

BAJAJ FINANCE LIMITED
Registered Office: Bajan Finance Limited, Off Pune-Ahmednagar Road, Viman Nagar, Pune 411014
Branch Office: Bajan Finance Ltd, Off. No. 601, 6th Floor, Bajan Brand View, CTS No 31, Pune Mumbai Road, Wakdevadi, Pune 411003

Demand Notice Under Section 13(2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002

Undersigned being the Authorized Officer of M/s Bajan Finance Limited, hereby gives the following notice to the Borrower(s) Co-Borrower(s) who have failed to discharge their liability i.e., defaulted in the repayment of principal as well as the interest and other charges accrued there on for Home loan(s)/Loan(s) Against Property advanced to them by Bajan Finance Limited and as consequence the loan(s) have become Non Performing Assets (N.P.A). Accordingly, notices were issued to them under section 13(2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and rules there to on their last known addresses, however the same have been returned un-served/undelivered, as such the Borrower(s)/Co-Borrower(s) are hereby informed/informed by way of this publication notice to clear their outstanding dues under the loan facilities availed by them from time to time.

Loan Account No./Name of the Borrower(s)/Mortgagor(s)/Guarantor(s)	Description of Secured Immovable Property	Demand Notice Date and Amount
4020HL39275153 Sachin Shivaji Jagdale (Borrower) Megha Sachin Jagdale (Co-Borrower), Both At: 303 A Wing Rajgop Society Satara Road, Vivekanand Satta Bilewadi Pune City, Maharashtra-411037	All That Piece And Parcel of The Flat No.11 Admeasuring About 910 Square Feet Built Up Area i.e. 84.57 Sq. Mtrs. Alongwith Terrace 60 Sq. Ft. i.e. 5.58 Sq. Mtr. Situated On Fourth Floor In The Building Named 'Shan Har' Which is Being Constructed On The Property Bearing C.T.S. No. 1415 And 1416, Shukrawar Peth, City Pune, Within Jurisdiction of Sub-Registrar, Haveli And Also Within The Limits Of Pune Municipal Corporation And Bounded As Under: On Or Towards The East: By C.T.S. No. 1414, Shukrawar Peth, Pune On Or Towards The South: By C.T.S. No. 1398, Shukrawar Peth, Pune On Or Towards The West: By Lane On Or Towards The North: By Staircase.	07/06/2025 Rs.70,28,577/- (Rupees Seventy Lakh Twenty-Eight Thousand Five Hundred and Seventy-Seven Only) as on 07/06/2025

This step is being taken for substituted service of notice. The above Borrowers/Co-Borrowers, Guarantors are advised to make the payments of outstanding along with future interest within 60 days from the date of publication of this notice, failing which (without prejudice to any other right remedy available with Bajan Finance Limited) further steps for taking possession of the Secured Assets / Mortgage Property will be initiated as per provisions of Sec.13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The parties named above are also advised not to alienate, create third party interest in the above-mentioned properties. On which Bajan Finance Limited has the charge.

Date : 27.06.2025, Place: Pune Sd/- Authorized Officer - Bajan Finance Limited

PNB HOUSING FINANCE LIMITED
REGISTRATION NO. 1999PLC064132
Branch Office: PNB Housing Finance Limited, Sec-17, Phase-1, Gurgaon, Haryana-122003

APPENDIX-IV-A: E-AUCTION-PUBLIC SALE NOTICE OF IMMOVABLE PROPERTY/IES
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 PROVISION TO RULE 8(I) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002
Reg. Off:- 9th Floor, Antirah Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001, Phone:-011-23357171, 23357172, 23705414, Web:-www.pnbhousing.com

B.O.KOLHAPUR / 401/402, Fourth Floor, Matoshri Plaza, Venus Corner, Shahupuri, Kolhapur, Maharashtra - 416001

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-B mortgaged to the Secured Creditor, the constructive/Practical/Deemed 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 the Borrower(s)/Mortgagor(s)/Legal Heirs, Legal Representatives, Successor(s), assignee(s), administrator(s), executor(s), assignee(s) of the respective Borrower(s)/Mortgagor(s)/Legal Heirs, Legal Representatives, Successor(s), assignee(s), administrator(s), executor(s), assignee(s) of the respective Borrower(s)/Mortgagor(s) (successor(s) as the case may be indicated in Column No-A under Rule-8(i) & 8(j) 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: www.pnbhousing.com

