29

# **FINANCIAL EXPRESS**

# NOTICE

Notice is hereby given that the below mentioned share certificates of Deepak Fertilisers Petrochemicals Corporation Limited, having their Registered office at: Opp Golf Cou Shastri Nagar, Yerawada, Pune 411006 and Corporate office at: Sai Hira, Survey No: Mundhwa, Pune 411036 are Lost/Misplaced and the company is in the process of iss duplicate share certificates in lieu thereof on request made by the Registered Shareho and on execution of documents required for issue of duplicate share certificates.

## Folio No: 293088

1. 1

M

Sa 2. Po

41

No

Name of the Registered Holder	Share Certificate Nos. From	Share Certificate Nos. To	Distinctive Nos. From	Distinctive Nos. To	Number Of Shares
Kalpana Deepak Vadhani	454795	454798	25259876	25260075	200
Kalpana Deepak Vadhani	854795	854798	47109876	47110075	200

Any person who has a valid claim on the said shares may lodge such claim with the comp at their Corporate Office within 15 days hereof failing which the company will issue dupl share certificates and No claim will Lie thereafter.

Place: Pune	Name of the Shareholders
Date: 9th July 2025.	Kalpana Deepak Vadhani

10	12] do Canara Bar  ∦™ntoles 3ymticate  Kasarwadi, Pune 4 Bra	Ne	ar Nashik Pha : 992306144	ani Business Hub, ata Metro Station, 6, 9923188060
	DE	MAND	NOTICE	
	tice U/s 13(2) of the Assets and Enfo ame of the Borrower w	prcement of \$		
N	ame & Address of I	Borrower &	Guarantor	Amount of Loan Granted (Rs.)
ta a ·	Mr. Navnath Kash dhya Bhag, madhali tara Vechale Satara M Guarantor: Yeshwa Vechale, Tal Satara, 5519	Ali At Po Ve Iaharashtra 4 nt Pandurar	chale Taluka 15519 I <b>g Katkar</b> , At	Rs. 5,00,000/- Dated 11/03/2010
	As the principal debt his/her/theirs/its liabili as Non Performing A directions or guideline This notice is issued in and Reconstruction of nterest Act 2002 for se 05/07/2025 since returnake following payme	ities, we hav assets on 29 s issued by th accordance to f Financial As erving you a r med undelive	e classified h //06/2025 in a ne Reserve Ba to the provision ssets and Enfe notice sent und ered, wherein	is/her/theirs/its dues accordance with the ink of India. s of the Securitisation proement of Security fer registered post on
I. D.	Account No.	Nature of Loan	T	ue & Contractual e of Interest
	54137480000050	Housing Finance	and the second second second second	073.50 /- as on Contractual Rate

@ 10.95% +2%

Canara Bank

This Is Ir	n Reference To The N		ENDUM	lished In This	s Newspar
03.07.202 RATHOD	25 Against Loan A/C No In Which Cost Of Inven	b. HM0115H171 tory Mentioned	00050 Name Of B	orrower VISH	AKHA AV
Contents	Shall Remain The Sam	ANNE	KURE A RY DETAILS		
SL NO	PARTICULARS	TYPE	QUANTITY	RATE	TOTA
1	TV	Moveable	1	3500	3500
2	Double Door Fridge	Moveable	1	4000	4000
3	Washing Machine	Moveable	1	4000	4000
6	Oven	Moveable	1	1500	1500
7	Purifier Water	Moveable	1	200	200
8	Gas	Moveable	1	500	500
9	Cylinder	Moveable	1	500	500
10	A.C	Moveable	1	5000	5000
12	Tata Sky Receiver	Moveable	1	200	200
13	Wi-fi Unit	Moveable	2	150	300
14	Office Chair	Moveable	1	500	500
15	Bicycle	Moveable	2	800	1600
16	Utensils	Moveable	1	500	500
17	Clothes	Moveable	1	500	500
18	Kids Toys	Moveable	1	200	200
TOTAL	VALUE				2300
Date: 09.0 Place: Pu		(Former	Grih y Known as Poor	um Housing	

No. A1, Mithila Nagari Co-op Housing Soc. Ltd., CTS No.1647 to 1650, Bopodi 15 undh Road, Pune, 411020. ladam.

ce under Sec.13 (2) read with Sec.13 (3) of Securitisation and Reconstruction of ncial Assets and Enforcement of Security Interest Act, 2002.

the Borrower/Mortgagor No.1 & 2, have availed the following credit facilities from Union bank of India, Kirkee Branch, Pune and failed to pay the dues/instalment/ rest / operate the accounts satisfactorily and hence, in terms of the RBI guidelines o the Income Recognition and Prudential Accounting Norms, your account/s have been classified as Non-Performing Asset as on 29.05.2025. As on 5.2025 a sum of Rs. 31,36,804.75 (Rupees Thirty One Lakhs Thirty Six usand Eight Hundred Four And Paisa Seventy Five Only) is outstanding in account

particulars of amount due to the Bank from you in respect of the aforesaid ounts is/are as under

Type of Facility	Sanctioned Limit	Outstanding amount as on date of NPA i.e. as on 29.05.2025	Unapplied interest from 31.01.2025 to 29.04.2025	Total dues as on 29.05.2025
TLU 15-UNION	Rs.	Rs.	Rs.	Rs.
HOME LOAN	35,00,000.00	30,72,271.00	64,533.75	31,36,804.75
Total	Rs.	Rs.	Rs.	Rs.
	35,00,000.00	30,72,271.00	64,533.75	31,36,804.75

