FINANCIAL EXPRESS

PUBLIC NOTICE

This is to inform public in general that Kotak Mahindra Bank Ltd. has organized an Auction in below mention respect of Vehicles.

(1) ASHOK LEYLAND DOST GOODS MH 50 N 2907 • YOM : 2022 • Min. Reserve Price : Rs. 304000/-(2) FULLY BUILD GOODS BODY PRO 2110 VOLVO EICHER MH 10 DT 3914 • YOM : 2023 • Min. Reserve Price : Rs. 926250/-

(3) BOLERO PIK UP ALL VARIENTS MH 13 DQ 4816 • YOM : 2022 • Min. Reserve Price : Rs. 484500/-(4) AL ECOMET 1615 FULLY BUILT GOODS HSD 4200 MH 20 GC 3427 • YOM : 2023 • Min. Reserve Price : Rs. 1296750/-

(5) ASHOK LEYLAND DOST GOODS MH 45 AF 7875 • YOM : 2022 • Min. Reserve Price : Rs. 324900/-(6) ASHOK LEYLAND GP4825 COWL CHASSIS GOOD DD 02 G 9604 • YOM : 2023 • Min. Reserve Price : Rs. 2401600/-

(7) CB PRO 3019 CBC CH No. C0PH095870 • YOM : 2023 • Min. Reserve Price : Rs. 904400/-

(8) EICHER PRO 5016 NL 01 AD 7837 • YOM : 2019 • Min. Reserve Price : Rs. 543400/-(9) ASHOK LEYLAND 4825 CHASSIS MH 26 BD 7311 • YOM : 2022 • Min. Reserve Price : Rs. 2401600/-

(10) TATA LPT 1512 FULLY BUILT GOODS MH 42 BF 1358 • YOM : 2022 • Min. Reserve Price : Rs. 864500/-(11) ASHOK LEYLAND 2820 CAB CHASSIS

MH 14 KQ 9366 • YOM : 2023 • Min. Reserve Price : Rs. 1569400/-(12) CB MARUTI SUPER CARRY MH 12 TV 8722 • YOM : 2022 • Min. Reserve Price : Rs. 180500/-

(13) TATA INTRA V30

MH 10 DT 3573 • YOM : 2023 • Min. Reserve Price : Rs. 308750/-Under hypothecation with M/s. Kotak Mahindra Bank is under Sale in its "As is where is condition". Interested parties can give their quotations (Online / Offline) within 07 days from this paper publication i.e. on or before 19.03.2025.

Branch Add.: Kotak Mahindra Bank Ltd., Nyati Unitree, 4th Floor, Zone-West 3, Samrat Ashok Road (Nagar Road), Gunjan Corner, Yerawada, Pune - 411006 OR Contact: Yogesh Niture, Kotak Mahindra Bank Ltd., Phone: 9764444576. Email: yogesh.niture@kotak.com

> Form No. 14 [See Regulation 33(2)] By Regd. A/D, Dasti failing which by Publication

Office of the Recovery Officer-I/II **Debts Recovery Tribunal Pune** Unit No. 307 to 310, 3" Floor, Kakade Biz Icon Building, Shivaji Nagar, Pune - 411005.

DEMAND NOTICE

Notice Under sections 25 to 28 of the Recovery of Debts & Bankruptcy Act, 1993 and Rule 2 of Second Schedule to the Income Tax Act, 1961 28/02/2025

RC/295/2021 Punjab National Bank (ERSTWHILE ORIENTAL BANK OF COMMERCE)

Versus DEVASHIS ASHOK MANNA & OTHS.

(CD1) Mr. Devshis Ashok Manna, Gat No. 1346/1, Sai Satyam Wagholi,

Pune - 412 307, Maharshtra, Also at: Flat No. 202, A3, Umang Homes, IVY Estate, Wagholi,

Pune - 412 307, Maharshtra. (CD 2) Mr. Subhashis Ashok Manna, Gat No. 1346/1, Sai Satyam Wagholi

Pune - 412 307, Maharshtra. Also At: Flat No. 202, A3, Umang Homes, IVY Estate, Wagholi, -412307, Maharshtra.