Loan No. Name of the Borrower/Co-Borrower/Guarantor/Legal Heirs(A)	Demand Amount (Rs.)	Nature of possession (C)	Description of the Properties mortgaged (D)	Reserve Price (Rs.) (E)	EMD (10% of Reserve Price) (F)	Last Date of Submission of Bid (G)	Bid Registration Fee (Rs.) (H)	Inspection Date & Time (I)	Date of Auction (J)	Know Your Customer (K)
HOU/KOP/0820/811692 Rajaram Parasharam Magdum / Jayanti Rajaram Magdum, B.O. :- KOLHAPUR	2391184.27	Physical Possession	OLD C/S NO.96/1A/1B/1, NEW C/S NO. 103/19/1, 103/19/2, 103/19/3, 103/19/5, 103/19/6, 5/9 Paradise Aggrment, 3rd Floor Flat No. 6, Awasari Road Area Govt Polytechnic College And Maji Sanku Vasthat, Miraj Kupwad Sangli, Dist. Maharashtra - 416016, Sangli, India.	2,10,000.00	23,000.00	16-07-25	Rs. 10,000	14-07-2025 12:00pm to 04:00pm	17-07-2025 2PM to 03:00PM	Not Know
HOU/KOP/0820/820201 Maruti Laxman Kore / Sulochana Sangli Maruti Kore / Chandrakant Appasa Mali, B.O. :- KOLHAPUR	2565244.9	Physical Possession	OLD C/S NO.96/1A/1B, NEW C/S NO. 103/19/1, 103/19/2, 103/19/3, 103/19/5, 103/19/6, 5/9 Paradise, 2nd Floor Flat No.210 N Govt Polytechnic College Kupwad, Miraj, Sangli, Maharashtra - 416016, Sangli, India.	2,353,000.00	23,530.00	16-07-25	Rs. 10,000	15-07-2025 12:00pm to 04:00pm	17-07-2025 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 against, the authorized Officer of PNBHF, from selling, alienating and/or disposing of the above immovable properties/secured assets and status is mentioned in column no-K (2) The prospective purchaser/bidder and interested parties may independently take the decision of the pleading in the pleadings 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 PNBHF, 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 the Security Interest Act, 2002, the Secured Creditor is legally bound to deposit 25% of the amount of sale price, inclusive of, in advance, as 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 sale acknowledgement of sale confirmation letter in default of such deposit, the authorized officer shall forfeit the part payment of sale consideration amount within 15 days from the date of expiry 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 Auctioneer officer in conducting the auction. Haranya P2003 Website: www.banksecurities.com For any assistance related to inspection of the property or obtaining the Bid Documents and for any other query or registration, you have to co-ordinate with Ganesh Anandhi Nikshiki Padil. Toll Free No. - 1800 120 8800, E-Mail: auction@pnbhousing.com, is authorised Person of PNBHF. For further details visit www.pnbhousing.com

DATE :- 30.06.2025 Sd/- AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED

KOTAK MAHINDRA BANK LIMITED
Registered Office: at 278K, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400 051, also branch office at Admas Plaza Floor 106/116, CST Road Kolhavy Village Kurchi Kurve Nagar, Near Hotel Hare Krishna Santacruz East Mumbai-400066

DEMAND NOTICE

Under Section 13(2) of the Securitization And Reconstruction of Financial Assets And Enforcement Of Security Interest Act, 2002 read with Rule 3 (1) of the Security Interest (Enforcement) Rules, 2002. The undersigned is the Authorized Officer of Kotak Mahindra Bank Ltd. (KMBL) under Securitization And Reconstruction Of Financial Assets And Enforcement of Security Interest Act, 2002 (the said Act). In exercise of powers conferred under Section 13(12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, the Authorized Officer has issued Demand Notices under section 13(2) of the said Act, calling upon the following Borrower(s) (the "said Borrower(s)"), to repay the amounts mentioned in the respective Demand Notice(s) issued to them that are also given below. In connection with above, Notice is hereby given, once again, to the said Borrower(s) to pay to KMBL, within 60 days from the publication of this Notice, the amounts indicated herein below, together with further interest as detailed in the said Demand Notice(s), from the date(s) mentioned below till the date of payment and/or realization, payable under the loan agreement read with other documents/writings, if any, executed by the said Borrower(s). As security for due repayment of the loan, the following assets have been mortgaged to KMBL by the said Borrower(s) respectively.

