 12:00 - 14:00

Mode Of Payment: All payment shall be made by demand draft in favour of "Authum Investment & Infrastructure Limited" payable at PUNE or through RTGS/NEFT The accounts details are as follows: a) Name of the account: - Authum Investment & Infrastructure Limited CHD A/C b) Name of the Bank: HDFC Bank Ltd. c) Account No: 99999917071983. d) IFSC Code: HDFC000119.

TERMS & CONDITIONS OF ONLINE E-AUCTION SALE: -

- The Property is being sold on "AS IS WHERE IS, WHATEVER THERE & WITHOUT RECOURSE BASIS". As such sale is without any kind of warranties & indemnities.
- For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service Provider M/S C India Pvt Ltd, Plot No. 68, 3rd floor Sector 44 Gurgaon Haryana -122003 (Contact no. 7291981124, 25, 26) Support Email-Support@bankauctions.com, Mr. Bhavik Pandya Mob. 8866682937. Email: Gujarat@cindia.com
- For further details and queries, contact the Authorized Officer, Mr. Ranjeet Kumar Dubey: 9324671175
- This publication is also (15) days notice to the Borrower / Mortgage / Guarantors of the above said loan account pursuant to rule 8(6) of Security Interest (Enforcement) Rules 2002, about holding of auction sale on the above-mentioned date / place.

Please Refer The Website For Detailed Terms And Conditions (Use Code: -196264 & 196265 and see the NIT Document) (<https://www.bankauctions.com>)

PLACE: PUNE AUTHORIZED OFFICER
DATE: 24.05.2025 AUTHUM INVESTMENT & INFRASTRUCTURE

GODREJ FINANCE LIMITED
Communication Address- The Authorised Officer, Godrej Finance Limited, Third floor, Gulmohar Plaza, ITI Road, Aundh, Pune- 411007.
Contact Persons: Mr. Deepak Sah- 9869173235 & Mr. Sunilkumar BN- 9845673232

NAME OF BORROWER(S)/ GUARANTOR(S)

1. Mrs. Pratibha Pramod Shinde, R/o. 662, Ganesh Peth, Opposite Shu Bazar, Pune, Maharashtra - 411002
2. Mr. Pramod Anandrao Shinde, R/o. 662, Ganesh Peth, Opposite Shu Bazar, Pune, Maharashtra - 411002
3. Mr. Sameer Shinde, R/o. 662, Ganesh Peth, Opposite Shu Bazar, Pune, Maharashtra - 411002
(Hereinafter collectively referred to as the "Borrowers")

E-AUCTION SALE NOTICE FOR THE SALE OF IMMOVABLE PROPERTY

Under SARFAESI Act, 2002, r/w rule 8(6) & 9 (1) of Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrowers, Co borrowers, Guarantors AND Mortgagee that the below described immovable property/ies are mortgaged to the Secured creditor. The physical possession of the property has been taken by the Authorised Officer of Godrej Finance Limited. The said immovable property will be sold on "AS IS WHERE IS" "AS IS WHAT IS" and "WHATEVER THERE IS" on 27.06.2025 for recovery of Rs. 53,56,087/- (Rupees Fifty-Three Lakhs Fifty-Six Thousand Eight Seven only) due as on 21.05.2025 with further interest from 22.05.2025 due to Godrej Finance Limited, from

DESCRIPTION OF IMMOVABLE PROPERTY:

All that part and parcel of Flat No. 5, admeasuring on or about 53.903 sq mtrs. (built up) along with terrace on the southern and the northern side of the flat admeasuring 39.03 sq. mtrs. (built up), situated on Fourth Floor, Salunke Heights, CTS No. 662, Village/City-Ganesh Peth, Taluka : Haveli, District: Pune - 411002. Four Corners of the Property: - East: By Road, West: By Lane, North By: property bearing C.T.S. No. 661, South: By Lane

Possession Status : Physical Possession

Reserve Price : Rs. 52,61,400/- (Rupees Fifty-Two Lakhs Sixty-One Thousand Four Hundred Only).

Earnest Money Deposit : Rs. 5,26,140/- (Rupees Five Lakhs Twenty-Six Thousand One Hundred Forty Only)

Multiplier Amount : Rs.10,000/- (to improve the bid offer).

Date & Time of Inspection : 27.05.2025 to 19.06.2025 - 10.00 AM to 04.00 PM.
(Contact Nos: Mr. Deepak Sah - 9869173235 & Mr. Sunilkumar BN - 9845673232).