This is to notify that as per the Recovery Certificate issued in Pursuance of orders passed by the Presiding Officer, Debts Recovery Tribunal, Pune in OA/801/2018 an amount of Rs.10,13,870.00 (Rupees Ten Lakhs Thirteen Thousand Eight Hundred Seventy Only) along with pendent lite and future interest @ 9.50% p.a. with monthly rests w.e.f. 05/10/2018 till realization and costs of Rs. 30,010.00 (Rupees Thirty Thousand And Ten Only) has become due against you (Jointly and Severally)

2. You are hereby directed to pay the above sum within 15 days of the receipt of the Notice, failing which the recovery shall be made in accordance with the Recovery of Debts Due to Banks and Financial

Institutions Act, 1993 and Rules there under. 3. You are hereby ordered to declare on an affidavit the particulars of

yours assets on or before the next date of hearing. 4. You are hereby ordered to appear before the undersigned on

09/06/2025 at 10.30 a.m. for further proceedings

In addition to the sum aforesaid, you will also be liable to pay: (a) Such Interest as is payable for the period commencing

immediately after this notice of the certificate/execution

All costs, charges and expenses incurred in respect of the service of this notice and warrants and other processes and all other proceedings taken for recovering the amount due

Given under my hand and seal of the Tribunal, on this date: 28/02/2025. (Ravikant Vinayak Yadav)



RC/52/2024

Recovery Officer-I Debts Recovery Tribunal, Pune.

Form No. 14 [See Regulation 33(2)] By Regd. A/D, Dasti failing which by Publication

Unit No. 307 to 310, 3rd Floor, Kakade Biz Icon Building. Shivaji Nagar, Pune - 411005. DEMAND NOTICE

Office of the Recovery Officer-I/II

Debts Recovery Tribunal Pune

Notice Under sections 25 to 28 of the Recovery of Debts & Bankruptcy Act, 1993 and Rule 2 of Second Schedule to the

Income Tax Act, 1961 24/02/2025

Punjab National Bank

(ERSTWHILE ORIENTAL BANK OF COMMERCE) Versus SAMEERUDDIN QUADIRUDDIN SHEIKH & ORS.

(CD1) Mr. Sameeruddin Quadiruddin Sheikh, Propeitor M/S, Alfa Traders, Shop No. 3, H.Y. M. Complex, Survey No. 582 Wanwadigaon, Pune - 411040.

Also at: Flat No. 801, 8th Floor, Building - H, Hill Mist Harmony, CHS, S. No. 16+17+18, CTS No. 739, Kondwa Khurd, Pune - 411 048.

(CD2) Mrs. Zareen Sameeruddin Sheikh, Flat No. 801, 8" Floor, Building - H, Hill Mist Harmony, CHS, S. No. 16+17+18, CTS No. 739, Kondwa Khurd, Pune - 411 048.

(CD3) Mr. Mohammed Rafique Ismile Shaikh, Survey No. 58, Mahnish Apartments, Mithanagar, Kondhwa Khurd, Pune - 411 048. This is to notify that as per the Recovery Certificate issued in Pursuance of

orders passed by the Presiding Officer, Debts Recovery Tribunal, Pune in OA/361/2019 amount of Rs.1,21,59,994.00 (Rupees One Crore, Twenty One Lakhs Fifty Nine Thousand Nine Hundred Ninety Four Only) along with cost, expenses and future interest @ 9% p.a. Simple Interest Yearly w.e.f 07/12/2018 till realization and costs of Rs. 1,49,005.00 (Rupees One Lakh Forty Nine Thousand And Five Only) has become due against you (Jointly and Severally)

2. You are hereby directed to pay the above sum within 15 days of the receipt of the Notice, failing which the recovery shall be made in accordance with the Recovery of Debts Due to Banks and Financial Institutions Act, 1993 and Rules there under.

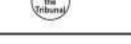
3. You are hereby ordered to declare on an affidavit the particulars of yours assets on or before the next date of hearing.

4. You are hereby ordered to appear before the undersigned on 30/05/2025 at 10.30 a.m. for further proceedings

5. In addition to the sum aforesaid, you will also be liable to pay: (a) Such Interest as is payable for the period commencing immediately after this notice of the certificate/execution

All costs, charges and expenses incurred in respect of the service of this notice and warrants and other processes and all other proceedings taken for recovering the amount due.