Sr.	Loan Account No./ Name and Address of the Borrower(s) Co-Borrower(s)/Guarantor(s)	Demand Notice Date and Amount	Description of Secured Asset (Immovable Property)
1.	LOAN ACCOUNT NO. LAP18603690 1.Mrs. Shila Sunil Kamble (Borrower/Mortgagor) 2. Mr. Raju Sunil Kamble (Co-Borrower) Both Reside At Having Address At: Flat No.201, S.No.82/1/6, Preetam Prakash Plaza, Vast Wasti Sudarshan Nagar, Pune-411027 And also at:- Co. No.71, Ward No.3, Rajguru Datta, Pune City, Dapodi, Maharashtra-411012	Demand Notice Dated: 20th June 2025 Total aggregating to all loan accounts Rs.12,90,001.23/- (Rupees Twelve Lakhs Ninety Thousand and Paice Twenty Three Only) as on 19th Day of June 2025	All that piece and parcel of the Flat No.201, admeasuring about 63.73 Square meter, i.e. 686 Sq.ft. Built up area, on 2nd floor in the building "Preetam Prakash Plaza" which is constructed on property bearing Survey No.82/1/6, admeasuring about 05 Aar and property bearing Survey No.82/1/7 admeasuring about 03 Aar totally admeasuring about 08 Aar situated at village Pimple Gurav, Taluka- Haveli, District Pune which is within the local limits of Pimpri Chinchwad Municipal Corporation and within the Registration limits of Sub Registrar Haveli No.V, Taluka Haveli, Dist. Pune.
2.	LOAN ACCOUNT NO. HF4027568 & HF40320195 1.Mrs. Pallavi Mittu Rajput (Borrower/Mortgagor) And also at:- G/2, 1402, The Meadows, Adani Shangrihar, near vaishnoda Temple, Khodwar, Gandhinagar, Gujarat-382421 2. Mr. Mittu Bhimsing Rajput (Co-Borrower/Mortgagor) Having Address At: Both Reside At: Bunglaw No.52, Kolte patha life republic, Pune, Maharashtra- 411057. And also at:- 202, Sakai Parisar 2, South Bopal, Ahmedabad, Gujarat - 380058 Both Reside At :- 81-90, Forest Trails Poud Road, Bhuguan, Tal Mulshi, Pune, Maharashtra- 412115 And also at:- R-34, Forest Trails 16, 1 Bhuguan Road, Mulshi Pune, Maharashtra- 412115	Demand Notice Dated: 23rd June 2025 Total aggregating to all loan accounts Rs.3,11,42,249.85/- (Rupees Three Crores Eleven Lakhs Forty Two Thousand Two Hundred Forty Nine and Eighty Five Paisa Only) as on 16th day of June 2025	All that piece and parcel of fully developed and ready for sale plot bearing Sector No.R34, admeasuring 677.87 Sq.mtrs, along with structure constructed thereon (if any), on land bearing Survey Nos. 16/1/1, 80/1 (part), 83 (part), 89/1 (part), 89/2(part), 113/1/1, 113/1/2, 113/1/3, 113/1/4, 113/1/5, 113/1/6, 113/1/7, 84/2 (part), 97 (part), 100/2, 102/2, 84/1 (part), 84/2 (part), 36 (p), 83, 86 (part), 36 (part), 112 (part), 83 (part), 84/2 (part), 40/1, 103/2/1 situated at Bhuguan, Taluka Mulshi, District Pune within the limits of Zilla Parishad Pune, Panchayat Samiti Taluka Mulshi and in the registration sub-district taluka mulshi (paud), district pune.
3.	Tulja Bhawani Engnech Private Limited (Co-borrower) Through their directors of Mrs. Pallavi Mittu Rajput and Mr. Mittu Bhimsing Rajput Having Address At: Office No.406, 4th Floor, Transbay Elite, Opposite SKP Campus, above Hyderabad House Restaurant, Balewadi, Pune, Maharashtra - 411045. And also at:- R-34, Forest Trails 16, 1 Bhuguan Road, Mulshi Pune, Maharashtra - 412115		

If the said Borrowers shall fail to make payment to KMBL as aforesaid, KMBL shall proceed against the above secured assets under Section 13(4) of the Act and the applicable Rules, entirely at the risks of the said Borrowers as to the costs and consequences. The said Borrowers are prohibited under the Act from transferring the aforesaid assets, whether by way of sale, lease or otherwise without the prior written consent of KMBL. Any person who contravenes or abets contravention of the provisions of the said Act or Rules made there under, shall be liable for imprisonment and/or penalty as provided under the Act.

