**KERALA WATER AUTHORITY** e-Tender Notice

**Tender No :** E-Tender No 01/2025-26/SE/PHC/CHN

Jai Jeevan Mission -WSS to Aikkarannadu, Mazhuvannoor & Kunnathunadu Pt-Restoration of LSGD roads in Mazhuvannoor, Aikkarannad and Kunnathunadu ps-General Civil Work. **EMD :** Rs. 200000 **Tender fee :** Rs. 13010 **Last date for submitting Tender :** 26-04-2025 03:00pm **Phone :** 0484-2360645 **Website :** [www.kwa.kerala.gov.in](http://www.kwa.kerala.gov.in) [www.etenders.kerala.gov.in](http://www.etenders.kerala.gov.in)

**Supertending Engineer**  
**PH Circle Kochi**

**KWA-JB-GL-6-4-2025-26**

**कार्यालय जोधपुर विकास प्राधिकरण, जोधपुर**

जनांक - जनवरी 14684236 दिनांक - 09/04/2025

**ई निविदा सूचना संख्या- जौन दक्षिण/01/2025-26**

जोधपुर विकास प्राधिकरण, जोधपुर की ओर से प्राधिकरण एवं राजकीय विभाग में नियमानुसार उपर्युक्त श्रेणी में पंजीकृत ठेकेदारों से खिलव कार्यों हेतु मुहुरबंद निविदाएं आमंत्रित की जाती हैं। इन कार्यों की अनुमानित लागत, निविदा देने जाने तथा प्राप्त करने की दिनांक, निविदा शर्तें आदि का सम्पूर्ण विवरण वेबसाइट [www.eproc.rajasthan.gov.in](http://www.eproc.rajasthan.gov.in), [www.jodhpurjda.org](http://www.jodhpurjda.org), [www.sppp.raj.nic.in](http://www.sppp.raj.nic.in) पर देखा जा सकता है।

**NIB Code: JOD2526A0005**  
**UBN No.: JOD2526WSOB00011 To JOD2526WSOB00014**

तल.संख्या/कौ/25/657 अधिसूचना अधिनियम (दस्तावेज)

**KOTAK MAHINDRA BANK LIMITED**

Regd office: 27BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai – 400 051  
Corporate office: Kotak Infiniti, Bldg No 21, Infiniti Park, General AK Vaidya Marg, Malad (E), Mumbai – 400097 [www.kotak.com](http://www.kotak.com)

**AUCTION NOTICE**

The below mentioned Borrower/s had availed gold loan facility against security of the gold ornaments/ items, as specified below. The Borrower/s defaulted in due repayment of the installments and outstanding dues and as a result of which the Bank was constrained to issue notices calling upon the Borrower/s to repay the outstanding amounts. However, the Borrower/s has failed to repay/clear his outstanding dues thereby compelling the Bank to auction the gold ornaments pledged in favour of the Bank. The open auction of the above mentioned gold ornaments would be held on/after at :-  
Date: 23-Apr-2025 Time: 11:00 AM Place: Respective Sub Locations/E-Auction

**KOTAK MAHINDRA BANK LIMITED**

Regd office: 27BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai – 400 051  
Corporate office: Kotak Infiniti, Bldg No 21, Infiniti Park, General AK Vaidya Marg, Malad (E), Mumbai – 400097 [www.kotak.com](http://www.kotak.com)

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Date: 23-Apr-2025 Time: 11:00 AM Place: Respective Sub Locations/E-Auction

