FINANCIAL EXPRESS

ANAND TEKNOW AIDS ENGINEERING INDIA LIMITED (IN LIQUIDATION) Regd. Office.: Plot No. 28/8, D-II Block MIDC Chinchwad, Pune, Maharashtra, India, 411019

E-AUCTION SALE NOTICE UNDER INSOLVENCY AND BANKRUPTCY CODE, 2016

(CIN - U29221PN2007PLC130488)

Notice is hereby given to the public in general under the Insolvency and Bankruptcy Code, 2016 and the regulations made thereunder that the set of assets of the Corporate Debtor is being proposed to be sold collectively as per Regulation 32(a) and Regulation 32(e) of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations 2016, on "AS IS WHERE IS, AS IS WHAT IS, WHATEVER IT IS, WHATEVER THERE IS AND WITHOUT RECOURSE BASIS" and as such, the said proposition for disposition is without any kind of warranties and indemnities. The bidding of the assets stated in the below table shall take place through online e-auction service provide M/s PSB Alliance Private Limited via website https://baanknet.com (previously known as "eBKray")

SR. NO.	PARTICULARS	DETAILS		
10	Submission of Requisite Forms, Affidavits, Declaration etc. by the Prospective Bidder	From Thursday, May 29 2025 till Monday, 23 June 2025 on or before 06.00 p.m.		
2.	Inspection Date and Time	From 29.05.2025 to 23.06.2025 and From 10 a.m. to 4 p.m (with prior confirmation of Liquidator)		
3.	Last Date for Submission of EMD	24.06.2025 on or before 06.00 p.m.		
4.	Date and Time of Auction	Date 26th June, 2025 Time: Block A: 11:30 a.m. to 12:30 p.m. (with unlimited extension of 5 minutes) Block B: 1:00 p.m. to 02:00 p.m. (with unlimited extension of 5 minutes)		

Description of Assets	Block	Reserve Price (INR)	EMD (INR)	Mode of Sale
Sale of the corporate debtor as a going concern including the Company's Assets i.e Land and Building and Plant and Machinery and other assets located at Plot No. 28/8, D-II Block MIDC Chinchwad, Pune-411019, Maharashtra, India, and licenses and certifications, excluding assets located at MIDC Indapur, Markal location, Alandi location and any other location not specifically included.	A	23,32,00,000	2,33,20,000	Sale as a Going Concern Online - E-auction
Sale of Land and Building and Plant and Machinery at Plot No. A-18, MIDC, Mouje Loni Devkar, Taluka Indapur, District Pune. Maharashtra.	В	17,32,00,000	1,73,20,000	Sale Online - E-auction

The details of the process and timelines are outlined in the E-Auction Process Document, which is available on the website of e-auction service provider PSB Alliance Private Limited at https://baanknet.com/

Interested bidders shall participate after mandatorily reading and agreeing to the relevant terms and conditions including as prescribed in E-Auction Process Documents and accordingly, submit their expression of interest in the manner prescribed in E-Auction Process Document.

The Liquidator has the absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the e-Auction or withdraw any assets thereof from the auction proceeding at any stage without assigning any reason thereof.

As per the Schedule I of the Auction of IBBI (Liquidation Process) Regulations. 2016 states that The prospective bidders shall submit an undertaking that they do not suffer from any ineligibility under section 29A of the Code to the extent applicable and that if found ineligible at any stage, the earnest money deposited shall be forfeited. The interested bidder shall not be eligible to submit a bid if it fails to meet the eligibility criteria as set out in section 29A of the Code (as amended from time to time).

For any Technical assistance please call on PSB Alliance Private Limited HELP DESK Contact No:+91-8291220220 E-mail: support.ebkray@psballiance.com or e-mail at liq.ataeil@gmail.com.

Gaurav Ashok Adukia

Liquidator of Anand Teknow Aids Engineering India Limited (In Liquidation) IBBI/IPA-002/IP-N00457/2017-18/11293 AFA is Valid till June 30, 2025

Registered Address with IBBI:

Project specific Address of Liquidator: Anand Bhavan, Jamnadas Adukia Road, Sumedha Management Solutions

Kandivli West, Mumbai City, Maharashtra, Private Limited Regd, Email ID with IBBI:

C-703, Marathon Innova, Lower Parel (West), Mumbai - 400013, Maharashtra. Process specific Email ID for correspondence : liq.ataeil@gmail.com

gauravadukia@hotmail.com Place: Mumbai

Date: 28.05.2025



available, to redeem the secured assets.

Aditya Birla Housing Finance Limited

Registered Office- Indian Rayon Compound, Veraval, Gujarat - 362266 Branch Office- 1St Floor Lohia Jain Arcade, S No. 106, Near Charturshrung Temple Senapati Bapat Road, Pune-411016

APPENDIX IV[See Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002] Possession Notice(for Immovable Property)

Whereas, the undersigned being the authorized officer of Aditya Birla Housing Finance Limited under the Securitization and Reconstruction of Financial Assets and 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 calling upon the borrowers to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

The borrowers having failed to repay the amount, notice is hereby given to the borrowers and to the public in general that the Court Commissioner, District Court Pune has given Possession of the property described herein below in exercise of the powers conferred on him/her under Section 13(4) of the said Act. read with Rule 8 of the Security Interest (Enforcement) Rules, 2002. The borrowers 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 charge of the Aditya Birla Housing Finance Limited for an amount of mentioned below and interest thereon. Borrowers attention is invited to the provisions of sub-section 8 of Section 13 of the act, in respect of time

1. Name of Borrower: DEEPMALA SACHIN PARDESHI, LAKSH ENTERPRISES, SACHIN PARDESHI Outstanding: Rs. 35,08,518.4/- (Rupees Thirty Five Lakh Eight Thousand Five Hundred Eighteen

and Four Paise Only) Demand notice Dated: 14-05-2024 Date of Possession: 27-05-2025

