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GRO

U GRO CAPITAL LIMITED

4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070 SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-AUCTION SALE NOTICE OF 15 DAYS FOR SALE OF IMMOVABLE ASSET(S) ["SECURED ASSET(S)"] UNDER THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISO TO RULE 8 AND 9 OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002. Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described Secured

Asset(s) mortgaged / charged to U GRO Capital Limited & Poonawalla Fincorp Limited ("Secured Creditors"), the possession of which has been taken by the authorised officer of Secured Creditors, will be sold on "As is what is" and "As is where is" and "Whatever there is" on the date and time mentioned herein below, for recovery of the dues mentioned herein below and further interest and other expenses thereon till the date of realization of amount, due to Secured Creditors from the Borrower(s) and Guarantor(s) mentioned herein below. The Reserve Price, Earnest Money Deposit (EMD) and last date of EMD deposit is also mentioned herein below:

Details of Borrower(s) / Guarantor(s) | Details of Demand Notice Details of Auction Reserve Price Rs. 2,16,60,000/-1. CURETIC BIOTECHS PRIVATE LIMITED Date of Notice: EMD Rs. 21,66,000/-2.SOHANLATA JHA 3. RAJU S JHA 06-09-2023 Last date of EMD Deposit 30-07-2024 4. DEEPAK KUMAR SHUKLA **Outstanding Amount:** 31-07-2024 Date of Auction Rs. 2,39,46,224/-Loan Account Number: Time of Auction 11 AM to 01 PM HCFPUNSEC00001029781 as on 05-09-2023 Incremental Value Rs. 1.00.000/-

Description of Secured Asset(s): All that piece and parcel of immoveable property bearing Office No.510 admeasuring 1619.98 Sq.Ft. i.e. 150.50 Sq.Mtr (Carpet), on Fifth Floor, in the project known as "Lunkad Skymax Premises Co-operative Society Limited" constructed on the Land bearing Plot No. 94 admeasuring 2324 Sq.Mtr. i.e. 25015 Sq. Ft. out of S.No. 199, 204, 205, 206/1 and 209/1, situated at Lohegaon, Tal Haveli, District Pune. Butted and bounded on the North by Road, on the South by office No 511, on the East by Road and on the west by Office No.509.

For detailed terms and conditions of the sale, please refer to the link provided in U GRO Capital Limited/Secured Creditor's website, i.e. www.ugrocapital.com or contact the undersigned at authorised.officer@ugrocapital.com

Sd/-, Ramlal Gupta (Authorised Officer) For UGRO Capital Limited Date: 11.07.2024.Place: Pune

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AAVAS FINANCIERS LIMITED

(Formerly known as Au HOUSING FINANCE LIMITED) (CIN:L65922RJ2011PLCO34297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020

Demand Notice Under Section 13(2) of Securitisation Act of 2002 As the Loan Account Became NPA therefore The Authorised Officer (AO) Under section 13 (2) Of Securitisation And Reconstruction of Financial Assets And Enforcement of Security Interest Act 2002 had issued 60 day demand notice to the borrower as given in the table According to the Notice if the Borrower does not deposit the Amount within 60 days, the amount will be recovered from Auction of the security as given below. As the demand Notice send to the borrower/guarantor has not been served, copy of demand notice has also been affixed on the secured assets as given below. Therefore you the borrower is informed to deposit the loan amount along with future interest and recovery expenses within 60 days, otherwise under the provisions of section 13 (4) and 14 of the said Act, the AO is free to take possession of the Security as given below