Last Date & Time for Submission of EMD along with requisite documents : 20.06.2025-04:00 PM

Date & Time of E-Auction Sale : 27.06.2025 - 11:00 AM to 01:00 PM

E-Auction Portal Name : <https://www.bankauctions.com>

Communication Address : The Authorised Officer, Godrej Finance Limited, Third floor, Gulmohar Plaza, ITI Road, Aundh, Pune - 411007. Contact Persons: Mr. Deepak Sah - 9869173235 & Mr. Sunilkumar BN - 9845673232

The interested buyers are advised to go through the company's website www.godrejcapital.com for detailed terms and conditions. The information is also uploaded on the company's official website at finance.godrejcapital.com/gf/information-and-policies. The auction sale will be 'Online E-Auction' Bidding through website <https://www.bankauctions.com>

SALE NOTICE TO BORROWERS/CO-BORROWERS/GUARANTORS (Under Rule 8(6) of The Security Interest (Enforcement) Rules, 2002).

Notice is hereby given to you that the date fixed for sale of the property and will be sold under SARFAESI Act, 2002. You are also at liberty to participate in the sale to be held on the terms and conditions thereof including deposit of earnest money or may bring suitable buyers.

Date : May 24, 2025
Place: Pune
Authorized Officer
Godrej Finance Limited

AETHUM AUTHUM INVESTMENT & INFRASTRUCTURE LIMITED

Corporate Office: - The Ruby 11th Floor, North-West wing, Plot No.29, Senapati Bapat Marg, Dadar (west), Mumbai-400028 (Maharashtra)
Branch Office: Office No.209 & 210, 2nd Floor, City Square, Near Pride Hotel, Shivaji Nagar, Pune - 411005

NOTICE OF SALE THROUGH PRIVATE TREATY

That is pursuant to the approved resolution plan of the Reliance Home Finance Limited. (RHL) by its Lenders in terms of RBI Circular dated June 7, 2019 on Prudential Framework for Resolution of Stressed Assets, the order of Hon'ble Supreme Court of India dated March 3, 2023 and the Special Resolution passed by the Shareholders on March 25, 2023, RHL has entered into the agreement to transfer its Business by way of a slump sale on a going concern basis, to Reliance Commercial Finance Limited ("RCFL") and whereas all the rights and liabilities pertaining to the loan account (s) of the Borrower has/also been transferred to RCFL.

Sale of Immovable property mortgaged to Authum Investment & Infrastructure Limited ("AIL") (Resulting Company pursuant the demerger of lending business from Reliance Commercial Finance Limited ("RCFL") to AIL vide NCLT order dated 10.05.2024), having Corporate Office at The Ruby 11th Floor, North-West wing, Plot No.29, Senapati Bapat Marg, Dadar (west), Mumbai- 400028 (Maharashtra) and Branch Office at: Authum Investment & Infrastructure Limited, Office No.209 & 210, 2nd Floor, City Square, Near Pride Hotel, Shivaji Nagar, Pune - 411005 under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter "Act").

The undersigned being Authorized Officer of Authum Investment & Infrastructure Limited ("AIL") hereby inform that Borrower's SAYYED VASIM KASAM, SAMIR KASAM SAYYED have availed financial facilities/ies and agreed under the terms and conditions of the Loan A/c No. RRHLPUN00028699 & RHHTPUN000028627. Due to the default committed by the borrowers, the undersigned has constrained to invoke the provisions of SARFAESI Act, 2002 by issuance of demand notice dated 05th November 2016 for Rs. 41,56,412/- (Rupees Forty-One Lakhs Fifty-Six Thousand Four Hundred and Twelve Only) and thereby, has taken possession of the property as per Act on dated 10th Jun 2024. The scheduled property had put on public auction under the SARFAESI Act on several time, however, same could not be succeeded, hence, an offer of purchase IMMMOVABLE SECURED ASSETS UNDER RULES 8 (5) (d) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002, BY WAY OF PRIVATE TREATY under the provisions mentioned in Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read along with Section 13(8) of the Security Interest (Enforcement) Rules, 2002, has been received and undersigned has accepted the same as per the agreed terms.

It is informed to the Public at large that the Authorized Officer has decided to sell the below mentioned property through private treaty on 10th June 2025 under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, read with the Security Interest (Enforcement) Rules, 2002, for recovery of secured debts as per below mentioned details. The Property to be sold on "As is Where is" and "As is Whatever there is basis" and on without recourse basis. If anyone has any objections or better offer than the offered, the number may approach the undersigned on or before 09th June 2025 till 05.30 PM. No objection or offer will be entertained, thereafter.