| Appl/Apac  | Party Name                             | State       | Location | Sub Location | Gross Wgt |
|------------|--|-------------|----------|--------------|-----------|
| GLN3680515 | Pradip Ranusing Rajput                 | MAHARASHTRA | PUNE     | FURSUNGI     | 15.25     |
| GLN3680756 | Yogesh Ashok Jedhe                     | MAHARASHTRA | PUNE     | KATRAJ       | 42.00     |
| GLN3372283 | Adinath Manohar Tupe                   | MAHARASHTRA | PUNE     | KHARAJI      | 85.28     |
| GLN3576417 | Ainiky Khandu Salunke                  | MAHARASHTRA | PUNE     | KOTHRUD      | 116.80    |
| GLN3580452 | Santosh V Kolapkar                     | MAHARASHTRA | PUNE     | KOTHRUD      | 48.70     |
| GLN3632980 | Chetan Sudhakar Bhagwat                | MAHARASHTRA | PUNE     | RAVWARPET    | 8.30      |
| GLN3418905 | Jaykumar Bhagwan Jedhe                 | MAHARASHTRA | PUNE     | SINHGADROA   | 8.10      |
| GLN3251113 | Shalikh Shahrukh Yakub                 | MAHARASHTRA | PUNE     | SINHGADROA   | 11.40     |
| GLN3480182 | Vicky Balakrishna Kasurde              | MAHARASHTRA | PUNE     | SINHGADROA   | 44.71     |
| GLN3694888 | Dheeraj R P                            | MAHARASHTRA | PUNE     | SINHGADROA   | 19.35     |
| GLN3098170 | Sadanand Pandurang Jamburge            | MAHARASHTRA | PUNE     | SINHGADROA   | 22.18     |
| GLN3512716 | Sadanand Pandurang Jamburge            | MAHARASHTRA | PUNE     | SINHGADROA   | 7.46      |
| GLN3437420 | Yogita Sarang Kulkar                   | MAHARASHTRA | PUNE     | SINHGADROA   | 49.50     |
| GLN3278024 | Manisha Sarode                         | MAHARASHTRA | PUNE     | SINHGADROA   | 33.40     |
| GLN3632836 | Sirvanjit Singh Gurbhaji Singh Khaduja | MAHARASHTRA | PUNE     | SWARGATE     | 110.09    |
| GLN3660152 | Sandip Harilal Jain                    | MAHARASHTRA | PUNE     | SWARGATE     | 98.47     |
| GLN3657639 | Vinod Vasant More                      | MAHARASHTRA | PUNE     | SWARGATE     | 29.61     |
| GLN3095800 | Aashish Bhaleन्द्रakumar Sharma        | MAHARASHTRA | PUNE     | SWARGATE     | 28.82     |
| GLN3667178 | Swarni Prakash Shinde                  | MAHARASHTRA | PUNE     | SWARGATE     | 35.80     |
| GLN3652750 | Abdul Latif Galib Shaikh               | MAHARASHTRA | PUNE     | SWARGATE     | 14.12     |
| GLN3536604 | Prabhugoud Siddanna Jalikatti          | MAHARASHTRA | GOA      | SWARGATE     | 10.03     |
| GLN3620465 | Luxmi Kumari                           | MAHARASHTRA | PUNE     | TIMBERMRTY   | 90.73     |
| GLN3342994 | Bhagwat Dinkar Vighne                  | MAHARASHTRA | PUNE     | AHMEDNAGAR   | 6.87      |
| GLN3464398 | Atharva Gorakhnath Pathare             | MAHARASHTRA | PUNE     | AHMEDNAGAR   | 9.98      |
| GLN3361666 | Subodh G Lokhande                      | MAHARASHTRA | PUNE     | AUNDH        | 28.30     |
| GLN3462850 | Alok Kumar Maharana                    | MAHARASHTRA | PUNE     | CHAKAN       | 81.90     |
| GLN3651040 | Laxman Rangarav Saudagar               | MAHARASHTRA | PUNE     | CHINCHWAD    | 40.40     |
| GLN3690652 | Prafull Chintaman Jadhav               | MAHARASHTRA | PUNE     | CHINCHWAD    | 89.30     |
| GLN3507703 | Mahesh Chintaman Jadhav                | MAHARASHTRA | PUNE     | NIGDI        | 57.60     |

Bidders are requested to Submit a copy of their Photo – identity, signature and address proof along with their original for verification together with two recent photographs on at Sub Location. Also individual bidder should be present to handover the documents. The Bank reserves the right to change the venue/date/time of auction or cancel the auction / finalise the highest bid without any notice to bidders. The cost of the auction process will be debited to the customer account. Bank reserves the right to recover the balance amount from the customer if the bid amount is insufficient to meet the payoff amount of the account. For any further details/assistance/clarification regarding the terms and conditions of the auction, you are required to contact : Mr.Affan Parkar-9769893241"