Mama of the Reseasor	e and Amount of D lotice Under Sec. 1	
BHIMRAJ RAMBHAU DHOKANE, YAMUNA SUKHDEV DHOKANE, SUKHDEV RAMDAS DHOKANE, RUPALI BHIMRAO DHOKANE (A/c No.) LNHSR04319-200114003 GUARANTOR: MAHENDRA RAMESH GADAKH (A/c No.) LNHSR02917-180066730	8 Jul 24 Rs. 414236/- & Rs. 894539/- 4 Jul 24	MILKAT NO-1442, GAT NO-511, UMBRE,TAL-RAHURI, DIST- AHMEDNAGAR, MAHARASHTRA ADMEASURING 5000 SQ FEET
RATAN SHINDE, MEERA RATAN SHINDE (A/c No.) LNPUN02221-220206063, LNPUN17723-240288399 & LNPIM17723-240325025	8 Jul 24 Rs. 1021236/-, Rs. 1637496/- & Rs. 987796/- 4 Jul 24	GAT NO 218 A LAXMI HOUSING SOCIETY LTD PCMC PROPERTY NO 999.00 SITUATED AT VILLAGE-TALAWADE TAL-HAVELI, DISTPUNE, MAHARASHTRA ADMEASURING 139.40 SQ MTR
BABASAHEB P KAWATHE, ASHWINI BABASAHEB KAWATHE, (A/c No.) LNHAD00321-220186037	8 Jul 24 Rs. 1356282/- 4 Jul 24	FLAT NO. 204, 2ND FLOOR, BALAJI VISHWA SOCIETY, GAT NO. 1124(OLD-1630), DOMKHEL ROAD, WAGHOLI, TAL- HAVELI PUNE MAHARASHTRA 412207 ADMEASURING 52,23 SQ.MTR.
VIKAS SURYABHAN MANE, SUNITA BHIVAJI KULAL, ANIL SURYABHAN MANE, SINDHUBA SURYABHAN MANE GUARANTOR: SACHIN ABASAHEB WAGHMARE (A/c No.) LNSHR02921-220218036	8 Jul 24 Rs. 564080/- 4 Jul 24	SURVEY NO-185, KALE AKHADA, TAL-RAHURI, DIST- AHMEDHNAGAR MAHARASHTRA 413705 ADMEASURING 0.02 HEC
SUHASINI SANJAY CHACHURDE, AKSHAY, SANJAY CHACHURDE (A/c No.) LNKOL00622-230233259	8 Jul 24 Rs. 801958/- 4 Jul 24	GRAMPANCHAYAT M NO - 116 OLD G P NO- 88 AREA 230.01sq mtrs village Panhala Gramin Budhwar Peth kolhapur ADMEASURING 230.01sq mtrs
AJIT SHANKAR DAUND, DHANASHREE AJIT (DAUND (A/c No.) LNHIN00322-230261230	9 Jul 24 Rs. 904002/- 4 Jul 24	FLAT NO.8-603, 6TH FLOOR, ATULYA BUILDING NO.8, GAT NO.405, JAMBHUL, MAWAL, KHANE PHATA, PUNE maharashtra ADMEASURING 235.62 SQ.FEET
SWAPNIL SAKHARAM UTTEKAR, SUKANYA VILAS MATE (A/c No.) LNPUN03322-230285211	9 Jul 24 Rs. 1929432/- 4 Jul 24	FLAT NO 1C GROUND FLOOR CTS NO 212 PART + 220+221+222 SITUATED AT VILLAGE SADASHIV PETH PUNE ADMEASURING 294 SQ FT
Place : Jaipur Date : 11.07.2024	139	Authorised Officer Aavas Financiers Limited

AUTHUM AUTHUM INVESTMENT & INFRASTRUCTURE LIMITED

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

Date: 11.07.2024

Whereas the borrowers/co-borrowers/guarantors/mortgagors mentioned hereunder had availed the financial assistance from Authum Investment & Infrastructure Limited("AIIL") (Resulting Company pursuant the demerger of lending business from Reliance Commercial Finance Limited ("RCFL") to AIIL vide NCLT order dated 10.05.2024) We state that despite having availed the financial assistance, the borrowers/ guarantors/ mortgagors have committed various defaults in repayment of interest and principal amounts as per due dates. The account has been classified as Non Performing Asset on the respective dates mentioned hereunder, in the books of AIIL in accordance with the directives relating to asset classification issued by the National Housing Bank, consequent to the Authorized Officer of AIIL under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 & in exercise of powers conferred under Section 13(12) read with Rule 3 of Security Interest (Enforcement) Rules, 2002 issued Demand Notices on respective dates mentioned herein below under Section 13(2) of SARFAESI Act, 2002 calling upon the following borrowers/guarantors/mortgagors to repay the amount mentioned in the notices together with further interest at the contractual rate on the amount mentioned in the notices and incidental expenses, cost, charges etc until the date of payment within 60 days from the date of receipt of notices. The notices issued to them on their last known addresses have returned un-served and as such they are hereby informed by way of public notice.

Sr. No.	Loan No. / Name Of The Borrower / Address	Co-Borrower and Guarantor Name Director Name	NPA DATE	Date Of Demand Notice	Outstanding Amount	Loan Amount
1	Loan No. RHAHPUN000060528. Ram Kundalik Hipparkar Tanish Shrushti Wing F Flat No 407, Alandi Markal Road Charholi Khurd, Maharashtra-412105 Also At:-Vinayak Enterprises, Sr No 82/6/1, Shop No 14 Solar Park , Datta Nagar,Dighi Pune , Pune ,Maharashtra Zip:411003, Ph: 020-1111111, Mb: 8605690333 Also At -Flat No 704 7th Floor Wing 1 Building J,Tanish Srushti Gat No 498 2 3 Charholi,Kh Tal Khed Dist Pune Near		12.04.2024	26TH April 2024	Rs. 1042014/- (RupeesTen Lakhs Forty Two Thousand Fourteen Only) has become due and payable as on 16.04.2024	Rs. 10,00,000.00/- (Rupees Ten Lakhs Only)
	Alandi Town,Pune Maharashtra-412105					

Property Address Of Secured Assets:- (Description Of Flat)(Property Description As Per Agreement) "Flat No 704 7th Floor Wing 1 Building J Tanish Srushti Gat No 498 2 3 Charholi Kh Tal Khed Dist Pune Near Alandi Town Pune Maharashtra-412105 boundaries:-East: Passage, North: Adj. Wing, West: Open Space Below, South: Adj. Flat

In the circumstances as aforesaid, the notice is hereby given to the above borrowers, co-borrowers and/ or their guarantors (where ever applicable) to pay the outstanding dues as mentioned above along with future interest and applicable charges within 60 days from the date of the publication of this notice failing which further steps will be taken after the expiry of 60 days of the date of this notice against the secured assets including taking possession of the secured assets of the borrowers and the mortgagors under Section 13(4) of Securitisation and Re-construction of Financial Assets and Enforcement of Security Interest Act. 2002 and the applicable rules there under.

