

**BAJAJ FINANCE LIMITED**  
Registered Office: Bajaj Finance Limited, Off Pune-Ahmednagar Road, Viman Nagar, Pune 411014  
Branch Office: Bajaj Finance Ltd, Bajaj Finserv, Prestige Towers, 5th Floor, Residency Road, Bangalore 560025



**POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)**  
(As per Appendix IV read with rule 8(1) of the Security Interest Enforcement Rules, 2002)  
Whereas, the undersigned being the Authorized Officer of **Bajaj Finance Limited (BFL)**, under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Sec.13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued demand by **registered post ("Notice")** calling upon the Borrowers/Co-borrowers mentioned hereunder to pay the amount mentioned in the notice U/s.13(2) of the said Act within a period of 60 days from the date of receipt of the said notice.  
The Borrowers/Mortgagors/Guarantors named below having failed to repay the said amount, notice is hereby given to the Borrowers/ Mortgagors/ Guarantors and public in general that the undersigned has taken **Symbolic Possession** of the property described herein below in exercise of powers conferred on me under Sec. 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 are hereby cautioned not to deal with the said property and any dealing with this property will be subject to the charge of the Bajaj Finance Limited, for the amount mentioned herein below along with interest thereon at contracted rate.  
The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Loan Account No./Name of the Borrower(s) Mortgagor(s) Guarantor(s)	Description of Secured Immovable Property	Notice U/s.13(2) and U/s.13(2) Notice Amount and Date of Possession
<b>H529FBL0336466 &amp; H529FBL0336477</b> <b>Vaibhav Vilas Pavekar</b> (Borrower) & <b>Lata Vilas Pavekar</b> (Co-borrower) <b>Both At:</b> 478, Tovaer Road, Hudko Colony, Jijamata Nagar 478 Tovaer Jijamata Nagar Tuljapur Barshi Maharashtra 413401.	All That Piece And Parcel of The Property Bearing CTS No.2513 Municipal House No.478/1 Total Admeasuring Area 2000 Sq.ft. And 222.95 Sq. Mtrs. Its Length of South To North 60 Ft. Its 8.29 Mtr. And Width East To West 40 Ft. Its 12.19 Mtr. <b>Bounded As:</b> East: Chandrakala Bosale, West: Anilrao Kulkarni, South: Road, North: Open Land.	<b>28/12/2024</b> <b>Rs.26,64,228/-</b> <b>(Rupees Twenty-Six Lakh Sixty-Four Thousand Two Hundred and Twenty-Eight Only) as on 27/12/2024</b> <b>POSSESSION DATE : 27/05/2025</b>

**Place : BARSHI**  
**Date : 27.05.2025**

**For M/s Bajaj Finance Limited**  
**Authorized Officer**

**motilal oswal**  
Home Finance

Regd. Office: Motilal Oswal Tower, Rahimtullah Sayani Road,Opp. Parel ST Depot, Prabhadevi, Mumbai - 400 025, CS : 8291889898  
**Website :** www.motilaloswalhf.com, **Email :** hfquery@motilaloswal.com

**DEMAND NOTICE**


**UNDER THE PROVISIONS OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("the Act") AND THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("the Rules")**  
The undersigned being the authorized officer of Motilal Oswal Home Finance Limited (MOHFL) under the Act and in exercise of powers conferred under Section 13 (12) of the Act read with the Rule 3, issued Demand Notice(s) under Section 13(2) of the Act, calling upon the following borrower(s) to repay the amount mentioned in the respective notice(s) within 60 days from the date of receipt of the said notice. The undersigned reasonably believes that borrower(s) is/are avoiding the service of the demand notice(s), therefore the service of notice is being effected by affixation and publication as per Rules. The contents of demand notice(s) are extracted herein below:  

Sr. No.	Loan Agreement No./Name of the Borrower(s)/Co-Borrower(s)/Co-Applicant Name/ Guarantor Name	Date of Demand Notice and Outstanding	Description of the Immovable Property
1	<b>LXPIIM00315-160014865/-</b> <b>Borrower: Israr Ahmed Shaikh</b> <b>Co-Borrower: Sahana/ Mohd Begam/ Meraj Mohammad Ali</b>	<b>27-05-2025/ Rs. 27,15,667/-</b> (Rupees Twenty Seven Lac Fifteen Thousand Six Hundred Sixty Seven Only)	Flat No. - 102, 1st Floor, Meraj Heights, Keshav Nagar, Survey No. - 21 (2, Ad Measuring 01h22 Acres Out Of Which Ad Measuring 185.87 Sq.m. Old Orbis School, Pune, Maharashtra - 411036