Description of the Immovable Property

All That Piece And Parcel Of Flat No. 14, On Second Floor Of Built Up Area (Approx), Admeasuring 525 Sq. Ft. I.E 48.79 Sq. Meters Along With Terrace Area Admeasuring About 35 Sq. Ft. I.E 3.25 Sq. Meters, In The Building Known As "Chintamani Park", Bearing S. No. 32, Hissa No. 1, Situated At Village Kharadi, Tal Haveli, Pune, Maharashtra, And The Property Is Bounded By As: East: By Property Of Mr. Age & Pathare, South: Boundary Of S. No. 10/1, West: By 15 Ft. Wide Road, North: By 20 Ft. Wide Road.

2. Name of Borrower: SHRIKRUSHN WAMAN TAYADE & ARATI ASHAPPA TALARE Outstanding: Rs. 60,22,047/- (Rupees Sixty Lakh Twenty Two Thousand Forty Seven Only)

Demand notice Dated: 16-10-2024 Date of Possession: 26-05-2025

Description of the Immovable Property

All That Piece And Parcel Of Flat No. 16, Carpet Area Admeasuring 58.85 Sq. Mtrs., Floor No. 4th, Wing-A, Project Name: Kunjir Shyama Prestige A Co-Op Housing Society Limited, Revenue Record No.: Survey No. 174, Hissa No. 1, Cts No. 1391 (Part), Plot No. Opposite Vijay Sales, Rahatani Road, Pune, Pimple Saudagar, Rahatani, Taluka Haveli, District Pune, Within The Limits Of Pimpri-Chinchwad Municipal Corporation, Maharashtra-411018.

Date: 29.05.2025 **Authorised Officer** Place: Pune **Aditya Birla Housing Finance Limited**

NIWAS HOUSING FINANCE PRIVATE LIMITED (Formerly known as Indostar Home Finance PrivateLimited, hereinafter referred as NHFPL) Regd. Office: - Unit No. 305, 3rd Floor, Wing 2/E, Corporate Avenue, Andheri- Ghatkopar Link

Place: Maharashtra Date: 29.05.2025

Road, Chakala, Andheri (East), Mumbai – 400093 Notice under Section 13 (2) of Securitization and Reconstruction of Financial Assets and

NHFPL has sanctioned home loan/mortgage loan/construction loan to the following borrowers against mortgage of residential premises. The repayment of the said loans were irregular and the accounts are finally classified as Non-Performing Asset in accordance with directions and guidelines of National Housing Bank/RBI

Enforcement of Security Interest Act, 2002

NHFPL has therefore invoked its rights and issued a notice under section 13(2) of the SARFAESI ACT, 2002 and called upon the borrowers to repay the total outstanding mentioned against respective borrowers within 60 days from the date of the demand notice. The following borrowers are hereby called upon by this publication to pay the total dues mentioned against them plus further charges & interest accrued till payment within 60 days from the date of the said demand notice, failing which NHFPL shall resort to all or any of the legal rights to take possession of the properties, dispose/sale it and adjust the proceeds against the outstanding amount.

The borrowers are also restrained from alienating or creating third party interest on the ownership of the properties.

Sr. No	Location/ Loan Account Number	Name of Borrower/ Co-Borrowers/ Guarantor	Date of Demand Notice Sent	Amount as per Demand Notice
1	PUNE SWARGATE LNPUN0HL-07180004193 LNPUN0HL-07180004194	AKKIRATNA CHINNAPEDDYA REDDY (BORROWER), ATIRAPALAMA AKKIRATNAYA REDDY(CO- BORROWER), REDDY RESTAURANTS PVT LTD (CO- BORROWER)	10-05-2025	Rs.15170333/-(Rupees One Crore FiftyOne Lakh Seventy Thousand Three Hundred ThirtyThree Only)

Description Of Property: Property 1: All That Piece And Parcel Of The Property Bearing Flat No.102. 1st Floor Carpet Area 47.0562 Sq.metres le 506.51 Sq.feet, Balcony 8.46 Sq.meters l.e 91.06 Sq.feet, Dry Balcony 2.355 Sq.metersi.e 25.35 Sq.feet, Terrace 4.20sq.meters le 45.2 Sq.feet, Boxing 1.245 Sq.meters le. 13.40sq.feet Situated At Village Bhoirwadi (maan), Tal Mulshi, Dist.pune, Within The Limits Of The Zilha Parishad, Pune And Panchayat Samiti Mulshi And Also Situated Within The Jurisdiction Of The Sub-registrar Mulshi, Pune Bearing Survey No.46(old 243) Admeasuring 00h 18.8 Out Of 00h 22.8 R Including Potkharaba And Having Assessment Of Rs 00.91 Paises The Following Boundaries Are East Part Of Survey No45 Of Ankush Dhanaji Bhoir, West-survey No.47 Owned By Namdev Molak, North-gavthan Property,

Property 2: All That Piece And Parcel Of The Property Bearing Flat No.103, 1st Floor Carpet Area 47.0562 Sq.metres le 506.51 Sq.feet, Balcony 8.46 Sq.meters I.e 91.06 Sq.feet, Dry Balcony 2.355 Sq.metersi.e 25.35 Sq.feet, Terrace 4.20sq.meters le 45.2 Sq.feet, Boxing 1.245 Sq.meters le. 13.40 Sq.feet Situated At Village Bhoirwadi (maan), Tal Mulshi, Dist.pune. Within The Limits Of The Zilha Parishad. Pune And Panchayat Samiti Mulshi And Also Situated Within The Jurisdiction Of The Sub-registrar Mulshi, Pune Bearing Survey No.46(old 243) Admeasuring 00h 18.8 Out Of 00h 22.8 R Including Potkharaba And Having Assessment Of Rs 00.91 Paises The Following Boundaries Are East Part Of Survey No 45 Of Ankush Dhanaji Bhoir, West-survey No.47 Owned By Namdev Molak, North-gavthan Property, South-survey No.31