Sr. No.	Name of Borrower/ Guarantor	Total 0/S as on date	Agreed Price (Rs.)	Date of Sale
1.	1. SAYYED VASIM KASAM 2. SAMIR KASAM SAYYED	Rs. 1,52,85,266.91/- (Rupees One Crore Fifty-Two Lakh Eighty-Five Thousand Two Hundred Sixty-Six and Ninety-One Paise Only) As on dated 23rd May 2025	Rs. 30,47,100/- (Rupees Thirty Lakhs Forty-Seven Thousand and One Hundred Only)	10th Jun 2025

Property / Security Interest Details: All That Piece And Parcel Of The Property Bearing Flat No 402, 4th Floor, Sai Leela Apartment, S.no. 45/1/3/1 Kondhawa KH Pune, Maharashtra-411048

TERMS & CONDITIONS :-

- Sale through Private Treaty will be on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS".
- The purchaser will be required to deposit total sale consideration price on the same day of receipt of Bank's acceptance of offer for purchase of property.
- 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.
- The purchaser should conduct due diligence on all aspects related to the property to his satisfaction. The purchaser shall not be entitled to make any claim against the Authorized Officer / Secured Creditor in this regard at a later date.
- The purchaser must bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of purchase of the property.
- Sale shall be in accordance with the provisions of SARFAESI Act / Rules.
- The validity of the offer is till 10th Jun 2025 and post that Authum Investment & Infrastructure Limited, shall have to right to forfeit the deposit without any prior intimation.

Place: Pune
Date : 23rd May 25
Sd/-
Authorized Officer

Equitas Small Finance Bank Ltd

(FORMERLY KNOWN AS EQUITAS FINANCE LTD)
Registered Office: No.709, Spencer Plaza, 4th Floor, Phase-II, Anna Salai, Chennai - 600002.

DEMAND NOTICE - NOTICE UNDER SECTION 13 (2) OF THE SARFAESI ACT, 2002

NOTICE is hereby given that the following borrower/s have availed loan from Equitas Small Finance Bank Ltd (ESFB). The said borrower/s had/have failed to pay installments and their loan account has been classified as Non-Performing Asset as per the guidelines issued by RBI. The details of the secured immovable property/ies, loan and the amounts outstanding as on date payable by the borrower/s are mentioned below. The borrower/s and the public in general are informed that the undersigned being the Authorized Officer, the secured creditor has initiated action against the following borrower(s) under the provisions of the SARFAESI Act, 2002 and not to deal with the said property, on failure to repay the outstanding dues indicated against their names within 60 (Sixty) days of this notice, the undersigned will exercise any one or more of the powers under sub-section (4) of Section 13 of the SARFAESI Act, including power to take possession of the property/ies and sell the same.

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 Corporate Debtor as a Going Concern 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 :5th June 2025

* Date and Time for Site Visit : 2nd June 2025 & 3rd June 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 8th June 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> or through mail at archis.liquidation@gmail.com. These are to be mandatorily seen before participating in the auction.

2. The EOI documents should be sent to the office of the Liquidator in a sealed plain envelope superscripted as "Expression of Interest for participating in e-auction of Archis Enterprises (India) Private Limited (under Liquidation), containing a complete set of the EOI in hard copy along with the annexure and proof of EMD at 202, Padmasani Apartments, 58/2, Shivaji Nagar, Near Shivaji Park, Nagpur, Maharashtra- 440010 by speed post/ registered post or by hand delivery to be reached on or before 5:00 PM by the date **8th June 2025** and additionally, a soft copy of the EOI along with all the annexures and proof of EMD to be mailed at archis.liquidation@gmail.com and neerajakartik@gmail.com.

3. E- Auction will be start from **11.00 AM to 8.00 PM IST 11th June 2025** (For assistance, you may contact **Neeraja Kartik (Contact details: Mob No. 9922508850)**).

Date:- 22/05/2025

Place: Nagpur

Sd/- IP Neeraja Kartik, Liquidator

Archis Enterprises (India) Private Limited

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

PUBLIC NOTICE

It is hereby notified for the information of the public at large that, Owner of the property described in schedule below, **Mr. Madanlal Ramkisan Agarwal** has negotiated with my client to sell the Scheduled Property, The said Owner assured that except the loan of Punjab National Bank, his right in the Scheduled Property is free from all the encumbrances such as Charge, Lien, Lease, Gift, Agreement, Power of Attorney, any claims of whatsoever nature. However, if anybody is having any right, title, interest or claim of above nature or any other claim whatsoever, any such person/s having concern is/are therefore called upon to inform the undersigned within 10 days from publication of this Notice, any objection, claim, interest, right in respect of the scheduled property with original supporting documents, if any objections are not received from anybody within the period stipulated above, it will be presumed that other than the above-mentioned loan, the scheduled property is free from all encumbrances and nobody has any right, title, interest or claim in the same and/or if anybody having any such claim has willingly surrendered the same and thereafter no objections shall be entertained, which please note.