## PUBLIC NOTICE

NOTICE is hereby given that MRS. MONICA AGARWAL, residing at T6-008, Raheja Vista Premier Phase 4, Mohammadwadi, Pune 411060 has agreed to sell to my client the residential premises bearing Flat/Apartment No. 401, admeasuring area about 779.31 sq.ft. i.e. 72.40 sq.mtrs. (Carpet) with adjoining Terrace area 44.67 sq. ft. i.e. 4.15 sq. mtrs., (According to MOF Act the Carpet area of the said Flat/Apartment shall be 786.42 Sq.ft i.e. 73.06 Sq. Mtrs. and such area is inclusive of the total area of the balcony) on Fourth Floor, in Building T-8 Luxuriant Phase 2 Raheja Reserve, out of building T7, T8, T9 & T10 of the scheme known as "RAHEJA VISTAS PHASE 4 or RAHEJA VISTAS PREMIER", along with One Covered Car Parking situated and constructed on the land or property bearing Survey No. 27/1B + 2 + 3, PlotA + 27/4 + 27/5 + 37/3 + 4, PlotB + 26/1 + 9A Part + 26/2A + 26/2B Part + 25/4, situated at Village Mohammedwadi, Taluka Haveli District Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar, Haveli No. 1 to 28, Pune.

The owner has further assured my client that the said property is free from al encumbrances and/or defects in title.

Any person/s having any claims by way of sale, mortgage, lease, lien, gift easement, exchange, possession, inheritance, succession or otherwise howsoever in respect of the same are required to intimate the same in writing to the undersigned together with proof thereof within 10 days of publication of this notice failing which my client shall complete the sale/transaction and all such claims, if any, shall be deemed to have been waived and/or abandoned.

3. Notice is hereby given that any person objecting to this application may communicate their objection in writing to the Registrar at Indian Institute of

Corporate Affairs Plot no.: - P 6,7,8Sec. 5, IMT Manesar, Distt. Gurgaon (Haryana) Pin Code - 122052, within twenty-one days from the date of publication of this

This Notice dated on this 9th day of July 2025.

notice, with a copy to the company at its registered office.

Dated this 08" day of July 2025

Sushanth Shetty, B.Com, LL.B., Advocate Office No G5, Metro House, Opp Conrad Hotel Mangaldas Road, Pune 411 001 Email : adv.sushanth@yahoo.co.in Ph. 9922229999



## SALE NOTICE THROUGH PUBLIC AUCTION

Whereas, The undersigned being the Authorised Officer of The Rajarambapu Sahakari Bank Ltd., Peth. Under the provisions of the Securisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) (said Act) and in exercise of powers conferred under Section 13(12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated 05/02/2025 under section 13(2) of the said Act calling upon the borrower M/s. 1) Shree Panchaganga Agro Impex Pvt Ltd 2) Rohan Ashok Goyal 3) Rajat Ashok Goyal 4) Ashok Raghuvir Goyal, to repay the amount mention in the notice. However the concerned borrower /Guarantor & Mortgagor having failed to decharge their liability in full, notice is hereby given to the Borrower/ Guarantor/Mortgagor and the public in general that the undersigned has taken Physical Possession of the property described herein below on 28/05/2025 in exercise of powers conferred on him under section 13 (4) of the said Act read with rule 8 of the said rules. The secured assets mentioned below shall be sold by the undersigned on Wednesday dt. 13/08/2025 at 01.00 P.M. to 4.00 P.M. at Rajarambapu Sahakari Bank Ltd., Peth. Branch- Shivaji Nagar, Pune, 1184 Shrinath Plaza, Dyaneshwar Paduka, F.C.Road Pune, 411005

## Name of Borrower/Guarantors & Mortgagor

M/s. 1) Shree Panchaganga Agro Impex Pvt Ltd 2) Rohan Ashok Goyal 3) Rajat Ashok Goyal 4) Ashok Raghuvir Goyal Add. – Plot No.510 Bhusar Vibhag, Market Yard, Pune 411037.

The dues of Rajarambapu Sahakari bank Ltd., outstanding as on 31/12/2024 stand at Rs. 4,00,42,242/- (Rupees- Four Crore Forty Two Thousand Two Hundred Forty Two Only) plus interest, legal & Other Charges theron with effect from 01/01/2025