Given under my hand and seal of the Tribunal, on this date: 24/02/2025.



(Ravikant Vinayak Yadav) I/C Recovery Officer-II Debts Recovery Tribunal, Pune.

PUBLIC NOTICE

Notice is hereby given to all, that M/s Metamorphosis Engitech India Private Limited having address at: Gat 56/3/4/5, at post Pimple Jagtap, Tal. Shirur, Dist. Pune (i.e Said Company/said Owner) is the owner and is in actual possession of lands/properties which are more particularly described in the schedule written

The Said Company has agreed to sell/transfer the said lands/properties to my client. And Said Company/Owner has assured that except the charge of HDFC Bank and CSB Bank (in respect of 56/3 and 58/1/1A/1), Said Company has not encumbered the said property in any manner. And the said Company is in process of getting requisite Deed of Release/consent/NOC etc., from said above referred Mortgagee Banks. Thus, except the above referred charge, Said Company/Owner is having clean, clear and marketable title in respect of the Said lands/properties. Hence, so as to verify the marketable title of the said Company/Owner in respect of the below mentioned properties, the present Public Notice is published. Hence, any persons having any right, title or interest of whatsoever any nature in the said lands/properties or having any objection for the transaction of sell/transfer by the said owner should inform in writing to undersigned within Fifteen Days from the publication of this notice and should satisfy along with documentary proof about their claim title to the same, or about the objection that they have. Failing which my client shall proceed further to complete the transaction presuming that the said property is free from all encumbrances and the aforesaid owners have clear and marketable title to the same and any claim/objection raised thereafter shall be deemed to have been waived or given up which please note

SCHEDULE

All that piece and parcel of the below mentioned properties/lands situated at village Pimple Jagtap, Tal. Shirur Dist. Pune:

Gat Number	Area intended	Boundaries								
	to be purchased Hec-Aar	East	West	South	North					
56/3	00 Hec 12.02 Aar (1202 sq. mtrs)	Gat No.57 (p) and Road	Gat No. 57 (P) & 58	Remaining portion of Gat No 56	Gat No. 57 Road and boundary Of Village Karandi					
57	00 Hec 20 Aar	Road & Gat No. 56	Gat No. 60	Property of M/s Metamorphosis Engitech India Private Limited out of Gat No.57						
58/1/IA/I 01 Hec 00 Aur		Property of Mr. Bala- subramanian	Property of Mr. Vitkar	Property of Yazata Estates	Gat No. 57					

Adv. Raviraj D Kulkarni For Apex Legal Consultants A-802, 8° floor, Amagam Co-op Society,

Final Plot No. 1000/2+3, CTS No 158/C/8 (Part), Near Patrakar Bhayan, Navi Peth. Pune-411030 Date:13/03/2025 Mobile No. 9657725585, 9881844889

DEBTS RECOVERY TRIBUNAL-1 MUMBAI (Government of India, Ministry of finance)

2nd Floor, Telephone Bhavan, Colaba Market, Colaba, Mumbai- 400005 (5th Floor, Scindia House, Ballard Estate, Mumbai-400 001)

T. A. No. 1710 Of 2016 CENTRAL BANK OF INDIA ... Applicant V/S VIVITA LTD AND ORS ... Defendants

DEFENDANT No.1

August, 2024.

Pune

VIVITA LIMITED (EARLIER KNOWN AS GANESH VALLEY FOODS LIMITED) FACTORY PREMISES BEARING GUT NOS 502,504,505,506,507 AND 508 SITUATED AT VILLAGE NAIGAON TALUKA MAVAL, DIST PUNE, MAHARASHTRA

SUMMONS

1. WHEREAS, TA/1710/2016 was listed before Hon'ble Presiding Officer/Registrar on 25/07/2024.

WHEREAS this Hon'ble Tribunal is pleased to issue summons/ notice on the said Application under section 19(4) of the Act, (OA) filed against you for recovery of debts of Rs. 18,32,12,896.11/-

WHEREAS the service of summons/Notice could not be effected in the ordinary manner and whereas the Application for substitute service has been allowed by this Tribunal.