The borrower(s) are hereby advised to comply with the demand notice(s) and to pay the demand amount mentioned therein and hereinabove within 60 days from the date of this publication together with applicable interest, additional interest, bounce charges, cost and expenses till the date of realization of payment. The borrower(s) may note that MOHFL is a secured creditor and the loan facility availed by the Borrower(s) is a secured debt against the immovable property/properties being the secured asset(s) mortgaged by the borrower(s).  
In the event borrower(s) are failed to discharge their liabilities in full within the stipulated time, MOHFL shall be entitled to exercise all the rights under Section 13(4) of the Act to take possession of the secured asset(s) including but not limited to transfer the same by way of sale or by invoking any other remedy available under the Act and the Rules thereunder and realize payment. MOHFL is also empowered to ATTACH AND/OR SEAL the secured asset(s) before enforcing the right to sale or transfer. Subsequent to the Sale of the secured asset(s), MOHFL also has a right to initiate separate legal proceedings to recover the balance dues, in case the value of the mortgaged properties is insufficient to cover the dues payable to the MOHFL. This remedy is in addition and independent of all the other remedies available to MOHFL under any other law.  
The attention of the borrower(s) is invited to Section 13(8) of the Act, in respect of time available, to redeem the secured assets and further to Section 13(13) of the Act, whereby the borrower(s) are restrained/prohibited from disposing of or dealing with the secured asset(s) or transferring by way of sale, lease or otherwise (other than in the ordinary course of business) any of the secured asset(s), without prior written consent of MOHFL and non-compliance with the above is an offence punishable under Section 29 of the said Act. The copy of the demand notice is available with the undersigned and the borrower(s) may, if they so desire, can collect the same from the undersigned on any working day during normal office hours.  
**Place : Maharashtra**  
**Date : 30.05.2025**

**Sd/- Authorized Officer,**  
**(Motilal Oswal Home Finance Limited)**

**PUBLIC NOTICE**  
This public notice is to inform all the people that my Client Mr. Dattatray Nivrutti Mhetre has acquired the property of Flat No. A-02 in A Wing of the building constructed in the name of Solanki Towers in Plot No. 18, Survey No. 619/2/A/2/1, Sub-Register Purandar, District Pune, from Mr. Kishor Asalchand Solanki on 15/12/1992 under the Deed of Sale Document No. 1620/1992 at Sub-Register Purandar. However, the original deed of the said deed was lost by Mr. Dattatray Nivrutti Mhetre on 24/03/2025 at Saswad S.T. Stand and it is possible that the said Deed of Sale Document No. 1620/1992, if anyone finds or receives it, no one should misuse or abuse it. Or do any illegal act, otherwise you will be responsible for the legal action that will be taken against you. However, whoever has received the said document, he should inform the above address within 08 days from the date of publication of the notice and bring the document. This is a request.  
**Date : 28.05.2025**  
**Sd/-**  
**Adv. Gaurav Rajaram Salunke**  
Office Address : Near Saswad Tehsil Office, Saswad, Tal. Purandar, Dist. Pune - 412301  
**Mobile No. 8180926970**

**SMFG India Home Finance Co. Ltd.**  
Corporate Off. : 503 & 504, 5<sup>th</sup> Floor, G-Block, Inspire BKC, BKC Main Road, Bandra Kurla Complex, Bandra (E), Mumbai - 400051.  
Regd. Off. : Commerzone IT Park, Tower B, 1st Floor, No. 111, Mount Poonamallee Road, Porur, Chennai - 600116, TN

**DEMAND NOTICE**  
**UNDER THE PROVISIONS OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("the Act") AND THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("the Rules")**  
The undersigned being the Authorized Officer of **SMFG India Home Finance Co. Ltd.**, (hereinafter referred to as SMHFC) under the Act and in exercise of the powers conferred under Section 13 (12) of the Act read with Rule 3 issued Demand Notice(s) under Section 13(2) of the Act, calling upon the following borrower(s) to repay the amount mentioned in respective notice(s) within 60 days from the date of receipt of the said notice. The undersigned reasonably believes that borrower(s) is/are avoiding the service of the Demand Notice(s), therefore the service of notice is being effected by affixation and publication as per Rules. The contents of Demand Notice(s) are extracted herein below :  