SCHEDULE

All that piece and parcel of Flat bearing no. 404, having Carpet area measuring about 189.67 Sq. Mtr. i.e. 204.16 Sq. Ft., situated on 4th Floor of Building A, within scheme namely "Ganga Dham Towers" along with Four single Car Parkings, constructed on land bearing Survey no. 578, Hissa no. 2, situated at village Bibhevadi (Munjer), Pune Taluka- Pune City, District- Pune and within the limits of Pune Municipal Corporation within the jurisdiction of Sub Registrar Haveli Pune and said land is bounded as under: **East:** 24 mtrs wide D.P. Road, **South:** Adj. Survey No.577, **West:** By Adj. CTS No. 356, **North:** By Adj. Survey No. 578/1 (Part), **PUNE DATE:** 21/05/2025.

Roshni Pravin Oswal, Advocate

JHJ Legal, 301 and 302, 3rd Floor, Atharva Jayatu Building, Plot No. 280 B/7, CTS No. 383/8, Timber Merchant Colony, Ghorpada Peth, Pune-411042. Phone (020) 26449499.

PUBLIC NOTICE

It is hereby notified for the information of the public at large that, Owner of the property described in schedule below, **Mr. Atul Shantaram Shirole** has negotiated with my client to sell the scheduled property. The said Owner has assured that his rights in the scheduled property are free from all encumbrances such as Charge, Lien, Lease, Gift, Agreement, Power of Attorney, any claims of whatsoever nature. However, if anybody has any right, title, interest or claim of above nature or any other claim whatsoever, any such person/s having concern is/are therefore called upon to inform the undersigned within 15 days from publication of this Notice, any objection, claim, interest, right in respect of the scheduled property with original supporting documents, if any objections are not received from anybody within the period stipulated above, it will be presumed that the scheduled property is free from all encumbrances and nobody has any right, title, interest or claim in the same and/or if anybody having any such claim has willingly surrendered the same and thereafter no objections shall be entertained, which please note.

SCHEDULE: All that piece and parcel of plot/land measuring about 00 H 11 Are out of land bearing Survey No. 11, Hissa No. 17, totally measuring about 00 H 75 Are, situated within village namely Pisoli and the limit of Registration District Pune, Sub Registration District Haveli and within the limit of Pune Municipal Corporation together with common and joint rights to all the appurtenances, easements, open spaces, amenity spaces, internal roads etc. of the said Land and said Land is bounded as under: **East:** Remaining land out of S. No. 11, H No. 17, **South:** Land out of S. No. 11, H No. 18, **West:** Road and Remaining land out of S. No. 11, H No. 17, **North:** Road and Remaining land out of S. No. 11, H No. 17, **PUNE DATE:** 21/05/2025.

Chintal B. Oswal, Advocate

JHJ Legal, 301/302, 3rd Floor, Atharva Jayatu Building, Plot No. 280 B/7, CTS No. 383/8, Timber Merchant Colony, Ghorpada Peth, Pune-411042. Phone- (020) 26449499.

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 Authorised 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 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
MR. SHAM ARJUN ADHANGLE, MRS. SUMAN ADAGLE, MR. ARJUN ADHANGALE, MRS. SAVITA ADAGLE (A/C NO.) LNH5R00618-190087160	20 MAY 25 Rs. 2702501/- 20 MAY 25	OLD S. NO. 104/1, NEW S. NO. 16/14 PLOT NO. 1 & 2, A/P DATTANAGAR, TAL. SHRIRAMPUR, DIST. AHMEDNAGAR, MAHARASHTRA ADMEASURING 415.31 SQ. MTRS

Place: Jaipur Date: 22.05.2025 Authorised Officer Aavas Financiers Limited

homefirst Home First Finance Company India Limited
CIN: L65990MH2010PLC240703
Website: homefirstindia.com
Phone No.: 180030008425 Email ID: 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, the under named 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 due, hence under 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 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.	Sushilkumar Chavan, Suman Chavan	Flat-502, Mahalaxmi Complex S.No. 8/8, Infront of Abhinav College, Narhe, Pune Maharashtra 411041	06-02-2023	10,36,766	20-05-2025

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 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: 22-05-2025 Authorised Officer, Home First Finance Company India Limited

AURORA TOWERS PREMISE CO-OPRETIVE SOCIETY LTD., PUNE
9, Molekina Road, Pune - 411001.
[Regd. No. PNA / (PNA) GNL (C) 316 / 88-89 Dated 08/12/1988]