	Description of Mortgaged propert	Reserve Price	Earnest Money			
FORM NO. URC-2 Advertisement giving notice about registration under Part I of Chapter XXI [Pursuant to section 374(b) of the companies Act, 2013 and rule 4(1) of the companies (Authorised to Register) Rules, 2014]	1) All that piece and parcel of Flat No.B area admeasuring 810 Sq.Feet on 1st flo B Wing of in the Project Name as ' Primo' Constructed on land bearing Gat 559/1 A situated at Pune Nagar R Village Wagholi Dist. Pune	or of Oxy No.	3,66,220/-			
<ol> <li>Notice is hereby given that in pursuance of sub-section (2) of section 366 of the Companies Act, 2013, an application has been made to the Registrar at Pune that SPORTONIX SOLUTIONS LLP an LLP may be registered under Part 1 of Chapter XXI of the Companies Act 2013, as a company limited by shares.</li> </ol>	2) All that piece and parcel of Restaurant 501 area admeasuring 4300 Sq.Feet or floor of A Wing of in the Project Name "Oxy Primo" Constructed on land bea Gat No. 559/1 A situated at Pune N	5th as ring	25,58,800/-			
<ol> <li>The principal objects of the company are as follows:</li> <li>To carry out or organize all types of sports events, manage sports events, provide sports training, sports arena management, collaborate with sports equipment's and nutrition suppliers, to carry on the business of sports activities by providing sports training and facility management and to conduct sports events and to manage the same including front office system in professional sports, college sports managers, recreational sport managers, sport marketing, event</li> </ol>	Road, Village Wagholi Dist. Pune 3) All that piece and parcel of Office A-414 area admeasuring 830 Sq.Feet on 4th floor of A Wing of in the Project Name as "Oxy Primo" Constructed on land bearing Gat No. 559/1 A situated at Pune Nagar Road, Village Wagholi Dist. Pune					
management, facility management, sport economics, sport finance, and sports information and to carry on the business aspects of sports and recreation and also to carry out facility management activities by providing professional discipline		ate Of Auction 13 1.00 P.M. to 04.00				
service focused upon the efficient and effective delivery of support services for the organizations that serves various sports and related sports activities and also to ensure the integration of people, systems, place, process, and technology in sports and sporting events.	rvice focused upon the efficient and effective delivery of support services for the ganizations that serves various sports and related sports activities and also to sure the integration of people, systems, place, process, and technology in above before the date of auction, failing which the secured assets will be					
2. A copy of the draft memorandum and articles of association of the proposed company may be inspected at the office at SE 27 PLOT 298 PRADHIKARAN NIGADI, Pune, PUNE, MAHARASHTRA, INDIA, 411044.	Date - 08.07.2025 Rajarambapu Sa	Authorised Officer hakari Bank Ltd; Petl 252131,252133. Mot	n (Scheduled Bank)			

Corporate Office:	OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R. G. Gadkari Chowk, Dadar
and the second se	D28. Contact No-9773406175. TICE FOR SALE OF IMMOVABLE PROPERTIES

The aforesaid facilities granted by bank are secured by the following Assets/ Securities. Description of Property : All the parts and parcel of the Grampanchayat Property no.295 of Village Vechale Tal. Satara Dist. Satara and construction therein. The said property is surrounded by:On Or towards East - Road, On Or towards West - Property of Londhe, On Or towards South- Property of Shankar Katkar, On Or towards North-Property of Shankar Katkar, Name of the Title Holder : Navnath Kashinath Katkar

Now, through this public notice, we advise you to pay the bank of Rs.3,62,073.50 /- (Rupees Three Lakh Sixty Two Thousand Seventy Three and Fifty Paise Only) together with further interest, penal interest and incidental expenses and costs to pay off your liabilities within 60 days from the date of the notice otherwise the bank will proceed under the provisions of SARFAESI Act 2002. The undersigned is empowered to take possession of the properties, to sell there after and is an authorised officer of the bank under section 13 of the SARFAESIAct. Authorised Officer.

Date : 05/07/2025 Place : Pune

# 😚 Indian Overseas Bank

Regional Office, 759/51, F. Deccan Gymkhana, Pune Ph : Email - 2256ro@iobnet

## Corrigendu

With reference to the Pu For Mega E-Auction For Immovable Propertie published in the Financi & Loksatta Pune edit 06/07/2024 in res account at Sr. No. 3, i. e Babulal Inamdar the o amount should be Rs. 15,86,974/- in: Rs. 18,86,974/- All the ot remain same. Authoris

Thirty Six Thousand Eight Hundred Four And Paisa Seventy Five Only)

To secure the repayment of the monies due or the monies that may become due to th Bank. You the mortgager/guarantor had executed documents on and created security nterest by way of Mortgage of immovable property described herein below:

All the piece and parcel of the property bearing no-Flat no A-1, admeasuring 585 sq fi e 54.37 sq mtr (built up) situated on the ground floor along with parking space admeasuring 11.24 sq mtrs on the stilt level at south west corner of the Building No. A WING, MITHILA NAGARI CO-OPERATIVE HOUSING SOCIETY LTD. Constructed over the land bearing city survey no-1647, 1648, 1649, and 1650, having survey no-27B of village Bopodi, within the registration district Pune and within the limits of Pune nunicipal Corporation

Therefore, You Borrower No.1 & 2 are hereby called upon in terms of section 13(2) of the Securitisation and Reconstruction of Financial Assets and enforcement of Security Interest Act, 2002, to pay a sum of Rs. 31,36,804.75 (Rupees Thirty One Lakhs Thirty Six Thousand Eight Hundred Four And Paisa Seventy Five Only) together with further interest from 30.04.2025 and charges at the contractual rate as per the erms and conditions of loan documents executed by you and discharge your liabilities n full within 60 days from the date of receipt of this notice, failing which, we shall be constrained to enforce the aforesaid securities by exercising any or all of the rights given under the said Act.

As per section 13 (13) of the Act, on receipt of this notice you are restrained /prevented from disposing of or dealing with the above securities without the consent of the bank. Your attention is invited to provisions of sub-section (8) of Section 13 of the SARFAES in respect of time available, to redeem the secured assets.