Place: Pune Date : 01/07/2025 Sd/- (Authorized Officer) For Kotak Mahindra Bank Limited

YES BANK YES BANK LIMITED
Registered Office: Yes Bank House, Western Express Highway, Santacruz (E), Mumbai, 400 055
Branch: 19th Floor, C Wing, Empire Tower, Reliable Tech Park, Cloud City Campus, Plot No. 31, Thane-Belapur Road, Airoli, Navi Mumbai - 400708

POSSESSION NOTICE FOR IMMOVABLE PROPERTY

Whereas, The undersigned being the authorised officer of YES BANK Limited ("Bank") under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") and in exercise of the powers conferred under section 13(12) of the Act read with Rule 9 of the Security Interest (Enforcement) Rules 2002, had issued a below mentioned demand notices to respective borrowers calling upon them to repay the below mentioned amount mentioned in the respective notice within 60 days from the date of receipt of the said notice.

The Borrower / security providers having failed to repay the amount, notice is hereby given to the Borrower/ security providers and to the public in general that the undersigned has taken symbolic possession of the properties 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.

The Borrower / security providers in particular and the public in general is hereby cautioned not to deal with the properties mentioned below and any dealings with the said property will be subject to the charge of the Bank for below mention amount, together with all the other amounts outstanding including the costs, charges, expenses and interest there to.

This is to bring to your attention that under Sec.13(8) of SARFAESI Act, where the amount of dues of the secured creditor together with all costs, charges and expenses incurred by secured creditor is tendered to the secured creditor at any time before the date of publication of notice for the public auction/ tender/ private treaty, the secured asset shall not be sold or transferred and no further steps shall be taken for transfer or sale of that secured asset.

Details of the Demand Notice/ Borrowers/Mortgaged Property						
Sr.	CUST ID/ Loan No.	Name of Borrower and Co-borrowers, Guarantors, Mortgagor/Security Provider	Description of mortgaged property (Full address as per 13(2) notice	Total claim amount as per 13(2) notice	Date of 13(2) Notice	Date of Symbolic Possession
1.	HLN000 8013709 52, HLN000 8013709 74	Ajay Kaluram Lagas, Kaluram Dattu Lagas & Vimal Kaluram Lagas	Flat No. 505 on 15th Floor, Wing No. A-1, Aishwaryam Hamara Phase-2, Plot No.1, Gat No. 94(P), Situated at Village-Chikhali, Tal.-Haveli, Dis.411062.	Rs. 22,52,414.28/-	27-12-2023	26-06-2025
2.	AFH000 8018329 66	Virendra Vijay Singh, Mamta Kumari & Madhu Kumari	Flat No.1017,10th Floor, Building No. C 4, Xrbia Eiffel City, Phase 2, Nagarparishad Chakan, Tal.-Khed, Dist.Pune 410501	Rs. 10,99,264.57/-	28-02-2025	26-06-2025
	AFH000 8005203 48	Aslam Jabbar Saiyad & Nazma Aslam Saiyad	Flat No 110, First Floor, Wing No. C-10, Sara City C, Gat No. 137 to 157, Village- Kharabwadi, Pune-410501	Rs. 15,94,632.68/-	24-03-2025	26-06-2025
4.	MIC00 080168 5891	Vijay Ramdas Balkawade & Archana Vijay Balkwade	Flat No.104, 1st Floor, "Dnyansadhana, Building No. C, Alandi Devachi, Survey No. 105/4/3, Tal.-Khed, Dist.-Pune	Rs. 17,30,630.09/-	29-03-2025	26-06-2025

Place : Pune Date : 30-06-2025 Sd/- (Authorized Officer) Yes Bank Limited

PROTECTING INVESTING FINANCING ADVISING
Aditya Birla Housing Finance Ltd.