PUBLIC NOTICE

Notice is hereby given to the Public at large that the present member Jowner/member **Mr. Subhash Khaire, Mrs. Mangal Khaire** Of the Office no. 522 in the East Wing, 5th floor, in the Aurora Towers Premise Co-Op Society Ltd. Situated at 9, Molekina Road, Pune- 411001., has informed the society, that the said member have misplaced the Original Share Certificate No. 157 [Share nos 704 to 705] and the said Owner/ Member has requested the society to issue a Duplicate Share Certificate. Any person/s having any objection in this regard are required to intimate the same to the undersigned together with the proof there of within 8 days from the Publication of this notice failing which the society shall issue a Duplicate Share Certificate to the said member. Date: 21/05/2025 **Chairman**

TENDER NOTICE

BEFORE THE JOINT CHARITY COMMISSIONER PUNE REGION, PUNE

आ.क्र. ३३०४/२५
सार्वजनिक स्वरूपात नोंदणी करणाऱ्या,
पुणे विभाग पुणे साठीचा को-ऑपरेटिव्ह ५५/३
के.बाळकृष्ण सार्वजनिक डोले सोल्युशन्स, पुणे १,
दि. ०९/०५/२०२५

Description of property: At Pune city, in Municipal Corporation limits, Old House No.848A, C.T.S.No. 848A, Sadashiv Peth, Pune-411030, Area 299 Sq. Mtr. Boundaries of property: East : House No.224, Sadashiv Peth, C.T.S.No. 747, Property of Mr.Ravshab Kale, South : House No.848/2, Property of Mr. More, West : Pune Municipal Corporation's road towards southnorth, North : House No.227, old C.T.S.No.850

This property belongs to Shree Vishanama Mahajan Mandal, Pune, bearing P.T.R.No.A/1545(Pune).

Trust desires to sale the same, so trust has filed application No.25/2020/Us. 36(1)(A) of M.P.T. Act, 1950 before Hon. Joint-Charity Commissioner-1, Pune. By order dated 25/05/2025 through Hon. Joint Charity Commissioner-1, Pune reissue to publish this Tender Notice regarding sale of trust property and calling objections if any for proposed transfer. Interested tenders/developers/persons who agree below mentioned terms and condition will submit their tenders.

Terms and Conditions as follows: 1. Tenders shall be required to deposit 30% of demanded amount as earnest money by demand draft drawn in the name of Trust (Shree Vishanama Mahajan Mandal, Pune) with their name and address along with the tenders. Those interested tenders should submit their tender's personally, in the name of Superintendent, Joint Charity Commissioner Office, Pune 45/2, Dhole Patil Road, Pune-01 in working hours. 2. Tender should be submitted within 30 days from publishing in this office. After expiry of this period tenders will not be acceptable. 3. The tenders received then should be opened, to make a bid among present tenderers, to grant or reject highest bid the decision taken by the Joint Charity Commissioner-1, Pune shall be final. 4. Those tenderers who have already submitted their tenders need to submit again their offers. Notice will be issued to offerers for bidding by Hon. Joint Charity Commissioner, Pune.

Superintendent
Joint Charity Commissioner Office,
45/2, Dhole Patil Road, Pune-01
Pune, Date: 6/5/2025

Encore Asset Reconstruction Company Private Limited (Encore Arc)
Encore ARC Corporate Office Address: 5TH FLOOR, PLOT NO. 137, SECTOR 44, GURUGRAM - 122 002, HARYANA

E-AUCTION SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Asset under the Securitisation 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 (Rules).

Notice is hereby given to the public in general and in particular to the Borrower and Mortgagor/s that the below described immovable property mortgaged/charged to The Vishweshwar Sahakari Bank Ltd. (VSB) to secure the outstanding dues in the loan account since assigned to Encore Asset Reconstruction Company Private Limited, acting in its capacity as the trustee of EARC-BANK-014-TRUST ("Secured Creditor"), which is under Physical Possession of the Authorised Officer of the Secured Creditor, will be sold on "AS IS WHERE IS", "AS IS WHAT IS", and "WHATSOEVER THERE IS" basis on 12.06.2025 for recovery of Rs. 13,08,65,646/- (Rupees Thirteen Crore Eight Lakh Sixty Five Thousand Six Hundred Forty Six Only) as on 02.05.2023 and further interest at contractual rate till recovery and other costs, charges etc. after adjustment of recovery/realization, if any, due to the Secured creditor from M/s. Kalyani Enterprises (Proprietor Mr. Ulhas Dnyaneshwar Kadam) ("Borrower"), Mr. Ajay Vishwanath Garad (Guarantor), Mrs. Aruna Ajay Garad (Guarantor), Mrs. Kalyani Ulhas Kadam (Guarantor).