Please note that under Section 13 (13) of the said Act, no Borrower shall, transfer by way of sale, lease or otherwise any of his secured assets referred to in the notice, without prior written consent of the secured creditor. Dated: 11.07.2024 Place: Pune Authorized Officer, Authum Investment & Infrastructure Limited



Home First Finance Company India Limited

CIN: L65990MH2010PLC240703, Website: homefirstindia.com

Phone No.: 180030008425 Email ID: loanfirst@homefirstindia.com

DEMAND NOTICE U/s 13(2)

You the below mentioned borrower has availed loan by mortgaging the schedule mentioned property and you the below mention has stood as borrower/co-borrower guarantor for the loan agreement. Consequent to the defaults committed by you, your loan account has been classified as non-performing asset on 04-07-2024 under the provisions of the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (in short SARFAESI Act). We Home First Finance Company India Limited have issued Demand Notice u/s 13(2) read with section 13(13) of the SARFAESI Act to the address furnished by you. The said notices are issued as on 04-07-2024 and these notices state that you have committed default in payment of the various loans sanctioned to you. Therefore, the present publication carried

outt	to serve the notice as the provisi	on of Section 13(2) of SARFAESI Act and in terms of provision to the rule 3(1) of the Security Ir	nterest (Enforcement) Rules, 2002:
Sr. No.	Name and Address of the Account, Borrower(s) & Guarantor(s)	Details of the security to be enforced	Total Outstanding as on date of Demand Notice plus further interest and other expenses (in Rs.)
1.	Pappu Popat Londhe ,Savita Pappu Londhe	Flat-502, Block -C, Aapla Ghar Talegaon Dhamdhere, GAT no. 3439, Talegaon-Shikrapur Road, Taluka-Shirur, Pune, 412208. Bounded by:- On or towards East:-Gat no 3436 (Part), Gat no 3437 (Part), 3435 and Gat no 3438 (Part), On or towards south:-6 mtrs wide Village road and Gat no 3438 (Part), On or towards West:-Gat no 3430, On or towards North:- Gat no 3436, 3437 and 3435	827,187
2.	Sushant Shankar Mali, Sanjivani Sushant Mali	Plot no. 20,Block -S no. 119,GP Assessment list property no. 1694,Plot no.20 Gat/ Survey no. 119,Near latthe polytechnic,HP Gas Godown,Gajvadhan Park, savali, sangli, Maharashtra,416410. Bounded by:- East by:- Plot no 19, West by:- Plot no 19, South by:- Applicable C.No land of, North By:- Road	774,087
3.	Shantaram Mahadu Retvade-, Vaishali Shantaram Retwade	Row house -6, Shanti Krupa, 81/2/2, Shanti Krupa Building , Flat no 504, Hitachi ATM, Gurudatta Nagar, Talegaon Varale Rd, near Talegaon Dabhade, Pune, Maharashtra, 410507. Bounded by:- On or towards East:- By property of Prakash Gaikwad, On or Towards South:- By road, On or Towards West:- By Property of Smt. Shantabai Anant Jagtap, On or Towards North:- By remaining land of S.No. 81/2	2,743,748
4.	Suban Aslam Mujawar, Asiya Suban Mujawar, Farjana Aslam Mujawar	Plot No. 15,Block Gat No. 636,Mouje Tardal,Nr. Ichalkaranji, Tal Hatkanangale, Dist Kolhapur, Pin 416121,,Tardal,Kolhapur,Maharashtra,416115. Bounded by:- East by:- Plot no 14 of Chandani Chourasiya, West by:- Adj. Gat no 640, South by:-	1,321,273

You are hereby called upon to pay Home First Finance Company India Limited within the period of 60 days from the date of publication of this Notice the aforesaid amount with interest and cost failing which Home First Finance Company India Limited will take necessary action under the Provisions of the said Act against all or any one or more of the secured assets including taking possession of secured assets of the borrowers, mortgagors and the guarantors. The power available to the Home First Finance Company India Limited under the said act include (1) Power to take possession of the secured assets of the borrowers/guarantors including the rights to transfer by way of lease, assignment of sale for releasing secured assets (2) Take over management of the secured assets including rights to transfer by ways of lease assignment or sale and realize the secured assets and any transfer as of secured assets by Home First Finance Company India Limited shall vest in all the rights and relation to the secured assets transferred as it the transfer has been made by you.