Property 3: All That Piece And Parcel Of The Property Bearing Flat No.202, 2nd Floor Carpet Area 45.2037 Sq.metres le 486.57 Sq.feet, Balcony 10.3125sq.meters I.e 111.00 Sq.feet, Dry Balcony 2.355 Sq.metersi.e 25.35 Sq.feet, Terrace 4.38 Sq.meters le 47.14 Sq.feet, Boxing 0.33 Sq.meters le. 3.55 Sq.feet Situated At Village Bhoirwadi (maan), Tal Mulshi, Dist.pune, Within The Limits Of The Zilha Parishad, Pune And Panchayat Samiti Mulshi And Also Situated Within The Jurisdiction Of The Sub-registrar Mulshi, Pune Bearing Survey No.46(old 243) Admeasuring 00h 18.8 Out Of 00h 22.8 R Including Potkharaba And Having Assessment Of Rs 00.91 Paises The Following Boundaries Are East Part Of Survey No 45 Of Ankush Dhanaii Bhoir, West-survey No.47 Owned By Namdev Molak, North-gavthan Property, South-survey No.31

Property 4: All That Piece And Parcel Of The Property Bearing Flat No.203, 2nd Floor, carpet Area 45.2037 Sq.metres le 486.57 Sq.feet, Balcony 10.3125sq.meters I.e 111.00 Sq.feet, Dry Balcony 2.355 Sq.metersi.e 25.35 Sq.feet, Terrace 4.38 Sq.meters le 47.14 Sq.feet, Boxing 0.33 Sq.meters le. 3.55 Sq.feet Situated At Village Bhoirwadi (maan), Tal Mulshi, Dist.pune, Within The Limits Of The Zilha Parishad, Pune And Panchayat Samiti Mulshi And Also Situated Within The Jurisdiction Of The Sub-registrar Mulshi, Pune Bearing Survey No.46(old 243) Admeasuring 00h 18.8 Out Of 00h 22.8 R Including Potkharaba And Having Assessment Of Rs 00.91 Paises The Following Boundaries Are East Part Of Survey No 45 Of Ankush Dhanaii Bhoir, West-survey No.47 Owned By Namdey Molak, North-gaythan Property, South-survey No.31

Property 5: All That Piece And Parcel Of The Property Bearing Flat No.302, 3rd Floor, carpet Area 47.0563 Sq. metres le 506.51 Sq.feet, Balcony 8.46 Sq.meters I.e 91.06 Sq.feet, Dry Balcony 2.3585 Sq.meters I.e 25.38 Sq.feet, Terrace 4.20 Sq.meters le 45.2 Sq.feet, Boxing 0.765 Sq.meters le, 8.23 Sq.feet Situated At Village Bhoirwadi (maan), Tal Mulshi, Dist.pune, Within The Limits Of The Zilha Parishad, Pune And Panchayat Samiti Mulshi And Also Situated Within The Jurisdiction Of The Sub-registrar Mulshi, Pune Bearing Survey No.46(old 243) Admeasuring 00h 18.8 Out Of 00h 22.8 R Including Potkharaba And Having Assessment Of Rs 00.91 Paises The Following Boundaries Are East Part Of Survey No 45 Of Ankush Dhanaji Bhoir, West-survey No.47 Owned By Namdev Molak, North-gavthan Property, South-survey No.31

Property 6: All That Piece And Parcel Of The Property Bearing Flat No.303, 3rd Floor, carpet Area 47.0563 Sq.metres le 506.51 Sq.feet, Balcony 8.46 Sq.meters I.e 91.06 Sq.feet, Dry Balcony 2.3585 Sq.meters I.e 25.38 Sq.feet, Terrace 4.20 Sq.meters le 45.2 Sq.feet, Boxing 0.765 Sq.meters le. 8.23 Sq.feet Situated At Village Bhoirwadi (maan), Tal Mulshi, Dist.pune, Within The Limits Of The Zilha Parishad, Pune And Panchayat Samiti Mulshi And Also Situated Within The Jurisdiction Of The Sub-registrar Mulshi, Pune Bearing Survey No.46(old 243) Admeasuring 00h 18.8 Out Of 00h 22.8 R Including Potkharaba And Having Assessment Of Rs 00.91 Paises The Following Boundaries Are East Part Of Survey No 45 Of Ankush Dhanaji Bhoir, West-survey No.47 Owned By Namdev Molak, North-gavthan Property, South-survey No.31

Property 7: All That Piece And Parcel Of The Property Bearing Flat No.402, 4th Floor, carpet Area 45.2037 Sq.metres In 486.57 Sq.feet, Balcony 10.3125 Sq.meters I.e 111.00 Sq.feet, Dry Balcony 2.3585 Sq.meters I.e 25.38 Sq.feet, Terrace 4.38 Sq.meters le 47.14 Sq.feet, Boxing 0.81 Sq.meters le. 8.72 Sq.feet Situated At Village Bhoirwadi (maan), Tal Mulshi Dist.pune, Within The Limits Of The Zilha Parishad, Pune And Panchayat Samiti Mulshi And Also Situated Within The Jurisdiction Of The Sub-registrar Mulshi, Pune Bearing Survey No.46(old 243) Admeasuring 00h 18.8 Out Of 00h 22.8 R Including Potkharaba And Having Assessment Of Rs 00.91 Paises The Following Boundaries Are East Part Of Survey No 45 Of Ankush Dhanaji Bhoir, West-survey No.47 Owned By Namdev Molak, North-gavthan Property, South-survey No.31