> Yours Faithfully, Sd **Authorised Officer** Union Bank of India

oad, 5679234 ,	(a) pnb Hou	BRANCH O NAGAR, F HADAPSAR	OFFICE: 5 A. PUNE, MAH. (HARADI BY	B.C.D. FIFTH FLOOR, SHEERANG ARASHTRA - 411005, BRANCH OF PASS ROAD, KHARADI, PUNE, MA	HOUSE, OPP FICE: THIRD	3357177, 23357172, 23705414, WOM WWW.ndbbusior.com Jangli Maharaj Temple, J M Road, Shivaji Floor, Ganlaxmi Complex, Survey No.08, A - 411014, Branch Office: Office No. 302, 3rd Vad, Pune, Maharashtra - 411019
Notice				ON NOTICE (FOR IMMO		
ale of Notice xpress on ct of <b>Raju</b> anding d as	Assets & in co read with Rule upon the respe of the said not undersigned ha the said Act re The borrower/s will be subject.	ndersigned being the A mpliance of Rule 8(1) 3 of the Security Inter- ctive borrower/s to rep ce/s. The borrower/s l as taken possession of ad with Rule 8 of the s s in particular and the to the charge of PNB I	Authorised of Enforce est (Enforce bay the amo having faile of the prope said Rules of public in ge Housing Fir	Officer of the PNB Housing Finan ement of Security Interest Act. 20 ement) Rules 2002, issued dema ount as mentioned against each a d to repay the amount, notice is I inty/ies described herein below in on the dates mentioned against e eneral is hereby cautioned not to hance Ltd., for the amount and int	ce Ltd. unde 302, and in 4 ind notice/s ccount within hereby given n exercise po- ach account deal with the terest thereo	er the Securitisation and Reconstruction of Financial exercise of powers conferred under section 13(12) on the date mentioned against each account calling in 60 days from the date of notice(s)/ date of receipt to the borrower/s and the public in general that the owers conferred on him/her under Section 13(4) of
ad of details	Lean Account No.(s)	Name of Borrower/Co- borrower/Guarantor (s)/ Legal Heirs	Date of Demand Notice	Amount as on date in Demand Notice	Date of & Type of Possession	Description of the Property/ies mortgaged
Officer	HOU/PM/ 1119/755982 B.O.: Pimpri Chinchwad	Ramesh Bikenath Giri/Pratibha Giri	15.04.2025	Rs. 19,75,653.07/- Rupees Nineteen Lacs Seventy Five Thousand Six Hundred Fifty Three And Seven Paisas Only	04.07.2025	Flat No205 2nd Floor, Aayush Paradise, Survey No 40 2, Plot No 19 20, Vadegaon Maval, Behind Deccan Wear House Near Vadgaon Talegaon (AMBI) MIDC, Pune, Maharashtra-412106
	HOU/PUN/ 0918/577859 B.O.: Pune	Amol Shrimant Sonwane/Sushma Shreehari Aadmane	15.04.2025	Rs. 18,94,923.48/- Rupees Eighteen Lacs Ninety Four Thousand Nine Hundred Twenty Three And Forty Eight Paisas Only	04.07.2025 (Symbolic)	Building E1, 5th Floor, 508, Eco City II, S. No. 27/A/1/2B/5, Talegaon Varale Road, Near Tal, Near Talegaon MIDC, Talegaon, Pune, Maharashtra-410506
	HOU/KRDI/ 0822/ 1019908	Akshay Trimbakapa Samshette/ Parshant Trimbhak	09.04.2025	Rs. 25,53,170,79/- Rupees Twenty Five Lacs Fifty Three Thousand One Hundred Seventy	04.07.2025 (Symbolic)	Building C, 7th Floor, Flat No.705, Surabhi Iconia, Project At Gat No. 418 P (New), 2523 (Old), Village Nanekarwadi, Tal- Khed, Dist. Pune – 410501