**बैंक ऑफ बड़ोदा**  
**Bank of Baroda**

**Regional Office, 2rd Floor, 11/1, Sharada Centre, Khilare Path, Erandvana, Pune- 411004, Ph.: (020)25937226, 25937254.**  
**E-mail: recovery.pune@bankofbaroda.com,**

**SALE NOTICE FOR SALE OF MOVABLE/IMMOVABLE PROPERTY**

**E-Auction Sale Notice for Sale of Movable / Immovable Assets Under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, Read with provision to Rule 6(2) & 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), Mortgagor(s) and Guarantor(s) that the below described movable/ immovable properties hypothecated/ Mortgaged/ charged to the Secured Creditor, Possession of which has been taken by the Authorised Officer of Bank Of Baroda, Secured Creditor, will be sold on "As is where is ", "As is What is "and "Whatever there is" basis for recovery of dues in below mentioned accounts. The details of Borrower/s/ Mortgagor/ Guarantor/Secured Assets/ Dues/ Reserve Price/ e-Auction date & time, EMD and Bid Increase Amount are mentioned below-

| Sr. No. | Branch Name & Name of Borrower/s / Guarantor/ Mortgagor/s & Total Dues   | Description of the Movable Assets for sale   | Reserve Price / EMD Amount / Minimum Bid Increase Amount           |
|---------|--|--|--|
| 1)      | <b>Branch :- Dhayari</b><br><b>Ph no: 020-25937226</b><br><b>Mr. Prashant P Bora</b><br><b>Total Dues :</b> Rs. 10,81,676.89 as on 15.04.2025 + unapplied / uncharged Interest + Other Charges Thereon | <b>HYUNDAI MOTOR / CRETA 1.6 CRDI SX</b><br><b>Year of registration :</b> 2019<br><b>Chassis No :</b> MALC381ULKM567784<br><b>Engine No :</b> D4FBKM774026<br><b>Registration No :</b> MH 12 RT 3810       | <b>Rs. 6,80,000/-</b><br><b>Rs. 70,000/-</b><br><b>Rs. 5,000/-</b> |
| 2)      | <b>Branch :- Nanded Phata</b><br><b>Ph no: 020-25937226</b><br><b>M/s. AVAN HOSPITAL PVT LTD</b><br><b>Total Dues :</b> Rs. 7,37,401.00 + Interest Thereon + Other Charges Thereon                     | <b>MARUTI SUZUKI /OMNI MPI AMBULANCE BS IV</b><br><b>Year of registration :</b> 2016<br><b>Chassis No :</b> MA3EBV11S01722148<br><b>Engine No :</b> F8BIN4934471<br><b>Registration No :</b> MH 12 KQ 4190 | <b>Rs. 1,30,000/-</b><br><b>Rs. 15,000/-</b><br><b>Rs. 5,000/-</b> |

**E-auction date & time : 30th April, 2025, 02.00 PM to 04.00 PM**  
**Last date of Submission of Bid : 29th April, 2025**  
**Date of inspection of property : 29th April, 2025**

Successful bidder should deposit remaining amount within a period of 10 days from the date of auction, else the EMD amount will be forfeited. For more details you may contact the concerned Branch. Bank reserves the sole right to cancel the process and /or reject the bids without assigning any reasons. For detailed terms and conditions of sale, please refer to the link: <https://baanknet.com>

**Date: 15.04.2025**  
**Place : Pune**

**Chief Manager & Authorized Officer**  
**Bank of Baroda**

**PNB Housing**

**REGD. OFFICE: 9th Floor, Anirish Bhawan, 22, K.G. Marg, New Delhi-110001, PH: 011-23357171, 23357172, 23705414, Website : [www.pnbhousing.com](http://www.pnbhousing.com)**

**BRANCH ADDRESS: Office No. 302, 3rd Floor, Gheewala Complex, Station Road, Chinchwad, Pune - 411019**  
**BRANCH ADDRESS: 5 A,B,C,D Sheerang House, 5th Floor, Opp.Jangli Maharaj Temple, J M Road, Shivajinagar, Pune - 411005**

**POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)**


Whereas the undersigned being the Authorised Officer of the PNB Housing Finance Ltd. under the Securitisation and Reconstruction of Financial Assets & in compliance of Rule 6(1) of Enforcement of Security Interest Act, 2002, and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, issued demand notices on the date mentioned against each account calling upon the respective borrower/s to repay the amount as mentioned against each account within 60 days from the date of notice(s)/ date of receipt of the said notices:

The borrower/s having failed to repay the amount, notice is hereby given to the borrower/s and the public in general that the undersigned has taken possession of the properties described herein below in exercise powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said Rules on the dates mentioned against each account.

The borrower/s in particular and the public in general is hereby cautioned not to deal with the properties/ies and any dealing with the properties/ies will be subject to the charge of PNB Housing Finance Ltd., for the amount and interest thereon as per loan agreement. The borrower/s attention is invited to provisions of Sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

| Loan Account No.                            | Name of the Borrower/Co-Borrower/Guarantor      | Demand Notice Date | Amount Outstanding   | Date of Possession Taken | Description Of The Property Mortgaged   |
|---|---|--------------------|--|--------------------------|---|
| HOU/PM/092/151209<br>B.O.: Pimpri Chinchwad | Akash Annarao Surwase Dhanashil Krishna Bhagwat | 08-10-2024         | Rs. 17,86,216.02/- (Rupees Seventeen Lacs Eighty Six Thousand Two Hundred Sixteen & Two Paisa Only)  | 11-04-2025 (Physical)    | Wing C, 5th Floor, Flat No. 517, Happy City-Varela, Survey No. 47P, 48P Opposite Hindustan Petroleum, Varela Phase Village, Varela Tal Maaval, Pune, Maharashtra-410507 |
| HOU/PUN/0319/660974<br>B.O.: Pune           | Yogesh Karbhari Ingle/Surekha Kharbhari Ingle   | 13-11-2024         | Rs. 20,69,825.01 (Rupees Twenty Lacs Sixty Nine Thousand Eight Hundred Twenty Five & One Paisa Only) | 11-04-2025 (Physical)    | Flat No 408, 4th Floor, Building B, Aayush Park Complex, Sr.No.32, Hissa No.2/1 To 2/7 Tagonel Dabhande, Varela, Pune, Maharashtra-410507                               |

**PLACE:- PIMPRI CHINCHWAD, PUNE, DATE:- 15-04-2025** **AUTHORIZED OFFICER, PNB HOUSING FINANCE LTD.**

**PNB Housing**

**NOTICE OF SALE THROUGH PRIVATE TREATY SALE OF IMMOVABLE ASSETS CHARGED TO THE PNB HOUSING FINANCE UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002 (SARFAESI ACT).**

**BHANIUDAS SATPURAM BELEKAR / NANDINI BHANIUDAS BELEKAR, FLAT NO. 7 SR NO 28, BUILDING E 2ND FLOOR, SHREE GANESH VIHAR CHSL, NEAR GANESH MANDIR, NADAPASAR, PUNE, MAHARASHTRA-411028, PUNE, INDIA.**

**HOU/KNOW/0720/805334**  
**ADDRESS OF THE BRANCH:- PNB HOUSING FINANCE LIMITED, 560, FIFTH FLOOR, MARVEL VISTA S FLD NO 590A-598 & 593A, SAHNEY SUJAN PARK, LULLA NAGAR, PUNE, MAHARASHTRA - 411040, AUTHORIZED OFFICER'S DETAIL NAME: NILAKSHI PATIL**  
**PHONE NOS. OF BRANCH: E-MAIL ID: NILAKSHI.PATIL@PNBHOUSING.COM, MOBILE NO: 9266159423**  
**PRIVATE TREATY TO BE EXECUTED ON 30<sup>th</sup> APRIL 2025**

**PURCHASER IDENTIFIED**

The undersigned as Authorized Officer of PNB Housing Finance Ltd. has taken over possession of the schedule property(ies) u/s 13(4) of the SARFAESI Act, 2002, all previous attempt to auction through inviting public bid failed. Hence, Public at large is being informed that the secured property is mentioned in the schedule is available for sale, through Private Treaty, as per the terms agreed to the PNB Housing Finance Ltd. for realisation of dues on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS".