Sr. No.	Loan Account No. & Name of the Borrower / Co-Borrowers Property Holders as the case may be	Description Of Secured Assets / Mortgage Property	Date of Demand Notice U/s. 13 (2) & Total O/s.
1	<b>LAN : 605007510164494</b> <b>1. Chandrashekhar Achut Phatak</b> <b>2. Surekha Chandrashekhar Phatak</b> <b>3. Achyut Phatak</b> <b>4. Rajani Achyut Phatak</b> <b>Add : 7 A, Mahaveer Society, Solapur - 413004</b>	Old City Survey No. 315/2B, New City Survey No. 129/2B, Plot No.93 Lay Out Plot No 45A-45B, Shree Bhagawati Apartment, Shop No. 3, Jule Solapur, Pincode- 413003	<b>Rs. 17,81,097.55</b> (Rs. Seventeen Lakh Eighty One Thousand Ninety Seven & Paise Fifty Five Only) as on <b>09.05.2025</b> NPA Date : <b>08.05.2025</b>

The borrower(s) are advised to comply with the Demand Notice(s) and to pay the demand amount mentioned therein and here in above within 60 days from the date of this publication together with applicable interest, additional interest, bounce charges, cost and expenses till the date of realization of payment. The borrower(s) may note that **SMHFC** is a secured creditor and the loan facility availed by the Borrower(s) is a secured debt against the immovable property/properties being the secured asset(s) mortgaged by the borrower(s). In the event borrower(s) are failed to discharge their liabilities in full within the stipulated time, **SMHFC** shall be entitled to exercise all the rights under section 13(4) of the Act to take possession of the secured asset(s) including but not limited to transfer the same by way of sale or by invoking any other remedy available under the Act and the Rules thereunder and realize payment. **SMHFC** is also empowered to ATTACH AND/OR SEAL the secured asset(s) before enforcing the right to sale or transfer. Subsequent to the Sale of the secured asset(s), **SMHFC** also has a right to initiate separate legal proceedings to recover the balance dues, in case the value of the mortgaged properties is insufficient to cover the dues payable to the **SMHFC**. This remedy is in addition and independent of all the other remedies available to **SMHFC** under any other law. The attention of the borrower(s) is invited to Section 13(8) of the Act, in respect of time available, to redeem the secured assets and further to Section 13(13) of the Act, whereby the borrower(s) are restrained/prohibited from disposing of or dealing with the secured asset(s) or transferring by way of sale, lease or otherwise (other than in the ordinary course of business) any of the secured asset(s), without prior written consent of **SMHFC** and non-compliance with the above is an offence punishable under Section 29 of the said Act. The copy of the Demand Notice is available with the undersigned and the borrower(s) may, if they so desire, can collect the same from the undersigned on any working day during normal office hours.  
**Sd/-**  
**Authorized Officer,**  
**SMFG INDIA HOME FINANCE CO. LTD.**


**Place : Solapur, Maharashtra**  
**Date : 13.05.2025**

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

**POSSESSION NOTICE**

**UNDER THE PROVISIONS OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("the Act") AND THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("the Rules")**  
The undersigned being the authorized officer of the **DCB Bank Ltd.**, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (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 on below mentioned dates calling upon the borrowers (**Borrower's and Co-Borrower's**) to repay the amount mentioned in the notice as detailed below in tabular form with further interest thereon from within 60 days from the date of receipt of the said notice.  
The **Borrower and Co-Borrower** having failed to repay the amount, notice is hereby given to the **Borrower, Co-Borrower** and the public in general that the undersigned has taken physical possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest Rules 2002 on this **29-05-2025**.  
The **Borrower, Co-Borrower** in particular and the public in general is hereby cautioned not to deal with the property (**Description of the immovable Property**) and any dealings with the property will be subject to the charge of the **DCB Bank Ltd.**, for respective amount as mentioned here below.  
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.  