4. In accordance with sub-section (4) of section 19 of the Act, you, the defendants are directed as under: (i) To show cause within thirty days of the service of summons as to why relief

prayed for should not be granted; (ii) To disclose particulars of properties or assets other than properties and assets specified by the applicant under serial number 3A of the original

application; (iii) You are restrained from dealing with or disposing of secured assets or such other assets and properties disclosed under serial number 3A of the original application, pending hearing and disposal of the application for attachment of

(iv) You shall not transfer by way of sale, lease or otherwise, except in the ordinary course of his business any of the assets over which security interest is created and/or other assets and properties specified or disclosed under serial number 3A of the original application without the prior approval of the Tribunal; (v) You shall be liable to account for the sale proceeds realised by sale of secured assets or other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with the bank or financial institutions holding security interest over such assets.

5. You are also directed to file the written statement with a copy thereof furnished to the applicant and to appear before Registrar on 25/06/2025 at 12:00 Noon, failing which the application shall be heard and decided in your

Given under my hand and the seal of this Tribunal on this 23rd day of



the recovery of amount due from Borrower (s) and Co-Borrower (s) as per column (i), due to Home First Finance Company India Limited.

of Plot No. D-10. North-Property of Unit No. 1 of plot No. D-10

(a) pnb Housing inance 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 Kolhapur Branch: 401/402, Fourth Floor, Matoshri Plaza, Venus Comer, Shahupuri, Kolhapur, Maharashtra-416001, Kharadi Branch: Third Floor, Ganlaxmi Complex, Survey No.08, Hadapsar Kharadi Bypass Road, Kharadi, Pune, Maharashtra-411014. Kondhwa Branch: 560, Fifth Floor, Marvel Vista, S.No. 599A=598+593A, Sahney Sujan Park, Lulla Nagar, Pune, Maharashtra-411040. Pimpri Chinchwad Branch: Office No.302, 3rd Floor, Gheewala complex, Station Road, Chinchwad, Pune, Maharashtra-411019

Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column no-Athat 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 PNB 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-Aunder Rule-8(6) & 9 of the Security Interest Enforcement Rules, 2002 amended as on date. or detailed forms and conditions of the sale inlease refer to the link provided in Mis PNR Housing Finance Limited secured creditor's wateria i.e. www.nahhousing.com

The detailed verifie and conditions of the sake	o, produce result of s	to more pro-	rated first transferring streeting and the second	race or come	- a mount	31.6. www.pi	- COLONIA	H-earth.		
Loan No. Name of the Borrower/Co-Borrower/ Guarantor(s)/Legal heirs (A)	Demanded Amount & Date (B)	Nature of Possession (C)	Description of the Properties Mortgaged (D)	Reserve Price (RP) (E)	EMD (10% of RP) (F)	Last Date of Submission of Bid (G)	Bid Incremental Rate (H)	Inspection Date & Time (I)	Date of Auction & Time (J)	Known Encumberan Court Case if any (K)
NHL/KOP/0918/579743, B.O.: Kolhapur, Samir Uttamrao Kale/ Supriya Uttamrao Kale / Meenakshi Samir Kale	Rs.25328864.35 as on 17-11-2021	Physical Possession	Plo No.17 A Plot, No.16 C S No.511 A, E Ward, Laxmanrap Mohite Colony Kadamwadi Road, Kadamwadi, Nr D Y Patil Hospital Kolhapur Maharashtra-416012, India.	Rs. 21573000	Rs. 2157300	27-03-2025	Rs. 50,000	18-03-2025 Between 12:00pm to 04:00pm	28-03-2025 Between 2:00PM to 03:00PM	Not Kno
HOU/KRDI/0518/529344, B.O.: Kharadi, Vinodsingh Chotusingh Pardeshi / Shrutishika Pardeshi /Vinayaksingh Chhotusing Pardeshi	Rs.3157581.59 as on 27-08-2022	Physical Possession	Single Building, First Floor 101, Guru Vihan, Gaf, No. 234, Pune-412207, Prabhuram Nagar, Fulmala Road, Pune, Maharashtra- 412207, India.	Rs. 1568000	Rs. 156800	27-03-2025	Rs. 10,000	17-03-2025 Between 12:00pm to 04:00pm	28-03-2025 Between 2:00PM to 03:00PM	Not Kno
HOU/KNDW/1018/597038, B.O.: Kondhwa, Devendra Raju Gaikwad / Raju Ramchandra Gaikwad	Rs.2390626.55 as on 17-11-2021	Physical Possession	Flat No.201, Sr No 115 2,2nd Floor, Gokuldham Residency, Chovisawadi, Pune, Maharashtra-412105, Pune, India.	Rs. 1234000	Rs. 123400	27-03-2025	Rs. 10,000	21-03-2025 Between 12:00pm to 04:00pm	28-03-2025 Between 2:00PM to 03:00PM	Not Kno
HOU/PM/0317/370996 /HOU/PM/0317/364775, B.O.: Pimpri Chinchwad, Sanjay Shesharao Yewatkar / Aruna Sanjay Yavatakar	Rs.498055,02 / 303807.99 as on 17-10-2019	Physical Possession	309 3rd Floor, Gat No. 4595 (old) Gat 455 456 (New), Wing O 1, Swapna Nagan, Village-Chakan, Tal Khed, Pune, Maharashtra, India, 410501, (525 Sq. Ft. Builf Up)	Rs. 919000	Rs. 91900	27-03-2025	Rs. 10,000	19-03-2025 Between 12:00pm to 04:00pm	28-03-2025 Between 2:00PM to 03:00PM	Not Kno