Property 8: All That Piece And Parcel Of The Property Bearing Flat No.403, 4th Floor, carpet Area 45.2037 Sq. metres le 486.57 Sq.feet, Balcony 10.3125 Sq.meters I.e 111.00 Sq.feet, Dry Balcony 2.3585 Sq.meters I.e 25.38 Sq.feet, Terrace 4.38 Sq.meters le 47.14 Sq.feet, Boxing 0.81 Sq.meters le. 8.72 Sq.feet Situated At Village Bhoirwadi (maan), Tal Mulshi Dist.pune, Within The Limits Of The Zilha Parishad, Pune And Panchayat Samiti Mulshi And Also Situated Within The Jurisdiction Of The Sub-registrar Mulshi, Pune Bearing Survey No.46(old 243) Admeasuring 00h 18.8 Out Of 00h 22.8 R Including Potkharaba And Having Assessment Of Rs 00.91 Paises The Following Boundaries Are East Part Of Survey No 45 Of Ankush Dhanaji Bhoir, West-survey No.47 Owned By Namdey Molak, North-gaythan Property, South-survey No.31

Part	03	05		S = E
2	SOLAPUR	ANIL DADA BOBADE (BORROWER),	20-05-2025	Rs.615044/-(Rupees Six
	LNSOL0HL-05220024944	MANISHA ANIL BOBADE(CO-		Lakh Fifteen Thousand
		BORROWER), DADARAO BOBADE		FourtyFour Only)
		(CO-BORROWER)		vo -

Description of property: ALL THAT PIECE AND PARCEL OF THE PROPERTY BEARING GP MILKAT NO.300, AT POST GANJEWADI, TAL TULJAPUR, DIST OSMANABAD-413623 AREA ADMS 2178 SQFT AND CONSTRUCTION THEREUPON THE FOLLOWING BOUNDARIES ARE EAST-PROPERTY OF MR SURESH SURYABHAN KASHID AND MR.JAFAR MOHAMAD MOGAL, WEST- PROPERTY OF MR.ANNASAHEB LAXMAN SHINDE. NORTH-ROAD SOUTH-ROAD

			19	
3	PIMPRI	SHIVAJI SAKHARAM KEDARI	20-05-2025	Rs.712960/-(Rupees
	LNPMPLAP-12230038710	(BORROWER), TULASA SHIVAJI		Seven Lakh Twelve
		KEDARI (CO-BORROWER)		Thousand Nine Hundred
		Str.		Sixty Only)
		U.		

Description of property: ALL THAT PIECE AND PARCEL OF THE PROPERTY BEARING GRAMPANCHAYAT MALMATTA NO-29 HAVING OPEN SPACE ADMEASURING 55 FEET X 21 FEET I.E. 1155 SQ.FEET AND CONSTRUCTION AREA ADMEASURING ABOUT 55 FEET X 35 FEET I.E.1925 SQ.FEET SITUATED AT VILLAGE BORAJ TALUKA MAVAL DISTRICT PUNE AND WHICH IS WITHIN THE LOCAL LIMITS OF GROUP GRAMPANCHAYAT PATAN THE FOLLOWING BOUNDARIES ARE EAST- BY ROAD, WEST- BY OPEN SPACE, NORTH- BY PROPERTY

OWNED BY MR. MARUTI KEDARI, SOUTH BY PROPERTY OWNED BY MR. NATHU KHILARI

4	SOLAPUR	VIDHYA DAYANAND SHIVSHARAN	20-05-2025	Rs.737768/-(Rupees
	LNSOL0HL-01240039820	(BORROWER), MR AVINASH HIRAPPA SHIVASHARAN(CO-BORROWER)		Seven Lakh ThirtySeven Thousand Seven Hundred SixtyEight Only)
		17		SixtyLight Only)

Description of property: ALL THAT PIECE AND PARCEL OF THE PROPERTY BEARING GRAMPANCHAYAT MILKAT NO. 717/3 HAVING SERIAL NO.732 ADMEASURING 1089 SQ FT SITUATED AT GRAMPANCHAYAT MARVADE TALUKA-MANGALWEDHA DISTRICT-SOLAPUR-413319 THE FOLLOWING BOUNDARIES ARE EAST-ROAD, WEST-3 FIT WIDE ROAD & HOUSE OF KHARAT, NORTH-ROAD, SOUTH-3 FT WIDE ROAD & HOUSE OF SHIVSHARAN

5	SOLAPUR	MALLIKARJUN KALYANI GOUDGOAN	20-05-2025	Rs.638499/-(Rupees Six
	LNSOL0HL-02220022566	(BORROWER), RAJASHRI		Lakh ThirtyEight
		MALLIKARJUN GAUDAGAV(CO-		Thousand Four Hundred
		BORROWER)		NinetyNine Only)

Description of property: ALL THAT PIECE AND PARCEL OF THE PROPERTY BEARING PLOT NO.07 ADMEASURING 86.58 SQ.MTRS OUT OF GAT NO.1001/2A/2A/1, SITUATED AT MANDRUP TALUKA-SOUTH SOLAPUR DIST-SOLAPUR WHICH IS BOUNDED EAST-GAT NO.1001/2A/2A/1 REMAINING LAND, WEST-INTERNAL 12FTS ROAD, NORTH-PLOT NO.6, SOUTH-PLOT NO.8

Date: - 29.05.2025 sd/- Authorised Officer Place: Pune, Solapur, Pimpri NIWAS HOUSING FINANCE PRIVATE LIMITED



OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED

Corporate Office: Kohinoor Square, 47th Floor, N.C.Kelkar Marg, R.G.Gadkari Chowk, Dadar (West), Mumbai – 400028 Email: ashwin@omkaraarc.com / jigar.patel@omkaraarc.com Mobile no. 9987400988

[Appendix - IV-A] [See proviso to rule 8 (6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules. 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) /co-borrowers/mortgagors/Guarantor(s) that the below described immovable property mortgaged/ charged to the Secured Creditor, The Jalgaon Peoples's Co-operative Bank Limited. Further, Omkara Assets Reconstruction Pvt Ltd (OARPL) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 22.03.2024 from The Jalgaon Peoples's Co-operative Bank Limited (Assignor) along with underlying security from assignor Accordingly, OARPL has stepped into the shoes of assignor and empowered to recover the dues and enforce the security. The Authorized Officer of the OARPL took Symbolic Possession on 21.02.2025. The Authorized Officer of OARPL hereby intends to sell the below mentioned secured properties for recovery of dues and hence the tenders/bids are invited in sealed cover for the purchase of the secured properties. The properties shall be sold in exercise of rights and powers under the provisions of SARFAESI Act; on "As is where is", "As is what is", "Whatever there is" and "Without recourse Basis" for recovery of amount shown below in respective column due to OARPL as Secured Creditor from respective Borrower, Guarantor(s) and Mortgagor(s) shown below. Details of the Borrower(s)/Guarantors/Mortgagors, Securities, Outstanding Dues, Date of Demand Notice sent under Section 13(2), Reserve Price, Bid Increment Amount, and Earnest Money Deposit (EMD), and known encumbrances (if any) is given as under:

	eposit (Livid), and known encumbrances (if any) is given as under.						
Sr No	Name of Borrower(s)/ Guarantors/ Mortgagors	Details of the Secured Asset	Owner of the property	Demand Notice Date and Amount	Reserve Price	Bid Increment Amount	EMD
	Ghatge (Partner/ Guarantor/Mortgagor) – Deceased - Through his Legal Heirs viz. Mrs Madhavi Kaviadi, Mrs Pallavi Tendolkar and Mrs. Aditi Phadke.	Land & Building situated at C. Sr.No. 204, KH, Plot no. 20 & 21, New Shahupuri, Tarabai Park, 'E' Ward, Tal – Karvir, Kolhapur – 416001. Land admeasuring 20,394.55 Sq.ft and building is admeasuring 19,086.40 Sq.ft Boundaries: North: Internal Road, East: Internal Road, West: Residential House, South:	Mrs. Rama Ghatge and Mr. Vijay Ghatge.	Rs. 25.24.06.142/-	Rs. 21,12,00,000/-	Rs.	Rs.
	6.Mr. Khamletty Siddharth Shivling (Guarantor).	Hotel 99 Pancakes Fixed Assets at above Sr.No. 204, KH, Plot no. 20 & 21, New Shahupuri, Tarabai Park, 'E' Ward, Tal – Karvir, Kolhapur – 416001 including but not limited to Hotel equipment's, all other appliances, stocks of all edibles and consumables in all forms at anytime lying at all the hotel units, assets/dead stock, receivables of		Six Thousand One Hundred and Forty-Two Only) as on 31.10.2024.	Rs. 43,00,000/-	50,00,000/-	2,15,50,000/-

8. Mr. Ajay Dattatray Dongare (Guarantor). the firm at any time during the loan period. The land, building and fixed assets as mentioned above will be sold under single Lot No. 01, but 02 sale certificates will be issued separately, one for the land & building and other for fixed assets as the same attract GST. Further for the successful sale of fixed assets and others, the successful bidder will have to deposit the GST (as applicable) over and above the bid price.

Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:: 1st July 2025 up to 6:00 pm Date of E- Auction & Time:- 3rd July 2025 at 11:00 am to 12:00 pm (noon)

Possession type :: Symbolic Inspection date :- 20th June 2025 at 01.00 PM Account: 055505013108, Name of the Beneficiary: Omkara PS19/2023-24 Trust, Bank Name: ICICI Bank, Branch: ICICI BKC Towers, IFSC Code: ICIC0000555 TERMS & CONDITION OF THE AUCTION: For detailed terms and conditions of the sale please refer to the link provided in http://omkaraarc.com/auction.php.

The auction shall be conducted online by OARPL. The last date of submission of bid (online as well as in hard copy) along with EMD (DD/ Pay Order in original or remittance by way of NEFT/ RTGS) is 01.07.2025 by 6:00 PM. The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact e-Auction Service Provider "M/s. C1 India Pvt. Ltd", Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: support@bankeauctions.com ,Mr. Bhavik Pandya, Mobile: 8866682937 E mail - maharashtra@c1india.com and for any property related query contact the Authorized Officer. Intending bidders shall comply and give declaration under the Section 29A of Insolvency and Bankruptcy Code, 2016, for detailed information please refer to the Terms and Conditions.

STATUTORY NOTICE FOR SALE UNDER 8(6) OF SECURITY INTEREST (ENFORCEMENT) RULES ,2002

This notice is also a mandatory Notice of not less than 30 (Thirty) days to the Borrower(s) /Guarantors/Mortgagors of the above loan account under Rule 8 (6), of Security Interest (Enforcement) Rule, 2002 and provisions of Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of auction/sale through e-auction on the above referred date and time with the advice to redeem the assets if so desired by them, by paying the outstanding dues as mentioned herein above together with further interest and all costs charges and expenses within the time stipulated under the SARFAESI Act.. In case of default in payment, the property shall at the discretion of the Authorized Officer/Secured Creditor be sold through any of the modes as prescribed under Rule 8 (5) of Security Interest (Enforcement) Rule, 2002. Date: 29.05.2025 Sd/- Ashwin Newalkar, Assistant Vice President, Authorized Officer, Omkara Assets Reconstruction Pvt Ltd. Place: Mumbai (Acting in its capacity as a Trustee of Omkara PS 19/2023-24 Trust)

epaper.financialexpress.com

Phoenix ARC Private Limited stern Express CORRIGENDUM Highway Vile Parle (East) Mumbai-400 057 Tel: 022- 6849 2450, Fax : 022- 6741 2313 PhoenixARC

Date 10-06-2025 instead of 04-06-2025. Other details will remain the same.