Registered Office: Indian Rayon Compound, Veraval, Gujarat 362286
Branch Office: Aditya Birla Housing Finance Ltd, 1st Floor Lohia Jain Arcade, S No. 106, Near Chaturshring Temple Senapati Bapat Road ,Pune-411016

Sale Notice
[Rule 9(1) of Security Interest (Enforcement) Rules 2002]

SALE BY PRIVATE TREATY OF IMMOVABLE ASSET CHARGED TO ADITYA BIRLA HOUSING FINANCE LIMITED UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002. ("SARFAESI ACT")

The undersigned being the Authorized Officer of Aditya Birla Housing Finance Limited (hereinafter referred to as "ABHFL") has taken the physical possession of the immovable property being "ALL THAT PIECE AND PARCEL OF FLAT NO. 36 ADMEASURING 28.36 SQ. MTRS. CARPET AREA ALONGWITH BALCONY AREA 2.38 SQ. MTRS., 430 SQ. FT. ON THIRD FLOOR, BLDG. NO. A-8, PUNE PHASE-II, PMAY (PRADHAN MANTRI AAWAS YOJANA), OF THE PROJECT "39 PART PLUS 40 PART" CONSTRUCTED ON SURVEY NO. 39/2A(P) + 2A/2PT. + 39/2B/1PT + 39/2B/1/3PT + 39/2B/1/4(P), 40/1/3 + 40/1/5(P) + 40/2/1, 40/2/2, 40/2/6 NEAR SAI SERVICE STATION, SINHGAD ROAD, SITUATED AT VILLAGE WADGAON KHURD TALUKA HAVELI, DISTRICT PUNE WITHIN THE LIMITS OF PUNE MUNICIPAL CORPORATION, PUNE, MAHARASHTRA, 411041." (hereinafter referred to as "Secured Asset") under Section 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "SARFAESI Act, 2002") which stood secured in favor of ABHFL towards financial facility, its outstanding dues of Rs. 6.61,134/- (Rupees Six Lakh Sixty One Thousand One Hundred Thirty Four Only) and further interest and expenses incurred thereon till the date of realization to the Borrowers/Co-Borrowers - SURAJ TUKARAM KANADE, RAJ TUKARAM KANADE & PRIYANKA SUDHAKAR NAYAR (hereinafter referred to as "Borrowers/Co-Borrowers").

That on failure of the public auctions/e-auctions of Secured asset the undersigned is enforcing its security interest against the said Secured Asset by way of sale through private treaty under the provisions of SARFAESI Act, 2002 and rules framed thereunder. The Authorized Officer has received an expression of interest from a prospective purchaser towards purchase of the abovementioned Secured Asset. Now, the Authorized Officer hereby giving the Notice to sell the aforesaid Secured Asset by Private Treaty in terms of Rule 8 and 9 of the Security Interest (Enforcement) Rules 2002. The Sale will be effected on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS" on or after 23-07-2025, for recovery of Rs. 6.61,134/- (Rupees Six Lakh Sixty One Thousand One Hundred Thirty Four Only) to ABHFL from the Borrowers/Co-Borrowers. The reserve price of the Secured Asset is fixed at INR 5,00,000/- (Rupees Five Lakh Only)

The Borrowers/Co-Borrowers are hereby informed that all the requisitions under the provisions of SARFAESI Act, 2002 and the Security Interest (Enforcement) Rules, 2002, have been complied with, and ABHFL is now under the process of enforcing its security interest by effecting sale of the Secured Asset as mentioned herein by way of private treaty as prescribed under the provisions of Rule 8 (5) of Security Interest (Enforcement) Rules, 2002.

Further the Borrowers/Co-Borrowers attention is invited to provisions of sub-section (8) of Section 13 of SARFAESI Act, 2002 in respect of time available, to redeem the said Secured Asset.

Date: 01-07-2025 Authorized Officer
Place: PUNE (Aditya Birla Housing Finance Limited)

SICOM LIMITED
Registered Office: SICOM Ltd, Solitaire Corporate Park, Building No. 4, 6th Floor, Guru Hargovind Road, Chakala, Andheri (East), Mumbai - 400 093 Tel: 022-6657 2700 Website: www.sicomindia.com

PUBLIC E-AUCTION CUM SALE NOTICE

Notice is hereby given to the public in general and Borrower/Mortgagor and Guarantors in particular by SICOM LIMITED ("SICOM") that possession of the under mentioned property mortgaged to SICOM on which SICOM has an exclusive charge was taken under the provisions of Section 13(4) of The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 [SARFAESI Act] and will be sold on a "as is where is, as is what is, whatever there is and without recourse basis and without any warranty and indemnities" for recovery of SICOM's dues from M/s. Aarushi Speciality Chemicals Pvt. Ltd (Borrower) through public e-auction in two lots on August 04, 2025 between 11.30 a.m. to 2.00 p.m., at <https://eauction.auctiontiger.net>. offers are invited in a sealed envelope along with Earnest Money Deposit (EMD) payable by Demand Draft of Nationalized Bank/Scheduled Commercial Bank or NEFT/RTGS from interested parties in respect of the below mentioned property.