Demand Notice Dated.	17-11-2022
Name of Borrower(S) and (Co-borrower(S)	<b>1.Mr. Wasim Zahiruddin Shaikh; 2. M/s. Insta Care ; 3. M/s. Global Services; 4. Ms. Amreen Wasim Shaikh</b>
Loan Account Number	<b>DRBLPSR00475968</b>
Total Outstanding Amount.	<b>Rs. 38,06,925 (Rupees Thirty Eight Lakh Six Thousand Nine Hundred Twenty Five Only)</b> as on 28th May 2025 excluding interest and FC charges.
Description of The Immovable Property	All That Piece And Parcel Of Immovable Property I.E. Flat No. G-2, Ground Floor, Admeasuring About 567 Sq.Ft. I.E. 54.56 Sq. Mtrs. Builtup Alongwith Exclusive Rights To Adjacent Garden Admeasuring 62.83 Sq. Mtrs. As The Terrace On The Ground Floor, In Building No. F, In The Society Namedly Nama Vihar Co-Operative Housing Society Limited, Being Constructed On Sr.69, Hissa No. 1B/3+4C, Salvanagar, Handewadi, Hadapsar, Handewadi Road, Hadapsar, Pune-411028 Within The Limits Of Pune Municipal Corporation, Pune, (The Secured Assets).
Date: 30-05-2025 Place: Pune	<b>FOR DCB BANK LTD</b> <b>AUTHORISED OFFICER</b>

**Home First Finance Company India Limited**  
CIN: L65990MH2010PLC240703,  
Website: homefirstindia.com Phone No.: 180030008425 Email ID: loanfirst@homefirstindia.com


**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 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) and Co-Borrower (s) as per column (ii) that the below described immovable properties as per column (iii) mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Home First Finance Company India Limited for realization of its dues plus interest as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(2) of the said Act proposes to realize dues by sale of the said property/ies and it will be sold on "As is where is", "As is what is", and "Whatever there is" as described hereunder. The auction will be conducted "On Line", for the recovery of amount due from Borrower (s) and Co-Borrower (s) as per column (i), due to Home First Finance Company India Limited.

Sr. No.	Name Borrower (s) and Co-Borrower (s)	PROPERTY ADDRESS	Date of Demand Notice	Demand Notice Amount	Date of Possession	Market Value	EMD Amount	Date and Time of Auction	Last Date & Time of Submission Of Emd & Documents	Number of Authorised officer
1.	Parmeshwar Shivaji Ghule, Manisha Ghule	Flat No.105,J,Shree Siddhivinayak Park,Gat no. 31/2 & 49 part,Wadaki Gaon,Pune,412308 Bounded by East by Gat No.31/1 and Gat No.50.South-By Gat No.29 and Gat No.34. West-By Gat No.48 and Remaining Part of Gat No.49.North-By 30 ft.access road and remaining part of Gat No.49	03-08-2024	10,28,119	23-05-2025	16,12,000	1,61,200	30-06-2025 (11am-2pm)	28-06-2025 (upto 5pm)	9773500909

E-Auction Service Provider	E-Auction Website/For Details, Other terms & conditions	A/c No: for depositing EMD/other amount	Branch IFSC Code	Name of Beneficiary
Company Name : e-Procurement Technologies Ltd. (Auction Tiger). Help Line No :.079-35022160 / 149 / 182 Contact Person : Ram Sharma -8000023297 e-Mail id : ramprasad@auctiontiger.net and support@auctiontiger.net.	http://www.homefirstindia.com https://homefirst.auctiontiger.net	912020036268117- Home First Finance Company India Limited - Axis Bank Ltd., MIDC, Andheri East.	UTIB0000395	Authorized Officer, Home First Finance Company India Limited

**Bid Increment Amount – Rs. 10,000/-**. The sale will be done by the undersigned through e-auction platform provided at the Web Portal (https://homefirst.auctiontiger.net). E-Auction Tender Document containing online e-auction bid form, declaration, General Terms & Conditions of online auction sale are available at Portal Site. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the properties. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of Home First. The property is being sold with all the existing and future encumbrances whether known or unknown to Home First. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues. The sale shall be subject to rules/conditions prescribed under the securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. **In case of any discrepancy English Version of the Notice will be treated as authentic.**

**STATUTORY 30 days SALE NOTICE UNDER THE SARFAESI ACT, 2002**  
The borrower/ guarantors are hereby notified to pay the sum as mentioned in the demand notice along with upto date interest and ancillary expenses before the date of e-Auction, failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.  
**Date: 30-05-2025 Place: Pune**  
**Signed by Authorized Officer, Home First Finance Company India Limited**