The description of the property, Reserve Price (RP) for the secured asset & the Earnest Money Deposit (EMD) is as under:

Sr. No	Description of the Immovable Secured Asset	Reserve Price (In Rs)	Earnest Money (In Rs)
1.	All that piece and parcel of Flat No.301 admeasuring about 101.57 square meters i.e.1093 square feet on the third floor along with right to use space for parking in "Moreswar Apartment" Situated at CTS No. 384, Narayan Peth, Pune - 411030, bounded as under:-On East: CTS No.385, On West: CTS No.383, On South: CTS No.401, On North: Rashtrabhasha Bhavan Marg (PMC Road)	Rs. 74,00,000/-	7,40,000/-
2	All that piece and parcel of the Godown No.1, admeasuring about 140 square feet on the ground floor in the building named as "Shankar Krupa Apartment" situated at CTS no. 523A+B Narayan Peth, Pune-411030, bounded as under: On East: CTS No.522, On West: CTS No.524, On South: Road, On North: CTS No.523A	Rs. 1,11,200/-	11,20,000/-

In case the e-auction date is declared public holiday then the date will be automatically extended to very next working day.

For detailed terms & conditions please refer to the link provided in the secured creditor's website i.e., <http://www.encorearc.com/> Interested bidders may contact Mr. Dharmendra Maurya, Authorized officer of Encore ARC on Mobile No.9930171113 or Mr. Prakash Chaudhary on Mobile No. 9712668557 or email at dharmendra.maurya@encorearc.com or prakash.chaudhary@encorearc.com for any further information/query.

Date: 20.05.2025
Place: Mumbai
Sd/- Authorized Officer
Encore Asset Reconstruction Company Pvt. Ltd.

PUBLIC NOTICE

Notice is hereby given that original Will Regd. At Haveli 8 Doc. No.248/00 of Shri.Manakram Chiranjalil Agarwal, who is a member of Shri Agrasen Co-Op. Hsg. Scty. Ltd. holding Flat No.70 in building no.C1 has been lost. A certified copy of Will Dt.01/04/2025 is available. Shri. Lakhlanil Nanakram Agarwal his son is the only legal heir of the above mentioned flat. Any one having any claim or objection is hereby requested to submit the same in writing along with supporting documents to Shri Agrasen Co-Op. Hsg. Scty. Ltd. at 8, Koregaon Park Rd., Pune, 411001, within 14 days from the date of publication of this notice, failing which the society shall proceed with transfer of the flat based on the available certified copy of Will and no claims shall be entertained thereafter.

Date : 22.5.2025
Place: Pune
Sd/- Chairman
Shri Agrasen Co-op. Housing Society Ltd., Pune

बँक ऑफ बरौदा Bank of Baroda
41/A Kamala Cross Road, Mumbai-Pune Road, Pimpri, Pune - 411018
Phone: +91-020-27422133, 27420840

POSSESSION NOTICE

Whereas, the undersigned being the Authorised Officer of the Bank of Baroda under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (Second) Act, 2002 and in exercise of powers conferred under Section 13(12) read with Rule 9 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated 12/02/2025 calling upon the Borrower **Mr. Mohan Ratilal Chaudhary and Mrs. Sangita Devi Mohan Chaudhary** to repay the amount mentioned in the notice Rs. 26,06,429 for Home Loan and Rs. 91,512/- for Home Suidhda Personal Loan aggregating Rs. 27,74,800/- (Rupees Twenty Seven Lacs Seventy Four Thousand Eight Hundred Only) within 60 days from the date of receipt of the said notice.

The Borrower having failed to repay the amount, notice is hereby given to the Borrower 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 Security Interest Enforcement Rules, 2002 on this the 21th day of May of the year 2025.

The borrower 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 **Bank of Baroda** for an amount of **Rs. 27,74,800/- (Rupees Twenty Seven Lacs Seventy Four Thousand Eight Hundred Only)** and interest thereon.