(a) pnb Housing		and the loss of th	- E-AUCTION-PUBLIC SA		and the second se	AND THE ADDRESS OF THE OWNER OF THE OWNER.			and the second se	the local design of the lo
Finance Limited	ENFORCEMENT OF	SECURITY	INTEREST ACT, 2002 READ WITH PROVISO	TO RULE 8	(6) OF TH	E SECURITY	INTERE:	ST (ENFORCE	MENT ) RUL	ES, 2002)
Ghar Ki Baat 🛛 🖪	leg. Off.:- 9" Floor, J	Antriksh Bh	awan, 22 Kasturba Gandhi Marg, New Delhi-1	10001, Pho	nes:-011-2	3357171, 23	357172, 2	3705414, Web	o-www.pnbh	ousing.com
Bypass Road, Kharadi, Pune, Ma 599A = 598 + 593A, Sahney Suiar	harashtra - 411014, 1Park, LufiaNagar, Pu ma VishwaLandmari	WARJE : ne. Maharas	arajTemple, JMRoad, ShivajiNagar, Pune, Mahara 12, Spandhan, Survey No, 117/1, Popular Nagar shtra-411040, PIMPRCHINCHWAD: OfficeNo.3 hqShowroom, AboveAxisBank, RaccaColony, SI	Warje, Puni 02.3rdFloor	e, Maharas Gheewalad	htra - 41105 complex.Stat	2, KONDH ionRoad, C	WA: 560, Fifth Chinchwad, Pur	i Floor, Marve ne Maharasht	Vista, S.no ra-411019.
mortgaged/chárged to the Secu Limited/Secured Creditor, will borrower(s)/mortgagor(s)/Lega mortgagor(s)(since deceased) a	red Creditor, the con be sold on "AS I al Heirs, Legal Re as the case may be	structive/P S WHERE presentativ indicated in	the borrower(s) & guarantor(s) indicated in Colu hysical Possession of which has been taken (a IS, AS IS WHAT IS and WHATEVER THEI e. (whether Known or Unknown), executor in Column no-A under Rule-8(6) & 9 of the Sec Housing Finance Limited/secured creditor's w	s described RE IS BASI (s), admini urity Interest	in Column S" as per strator(s), t Enforcem	no-C) by the the details successor( ent Rules, 2	authorize mentione s), assign	d Offlicér of M/ ed below, Noi nee(s) of the	is PNB Housi lice is hereb respective	ng Finance y given to borrowers/
Loan No. Name of the Borrower Co- Borrower/Guarantor/Legal heirs(A)		Nature of posses- sion (C)	Description of the Properties mortgaged (D)	Reserve Price (RP) (E)	EMD (10% of RP) (F)	Last Date of Submision of Bid (G)	Bid Incr- emental Rate (H)	Inspection Date & Time (I)	Date of Auction & Time (J)	Known Encum- brances Court Case if any (K)
HOU/PUN/0322/970809 Santosh T Kondhalkar / Sunit: Santosh Kondhalkar B.O.: PUN			Flat No A 501, Fifth Floor, Wing A, Erande Park, Sr No 56/2/1 & 56/3/32, Vadgaon Sheri, Pune, Maharashtra-411014, India	RS. 6307000	RS. 630,700	24-07-25	RS. 20000	16-07-2025 12:00pm to 04:00pm	25-07- 2025 2PM to 03:00PM	NOT KNOWN

EDULE I ORM A NOUNCEMENT ncy and Bankruptcy Board of India Process) Regulations, 2017) F THE STAKEHOLDERS OF
ORM A NOUNCEMENT ncy and Bankruptcy Board of India Process) Regulations, 2017) FTHE STAKEHOLDERS OF
PRIVATE LIMITED
SPOTZOT INDIA PRIVATE LIMITED
26/08/2010
REGISTRAR OF COMPANIES -MAHARASHTRA, PUNE
U72900PN2010FTC137206
G-1, Ganganagari Co Op Hsg Soc, Adj to Pratidnya Mangal Karyalay, Karvenagar, Pune, Pune City, Maharashtra, India, 411052
07/07/2025
MRS. SHILPA DIXIT Communication Address: 502, SHREE MALATI MADHAV CO.OP, HSG. SOC. KOHINOOR COLONY, SAHAKAR NAGAR NO. 2 PUNE, 411009 Office Address: 3RD FLOOR SATYAGIRI APARTMENT, 77, VUAYA NAGAR COLONY, 2147 SADASHIV PETH, PUNE-411030 shilpa.dbit@kmdscs.com
9822394384 IBBI/IPA-002/IP-N00756/2019 -2020/12563
06/08/2025

Submission of false or misleading proofs of claim shall attract penalties.

#### Mrs. Shilpa Dixit Liquidator

Date: 08/07/2025, Place: Pune

under Bechon zon of the machiner of and banking of the zono.							
Date: 09.07.2025 Place: Pune	Sd/- Authorized Officer,(Pratiksha Patel) Omkara Assets Reconstruction Pvt Ltd. (Acting in its capacity as a Trustee of Omkara PS 33/2020-21 Trust)						



# 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)/ Co-Borrower (s)/Mortgagor (s) and Guarantor (s) that the below described immovable properties mortgaged to the Secured Creditor, the constructive/physical possession of which has been taken by the Authorised Officer of AU Small Finance Bank Limited (A Scheduled Commercial Bank), the same shall be referred herein after as AUSFB The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis through E-Auction for recovery of amount mentioned in the table below along with further interest, cost, charges and expenses being due to AUSFB viz. Secured Creditor. It is hereby informed you that we are going to conduct public E-Auction through website https://sarfaesi.auctiontiger.net