CIN: U67190MH2007PTC168303 Email: info@phoenixarc.co.in, Website: www.phoenixarc.co.in. Please refer to our "**Public Notice For E-auction Cum Sale**" published in this newspaper on **15.05.2025.**In this notice the respect of Borrower Below Mention, Auction Date wrongly publish Please read correct Auction

		Value and the second se		
	Borrower(s) / Loan Account LXHAD00115-160020858 Vyankatesh Machindra Benkar	LXPUN00115-160020668 Niranjan Dnyanoba Mane LXPUN00115-160014781	LXPUN00316-170046266 Nasiruddin Shabuddin Shaikh LXPUN00115-160015219	LXPUN00416-170041723 Budhraj Mulatanmalji Sharma
١	LXKOL00316-170043918	Ravindra Balasaheb Patil	Prashant Vijay Kanthale	LXHAD00315-160018470 Umesh Indrapal Yadav
I	Machchhindr Dhondiram Todakar	LXPUN00115-160017316 Dnyaneshwar Sarjerao Raut	Prakash Damodar Raut	LXCHA00416-170046158 Hanumant Vitthal Shinde
l	LXPUN00515-160010102 Sanjay Somnath Nimbalkar	LXKAT00116-170044505 Akib Afzal Shaikh	LXPUN00314-150001958 Shivaji Arjun Khengare	LXPUN00315-160010456
l	LXHAD00315-160016447 Jaysing Bhagatsing Pardeshi	LXPUN00315-160004019 Rahul Sadashiy Navade	LXPUN00115-160008923 Pramod Damodar Vanshiv	Rahim Musa Shaikh LXPUN00316-170039510
l	LXPUN00115-160012202 Nilesh Ganapat Patakar LXHAD00416-170045220 Shankar Jagannath Pimpale LXPUN00116-170039425 Vikrant Kumar Birendra Kumar Gope LXPUN00315-160003752	LXPUN00116-170039425 Vikrant Kumar Birendra Kumar Gope	LXKAT00316-170037263 Pralhad Murlidhar Ghanwat LXPUN00216-170031373 Irfan Mohammed Isak Shaikh	Ankush Uttam Shahane LXPUN00315-160019156
l				Raju Musa Sayyad LXPIM00616-170046711
l		Nanasaheb Sopanrao Aher	LXCHA00116-170024442 Sunil Suresh Salunkhe	Pirchandra Laxmilal Varma
l		LXPUN00316-170046374 Dinesh Bhikaji Zodge	LXPUN00116-170030104 Amod Bansi Alhat	
l	Borrower:Sarika Shantaram Kasar	LXPUN00115-160014796 Ramesh Arjun Naik	LXHAD00316-170045408	LXPUN00115-160017947 Abhay Rajaram Tambat
l	LXKAT00216-170031245 Buddhiram Ramhujur	LXPUN00114-150003676 Ravindra Pandurang Jadhav	Ratan Sudhir Samanta LXPUN00115-160005337	LXPUN00416-170034908 Rashid Mubarak Pathan
1	Vishvakarma	-	Taher Sherkhan Saudagar	

Motilal Oswal Home Finance Limited motilal oswal Regd. Office: Motilal Oswal Tower, Rahimtullah Sayani Road, Opp. Parel ST Depot. Prabhadevi, Mumbai - 400 025, CS: 8291889898

PUBLIC NOTICE FOR E-AUCTION CUM

Sd/- Authorized Officer Phoenix ARC Private Limited

Website: www.motilaloswalhf.com, Email: hfquery@motilaloswal.com E-Auction Sale Notice of 15 Days for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8 and 9 of the Security

Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and to the borrowers/guarantors/mortgagors in particular, that the under mentioned property mortgaged to Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited) will be sold on "As is where is", "As is what is", and "Whatever there is", by way of "online e-auction" for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security

nterest (Enforcement) Rules, 2002) through w	erest (Enforcement) Rules, 2002) through website motilialoswainf.com as per the details given below:				
Date and time of E-Auction Date: (with unlimited ext	Last date of EMD Deposit:19-06-2025				
Borrower(s)/Guarantor(s) / Loan Account	Description of the Immovable property	Reserve Price, EMD / Last date of EMD			
LAN: LXHAD00316-170042498	08-10-2024 For Rs:	Flat No 202 2nd Floor	Reserve Price:		
Branch: HADAPSAR	1471168/- (Rupees	Krushn Srushti Kunjir Wasti	Rs.1100000/- (Rupees		
Borrower: GAJANAN BABARAO NIRGUDE	Fourteen Lac Seventy	S No 7 H No 3/2 Mauje	Eleven Lakh Only)		
Co-Borrower: SONALI GAJANAN NIRGUDE	One Thousand One	Manjari Budruk Hadapsar	EMD: Rs. 110000/-		
Guarantor :MAKARAND MUKUND SADARE	Hundred Sixty Eight	Haveli Pune 0 0 Na 412307	(Rupees One Lakh Ten		
	Only)	Pune Maharashtra	Thousand Only)		

Terms and Conditions of E- Auction: 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/ of 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 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.