**SIZEMASTERS TECHNOLOGY LIMITED**  
(Earlier known as Mewat Zinc Limited)  
CIN : - L74110PN1991PLC223919  
Registered Office : Plot no 122/123, Sub plot no 23, Ramtekdi Industrial Estate, Hadapsar, Pune, Maharashtra, India 411013  
Phone No.: +91-9921097739, E-Mail : sizemasterscompliance@gmail.com, Website : www.sizemasters.in

**EXTRACTS OF THE AUDITED CONSOLIDATED & STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED ON 31ST MARCH, 2025**  
(Rs in Lacs)

Sr. No.	Particulars	CONSOLIDATED					STANDALONE				
		Quarter Ended	Quarter Ended	Quarter Ended	Year Ended	Year Ended	Quarter Ended	Quarter Ended	Quarter Ended	Year Ended	Year Ended
		31-03-2025 (Unaudited)	31-12-2024 (Unaudited)	31-03-2024 (Unaudited)	31-03-2025 (Audited)	31.03.2024 (Audited)	31-03-2025 (Unaudited)	31-12-2024 (Unaudited)	31-03-2024 (Unaudited)	31-03-2025 (Audited)	31-03-2024 (Audited)
1	Total income from Operations	569.45	485.96	372.23	1,752.62	1,309.15	389.04	407.58	373.41	1,485.01	1,161.46
2	Net Profit / (Loss) for the period (before Tax, Exceptional and/or Extraordinary items)	110.19	8.88	65.90	318.82	235.90	39.12	106.70	67.14	349.39	311.43
3	Net Profit / (Loss) for the period before tax (after Exceptional and /or Extraordinary items)	110.19	8.88	65.90	318.82	235.90	39.12	106.70	67.14	349.39	311.43
4	Net Profit / (Loss) for the period after tax (after Exceptional and/or Extraordinary items)	103.32	(25.00)	48.90	231.11	157.58	29.97	75.37	50.60	261.70	233.41
5	Total Comprehensive income for the period [Comprising Profit / (Loss) for the period (after tax) and other Comprehensive Income (after Tax)]	103.32	(25.00)	48.90	231.11	157.58	29.97	75.37	50.60	261.70	233.41
6	Equity Share Capital	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00
7	Reserves (excluding Revaluation Reserve) as shown in the Audited Balance Sheet of previous year)	416.75	346.15	155.23	416.75	155.23	209.53	158.92	(23.89)	209.53	(23.89)
8	Earnings Per Share (of Rs.10/- each) (for continuing and discontinued operations)- Basic : Diluted :	0.69 0.34	0.21 -0.46	0.49 -0.00	2.43 -0.12	1.79 -0.22	0.30 0.30	0.51 0.51	0.24 0.24	2.71 2.71	2.33 2.33


**NOTES:**  
1 The above is an extract of the detailed format of Quarterly and yearly Results submitted with the Stock Exchange under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of the Quarterly and Yearly Results is also available on the website of Stock Exchanges and on Company website at www.mewatzinc.in  
2 The above consolidated and standalone results were reviewed by the Audit committee, and thereafter approved by the Board of Directors in their meetings held on May 28, 2025  
3 The Statutory Auditor of the Company have carried out Audit of Standalone and Consolidated Financial results for the year ended 31st March, 2025 pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.  
4 Previous year/Quarter figures have been regrouped / reclassified, wherever necessary.

**On behalf of Board of Directors of Sizemasters Technology Limited (Formerly known as Mewat Zinc Ltd)**  
**Sd/-**  
**Gopal Zanwar**  
**Director**  
**DIN:09373969**

**Place: Pune**  
**Date: May 28, 2025**

**PUBLIC NOTICE**  
Notice is hereby given to the Public that the agreement no. 11747/1989 dated 26/07/1989, Haveli No. 1 executed between M/s Gharkul Builders Pvt. Ltd. through Managing Director Mr. Vishwanath Atmaram Tamhankar (The Builder) and Mr. Atul Vinayak Wakankar (The Purchaser) and agreement no. 4912/1994 dated 14/09/1994, Haveli No. 5 executed between Mr. Atul Vinayak Wakankar (The Seller) and Mr. Satish Ramakrishnan Iyer (The Purchaser) for the property bearing addressed at Flat No. 128, 3rd Floor, Building No. 8, Kamada Co-op Housing Society Ltd., CTS No. 3175 S. No. 171, Village Chinchwad registered at Haveli No. 5 has been lost/ misplaced and not traceable yet. The report of the same has been lodged at the Chinchwad Police Station on 28/05/2025 vide Fir No. 344/2025. If you receive information regarding this document, please report it immediately to the address below within 7 days.  
Sd/  
Mr. Dhananjay Raosaheb Patil  
Residing at - Flat No. 128, Building No. 8,  
Kamda Housing Society, Near Chafekar Chowk,  
Chinchwad, Pune 411033.  
**Attn: Mrs. A. L. Pawar**  
**B.Com, LL.B, GDC & A**