Standard terms & conditions for sale of property through Private Treaty are as under:

1. Sale through Private Treaty will be on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS". Thus, no public bid shall be invited.
2. Such purchaser shall be required to deposit 25% of the sale consideration on the next working day of receipt of acceptance of offer for purchase of property and the remaining amount within 15 days thereafter.
3. The purchaser has to deposit 10% of the offered amount along with application which will be adjusted against 25% of the deposit to be made as per clause (2) above.
4. Failure to remit the amount as required under clause (2) above, will cause forfeiture of amount already paid including 10% of the amount paid along with application.
5. In case of non-acceptance of offer of purchase by the PNB Housing Finance, the amount of 10% paid along with the application will be refunded without any interest.
6. The property is being sold, with all the existing and future encumbrances, whether known or unknown to the PNB Housing Finance. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues.
7. The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his satisfaction. The purchaser shall not be entitled to make any claim against the Authorized Officer/ Secured Creditor in this regard at a later date.
8. The PNBHFL reserves the right to reject any offer of purchase without assigning any reason.
9. In case of more than one offer, the PNBHFL will accept the highest offer.
10. The interested parties may contact the Authorized Officer for further details/ clarifications and for submitting their application.
11. The purchaser has to bear stamp duty, registration fee, legal expenses, taxes, duties in respect of purchase of the property.
12. Sale shall be in accordance with the provisions of SARFAESI Act, Rules.

**SCHEDULE :- Reserve Price (Rs.) (Below which the properties will not be sold). Rs. 18,71,000/- (only)**  
**DESCRIPTION OF THE PROPERTY(IES):- FLAT NO. 7 SR NO 28, BUILDING E 2ND FLOOR, SHREE GANESH VIHAR CHSL, NEAR GANESH MANDIR, NADAPASAR, PUNE, MAHARASHTRA-411028, PUNE, INDIA.**  
**LAN:- HOU/KNOW/0720/805334, Total Rs. 18,71,000/- (Rupees Eighteen Lakhs Seventy One Thousand only)**  
**DATE : 15.04.2025, PLACE: KONDHWA** **FOR PNB HOUSING FINANCE (AUTHORIZED OFFICER)**

**GRIHUM HOUSING FINANCE LIMITED**


**(FORMERLY KNOWN AS POONAWALLA HOUSING FINANCE LTD)**  
**Registered Office: 6th Floor, B Building, Ganga Grueno, Lohegao, Pune, Maharashtra 411014**

Whereas, the undersigned being the Authorised Officer of Grihum Housing Finance Limited (formerly known as Poonawalla Housing Finance Limited as the name Poonawalla Housing Finance Limited changed to Grihum Housing Finance Limited with effect from 17 Nov 2023 (Previously known as Magna Housing Finance Limited and originally incorporated with name of GE Money Housing Finance Public Limited Company) herein after referred as Secured Creditor of the above Corporate/ Register office under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereafter referred as the "said Act") and in exercise of the 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 below dated calling upon the below Borrowers to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/ her under Section 13 (4) of the said Act read with Rule 8 of the said Rules of the Security Interest Enforcement Rules 2002 on this 10th Day of the April of the Year 2025.

The borrowers in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of secured Creditor the amount and interest thereon. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets. Details of Property taken in possession are herein below.

| Sr. No. | Name of Borrowers   | Description of Property  | Possession Taken Date | Date of statutory Demand Notice | Amount in Demand Notice (Rs.)   |
|---------|---|--|-----------------------|---------------------------------|---|
| 1.      | JAVED GANI SHAIKH,<br>YASMIN JAVED SHAIKH,<br>GANI GAFUR SHAIKH | All That Pice & Parcel Of Anukramank No 337 Milt No 237/1 East Side Post Mauje Vadala Tal North Solapur Dist Solapur Admr. 500.Sq.Ft. Chand Tara Mosque Pin Code: 413222 Bounded By:- East: Rand, West:- Land Of Sikandar Chnadu Shaikh, North:- Land Of Mahavej Dinkar Sathe, South:- Land Of Subhash Audumar Sathe | 10/04/2025            | 07/02/2024                      | Loan No. HF0200H21100003<br>Rs. 483384/- (Rupees Four Lakh Eighty Three Thousand Three Hundred Eighty Three Paise Seventy Seven Only) payable as on 07/02/2024 along with interest @ 14.25 p.a. till the realization. |