Description of Property	Reserve Price (Rs.Crs)	Earnest Money Deposit (Rs.Crs)
Lot – I : All that piece and parcel of Plot No. 4 out of the sanctioned layout of the Shyamsundar Co-op. Hsg. Society Ltd., situated at Survey No. 127 A Hissa Nos. 1B & 2B (part) of Parvati, Near Mhatre Bridge, Navi Peth, Pune and bearing CTS No. 559/4 within the limits of Pune Municipal Corporation and within the Registration Sub-District Pune city of District Pune admeasuring 292.49 sq. mtrs. together with the constructed Bungalow premises thereon named Shreeprasad admeasuring 1050 sq. ft. on Ground floor and 1050 sq. ft. on First floor totally admeasuring 2100 sq. ft. (i.e. 195.09 sq. mtrs.) excluding the Parking/Basement Area along with the right to consume and utilize the balance of FSI thereupon and to utilize allowable TDR thereon and along with all the membership rights of the said Society. Mortgagor - Dr. Sandeep Kanekar & Mrs Manjiri Pandit	3.70	0.37
Lot – II : All that the Non-agricultural land bearing Gat No. 191/3 admeasuring H. 0.15 Acres and Gat No. 192 admeasuring H. 0.49 Acres, totally admeasuring H. 0.64 Acres (equivalent to 1.58 Acres or thereabouts) along with the Factory Building having constructed area of 12,519 sq. ft. or thereabouts situated at Village Kelwade, Taluka Bhor, District. Pune, within the limits of the Registration District of Pune, Registration Sub-District Bhor within the limits of Zilla Parishad of Pune together with all easementary rights and appurtenances and perpetual right of easement of using the road from Pune Bangalore Highway All that pieces and parcels of the Non-Agricultural land bearing Gat No. 89 admeasuring H 0.18 Acres and Gat No. 189 (part) admeasuring H 0.78 Acres, , totally admeasuring H. 0.96 Acres (equivalent to 2.36 Acres or thereabouts) situate at Village Kelwade, Taluka Bhor, District. Pune, within the limits of the Registration District of Pune, Registration Sub-District Bhor within the limits of Zilla Parishad of Pune together with all easementary rights and appurtenances and perpetual right of easement of using the road from Pune Bangalore Highway Plant and Machinery within the Factory Building located on Non-agricultural land bearing Gat No. 191/3 admeasuring H. 0.15 Acres and Gat No. 192 admeasuring H. 0.49 Acres, totally admeasuring H. 0.64 Acres (equivalent to 1.58 Acres or thereabouts)	5.10	0.51

M/s Geeta Specialty along with Partner Dr. Sandeep Kanekar and as partner of M/s. Geeta Specialty along with Partner Dr. Sandeep Kanekar
Mortgagor - M/s Aarushi Speciality Chemicals Pvt. Ltd

Borrower's name M/s Aarushi Speciality Chemicals Pvt. Ltd
SICOM's Outstanding dues (Prin +Int + Expenses) to be recovered M/s Aarushi Speciality Chemicals Pvt. Ltd Rs. 317.14 Crores as on May 31,2025 (with further interest and expenses thereon)
Date and Time of Inspection July 18, 2025, between 11.00 a.m. to 4.00 p.m.(For both lots)
Date and time of e-Auction Lot – I: August 04, 2025 between 11:30 a.m. to 12:30 p.m.
Lot – II: August 04, 2025 between 1:00 p.m. to 2:00 p.m.