Together with the further interest @18% 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 discosed in the column no-K. Further such encumbrances to be catered/paid by the successful purchaser/bidder at his/her end. The prospective purchaser/si/bidders are requested to independently assets as except what is discosed in the 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 ended/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) which is a sign of the sale price by the sale price by the sale may be confirmed in favour of (bidder(s) only after receipt of 25% of the sale price by the sale or as dated of acknowledgement of sale confirmed in the sale price by the purchaser with Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the sale 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.4. 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.bankeauctons.com. For any assistance related to inspection of PNBHFL, or refer to www.pnbhousing.com Authorized Officer, M/s PNB Housing Finance Limited Place: Pune, Dated: 13.03.2025

APPENDIX -IV-A - E-AUCTION-PUBLIC 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)
Reg. Off.:- 9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001, Phoness-011-23357171, 23357172, 23705414, Web:-www.pnbhousing.com B.O. PIMPRI CHINCHWAD: Office No. 302, 3rd Floor, Gheewala complex, Station Road, Chinchwad, Pune, Maharashtra - 411019 Pune, KHARADI: Third Floor, Ganlaxm Complex, Survey no.08, Hadapsar Kharadi Bypass Road, Kharadi, Pune, Maharashtra - 411014, KONDHWA: 560, Fifth Floor, Marvel Vista, S. no 599A=598+593A, Sahney Sujar Park, Lulla Nagar, Pune, Maharashtra - 411040, PUNE: 5 A,B,C,D, Fifth Floor, Sheerang House, Opp. Jangli Maharaj Temple, J M Road, Shivaji Nagar, Pune, Maharashtra 411005, WARJE: 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 PNB 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-Aunder 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.