Loan A/c No./ Name of Borrowers/Co Borrowers/ Mortgagors/Guarantor	Date & Amount of 13(2) Demand Notice	Date of Possession	Description of Property	Reserve Price For Property	Earnest Money for Property	Date & Time of Auction	Date of Bid Submission	E-Auction Place of Tender Submission	Contact Person & Property Visit Date
(Loan A/C No.) L9001070122451892, Ashok Maruti Sawant (Borrower), Smt.Rani Ashok Sawant (Co-Borrower)	13-Sep-23 Rs. 16,58,439/- Rs, Sixteen Lac Fifty-Eight Thousand Four Hundred Thirty- Nine Only As On 12-Sep-23	19-Oct- 24	Property Situated At Flat No. 8-301, 3rd Floor, Samarth Chaya, Sr No. 112/ 2A/1+2A+2/2/1+ 112/1/2+112/2A/3+ 112/1/2/3, Plot No. 46, 54 & 55, Vadgaon Maval, Tal, Maval, Dist. Pune, Maharashtra Admeasuring 572 Sqft	Rs. 12,00,000/- Rs. Twelve Lakh Only.	Rs. 1,20,000/- Rs. One Lakh Twenty Thousand Only.	06-Aug-25 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before 04-Aug-25	AU Small Finance Bank Ltd., Branch Address : Athanwa Plaza, 3rd Floor, Pune Satara Road, Dhanakwadi, Dist.Pune, Maharashtra - 411043	Ravindra Devare 7039052930 9773358234 auctions@ aubank.in 01-Aug-25
(Loan A/C No.) L9001070525912720 & L9001070625679810, Manoj Dnyaneshwar Sawarkar (Borrower) , Sml. Poonam Manoj Sawarkar (Co-Borrower)	13-Mar-24 Rs. 9,67,704/- Rs. Nine Lac. Sixty-Seven Thousand Seven Hundred Four Only and Rs. 22,99,600/- Rs. Twenty- Two Lac Ninety- Nine Thousand Six Hundred Only As On 11-Mar-24	01-Oct- 24	Property Situated At- Flat No- B-406, 4th Floor, Wing B, "Aapla Ghar Kirkatwadi", New Gat No- 162, (Old Gat No 23/13 & 23/14) Vill- Kirkatwadi, Teh- Haveli, Dist- Pune, Maharashtra Admeasuring 618 Sq.Ft. Carpet Area	Rs. 24,50,000/- Rs. Twenty- Four Lakh Fifty Thousand Only.	Rs. 2,45,000/- Rs. Two Lakh Forty- Five Thousand Only.	06-Aug-25 2.00 PM to 4.00 PM with untimited extension of 5 minutes	On or Before 04-Aug-25	AU Small Finance Bank Ltd., Branch Address : Atharwa Plaza, 3rd Floor, Pune Satara Road, Dhanakwadi, Dist.Pune, Maharashtra - 411043	Ravindra Devare 7039052930 9773358234 auctions@ aubank.in 01-Aug-25

Auction Sale Notice for Sale of Immovable Assets under the Securitisation and econstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read ith proviso to Rule 8 (6) read with 9(1) of the Security Interest (Enforcement) Rules, 2002

otice is hereby given to the public in general and in particular to the Borrower Mr. Suni adrinarayan Sarda and Co-borrower Mrs. Sona Sunil Sarda that the below described imovable property mortgaged/charged to the Secured Creditor, and the physica ossession of which has been taken by the Authorised Officer of Omkara ARC Secured reditor on 04.11.2022. 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 25.07.2025 at 11.00 m (last date and time for submission of bids is 24.07.2025 by 6.00 PM), for recovery of s. 1,85,00,343/- (Rupees One Crore Eighty Five Lakh Three Hundred ad Forty hree Only) as on 14.10.2019 plus accrued interest/unrealized interest at the contractual ite(s) together with incidental expenses, costs, charges, etc.

he Omkara Assets Reconstruction Pvt Ltd (acting in its capacity as Trustee of Omkara S 33/2020-21 Trust has acquired entire outstanding debts lying against the said orrower/Co-Borrower/guarantors vide Assignment Agreement dated 30.03.2021 along ith underlying security Edelweiss Housing Finance Limited (EHFL). Therefore, Omkara ssets Reconstruction Pvt ltd has stepped in the shoes of Edelweiss Housing Finance mited (EHFL) and become entitled to recover entire outstanding dues and enforce the acunities

he description of the Immovable Properties, the reserve price, earnest money deposit nd known encumbrances (if any) are as follows:

DESCRIPTION OF THE PROPERTY						
/ bearing flat wn as "Palm Katraj Road, uring 66 sq. 1 (One) Car 2.75 sq.mtrs North: Sada aj - Kondhwa i Plot,	Rs. 42,00,000/-	Rs. 4,20,000/-	Rs. 25,000/-			
25.07.2025 at	025 at 11.00 A.M to 2.00 P.M					
24.07.2025 by 6:00 pm						
18.07.2025 between 01.00 pm to 04.00 pm						
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.						
ndependent in of the propertie tys notice to rrest (Enforce the sale pleas	nquiries regard as put on Auction the borrowers iment) Rules, we refer to the l	ling the encu in. i/co-borrowe 2002. ink provided				
	/ bearing flat wn as "Palm Katraj Road, uring 66 sq. 1 (One) Car 2.75 sq.mtrs North: Sada aj - Kondhwa Plot, 25.07.2025 at 24.07.2025 by 18.07.2025 by 18.07.2025 by 18.07.2025 by 18.07.2025 be record, there i However, the independent is of the propertie tys notice to irrest (Enforce the sale pleas	Abearing flat wn as "Paim Katraj Road, uring 66 sq. 1 (One) Car 2.75 sq.mtrs North: Sada aj - Kondhwa iPlot, 25.07.2025 at 11.00 A.M to 2 24.07.2025 by 6:00 pm 18.07.2025 by 6:00 pm 18.07.2025 by 6:00 pm 18.07.2025 between 01.00 pl To the best of our knowledge record, there is no known en However, the intending bidd ndependent inquiries regard of the properties put on Auction tys notice to the borrowers mest (Enforcement) Rules, the sale please refer to the l	RTY     Price     EMD       / bearing flat wn as 'Palm Katraj Road, uring 66 sq. 1 (One) Car 2.75 sq.mtrs Vorth: Sada aj-Kondhwa iPlot,     Rs. 42,00,000/- 4,20,000/- 4,20,000/- 10			

uthorized officer Pratiksha Patel (Contact No. 9773406175 and Rajendra Dewarde 324546651 and Email- pratiksha.patel@omkararc.com Bidder may also visit the ebsite http://www.bankeauction.com or contact service provider M/s. C1 India Pvt. td", Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: support@bankeauctions.com, Mr. Bhavik Pandya, Mobile:88666 82937 Email Maharashtra@c1india.com. Intending bidders shall comply and give a declaration under section 29A of the Insolvency and Bankruptcy Code 2016.