20 feet wide road, North by:- Adj. property of Mr. Bhagate

In terms of the Provisions of the Section 13(13) of the said act, you are hereby prohibited from transferring, either by way of sale, lease or otherwise (other than in the normal course of your business), any of the secured assets as referred to above and hypothecated/mortgaged to the Home First Finance Company India Limited without

prior consent of the Home First Finance Company India Limited. Place: Pune, Sangli & Kolhapur

Date: 11/07/2024

Signed by: AUTHORISED OFFICER, Home First Finance Company India Limited

PUBLIC NOTICE

It is hereby notified for the information of public that MR. VINAYAK GANPAT DEOKAR, R/at. Pune is the owner of Commercial Office No. 2 on the Upper Ground Floor total admeasuring built up area about 327.0 sq. ft. (30.39 sq. mtrs.) in "Ramkrishna Plaza Apartment", along with 3.92% undivided interest, situated at Plot No. 47 out of the sanctioned layout of Survey No. 40, bearing CTS No. 345 at Dhanori, Pune 411015. Except that he lost the original Deed of Apartment dated 20th July 2006 Registration Receipt and Index II, which is duly registered in the office of Sub Reg. Haveli No. 8, Pune under Serial No. 5922/2006 on 25/07/2006 between Mr. Krishna Ramchandra Shinde and through their POA Holder Mr. Pradeep Ramchandra Dhamdhere as the Grantors and M/s Balaji Promoters & Builders, through its partners Mr. Sandeep Ramchandra Dhamdhere as the Consenting Party for that purpose he also give online FIR in Vishrantwadi Police Station on 08/07/2024 under Lost Report No. 95777-2024. The said Office owner assured my client/s that the said Office is free from all encumbrances of whatsoever nature kind and extent. Any person having any claim, right or interest in the said Office or any part or lost of Original Registration Receipt, thereof should intimate to the undersigned in writing together with proof within Seven working days from the publication of this notice else I will give NOC to the said Purchaser/s Bank and such claim if any shall be deemed to have been abandoned or waived. This Notice, Pune Dt. 11/07/2024

VINOD KULKARNI AD Shop No. 127, Jai Ganesh Vishwa, Vishrantwadi, Pune 411015 Mob. No.: 9371015672 **PUBLIC NOTICE**

Notice is given on behalf of my client MR. FIROZ MOHIUDDIN ALAM and MRS. NASEEMA FIROJ ALAM have purchased the schedule property from MRS. SARIKA SHANKAR WAGHERE, by way of Assignment Deed which is registered in the office of Sub Registrar Haveli 25, Pune at Sr.No. 12426/2019

WHEREAS MR. SHEKHAR SHANTARAM WAGHERE executed Gift Deed in favour of MRS. SARIKA SHANKAR WAGHERE which is registered in the office of Sub Registrar Haveli 17. Pune at Sr.No. 447/2017 dt. 31/01/2017.

AND WHEREAS MR. MAHADU RAMBHAU KALE and other through their Power of Attorney Holder Mr. TANAJI MAHADU KALE executed Sale Deed in favour of MR. SHEKHAR SHANTARAM WAGHERE which is registered in the office of Sub Registrar Haveli 19, Pune at Sr.No. 11868/2011 dt. 12/12/2011. WHEREAS our clients intend to take mortgage loan from Bank of Maharashtra. The Original Agreements, Index II and Receipts of Document No. 447/2017 and Document No. 11868/2011 are the

part of the chain title document of my client which has lost on dtd. 20/06/2014. If any person/s finds it or has any claim over the said property, please return the same on address mentioned herein below and let me know in writing within 15 days respectively from the date of the notice.

SCHEDULE (DESCRIPTION OF THE SAID PROPERTY) All that piece and parcel of land admeasuring 33 Fts. X 20 Fts. i.e. 660 Sq. Fts. i.e. 61.33 Sq. Mtr., together with RCC construction raised thereon admeasuring 660 Sq. Ft. i.e. 61.33 Sq. Mts., out of Survey No. 92 Hissa No. 1 lying and situated Village Rahatani/ Kalewadi, Tal Haveli, Dist Pune and within the limits Pimpri Chinchwad Municipal Corporation, and within the local limits of sub-Registrar Haveli, Pune which is bounded as under: On or towards East: By Property of Mr. Sharma; On or towards South: By 10 Fts. Common Road; On or towards West: By Property of Mr. Ram Narayan Nadhe; On or towards North: By Property of Mr. Dnyaneshwar Shivaji Kale. Date: 10/07/2024

Place : Pune. ADVOCATE KISHORI THOPATE-DESHMUKH B.S.L., L.L.B., L.L.M (London) Off.- Parvati Heights, Landewadi, Pune Nashik Road, Bhosari, Pune 411039

Mobile No. 7720076980

IDFC First Bank Limited

(Formerly known as IDFC Bank Ltd) | CIN : L65110TN2014PLC097792

Registered Office: - KRM Towers, 7th Floor, Harrington Road, Chetpet, Chennai-600031. Tel: +91 44 4564 4000 | Fax: +91 44 4564 4022

IDFC FIRST

APPENDIX- IV-A [See proviso to rule 8 (6) & 9 (1)] 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) & 9 (1) 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) and Guarantor (s) as per column (iii) that the below described immovable properties as per column (iv) mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Formerly known as IDFC Bank Ltd, will be sold on "As is where is", "As is what is", and "Whatever there is" as described hereunder, for the recovery of amount due to IDFC FIRST Bank Limited (Formerly known as IDFC Bank Ltd) from Borrower (s) and Co-Borrower (s) as per column (i). For detailed terms and conditions of the sale, please refer to the link provided on IDFC FIRST Bank website i.e. www.idfcfirstbank.com.