Loan No. Name of the Borrower/Co-Borrower / Guarantor / Legal heirs(A)	Demanded Amount & Date (B)	Nature of Posse- ssion (C)	Description of the Properties mortgaged (D)	Reserve Price (RP) (E)	(10% of RP) (F)	Last Date of Submission of Bid (G)	Bid Incre mental Rate (H)	Inspection Date & Time (I)	Date of Auction & Time (J)	Enown Encum brances Court Case if any (K)
NHL/PM/0219/644998 Sachin Gulabrao Ghare / Shalini Sachin Ghare B.O.: PIMPRI CHINCHWAD	RS. 2010558.44 & 26-10-2021	Physical Possession	Shop No 106 1st Fir, Plot No 6 And 7, CTS No 1816, S No 61 New S No 50, Sai Charan Residency Satyakamal Colony Talegaon Station Talegaon Pune Maharashtra- 410507 Pune India.	RS. 2,236,000	RS. 223600	28-03-25	RS. 10000	27-03-2025 12:00pm to 04:00pm	29-03-2025 2PM to 03:00PM	Not Know
HOU/KRDI/1017/438021 Satish Vasant Pardhe / Savita Satish Pardhe B.O.: KHARADI	RS.2000823. 64 & 16-05-2024	Physical Possession	Building B 4th Floor 403 Pristine Palms S. No. 73 & 74, Village Bakori Tal-Haveli Bakori Pune MAHARASHTRA-413582 India.	RS. 1,294,000	RS. 129400	28-03-25	RS. 10000	16-03-2025 12:00pm to 04:00pm	29-03-2025 2PM to 03:00PM	Not Know
NHL/PUN/0121/853626 Avinash Bhosale /Neeta Avinash Bhosale B.O.: PUNE	RS. 3024168.86 & 14-08-2023	Physical Possession	Flat No 105.1 St Floor, Building No A. Pristine Purvrang Part 1, Gat No 733 . Perne, Pune, Maharashtra-412216, Pune, india.	RS. 1,300,000	RS. 130000	28-03-25	RS. 10,000	20-03-2025 Between 12:00pm to 04:00pm	29-03-2025 Between 2PM to 03:00PM	Not Know
HOU/PUN/0121/848298 Avinash Bhosale /Neeta Avinash Bhosale B.O.: PUNE	RS. 3024168.86 & 14-08-2023	Physical Possession	Flat No 407,4 Th Floor, Wing / Building No E, Pristine City Phase 2, Gat No 157, Bakori, Pune, Maharashtra-412207, Pune, india.	RS. 1,847,000	RS. 184700	28-03-25	RS. 10,000	22-03-2025 Between 12:00pm to 04:00pm	29-03-2025 Between 2PM to 03:00PM	Not Know
HOU/KNDW/0721/898076 Shivaji Dinakar Modhave / Modhave Indubai Dinkar B.O.: KONDHWA	RS. 2099187.9 & 21-02-2022	Physical Possession	Building A - Wing A, 1st Floor, Flat No. 104, Vivanta Sarthak, Gat No. 3440, 3444, 3445, Near Anand Ground, Village Talegaon Dhamdhere Shirur, Pune, MAHARASHTRA-412208, India.	RS. 1,467,000	RS. 146700	28-03-25	RS. 10,000	27-03-2025 12:00pm to 04:00pm	29-03-2025 2PM to 03:00PM	Not Know
HOU/PUN/0217/349755 & HOU/PUN/0317/361455 Suhasini Kirankumar Kharat / Kirankumar Mahadeo Kharat B.O.: PUNE	RS. 810861.39 & 17-01-2023	Physical Possession	Flat No 808, 8th Floor, Gat. No 36, 37, 39, 40, 339, Building A 3, XRBIA AMBI, Village Ambi, Tal Maval, Pune, MAHARASHTRA- 410507, India.	RS. 717,000	RS. 71700	28-03-25	RS. 10000	19-03-2025 12:00pm to 04:00pm	29-03-2025 2PM to 03:00PM	Not Know
HOU/WRJE/0719/720956 Amol Digambar Harihar/Chaya Amol Harihar /Hrishikesh Telvekar B.O.: WARJE	RS. 2677636,39 & 05-08-2021	Physical Possession	Flat No 504 Flor No 5, Sr No 36 3D, Sai Enclave, Kartaj Kondhava Road, Katraj, Swami Samarth Nagar Opp Shivan Hotel, Pune, Maharashtra-411046, Pune, india.	RS. 16,04,000	RS. 160400	28-03-25	RS. 10000	24-03-2025 12:00pm to 04:00pm	29-03-2025 2PM to 03:00PM	Not Know

"Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred upto 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 purchaser/bidder at his/her end. The prospective purchaser(s)/bidders are requested to independently ascertain the veracity of the mentioned encumbrances.
(1.) 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 ssets and status is mentioned in column no-K

(2.) 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.
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 o

earnest money) 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 sale 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 authorized officer shall forfeit the part payment of sale consideration amount within 15 days from the date of expry of mandatory period of 15 days mentioned in the sale confirmation letter and the property/secured asset shall be resold as per the provisions of Sarfaesi Act.

(4.) M/s 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, 3" 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 Pankaj Tiwari / Nilakshi Patil Toll Free No. - 1800 120 8800, E-Mail: auction@pnbhousing.com, is authorised Person of PNBHFL or refer

to www.pnbhousing.com.