HOU/KRDI/0221/858093 David Rajesh Salve / Lavina Rajesh Salve B.O.: KHARADI	RS. 4629834.94 & 14-08-2023	Physical Posses- sion	Wing D.10th floor, Flat No. 1002, ARV Imperia S.No.6/3/1. 6/4/2, 6/4/1/6/3/2, 6/2/2 S.No.4 Hiss.No.18(part), Pisoli Pune 411060 MAHARASHTRA-431123.	RS. 3599000	RS. 359900	24-07-25	RS. 10000	17-07-2025 12:00pm to 04:00pm	25-07- 2025 2PM to 03:00PM	Not Know
HOU/PUN/0921/916208 Amit Anil Bodas / Anuja Amit Bodas / Aqualift Engineers And Solutions Pvt Ltd 8.0.: PUNE	RS. 12142202.94 & 14-05-2024	Physical Posses- sion	Flat No B-701, building 2 B Wing, 07th Floor Nakashtra Angan Gat No 299 P 301 (P) 302 (P)urawade Pune, Maharashtra-412115 India.	RS. 3316000	RS. 331600	24-07-25	RS. 10000	18-07-2025 12:00pm to 04:00pm	25-07- 2025 2PM to 03:00PM	KNOWN
HOU/WRJE/0322/975814 Iadamanram Vishnoi / Palu Devi B.O.: WARJE	RS. 3182612.26 & 09-05-2024	Physical Posses- sion	Flat No-1201,12th Floor, Bld No-D-2, Phase- 1,the Lake District Project, R No-15, yewalewadi, Pune, Maharashtra-411036, india.	RS. 2787000	RS. 278700	24-07-25	RS. 10000	19-07-2025 12:00pm to 04:00pm	25-07- 2025 2PM to 03:00PM	KNOWN
HOU/KNDW/1120/833706 shawar A Mate/anil Dryaneshawar Mate/shri Gurudatta Enterprises B.O.: KONDHWA	RS. 3153196.73 & 21-04-2023	Physical Posses- sion	Flat No 18,cts No 539,4th Floor, Vitthal Rukmini Chsl, Opposite Rajarshi Shahu Bank Head Office, Shukrawar Peth, Pune, Maharashtra- 411002, India.	RS. 2441000	RS. 244100	24-07-25	RS. 10000	21-07-2025 12:00pm to 04:00pm	25-07- 2025 2PM to 03:00PM	KNOWN
HOU/PM/0419/681701 Sandeep Tukaram Bhalekar/ Nirmala Tukaram Bhalekar B.O.: PIMPRI CHINCHWAD	RS. 2349715.76 & 21-04-23	Physical Posses- sion	Single Building,8th Floor,804, Sanskar Samruddhi ,S. No. 116/2 (P), Old S. No. 918/2, Village Chovisawadi, Taluka , Haveli, Dist, Pune MAHARASHTRA-411039,India.	RS. 1779000	RS. 177900	24-07-25	RS. 10000	22-07-2025 12:00pm to 04:00pm	25-07- 2025 2PM to 03:00PM	Not Know
HOU/PUN/0817/418432 GANESH LAXMAN GAIKWAD / SHARDA GANESH GAIKWAD B.O.: PUNE	RS. 1647939.4 & 17-01-2020	Physical Posses- sion	Building C3 1st Floor 107 Xrbia Eiffel City B1.C1.C2.C3.C4.C5.D1.E1.Gat No. 1447, 1448, 1450/1, 1450/2, 1451, 1449, 1438, 1527/2, Village Chakan Khed Pune MAHARASHTRA-410501 India.	RS. 1,138,00 0	RS. 113,800	24-07-25	RS. 10000	22-07-2025 12:00pm to 04:00pm	25-07- 2025 2PM to 03:00PM	NOT KNOWN
			Building C3 1st Floor 108 Xrbia Eiffel City B1.C1 1451, 1449, 1438, 1527/2, Village Chakan Khed	C2,C3,C4 Pune MAH	C5.D1.E1.0 ARASHTRA	at No. 1447 -410501 Inc	, 1448, 14 lia.	50/1, 1450/2,		
HOU/PM/0219/650914 Vinay Vilas Khandzode / Shyambala Vinay Khandzode B.O.: PIMPRI CHINCHWAD	RS. 2704775.55 & 16-10-2024	Physical Posses- sion	Building A,5th floor, 501, Tanish Platinum, S no 469/1/T charoli, bk tal khed dist, pune 412105, Pune, MAHARASHTRA-412105,India.	RS. 2927000	RS. 292,700	12-08-25	RS. 10.000	06-08-2025 12:00pm to 04:00pm	13-08- 2025 2PM to 03:00PM	NOT KNOWN
HOU/KRDI/0219/655225 Shreeram J Khamkar / Swati Shriram Khamkar / Sudio Seven B.O.: KHARADI	RS. 1893929.36 & 14-02-2024	Physical Posses- sion	Flat No 404,4th Floor,Wing No B1, Nirzar Building, Ecogram Nirzar B1, B2 B3 Co Op Housing Society, Near Surva Hospital Near Shikrapur Gat No 1123,1124/1, Shirur, Pune, MAHARASHTRA-412208, India.	RS. 1818000	RS. 181,800	12-08-25	RS, 10,000	01-08-2025 12:00pm to 04:00pm	13-08- 2025 2PM to 03:00PM	NOT KNOWN
HOU/KNDW/1221/934159 Nandkumar Rajendra Ganeshkar / Nirmala Rajendra Ganeshkar B.O.:KONDHWA	RS. 2597990.8 & 28-10-2023	Physical Posses- sion	Flat No 203, Gat No 1157, Wing B 2nd Floor, Sampada, Unicon Bliss, Chakan, Pune, Maharashtra-410501, Pune, India.	RS. 2427000	RS. 242,700	24-07-25	RS. 10000	18-07-2025 12:00pm to 04:00pm	25-07- 2025 2PM to 03:00PM	NOT KNOW
HOU/KOP/0317/363791 & NHL/KOP/0317/369801 Prasad Padmakar Kulkarni / Mrunmayee Prasad Kulkarni B.O.: KOLHAPUR	RS. 1886216.76 & 28-07-2023	Physical Posses- sion	Flat Unit No 304 Third Floor, C S No 2480 2a 2480 2b And 2480 1 , B Ward , Sai Prerna Apartment, Mangalwar Peth, Near P.t.m Mandal, Kolhapur, Maharashtra, India, 416012	RS. 2138000	RS. 213,800	24-07-25	RS. 10,000	23-07-2025 12:00pm to 04:00pm	25-07- 2025 2PM to 03:00PM	NOT KNOWN
nformation of the authorized Office n the Column NoK. Further such scortain the veracity of the mention fisposing of the above immovable nspection of the oleading in the pro-	er of PNB Housing h encumbrances oned encumbranc properties/secur occeedings/orders	Finance Li to be cater ces. (1.) As red assets passed etc	ncidental expenses, cost, charges etc. incurred mited, there are no other encumbrances/ claims ed/paid by the successful purchaser/bidder at I i on date, there is no order restraining and/or cour and status is mentioned in column no-K (2) Th c. if any, stated in column no-K. Including but no is tander/bid application form or making Otter(c)	in respect of his/her end. It injunction to prospect t limited to	of above me The prosp PNBHFL/ti ive purchase the title of t	entioned imm ective purch te authorized ser/bidder an the document	novable/s haser(s)/b f Officer of nd interest its of the t	ecured assets idders are req PNBHFL from ed parties ma itle pertaining	except what i uested to ind selling, aliena y independent thereto availat auction along v	s disclosed ependently thing and/or thy take the ole with the with the Bid
arnest money) on the same day or ule 9(2) of the Security Interest cknowledgement of sale confirmat	of Rule 9(3) of the not later than next (Enforcement) Ru from letter and in c	e Security In working da ules, 2002.	iterest (Enforcement) Rules, 2002, the bidder(s)/ y. The sale may be confirmed in favour of (bidder( The remaining 75% of the s sale consideration ich deposit, the authorized officer shall forfeit the letter and the property/secured asset shall be res gh an e-Auction having its Corporate office tion of the property or obtaining the Bid Docume uction@pnbhousing.com, is authorised Person	the purchas s) only after n amount h	er is legally receipt of 2 las to be d	bound to dep 25% of the sa eposited by ronsideration	posit 25% le price by the purch	of the amount the secured or aser within 15 dthin 15 days	of sale price, ( editor in accoi 5 days' from from the date	the date of evolve of evol