S. NO		(ii) Agreement ID	(iii) Name of Borrower(s), Co-Borrower (s) and Guarantor (s)	(iv) MORTGAGED PROPERTY ADDRESS	(v) Reserve Price Amount	(vi) EMD Amount	(vii) Date and Time of Auction	(viii) Date and Time of EMD Auction		(x) Authorized Officer Name & Contact Number
	INR 5893362.63/- Demand Notice dated: 20-Apr-2021	22247946	Jeetendra Jayavant Datir, Sima J Datir & Sima Garments	Property-1-All the piece and parcel of Land, Situated within the Registration District & Division Pune, Sub-Division and Taluka Haveli, at Akurdi, Pune Bearing Sr. No. 154/5/2, Having its C.T.S No. 5130/1 to 95, And bounded As North: Existing Building in the said property, South: Mumbai Pune Road, East: Existing Building in the said property and open land & West: Nala and Highway tower Building & Property-2-All the piece and parcel of the property consisting of Office No. 47, 48, 49, 55, 56, 3rd Floor, Total area admeasuring about 904 Sq. Ft., and passage area admeasuring 436 Sq. Ft., totally area admeasuring 1340 Sq. Ft. i.e. 124.49 Sq. Mtrs., built up its PCMC Milkat no. 01718.00 (the area admeasuring jointly 2731 Sq. Ft., of shop no. 47 to 56 out of its area admeasuring 340 Sq. Ft., of shop no. 47, 48, 49, 55 & 56) in the Building known as Jay Towers, with Light Meter Alongwith All The Amenities Facilities of the Said Offices, Constructed on Above Mentioned Scheduled Land, Its PCMC Property Tax No. 01718.00 within the Limits of & Pimpri-Chinchwad Municipal Corporation, Registration District Pune, Sub-District Taluka- Haveli and within the Jurisdiction of Sub-Registrar Haveli, Pune	INR 1980000.00/-	INR 198000.00/-	30-Jul-2024 11.00 AM to 1.00 PM	29-Jul-2024 10.00 AM to 5.00 PM	24-Jul- 2024 10:00 AM To 4:00 PM	Name- Ashish Dahat Contact Number- 9407868444 Name- Abhishek Pawar Contact Number- 9029671255
2	INR 2410851.61/- Demand Notice dated: 26-Nov-2021	31191524	Mohammed Sadiq Shaik & Javid Mohammad Shaikh	All that piece and Parcel of Residential Property bearing Flat No. 402, Fourth Floor, admeasuring 37.81 Sq. Mtrs. i.e. 407 Sq. Ft. in Carpet area along with adjacent Terrance admeasuring 5.57 Sq.mtrs. i.e. 60 Sq. ft Totally admeasuring about 56.39 sq. mts. i.e. 607 Sq. Ft. salable build up Area (Including the area under balconies and proportionate common area) in the building known as "MATHURAI", Wing B, Constructed on Survey No. 20, Hissa No. 3/2/1, Villagae Kondhwe Dhawade, Tal Haveli, Pune 411023.	INR 2212515.00/-	INR 221251.50/-	30-Jul-2024 11.00 AM to 1.00 PM	29-Jul-2024 10.00 AM to 5.00 PM	24-Jul- 2024 10:00 AM To 4:00 PM	Name- Arpit Jain Contact Number- 6261105099 Name- Abhishek Pawar Contact Number- 9029671255
3	INR 2001791.68/- Demand Notice dated: 22-May-2019	13895549	Sohel Faizahmed Shaikh,Auto Craft,Faisal Faizahmed Shaikh & Khirunnisa FA Shaikh	All That Piece And Parcel Of Property Bearing Of Flat No B-15, Fourth Floor, Survey No. 8A, Kondhwa Khurd, Tal Haveli, Pune -411048	INR 2120580.00/-	INR 212058.00/-		29-Jul-2024 10.00 AM to 5.00 PM	24-Jul- 2024 10:00 AM To 4:00 PM	Name- Ashish Dahat Contact Number- 9407868444 Name- Abhishek Pawar Contact Number- 9029671255

Disclaimer: Please note that the said notice is issued for sale of immovable property only and IDFC FIRST Bank Limited has no right to sale of the movable assets, if any, present at the immovable

Authorised Officer IDFC FIRST Bank Limited (Formerly known as IDFC Bank Ltd)

(a) pnb Housing Finance Limited APPENDIX -IV-A

E-AUCTION SALE NOTICE OF IMMOVABLE PROPERTY (IES)

E-Auction-Sale Notice for Sale of Immoveable 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)