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

Description of the Immovable Property

All that Piece & Parcel of the residential unit bearing Flat/Apartment No.103, situated on 1st Floor, in the scheme known as "RIVERS EDGE Wing B", constructed on land bearing a) CTS No. 145 bearing Sheet No. 179/13/1 admeasuring area 242 Sq. Mtrs., b) CTS No. 146 bearing Sheet No.180/442 admeasuring area 597.82 Sq. Mtrs. out of land admeasuring area 825.1 Sq. Mtrs., CTS No. 146 bearing Sheet No. 180/442 admeasuring area 6.26 Sq. Mtrs. out of land admeasuring area 825.1 Sq. Mtrs., CTS No. 146 bearing Sheet No. 180/442 admeasuring area 40.27 Sq. Mtrs. out of land admeasuring area 825.1 Sq. Mtrs., c) CTS No. 146/1 bearing Sheet No. 180/425 admeasuring area 983.6 Sq. Mtrs., d) CTS No. 146/2 admeasuring area 15.4 Sq. Mtrs., e) CTS No. 146/3 admeasuring area 12.9 Sq. Mtrs., f) CTS No. 146/4 admeasuring area 12.9 Sq. Mtrs., g) CTS No. 146/5 admeasuring area 12.9 Sq. Mtrs., h) CTS No. 146/6 admeasuring area 12.9 Sq. Mtrs., i) CTS No. 146/7 admeasuring area 12.9 Sq. Mtrs., j) CTS No. 146/8 admeasuring area 12.9 Sq. Mtrs., k) CTS No. 146/9 admeasuring area 15.04 Sq. Mtrs., l) CTS No. 146/10 admeasuring area 15.04 Sq. Mtrs., m) CTS No. 146/11 admeasuring area 12.9 Sq. Mtrs., n) CTS No. 146/12 admeasuring area 12.9 Sq. Mtrs., o) CTS No. 146/13 admeasuring area 12.9 Sq. Mtrs., p) CTS No. 146/14 admeasuring area 12.9 Sq. Mtrs., q) CTS No. 146/15 admeasuring area 12.9 Sq. Mtrs., r) CTS No. 146/16 admeasuring area 12.9 Sq. Mtrs. and s) CTS No. 146/17 admeasuring area 15.4 Sq. Mtrs., situated at village - Pimpri Waghere, Taluka - Haveli, District Pune within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli Pune, admeasuring area 373 Sq. Fts. i.e. 34.69 Sq. Mtrs. carpet + enclosed balcony admeasuring area 43 Sq. Fts. i.e. 3.96 Sq. Mtrs. Boundaries: On or Towards as per site inspection East: By Lobby Entrance, Staircase, West: By Staircase, North: By Passage, South: By Open to Sky

Date: 20/05/2025
Place : Pimpri Chinchwad Branch
Akshay Ranjan
Authorised Officer & Chief Manager,
Bank of Baroda

PUBLIC NOTICE

All persons are hereby informed by this public notice that **Mr. Dharmaraj Bajirao Patil**, our client, is the present owner of the property bearing Survey No. 132/5, CTS No. 2456, admeasuring 1000 sq. ft. i.e. 92.93 sq. mtr., situated at Village Chinchwad. The previous owners of the said property were: 1. Mr. Mahesh Atmaram Patil 2. Mr. Umesh Atmaram Patil and 3. Mr. Ganesh Dattatray Mohite.

The aforementioned individuals had purchased the said property from: 1. Mr. Rambhau Kondiba Valhekar 2. Mr. Bhagwan Dharmaji Valhekar. The transaction was duly registered with the Sub-Registrar, Haveli No. 14, Pune, under Registration No. 11347/2011 dated 17/11/2011. The original registered document, the original receipt and the Index II of the said transaction have been lost/misplaced. Online FIR is already registered at Pune Shivaji Nagar Police Station as on 17/05/2025 under Lost Report No. 8839. Any person who finds the aforesaid original document, receipt, or Index-II is requested to contact the undersigned at the address or mobile number mentioned below. This public notice is being issued to inform the general public accordingly.

Sanjivani B. Kachare
(Advocate & Notary)
Office : Shop No.6, Sonigara Corner Building,
Landewadi, Bhosari, Pune 411039

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" "WHATSOEVER 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 Corporate Debtor as a Going Concern Assets located at - Plot No. 5, Opposite Cadbury (I) Limited, Pansare Vasti, Induri, Dist Pune - 411057	13,76,000/-	10% Of Reserve Price	10,000

* Last date of Submission of eligibility document - 5th June 2025
* Date and Time for Site Visit : 2nd June 2025 & 3rd June 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 8th June 2025. For eligibility and detailed terms & conditions of the EOI, email us at archis.liquidation@gmail.com.

Other Points:

- 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://bbi.baanknet.com/> or seva@bbihome.com or through mail at archis.liquidation@gmail.com. These are to be mandatorily seen before participating in the auction.
- The EOI documents should be sent to the office of the Liquidator in a sealed plain envelope super scribed as "Expression of Interest for participating in e-auction of Archis Enterprises (India) Private Limited (under Liquidation), containing a complete set of the EOI in hard copy along with the annexure and proof of EMD at 202, Padmasani Apartments, 58/2, Shivaji Nagar, Near Shivaji Park, Nagpur, Maharashtra- 440010 by speed post/ registered post or by hand delivery to be reached on or before 5:00 PM by the date 8th June 2025 and additionally, a soft copy of the EOI along with all the annexures and proof of EMD to be mailed at archis.liquidation@gmail.com and neerajkartik@gmail.com.
- E-Auction will be start from 11.00 AM to 8.00 PM IST 11th June 2025. (For assistance, you may contact Neeraja Kartik (Contact details: Mob No. 9922508850).