**Place: PUNE** **Date: 16.04.2025** **Sd/- Authorised Officer, Grihum Housing Finance Limited, (Formerly known as Poonawalla Housing Finance Limited)**

**ADITYA BIRLA CAPITAL**

**Registered Office- Indian Rayon Compound, Veraval, Gujarat – 362266**  
**Branch Office- G-Corp Tech Park, 8th floor, Kasar Wadavali, Ghodbunder Road, Thane, MH-400601**

**DEMAND NOTICE (under Rule 3 (1) of Security Interest (Enforcement) Rules, 2002)**

Substituted Service of Notice U/s.13 (2) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. Notice is hereby given to the borrowers as mentioned below that since they have defaulted in repayment of the Credit facility availed by them from Aditya Birla Housing Finance Limited (ABHFL), their loan accounts have been classified as **Non-Performing Assets** in the books of the Company as per RBI guidelines thereto. Thereafter, ABHFL has issued demand notices under section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) on the last known addresses of the said borrowers thereby calling upon and demanding from them to repay the entire **outstanding amount** together with further interest at the contractual rate on the aforesaid amount and incidental expenses, cost, charges etc. as stated in the said demand notices. However, the demand notice is also being served by way of publication, as per Rule 3 of the Security Interest (Enforcement) Rules, 2002 (SARFAESI Rules):

| Sl. No | Name and Address Borrower/ Co-Borrower and Guarantor / Co-Guarantor & Loan A/C No.  | NPA Date   | Date of Demand Notice | Amount due as per Demand Notice / as on Date  |
|--------|---|------------|-----------------------|---|
| 1      | <b>1. ABHEJIT DEOLANKAR PUROHIT</b> 21st Floor, Wing – A 2106, Lie Republic Sector R10 Jambe, Lie Republic. Section R10, Sector R-10 At Sr. No. 124 Part Of Village Jambe Taluka Mulshi District Pune, Maharashtra, India- 411057 <b>2. VINOD YASHWANT KHAROTE</b> 21st Floor, Wing – A 2106, Lie Republic Sector R10 Jambe, Lie Republic. Section R10, Sector R-10 At Sr. No. 124 Part Of Village Jambe Taluka Mulshi District Pune, Maharashtra, India- 411057 <b>3. ABHEJIT DEOLANKAR PUROHIT</b> Plot No 58 Flat No. 1, Bhakti Heritage, Yash Talegaon Dabhande, Near Balaji Temple, Pune, Maharashtra, (India)- 410507 <b>4. VINOD YASHWANT KHAROTE</b> Plot No 58 Flat No. 1, Bhakti Heritage, Yash Talegaon Dabhande, Near Balaji Temple, Pune, Maharashtra, (India)- 410507 <b>5. VINOD YASHWANT KHAROTE</b> S.N.55/2, Kharete Nivas, Tulajahavani Nagar, Kharete, Chandanagar, Pune, Maharashtra, 411014 <b>6. ABHEJIT DEOLANKAR PUROHIT</b> C/O Analyst, Infosys Ltd, Hinjewda, Pune, Mahanagar Corporation, Pune, Maharashtra-411057 <b>7. ABHEJIT DEOLANKAR PUROHIT</b> C/O Analyst, Infosys Ltd, Infosys Ltd Hinjewda Pune Mahanagar Corporation , Pune 411057<br>Loan account no. LNPUNOHL-05220133153 & LNPUNOHL-05220133555 | 03.04.2025 | 08.04.2025            | <b>Rs. 27,48,344/-</b> (Rupees Twenty Seven Lakh Forty Eight Thousand Three Hundred Forty Four Only) by way of outstanding principal, arrears (including accrued late charges) and interest till 07.04.2025 |