Registered Office: - 9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001, Phones:-011-23357171, 23357172, 23705414, Web:-www.pnbhousing.com Kharadi Branch: PNB Housing Finance Limited , Third Floor, Ganlaxmi Complex, Survey no.08, Hadapsar Kharadi Bypass Road, Kharadi, Pune, Maharashtra 411014. Kondhwa Branch: PNB Housing Finance Limited, 560, Fifth Floor, Marvel Vista, S.no 599A=598+593A, Sahney Sujan Park, Lulla Nagar, Pune. Maharashtra-411040. Pimpri Chinchwad Branch: PNB Housing Finance Ltd. Office No. 302, 3rd Floor, Gheewala complex, Station Road, Chinchwad, Pune, Maharashtra-411019. Warje Branch: PNB Housing Finance Limited, 12, Spandhan, Survey No. 117/1, Popular Nagar, Warje, Pune, Maharashtra-411052 Notice Is Hereby Given To The Public In General And In Particular To The Borrower(s) & Guarantor(s) Indicated In Column No-a That The Below Described Immovable Property (ies) Described In Column No-d Mortgaged/charged To The Secured Creditor, The Constructive/physical Possession of Which Has Been Taken (as Described in Column No-c) By The Authorized Officer Of M/s Prib Housing Finance Limited/secured Creditor, Will Be Sold On "as Is Where Is, As Is What Is And Whatever There Is Basis" As Per The Details Mentioned Below. Notice Is Hereby Given To Borrower(s)/mortgagor(s)/legal Heirs, Legal Representative, (whether Known Or Unknown), Executor(s), Administrator(s), Successor(s), Assignee(s) Of The Respective Borrowers/