PLACE:- PUNE DATE:- 13.03.2025 SD/-AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED

homefirst

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)

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 what is", and "Whatever there is" as described hereunder. The auction will be conducted "On Line", for

Sr. Name Market EMD Date of Date and Last Date & Time PROPERTY ADDRESS Number of Date of Demand Borrower (s) and Value Amount Possession Time of of Submission Authorised Demand Notice Co-Borrower (s) Of Emd & officer Auction Notice Amount Documents Flat-Aapal Ghar Sanaswadi, Gat No. 165(Phasel), 181&183(Phasell), Gat Ravindra Sadashivrao 28-03-2025 26-03-2025 8983746741 03-09-2024 11,11,199 09-11-2024 7,40,000 74,000 no.175,176(PhaseIII) Dingrajwadi, Behind Kalyani Forge, Sanaswadi, Raut, SANGITA (11am-2pm) (upto 5pm) RAVINDRA RAUT Pune, Maharashtra-412208. Bounded By: North by - S. No. 171 to 183, South by - S. No. 157, East by - S. No. 166, West by - S. No. 164. Plot No.51, R.S. No. 429/1/B, Near Sant Sena Maharaj Mandir, Dhanavade Late Vasant Janardhan 28-03-2025 26-03-2025 9975251688 03-08-2024 10,54,923 10-10-2024 9,40,000 94,000 Plot, Tasgaon, Tal- Tasgaon, Dist- Sangli, Tasgaon, Maharashtra, 416312 Bounded Bhandare (Deceased), (11am-2pm) (upto 5pm) by East-Plot No. 52. West-Plot No. 50. North-R.S No. 430. South-9 Mtr Road Anita Vasant Bhandare, Other legal Representatives of Late Vasant Janardhan Bhandare (Deceased) Sandesh Maruti Khot, Suraj RS NO. 141/2/9/141/3/9 , Row H.U.No. 2, Plot No.D 10, Behind HP Gas Godown, 03-08-2024 | 16,57,756 28-03-2025 26-03-2025 9922800699 10-10-2024 15,90,000 1,59,000 Chinchwad Road, Mouje Mudshingi, Karveer, Kolhapur, Kolhapur, Maharashtra, Maruti Khot, Maruti Khandu (11am-2pm) (upto 5pm) 416119 Bounded by East-Property of Plot No. E-3. West-Colony Road. South-Property Khot Laxmi Maruti Khot

4,	Tajuddin Shauqat Patavegar, Tanjila Tajuddin Patavegar, Dilashadabi Shaukat Patavegar	Flat No. F- 6, 1st Floor, F-6,Shri Siddhi Vinayak 3466 & 3467,Siddhivinayak Residency -Phase II Nr. Shinde Hospital, Bramhapuri, at/p. & Tal K 416216	03-06-2024	10,63,966	20-08-2024	10,15,000	1,01,500	28-03-2025 (11am-2pm)	26-03-2025 (upto 5pm)	9922800699	
5.	Nikita Nikesh Enarkar, Nikesh Vasant Enarkar	Flat no-408, Block no- A5, Playtor Rajgurunagar A5, Gat no. 189,190, Rajgurunagar, Taluka Khed, District- Pune, Pincode- 410505			11,44,349	23-02-2024	8,00,000	80,000	28-03-2025 (11am-2pm)	26-03-2025 (upto 5pm)	8983746741
6.	Amol Balu Pardhe, Nandini Nilkanth Nivandikar	Flat No. 204, Siddhivinayak Complex, Sr. No. 42/12, Ambai Mata Road , Near Dhayareshwar Temple, Dhayari, Pune Maharashtra 411041			13,65,193	16-07-2024	10,90,000	1,09,000	28-03-2025 (11am-2pm)	26-03-2025 (upto 5pm)	9773500909
E-Auction Service Provider		E-Auction Website/For Details, Other terms & conditions		A/c No: for depositing EMD/other amount		M. A	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			http://www.homefirstindia.com https://homefirst.auctiontiger.net		912020036268117- Home First Finance Company India Limited -			B0000395	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 thirdparty 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 15 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: 13-03-2025 Place: Pune, Kolhapur, Sangli

e-Mail id : ramprasad@auctiontiger.net and support@auctiontiger.net,



Axis Bank Ltd., MIDC, Andheri East,



Signed by Authorized Officer, Home First Finance Company India Limited