Sd/- IP Neeraja Kartik, Liquidator
Archis Enterprises (India) Private Limited
Date: 22/05/2025
Place: Nagpur
Regn. No.: IBB/IIA-001/IP-10445/2018-2019/12137

यूनियन बँक Union Bank of India

Warje Malwadi Branch
Shop no. 4-5-6 Dangat Park, NDA Road, Warje Malwadi, Pune-411058
Contact no:- 020-25339999
Email Address: ubin056089@unionbankofindia.bank

[Rule-8(1)] POSSESSION NOTICE
(For immovable property)

Whereas

The undersigned being the authorised officer of Union Bank of India, Warje Malwadi Branch, under the Securitisation and Reconstruction of Financial Assets and Enforcement Security Interest (Second) Act, 2002 (Act No. 54 of 2002) and in exercise of powers conferred under Section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 11/03/2025 calling upon the borrower/guarantor **Mr. Dalaram Naninaramji Parmar (Borrower)**, Address at flat no. 202, second floor, Dashrath Plaza, Sarvey no. 37, Hissa no. 6/1, Warje, Taluka Haveli, District Pune, MH 411058. To repay the amount mentioned in the notice being Rs.14,83,039.20/- (Rupees Fourteen Lac Eighty Three Thousand Thirty Nine Rupees and Paise Twenty only) and interest thereon within 60 days from the date of receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken **Symbolic 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 Security Interest Enforcement Rules, 2002 on this the 21th day of May of the year 2025.

The borrower 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 the UNION BANK OF INDIA, Warje Malwadi Branch, for an amount **Rs.14,83,039.20/- (Rupees Fourteen Lac Eighty Three Thousand Thirty Nine Rupees and Paise Twenty only)** and interest thereon.

Description of the Secured Asset

Flat no. 202 admeasuring 580 Sq.ft. i.e. 53.90 mtrs. built up on the second floor, in the building known as Dashrath Plaza, constructed on land admeasuring 00-4.96R out of total area 00H-25.28R bearing Sarvey no. 37, Hissa no. 6/1, situated at village warje, Taluka-Haveli, District-Pune. (Owner : Mr. Dalaram Naninaramji Parmar

Property-Bounded by (as per Sale Deed):

East :- Land smt. Parvati Kishan Marar South :- 10ft. Road
West :- Land of Uday Dhumale North :- Sy. no. 37/2 (20 mts DP Road

Date: 21-05-2025
Place: Pune
Authorised Officer
UNION BANK OF INDIA

Debts Recovery Tribunal, Pune
Unit No. 307 to 310, 3rd Floor, Kakade Biz Icon Building, Shivaji nagar, Pune - 411005.

Case No.: OA/265/2019
Summons under sub section (4) of Section 19 of the Act, read with sub-rule (2A) of rule 5 of the Debt Recovery Tribunal (Procedure) Rules, 1993.

Exh No.: 11285

Bank of Maharashtra VS Ganesh Bhoir

(1) **Ganesh Bhoir, D/W/S/O - Laxman**, Flat No. 04, Prathamesh Park, 2nd Floor, Gokul Nagar, Kondwa, Pune, Maharashtra - 411048

Summons

Whereas, OA/265/2019 was listed before Hon'ble Presiding Officer / Registrar on 14/05/2025.

Whereas, this Hon'ble Tribunal is pleased to issue Summons/Notice on the said Application under Section 19(4) of the Act (OA) filed against you for recovery of debts of **Rs. 15,43,221.55/-** (application along with copies of documents etc. annexed)

In accordance with sub-section (4) of Section 19 of the Act, you the Defendants are directed as under:-

- to show cause within thirty days of the service of Summons as to why relief/prayed for should not be granted.
- to disclose particulars of properties or assets other than those specified by the applicant under serial number 3A of the Original Application.
- You are restrained from dealing with or disposing of secured assets or such other assets and properties disclosed under serial number 3A of the Original Application, pending hearing and disposal of the application for attachment of properties.
- You shall not transfer by way of sale, lease or otherwise, except in the ordinary course of his business any of the assets over which security interest is created and/or other assets and properties specified or disclosed under serial number 3A of the Original Application without the prior approval of the Tribunal.
- You shall be liable to account for the sale proceeds realised by sale of secured assets or other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with the bank or financial institutions holding security interest over such assets.

You are also directed to file the Written Statement with a copy thereof furnished to the Applicant and to appear before the Registrar on 12/08/2025 at 10.30 a.m. failing which the application shall be heard and decided in your absence.

Given under my hand and the seal of this Tribunal on this date 16/05/2025.

Seal of the Tribunal
Signature of the Officer Authorised to issue Summons Registrar, Debts Recovery Tribunal, Pune