Mortgagor(s)(since Deceased) As The Case May Be Indicated in Column No-a Under Rule-8(6) & 9 - Of The Security Interest Enforcement Rules, 2002 Amended As On Date. For Detailed Terms And Conditions Of The Sale, Please Refer To The Link Provided In M/s Pnb Housing Finance Limited/secured Creditor's Website I.e. www.pnbhousing.com Reserve EMD Last Date of Bid Inspection Date of Known Encumb-Demanded Nature of Loan No, Name of the Description of the Properties Price (10% of Submission Incremental Date & Auction erances/Court (RP) (E) RP) (F) of Bid (G) Rate (H) Time (I) & Time (J) Cases if any (K) Borrower/Co-Borrower/ Amount & Date Possessio Mortgaged (D) Guarantor(s)/Legal heirs (A) Rs. Flat no 453 AND 463, 5th and 6th Floor, Building No.4. Rs. Rs. 12-08-2024 Rs. NHL/KRDI/1220/842623, B.O. 31.07,2024 13.08.2024 Physical 50,000 Between Between Kharadi, Arti Rasheed Beg / Arti 34319222,806 Possession Clover Citadel, Salunkhe Vihar Road Opposite Salunkhe 18024000 1802400 Not Known Begs Cataring Services / Meera as on Vihar Society, S No.61 Hissa No.2 to 7, Wanworle, Pune. 12:00pm to 01:30pm to Rasheed Beg / Meera Beg 04:00pm | 03:00pm 16-11-2022 Maharashtra-411040, Pune, India. Catering Services NHL/KRDI/1220/842623, B.O. Flat No 553 and 563, Fifth Floor, 5th floor, Building No 5, Rs. 01.08.2024 13.08.2024 Rs. Rs. 12-08-2024 Rs. 50,000 Between Between Kharadi, Arti Rasheed Beg / Arti 34319222,806 Possession Clover Citadel Co Operative Housing Society Ltd. 17856000 1785600 Not Known Begs Cataring Services / Meera as on 12:00pm to 01:30pm to Opposite Salunkhe Vihar Society S No 61 Hissa no. 2 to Rasheed Beg / Meera Beg 04:00pm | 03:00pm 16-11-2022 Wanwadi, Pune, Maharashtra-411040, Pune, India. Catering Services Building H, 11th Floor, Flat No 1101, Abhimaan Homes, Rs. Gat No. 8, 12, 16, 18, 19, 20, Shirgaon, Opp. Prati Shirdi 1956000 195600 HOU/PM/0920/814802, B.O. 02.08.2024 13.08.2024 12-08-2024 2375929.62 Possession 10,000 Between Between Kondhwa, Satish Ambadas Kamble / Lata Satish Kamble Sai Mandir, Near Somat, Pune, Maharashtra-412402, 12:00pm to 01:30pm to as on 04:00pm 03:00pm 09-12-2022 HOU/KNDW/1118/606785, B.O. Rs. 5281307 Flat No 402, Sr No 13, 4th Floor, Mandakini Diwise, Opp Rs. 05.08.2024 13.08.2024 12-08-2024 Rs. Physical Rs. Possession BSNL Office Subhash Nagar, Katraj, Pune. 5525000 Kondhwa, Sandesh R Navandar | as on Between Between 552500 20,000 Swati Sandesh Navandar / Om | 26-06-2021 12:00pm to 01:30pm to Maharashtra-411046 India. Saideep Creation and Agencies 04:00pm | 03:00pm Physical Building C, Eighth Floor, 806, Nandini Bellus, Sr No 87, Rs. HOU/KRDI/1217/460963, B.O. 06.08.2024 13.08.2024 12-08-2024 Charadi, Priyanka Somnath Adsul 2692747.53 Possession Hissa No 2/1 and 2/2, Opp Manjiri, Nandini Takle Nagar, 3407000 340700 Between Between Not Known 10,000 12:00pm to 01:30pm to / Awadhut Hiraman Kamble as on Manjiri, Pune, Maharashtra-412307, India. 04:00pm | 03:00pm 5-12-2022 Physical Building A, 7th Floor, 708, Sara Sanskruti, Gat No.62 63 Rs. HOU/PUN/0219/653750, B.O. 09.08.2024 13.08.2024 12-08-2024 Rs. Possession 65. Village Kharabwadi, Taluka Khed, Pune. 1511000 une, Amol Prakash Narakhede / 1630725.77 Between Between Not Known 10,000 Sadhna Amol Narkhede 12:00pm to 01:30pm to as on Maharashtra-410501, India. 04:00pm 03:00pm 7-01-2023 Physical Wing E, 3rd Floor, 308.0, Happy City-Varale, Survey No. Rs. 47P 48P Opposite Hindustan Petroleum, Varale Phata 2054000 HOU/PM/1119/757448, B.O. Pimpri 15.07.2024 26.07.2024 25-07-2024 Rs. 10,000 Between Between 12:00pm to 01:30pm to Chinchwad, Swapnil Balasaheb 1602028.31 Not Known 205400 Possession Village Varale Tal Mayal, Pune, Maharashtra-410507, Choudhary/ Kalpana B Choudhary as on / Rohit Balasaheb Chaudhari 04:00pm | 03:00pm 14-06-2022 Physical Building B, 4th Floor, 419, Pelican, S. No 403/1, A/P HOU/PUN/0417/381696, B.O. Rs. 1421959 15.07.2024 26.07.2024 25-07-2024 Rs. Ambadvet, Pirangut-Hinjewadi, Road, Tal. Mulshi, Dist. - 1549000 10,000 Between Between 12:00pm to 01:30pm to 04:00pm 03:00pm Pune, Prasad Bhimraj Khaire / Not Known as on 154900 Sonali Prasad Khaire Pune, Maharashtra-412 15, India. 15-09-2021 Physical Wing A, 15th Floor, 1508, Pebbles Highmont, Old S No Rs. Possession Pune, Maharashtra-411057, India. Rs. 6650519.81 16.07.2024 26.07.2024 HOU/PM/0817/418573, B.O. 25-07-2024 10,000 Between Between 12:00pm to 01:30pm to impri Chinchwad, Avish Gupta Not Known 463400 04:00pm | 03:00pm 17-11-2021 Rs. 3455604.32 Building A, 3rd Floor, 306.0, Kalash, Gat No 449, 604 and Rs. 17.07.2024 26.07.2024 HOU/WRJE/1018/595195, B.O. 25-07-2024 Rs. Possession 605 Kasar, Amboli Pirangut Lavasa Road Pune. 2317000 Maharashtra-412115 India. Between Between 12:00pm to 01:30pm to 04:00pm 03:00pm Warje, Vikal Anil Ranaware / 10,000 Prajwala Sahebrao Bhalerao as on Single Building, First Floor, 101, Guru Vihan, Gatno 234, Rs. 18.07.2024 26.07.2024 HOU/KRDI/0518/529344, B.O. Kharadi, Vinodsingh Chotusingh 3157581.59 Pardeshi / Shrutishika Pardeshi as on Pune 412207, Prabhuram Nagar, Fulmala Road, Pune. 2149000 214900 Between Between Not Known 12:00pm to 01:30pm to 10,000 Possession 14 aharashtra-412207, India. Vinayaksingh Chhotusing 27-08-2022 04:00pm | 03:00pm Physical Flat No 1107, Sr No.2, BLD B 11th Floor, Venkatesh Rs. HOU/KNDW/1221/939419, B.O. 18.07.2024 26.07.2024 25-07-2024 Rs. Possession Paradise, PISOLI, Pune, Maharashtra-411060, Pune, 2149000 214900 Between | Between | 12:00pm to | 04:00pm | 03:00pm | 3045507.23 Kondhwa, Rajesh Kumar Singh / 10,000 Ruchi Rajesh Kumar Singh Physical Flat No 15, First Floor, Building No A-2, Silverwinds A Co Rs. Operative Housing Society Ltd, Plot No. 9, 10, 11, 13, 16, 17, 94, 95, 96 and 97, Sr No.536(old Sr No.732), Hissa 209900 Rs. 3071921.08 19.07.2024 26.07.2024 HOU/PUN/1021/919520, B.O. Rs. 25-07-2024 Rs. Pune, Harshad Shamrao Between Between Possession 10,000 Jamkhedkar / Bhagyashree as on 12:00pm to 01:30pm to 15-07-2022 No 2B & Sr No 536 (old 723)3A, 3b&1A, Talegaon 04:00pm | 03:00pm Vijaykumar Kashikar Dabhade, Pune, Maharashtra-410506, India. Rs. 3958627.96 Flat No 402 4th Fir, Plot No.59 & 60, S. No. 406 & 408, Rs. HOU/PM/1019/750915, B.O. 19.07.2024 26.07.2024 Rs. 25-07-2024 Rs. Physical Prathama Heights, Indrapuri Society Behind Thanda 2815000 281500 Pimpri Chinchwad, Amol Vitthal Between Between Not Known 10,000 12:00pm to 01:30pm to Chavan / Rupali Amol Chavan as on Mamla Hotel, Talegaon Dabhade, Pune, Maharashtra-5-09-2021 04:00pm | 03:00pm Rs. 3394952.46 20.07.2024 26.07.2024 HOU/PM/0720/806252, B.O. Flat No 407, 4th Floor, A Wing, Ashutosh Residency, Cts Rs. 25-07-2024 Possession No.230 & 235, Ghotawade, Pune, Maharashtra-410205, 2295000 10,000 Between Between 12:00pm to 01:30pm to 04:00pm 03:00pm Pimpri Chinchwad, Somanath 229500 Manohar Parkhe / Shilpa as on 7-07-2021 Somanath Parkhe Physical Flat No. 406 4th Fir. Wing A Sr No 98 1 B1, B2 B3, Village Rs. Residency 3, Nere, Kasarsai Village, Pune, 1899000 Rs. 2712941.67 20.07.2024 26.07.2024 HOU/PM/0918/578982, B.O. 25-07-2024 Rs. Between Between 12:00pm to 01:30pm to 04:00pm 03:00pm Hinjewadi, Seema D Nimal / 189900 10,000 Possession | Ashok Chandaliya Maharashtra-410506,India. 1-03-2021 Wing C ,1st Floor,111, Happy City-Varale, Survey No. 47P 48P Opposite Hindustan Petroleum, Varale Phata Village 824000 Rs. 10,000 Between Between 12:00pm to 01:30pm to HOU/PUN/0619/706543, B.O. Rs. 1238872.05 25-07-2024 Pune. Amol Gautam Kamble / 82400