**PUBLIC NOTICE**  
It is hereby notified for the information of the public at large that, owners of the property described in schedule below, **Mr. Anurag Subhash Bansal, Mr. Nitin Subhash Bansal and Mr. Sachin Subhash Bansal** have negotiated with my client to sell the scheduled property. The said owners assured that except the loan of Hinduja Leyland Finance Ltd. their rights in the scheduled property is free from all 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 this 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 No. 102, situated on First Floor in Building E within Scheme named "Hyde Park" and Society Namedly "Hyde Park (A) Co-operative Housing Society Ltd.", admeasuring built-up area about 187.66 sq. mtrs. i.e. 2019.9 sq.ft. along with Terrace admeasuring about 38.09 Sq. mtrs i.e. 418.7 Sq. Ft. together with Car Parkings bearing No. 491 and 492E, admeasuring area about 16 Sq. mtrs i.e. 172.22 Sq. Ft., which is constructed on the land bearing S. No. 587, Hissa No. A and B having corresponding CTS No. 3225, situated at Village Silvevad, within the registration district Pune, Sub-Registration district Haveli, and within the limit of Pune Municipal Corporation and said Land is bounded as under: **East:** - By S. No. 585, **South:** By S. No. 587A Part, **West:** By S. No. 587A and Road, **North:** By Part of S. No. 585 and 586.  
**DATE: 28/05/2025.**  
**Jayesh H. Jain, Advocate**  
JHJ Legal, 301/302, 3rd Floor, Atharva Jayatu Building, Plot No. 280 B/7, CTS No. 383/8, Timber Merchant Colony, Ghorpade Path, Pune-411042, Tel : (020) 26449499

**OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED**  
Corporate Office: Kohnor Square, 47th Floor, N.C Kellkar Marg, R. G. Gadkari Chowk, Dadar West, Mumbai 400028. Contact No-9773406175.


**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**  
(See proviso to rule 8 (6) read with 9(1))  
**E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) read with 9(1) of the Security Interest (Enforcement) Rules, 2002**  
Notice is hereby given to the public in general and in particular to the Borrower Manish Rama Babar and Co-borrower Vaishali Manish Babar that the below described immovable property mortgaged/charged to the Secured Creditor and the physical possession of which has been taken by the Authorised Officer of Omkara ARC Secured Creditor on 02.11.2022. The below-mentioned property will be sold on "As is where is", "As is what is", and "Whatever there is" and without recourse basis on 18.06.2025 at 11.00 am (last date and time for submission of bids is 17.06.2025 by 6.00 PM), for recovery of **Rs. 21,87,885/- (Rupees Twenty-One Lakh Seven Thousand Eight Hundred and Eighty Five Only)** as on 22.05.2019 plus accrued interest/unrealized interest at the contractual rate(s) together with incidental expenses, costs, charges, etc.  
The Omkara Assets Reconstruction Pvt Ltd (acting in its capacity as Trustee of Omkara PS 33/2020-21 Trust has acquired entire outstanding debts lying against the said borrower/guarantors vide Assignment Agreement dated 30.03.2021 along with underlying security Edelweiss Housing Finance Limited (EHFL). Therefore, Omkara Assets Reconstruction Pvt Ltd has stepped in the shoes of Edelweiss Housing Finance Limited (EHFL) and become entitled to recover entire outstanding dues and enforce the securities.  
The description of the Immovable Properties, the reserve price, earnest money deposit, and known encumbrances (if any) are as follows:  