**DESCRIPTION OF IMMOVABLE PROPERTY/PROPERTIES MORTGAGED:** All That Piece And Parcel Of Apartment Bearing No.2106 On The 21 St Floor Having Carpet Area 36.60 Sq. Mtrs And Exclusive Right/Facility To Use One Covered Parking Space. Other Area Which Are Beyond The Carpet Area Consisting Of Balcony Measuring 4.59 Sq. Mtrs. In The Phase-1 Of The Larger Project Of The Project Known As "Sector R10/10th Avenue/Phase-1 which Is Being Constructed On Survey No. 124/11(P); 124/12(P); 124/2(P) Collectively Admeasuring 08h-58 Acres Situated At Village- Mouze Jambe, Taluka Mulshi, Within The Limits Of Pimpri Chinchwad Municipal Corporation, District Pune, And Bounded As: **North:** By Township Boundary, S. No.125 (Part), Irrigation Baby Canal, **East:** By Irrigation Baby Canal, Sector R8 & East, **West:** By Green Belt, 18.00 Meters Internal Road Sector R13 & East, **South:** By 18.0 Meters Internal Road, Green Belt & Sector R, 9.

We hereby call upon the borrower stated herein to pay within 60 days from the date of this notice, the outstanding amount (s) together with further interest thereon plus cost, charges, expenses, etc. thereto failing which we shall be at liberty to enforce the security interest including but not limited to taking possession of and selling the secured asset entirely at your risk as to the cost and consequences.

Please note that as per section 13(13) of the SARFAESI Act, all of you are prohibited from transferring by way of sale, lease or otherwise, the aforesaid secured assets without prior written consent of the Company. Any contravention of the said provision by you shall invoke the penal provisions as laid down under section 29 of the SARFAESI Act and / or any other legal provision in this regard. Please note that as per sub-section (8) of section 13 of the Act, if the dues of ABHFL together with all costs, charges and expenses incurred by ABHFL are tendered to ABHFL at any time before the date fixed for sale or transfer, the secured asset shall not be sold or transferred by ABHFL, and no further step shall be taken by ABHFL or transfer or sale of that secured asset.

**Date: 16.04.2025**  
**Place: PUNE**

**Sd/- Authorised Officer**  
**(Aditya Birla Housing Finance Limited)**

**बैंक ऑफ इंडिया**  
**Bank of India**

**ASSET RECOVERY MANAGEMENT BRANCH**  
Bank of India Building, First Floor, 28, S. V. Road, Andheri (W), Near Andheri West Railway Station, Mumbai – 400 058. Tel No. – 26210406 / 07, Email: [asset.mnz@bankofindia.co.in](mailto:asset.mnz@bankofindia.co.in)

**E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES**

**E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision 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 following Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to Bank of India (Secured Creditor), the constructive/physical possession of which has been taken by the Authorized Officers of Bank of India, will be held on "as is Where is" "as is what is", and "whatever there is", for recovery of respective dues as detailed here under against the secured assets mortgaged/charged to Bank of India from respective borrowers and guarantors. The reserve price and earnest money deposit is shown there against each secured asset. The sale will be done by the undersigned through E-Auction platform provided hereunder.

**E-AUCTION SALE NOTICE UNDER SARFAESI ACT2002 CUM NOTICE TO BORROWER / GUARANTOR (Rs. In Lakh) (E-Auction Date: 27.05.2025)**