04:00pm | 03:00pm Together with the further interest @16% p.a. as applicable, incidental expenses, cost, charges etc. incurred up to the date of payment and/or realization thereof. "* To the best knowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances/ claims in respect of above mentioned immovable/secured assets except what is disclosed in the column no-K. Further such encumbrances to be catered/paid by the successful purchasen/bidder at his/her end. The prospective purchasen/s)/bidders are requested to independently ascertain the veracity of the mentioned

Varale Tai Mavai, Pune, Maharashtra-410507, India.

Rs. Physical Building B, 4th floor, Flat No. 402, Nirmaann Serrene, S Rs. 7369107.48 Possession No. 24/1/1 Behind Corinthian Club Resort, Next to 5198000 519800

Country Club Undri, Pune, Maharashtra-411060, India.

As on date, there is no order restraining and/or court injunction PNBHFL/the authorized Officer of PNBHFL from selling, alienating and/or disposing of the above immovable properties/secured assets. The prospective purchaser/bidder and interested parties may independently take the inspection of the pleading in the proceedings/orders passed etc. if any, stated in column no-K. Including but not limited. to the title of the documents of the title pertaining thereto available with the PNBHFL and satisfy themselves in all respects prior to submitting tender/bid application form or making Offer(s). The bidder(s) has

to sign the terms and conditions of this auction along with the Bid Form. 3. Please note that in terms of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002, the bidder(s)/the purchaser is legally bound to deposit 25% of the amount of sale price, (inclusive of earnest money, if any, deposited) on the same day or not later than next working day. The sale may be confirmed in favour of (bidder(s) only after receipt of 25% of the sale price by the secured creditor in accordance with Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the scale consideration amount has to be deposited by the purchaser within 15 days' from the date of acknowledgement.

of sale confirmation letter and in default of such deposit, the property/secured asset shall be resold. C1 INDIA PRIVATE LIMITED would be assisting the Authorised Officer in conducting sale through an e-Auction having its corporate office at Plot No.68, 3rd Floor, Sector 44, Gurgaon, Haryana 122003. Website-www.bankeauctions.com. For any assistance related to inspection of the property or obtaining the Bid Documents and for any other query or for registration, you have to co-ordinate with Abhijeet

Gaikwad Contact Number 1800120 8800, auction@pnbhousing.com is authorised person of PNBHFL or refer to www.auction@pnbhousing.com Place: Pune, Dated: 11-07-2024 Authorized Officer, M/s PNB Housing Finance Limited

financialexp.epapr.in

Ashwini Amol Kamble

HOU/KNDW/0221/862766, B.O.

Salvi / Aparna Sandesh Salvi

Kondhwa, Sandesh Shankar

as on

5-08-2021

Pune

04:00pm 03:00pm

23.07.2024 26.07.2024

Between Between Not Known 12:00pm to 01:30pm to

25-07-2024

Rs.

20,000