Place : Maharashtra Sd/-, Authorised Officer, Motilal Oswal Home Finance Limited Date: 29.05.2025 (Earlier Known as Aspire Home Finance Corporation limited)

POSSESSION NOTICE



act read with Rule 8 of the said rules on this 26th day of May 2025.

GODREJ FINANCE LIMITED

Registered Office: - Godrej One, Pirojshanagar, Eastern Express Highway. Branch Office: Third floor, Gulmohar Plaza, ITI Road, Aundh, Pune- 411007

Possession Notice (For Immovable Property)
Loan/Facility Account No. - GFL3003LP0029055 - Loan Against Property & GFL3003LT0029656-Balance Transfer Top Up granted to Mr. Balaji Vyankatrao Vilaspure & Mrs. Poonam Balaji Vilaspure

Whereas, the authorized officer of the Godrei Finance Limited a Non - Banking Finance Company incorporated under the Companies Act, 1956 having its license from Reserve Bank of India & having registered office at Godrej One, Pirojshanagar, Eastern Express Highway, Vikhroli (East) Mumbai-400079 Maharashtra & One of the branch office at 208 & 208 A, 2nd Floor, ABW Tower, Sector 25, Gurugram - 122002 under The Securitization And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 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 07.03.2025 calling upon Applicant/Borrower/Co-Applicant/Co-Borrower/Guarantors/Mortgagors (1) Mr. Balaji Vyankatrao Vilaspure & (2) Mrs. Poonam Balaji Vilaspure to repay the amount mentioned in the notice being Rs. 1,47,25,757/- (INR One Crore Forty-Seven Lakhs Twenty-Five Thousand Seven Hundred Fifty-Seven Only) due as on 07.03.2025 with subsequent interest, penal interest, charges, costs etc as per the agreement(s) within 60 days from the date of receipt of the said notice. The Applicant/ Borrower/ Co-Applicant/Co-Borrower/Guarantors/ Mortgagors, having failed to repay the amount, notice is hereby given to the Applicant/Borrower/ Co-Applicant/Co-Borrower/Guarantors/ Mortgagors in particular and the public in general that the undersigned authorized officer of company has taken possession of the property described herein below in exercise of powers conferred on him/her under section 13(4) of the said

The Applicant / Borrower/ Co-Applicant/Co-Borrower/Guarantors/ Mortgagors attention is invited to provisions of Sub-Section (8) of Section 13 of the said act, in respect of time available, to redeem the secured asset/s. The Applicant / Borrower/ Co-Applicant/Co-Borrower/Guarantors/ Mortgagors 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 Godrej Finance Limited for the amount of Rs. 1,47,25,757/- (INR One Crore Forty-Seven Lakhs Twenty-Five Thousand Seven Hundred Fifty-Seven Only) due as on 07.03.2025 and interest thereon from 08.03.2025.

Description of Secured Asset/s

Flat No.101 on First Floor, Area Admeasuring 106.71 Sq.mtrs, Flat No.201 And 202 on Second Floor, Area Admeasuring 106.71 Sq. Mtrs Builtup, Total Area Admeasuring 223.79 Sq. Mtrs Built Up, Along With Parking Area 10.38 Sq. Mtrs, Constructed on Survey No.80/1/1A/1,80/1/1A,74/1/1A,74/1/1B,74/1/1, Area Admeasuring 6h 60r, Plot No.18, Survey No.74/80/18, Área Admeasuring 2421 Sq. Ft. I.E. 224.91 Sq. Mtr, Situated At Village- Dighi, Taluka- Haveli, Dist.-Pune Towards East: By Part of Sr. No.80/1 Towards West: By Bhosari Boundary Towards South: By Part of Sr. No. 74/2 And Sr. No. 81 Towards North: By Sr. No. 75,76 & 78

Date: 29.05.2025 **Authorized Officer** Godrej Finance Limited Place: Pune



Borrower(s) Name

SHUBHAM HOUSING DEVELOPMENT FINANCE CO. LTD. Corporate Office: 425, Udyog Vihar Phase IV, Gurgaon-122015 (Haryana) Ph.: 0124-4212530/31/32, E-Mail: customercare@shubham.co Website: www.shubham.co

Secured Asset

DEMAND NOTICE Notice U/S 13(2) of Securitisation & Reconstruction of Financial Assets and

Enforcement of Security Interest Act 2002 (hereinafter called 'ACT') It is to bring to your notice that your loan account has been declared as NPA by secured creditor Shubham Housing Development

Finance Company Limited having its registered office at 608 - 609, 6th Floor, Block - C Ansal Imperial Tower, Community Center, Naraina Vihar, New Delhi - 110028 (hereinafter called 'SHDFCL) and you are liable to pay total outstanding against your loan to SHDFCL. You are also liable to pay future interest at the contractual rate on the aforesaid amount together with incidental expenses, cost, charges etc. Therefore, we hereby call upon you to discharge in full your liabilities to SHDFCL within 60 days from the date of this notice failing which SHDFCL will be empowered to exercise the power under Section 13(4) of the ACT. The details of borrowers and secured assets are as under: -Loan No./ Applicant Address