### The terms and conditions of e-auction sale:-

(1). The E-Auction sale of Secured Asset is on "as is where is", "as is what is", "whatever there is" and "no recourse" basis for and on behalf of the Secured Creditor viz, AUSFB and there is no known encumbrance which exists on the said property.

(2). For participating in online e-auction sale, Bid document, copies of PAN Card, Board Resolution in case of Company and photo ID, address proof are required to be submitted along with EMD, which is payable by way of RTGS/NEFT/DD in the name of MSME AUCTION POOL ACCOUNT OF AU Small Finance Bank Limited, Current account No.1921201121711599 AU SMALL FINANCE BANK LIMITED Fifth and Sixth Floor Sunny Big Junction STC Khasra No. 64 to 67, Gram Sukhaipura New Atish Market Jaipur 302020. IFSC Code: AUBL0002011, Once an Online Bid is submitted, same cannot be withdrawn. Further any EMD submitted by bidder will be required to send the UTR/Ref no./DD no. of the RTGS/NEFT/DD with a copy of cancelled cheque on the following email IDs i.e. auctions@aubank.in

(3). All Interested participants / bidders are requested to visit the website https://sarfaesi.auctiontiger.net & https://www.aubank.in/bank-auction for further details including Terms & Conditions, to take part in e-auction sale proceeding and are also advised to contact e-mail of auctions@aubank.in

Please Note: This is also a 15 days notice Under Rule 8(6) read with Rule 9(1) to the Borrowers/Co Borrowers/Mortgagors of the above said loan account about sale through tender / inter se bidding on the above-mentioned date. The property will be sold, if their outstanding dues are not repaid in full by the borrower in the given notice period. Authorised Officer AU Small Finance Bank Limited Date : 08/07/2025 Place : Pune