DESCRIPTION OF THE PROPERTY	RESERVE PRICE	EMD
All that part and parcel of the One Room Kitchen (1RK) Residential Flat No. 302, on the 3rd floor, admeasuring carpet area 23.07 sq.mtrs together with attached Terrace admeasuring carpet area 10.80 sq.mtrs (which is inclusive area of attached terrace/balcony) in the building known as "Mrunal Residency", constructed on land bearing Sr No. 49, Hissa No. 3/2, situated at Shramik Nagar, Lane No. 4, Trimra Nagar, Dharoni, Pune 411015. Total admeasuring of the flat being 364 sq.ft carpet area. Bounded by: East - Flat No. 301, West - Open, North - Open, South - Flat No. 304 (Bid Increment: Rs. 50,000/-)	<b>Rs. 18,90,000/-</b>	<b>Rs. 1,89,000/-</b>

Date of E- Auction	18.06.2025 at 11.00 A.M to 2.00 P.M
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:	17.06.2025 by 6:00 pm
Date of Inspection	13.06.2025 between 01.00 pm to 04.00 pm
Known Liabilities	To the best of our knowledge and information available on record, there is no known encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of the properties put on Auction.

This publication is also a Fifteen-days notice to the borrowers/co-borrowers under Rule 8(6) read with 9(1) of the Security Interest (Enforcement) Rules, 2002.  
For detailed terms and conditions of the sale please refer to the link provided in the secured creditor website i.e., http://omkaraarc.com/auction.php, and the contact details of authorized officer Pratishtha Patel (Contact No. 9773406175 and Rajendra Dewarade 9324546651 and Email- pratishtha.patel@omkaraarc.com Bidder may also visit the website http://www.bankeaction.com or contact service provider M/s. C1 India Pvt. Ltd., Tel. Helpline: +91-7291981124/2326, Helpline E-mail ID: support@bankeaction.com, Mr. Bhavik Pandya, Mobile: 98666 82937 Email Maharashtra@ctindia.com. Intending bidders shall comply and give a declaration under section 23A of the Insolvency and Bankruptcy Code 2016.

**Sd/-**  
**Authorized Officer,**  
**(Pratiksha Patel)**  
**Date : 30.05.2025**  
**Place : Pune**  
**For Omkara Assets Reconstruction Pvt Ltd**  
**(Acting in its capacity as a Trustee of Omkara PS 33/2020-21 Trust)**

**Bank of Maharashtra**  
दाऊद ब्रांच  
जोशी सरासवाट बंगला,  
दाऊद, पुणे - 413801, Ph : 9028381374  
E-mail : bom680@mahabank.co.in

**DEMAND NOTICE**  
(Under Section 13(2) of the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act. 2002 (SARFAESI ACT) read with Rule 3(1) of the Security Interest (Enforcement) Rule, 2002)]  
The accounts of the following Borrowers with **Bank of Maharashtra, Daund Branch** having been classified as NPA, the Bank has issued notices under S.13(2) of the SARFAESI Act on the date mentioned below. In view of the non service of the notice on the last known address of below mentioned Borrowers/Guarantors this public notice is being published for information of all concerned. The below mentioned Borrowers/Guarantors are called upon to pay to **Bank of Maharashtra, Daund Branch** within 60 days from the date of publication of this Notice the amounts indicated below due on the dates together with future interest at contractual rates, till the date of payment, under the loan/and other agreements and documents executed by the concerned persons. As security for the Borrowers' obligation under the said agreements and documents, the respective assets shown against the names have been charged to **Bank of Maharashtra Daund Branch**. If the concerned Borrowers/ Guarantors shall fail to make payment to **Bank of Maharashtra, Daund Branch** as aforesaid, then the **Bank of Maharashtra, Daund Branch** shall be entitled to proceed against the above secured assets under Section 13(4) of the Act and the applicable Rules entirely at the risks of the concerned Borrowers/Guarantors as to the costs and consequences. In terms of provisions of SARFAESI ACT, the Concerned Borrowers/ Guarantors are prohibited from transferring the above said assets, in any manner, whether by way of sale, lease or otherwise without the prior written consent of **Bank of Maharashtra, Daund Branch**. Any contravention of the said provisions will render the concerned persons liable for punishment and /or penalty in accordance with the SARFAESI Act. The Borrower's attention is invited to the provisions of sub-section 8 of Sec 13 of the Act, in respect of time available, to redeem the secured assets. This notice is also being published in vernacular language. The English version shall be final if any question of interpretation arises.

Name & Address of Borrower / Guarantor	Outstanding Amount
<b>1) M/s Aniket Nursery, Proprietor</b>	