MP.	Dullower(s) Name	1233	Date & Attiount	
1	Loan No. OKVN2209000005052271 Ruksana Shaikh Asif, Asif Yusuf Shaikh	Figrida Co Op Housing Society H 9 Maharastra Housing Board Yarawada Near Durga Mata Chowk Pune Maharashtra -411060	22-05-2025 & ₹ 19,51,199/-	Plot No 45 Commercial Building Ground And 01 Floor Gat No 727 Hissa No. 01 Manjri Khurd, Pune, Maharashtra - 412207, Area : 1000 Sq. Ft Boundaries : East - 15 Ft Wide Road, West - Property Of Mr. Mhaske, North - Property Of Prafull Asher, South - Property Of Kamble
2	Loan No. 0PCM2111000005041128 & 0PCM2201000005042761 Mudassar Hanif Patel, Minaz Mudassar Patel	S No 3 Lane No 1 Laxmi Nagr Kondhwa Budruk Pune City Niba Pune Nr VIIT College Pune MH-411048	22-05-2025 & ₹ 19,88,622/- & ₹ 9,22,989/-	Survey No. 3 Hissa No. 3/4A/2 Village Kondwa Budruk Tal Haveli Dist Pune Maharashtra - 411048 Area; 1000 Sq.Ft Boundaries: East - Property Of Kamthe, West - Road, North - Property Of Pawar, South - Property Of Mulfa
3	Loan No. OPCM2305000005063239 Hanumanta Ramanna Devkar, Kavita Hanumanta Devkar	Gat No 1323 Ganesh Housing Soc Morewasti Chikhali Taluka Haveli Dist Pune Near Vasant Villa Pune Maharashtra -412114	22-05-2025 & ₹ 15,92,610/-	Flat No. 05, First Floor, F - Wing Swapna Nagari Gat No. 383, 384, 385, 386, 390 Chakan, Taluka Khed, District Pune Maharashtra - 410501, Area : 625 Sq.Ft Boundaries : East - Open Space, West - Entrance & Flat No.F-8, North - Open Space, South - Flat No.F-6
4	Loan No. OSAN1808000005014265 Juber Aajmuddin Mujawar, Dilshad Ajamuddin Mujawar, Ajamuddin Vajir Mujawar	Karm Veer Nagar A/P Nandre Tal Miraj Dist Sangli Near Masjid Sangli Maharashtra - 416416	22-05-2025 & ₹ 4,06,999/-	Grampanchayat Milkat No 2317 Sharad Patil Nagar A/P Nandre Tal Miraj Sangli Maharashtra - 416416 Area: 1076 Sq.Ft Boundaries: East - Property Of Hajilal Rajesab Naregal, West - Property Of Dastgir Ismail Mulla, North - Road, South - Remaining Part Of This Property.
5	Loan No. OBAR2310000005070930 Arif Rafiq Tamboli, Ulfat Rafiq Tamboli, Rafik Mubarak Tamboli	Bal Kalyan Kendra Kasba,Karbhari Nagar Pune Maharashtra - 413102	22-05-2025 & ₹ 9,30,085/-	Part Of Survey No 131/1 Plot No 18 Milkat No 13112002404 At- Baramati Tal- Baramati Dist- Pune, Maharashtra - 413102, Area : 544.5 Sq.Ft, Boundaries : East - Remaining Area Of Plot No.18, West - Road, North - Plot No.19. South - Remaining Area Of Plot No.18
6	Loan No. OBAR2007000005028456 Dadasaheb Ankush Kharat, Pournima Dadasaheb Kharat	Kalani Nagar Tandulwadi Tal Baramati Dist Pune Ismi Company Pune Maharashtra -413102	22-05-2025 & ₹ 16,40,926/-	Gat No - 129, Plot No 31 & 32 At - Tandulwadi, Tal - Baramati Dist - Pune Maharashtra 413102 Area: 2152 Sq.Ft, Boundaries: East - Internal Road, West - Plot No 27 Of Ajinath Deokate, North - Out Of Plot No 31 Of Ajinath Deokate, South - Property Of Ameareshwar Nandikol Of Plot No 32
7	Loan No. OPCM1608000005001726 Mahadev Eknath Wagmare, Sangita Mahadev Wagmare	H No 635, Senapati Maharaj Mandir Vadacha Mala, Dehugaon, Pune Nr Senapati Maharaj Mandir Pune Maharashtra -412109	22-05-2025 & ₹ 5,64,335/-	Sr No. 17 Near Senapati Maharaj Mandir Vadacha Mala, Gatha Mandir Dehu Gaon Pune Maharashtra - 412109 Area: 500 Sq.Ft Boundaries: East - Property Of Rajendra Pandey, West - Propery Of Tukaram Pande, North - 5 Ft Common Road, South - Propery Of Tukaram Pande
900	Loan No. OSLP2312000005073650 Bhimrav Daryappa Hatkar, Pooja Bhimrao Hatkar	Al Darphol Gawadi, Darphal Gamadi Sdapur North Solapur Solapir Datta Mandir Solapur Maharashtra - 413222	22-05-2025 & ₹ 8,86,554/-	Property Bearing Grampanchayat Milkat No. 742 Serial No. 710 A Situated At Grampanchayat Darfal (Ga). North Solapur Dist. Solapur, Maharashtra - 413222 Area: 1230 Sq.Ft, Boundaries: East - Open Space, West - House Of Mr. Dhananjay Gholap, North- Open Plot Of Mr. Kakasaheb Surve, South - Road
9	Loan No.	Sr No 9 Hissa No	22-05-2025	Survey No. 09 Hissa No.2/1A/5 Plot No 4 Sofan Kaka

₹ 14,27,444/-

Place: Gurgaon Date: 28-05-2025

OCDN1805000005012693

Pratao Pandurano Anerao.

Anuradha Pratap Anerao

2/1A/5 Gujar

Nimbalkar Wadi Pune

Near Wagh Jai Mata

Mandir Pune

Maharashtra -411046

Common Road, South - S.No.9/2/2/2

Nagar Gujar Nimbalkar Wadi Pune Maharashtra

411046. Area: 1353 Sq.Ft. Boundaries: East - By

Remaining Property Of Dnyaneshwar Sopanrao

Nimbalkar, West - Private Plot No.3, North - 20Ft

Shubham Housing Development Finance Company Limited

Authorised Officer