| Sr. No. | Names of the Account / Borrower/ Guarantor   | Description of the properties  | Reserve Price/ EMD Amount | Minimum Bid Increment | O/s Dues (Excluding Int, Penal Int & Exp) | CERSAI Security Interest Asset Id | Date/ Time of on-site inspection of property | Contact No. |
|---------|--|--|---------------------------|-----------------------|---|-----------------------------------|--|-------------|
| 1       | M/s. IVRCL Indore Gujarat Tollways Limited<br>Guarantors-<br>Mr. E Sudhir Reddy<br>IVRCL Ltd<br>Absorption Aircorn Engineers Pvt Ltd<br>Gaijuwala Developers Pvt Ltd<br>IVRCL Steel Construction and Services Ltd<br>Tirumani Developers Pvt Ltd<br>Mr Shivprasad Shivdatta Shukla | Open Land admeasuring 33.59 acres (approx.) in the name of Shivprasad Shivdatta Shukla situated at Survey No.54, Hissa No.1:Survey No.54, Hissa No.2, Survey No.55, Hissa No.1, Survey No.55, Hissa No.2:Survey No.56, Survey No.58, Hissa No.1, Survey No.58 Hissa No.2 Survey No.59, Hissa No.2:Survey No.59, Hissa No.3, Survey No.60, Survey No.66, Hissa No.1/2:Survey No.74, Survey No.75, Hissa No.1, Survey No.75.Hissa No.2, Survey No.76, Hissa No.1:Survey No.76, Hissa No.2/1, Survey No.76.Hissa No.2/2, Survey No.76, Hissa No.3: Survey No.76, Hissa No.4, Survey No.76.Hissa No.5, Survey No.76, Hissa No.6, Survey No.76, Hissa No.7, Survey No.76.Hissa No.8, Survey No.76, Hissa No.9 . of Valakh Village, Taluka Maaval, District Pune, Maharashtra 410 405. (Physical Possession with Bank) | 2160.00/ 216.00           | 10.00                 | 37742.00                                  | 200018597161                      | 19.05.2025<br>1:00 pm To 3:00 pm             | 7739014174  |

E-Auction is being held on "AS IS WHERE IS" basis, "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS" and will be conducted "On Line". The auction sale will be "online E-auction / Bidding through website – URL: <https://BAANKNET.com> on 27.05.2025 between 11:00 AM and 05:00 PM with unlimited extensions of 10 minutes each. E-auction bid form Declaration, General Terms and Conditions of online auction sale are available in websites- <https://www.bankofindia.co.in> Bidder may visit URL: <https://BAANKNET.com>, where "Guidelines" for Bidders are available with educational videos. Bidders have to complete following formalities well in advance:-

- Step 1 : Bidder / Purchaser Registration: Bidder to Register on e-Auction portal URL: <https://BAANKNET.com> using his mobile no. and E-mail ID. (PDF/Buyer Manual) describing the step by step process for registration is available for download in the home page under Help option at the bottom of the page.)
- Step 2 : KYC Verification: Bidder to upload requisite KYC documents. KYC documents shall be verified by e-auction service provider (may take 2 working days).
- Step 3 : Transfer of EMD amount to his global EMD wallet: Online /Off-line transfer of funds using NEFT / Transfer, using challan generated on E-auction portal.

Step 1 to Step 3 should be completed by bidder well in advance, before e-auction date. Bidder may also visit : <https://BAANKNET.com> for registration and bidding guidelines

- Helpline Details / Contact Person Details of : BAANKNET

| Name               | Team                 | Number     | e-Mail   |
|--------------------|----------------------|------------|--|
| Helpdesk Number    | PSB Alliance         | 8291220220 | <a href="mailto:support.ebkay@psballiance.com">support.ebkay@psballiance.com</a> |
| Mr. Dharmesh Asher | PSB Alliance         | 9892219848 | <a href="mailto:support.ebkay@procure247.com">support.ebkay@procure247.com</a>   |
| Mr. Sudhir Panchal | iSourcing Technology | 8160205051 | <a href="mailto:sudhir@procure247.com">sudhir@procure247.com</a>                 |

1. Intending bidders shall hold a valid e-mail address, for further details and query please contact BAANKN Helpdesk Number 8291220220 Helpline e-mail ID [support.BAANKNET@psballiance.com](mailto:support.BAANKNET@psballiance.com) and [support.ebkay@procure247.com](mailto:support.ebkay@procure247.com)
2. To the best of knowledge and information of the authorized officer there is no encumbrances on the property/ies. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of the property/ies put on auction and claims/rights/dues effecting 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 the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The authorized officer/secured creditor shall not be responsible in any way for any third party claims/rights/dues. No claim of whatsoever nature will be entertained after submission of the online bid regarding properties put for sale.
3. Earnest money deposit (EM