Terms and conditions of auction:

- The assets are available for purchase in separate lots (Lot No. I and Lot No. II) and bidder to submit offer/bid for each lot separately.
- The bid insurance amount will be Rs. 10,00,000/- and in multiples thereof for Lot-I and Lot-II.
- Prospective bidders may avail online training from service provider M/s. e-Procurement Technologies Ltd. (Auction Tiger) and Mr. Ram Sharma (Mobile No. 8000023297, E-mail ID- rampasad@auctiontiger.net), Helpline E-mail ID: support@auctiontiger.net.
- Prospective bidders are advised to visit website www.auctiontiger.net for detailed terms & conditions and procedure of sale before submitting their bids. The auction sale is subject to the General Terms and Conditions of sale of the above mentioned property, a separate copy whereof can be obtained by bidders from www.sicomindia.com or www.auctiontiger.net. Even if the bidder does not obtain the copies of the General Terms and Conditions of sale, it would be presumed that the bidder has obtained, perused, examined and accepted the same.
- For participating in the public auction, the intending bidders/offers shall have to deposit the Earnest Money Deposit (EMD) in the following manner by way of Demand Draft drawn on Nationalized Bank/Scheduled Commercial Bank in favour of "SICOM LIMITED" payable at Mumbai to be submitted by July 28, 2025 upto 4.00 pm.
- | Particulars | EMD of Rs Crs |
|-------------|---------------|
| Lot I | 0.37 |
| Lot II | 0.51 |
- EMD may also be deposited through RTGS/NEFT by July 28, 2025, upto 4.00 pm as per schedule given below in the account as per details as under:

Beneficiary Name	SICOM Limited	Branch Address	Shankar Nagar Branch
Beneficiary Bank Name	HDFC Bank	IFSC Code	HDFC0000102
Beneficiary Account No.	01020350000178		
- The prospective bidders are advised to adhere payment schedule as under:
 - A further payment of 25% of the offer amount (less amount paid as EMD) to be paid immediately or not later than the next working day on acceptance of the offer by SICOM, by RTGS/NEFT or by way of Demand Draft drawn on any Nationalised Bank/Scheduled Commercial Bank payable at Mumbai in the name of SICOM Ltd.
 - The balance amount of 75% of the purchase price shall be paid on or before 15 days (fifteen days) from the date of acceptance and confirmation of the offer by SICOM and if 15th day is Sunday or other Holiday, then on immediate next working day.
- The offer which is not accompanied with accepted and signed copy of General terms and conditions and requisite EMD or offer received after the above date & time or below reserve price prescribed herein will not be considered/ treated as valid tenders and shall accordingly be rejected.
- SICOM is not bound to accept the highest offer or any offer and may accept any offer or reject all as it shall, in its absolute discretion deems fit. The sale shall be subject to the final approval by the management of SICOM Ltd.
- SICOM Ltd reserves the right to cancel/postpone the public auction process at any point without assigning any reason thereof.
- The above-mentioned mortgaged property is being sold on "As is where is, as is what is, whatever there is and without recourse basis and without any indemnities and guarantees".
- To the best of the knowledge and information of SICOM Ltd, no encumbrance exists on the property save and except of SICOM. The bidder shall make himself/herself satisfied in all aspects, including but not limited to any charge, lien, taxes or any other dues. The bidder is further advised to carry out his/her own due diligence with regards to the said property. SICOM Ltd will not be held responsible for any change, lien, encumbrance, property tax or any other dues to anybody in respect of the property under the said statutory liabilities/taxes/ maintenance, fee/electricity/water charges, gram panchayat & municipal charges, etc. outstanding as on date and yet to fall due would be ascertained by the bidder(s) and would be borne by the successful bidder/purchaser. SICOM Ltd does not take any responsibility to provide information on the same nor to pay any charges on the mortgaged property of whatsoever nature.
- It shall be the responsibility of the Purchaser/successful bidder to ascertain and pay GST (Goods and Service Tax) which should be over and above the price offered by the successful bidder/purchaser.
- It shall be the responsibility of the Purchaser/successful bidder to pay 1% (One percentage) of the sale consideration towards Income Tax u/s 194 I A of the Income Tax Act. Such Income Tax shall be paid by the purchaser/successful bidder over and above the price of the purchase/successful bidder to SICOM and SICOM shall get the offer/bid price without it being subjected to any type/sort of deduction therefrom.
- The successful bidder would bear the charges/fees payable for conveyance/Sale Certificate such as stamp duty, registration fee, advocate charges and all other costs, charges and expenses etc. as applicable as per law.
- Schedule of auction is as under:-

1. Inspection of property	July 18, 2025, between 11.00 a.m. to 4.00 p.m. (For both lots)
2. Last date for receiving bids alongwith earnest money and uploading documents including proof of payment	July 28, 2025 upto 04.00 p.m. (for both – DD or RTGS/ NEFT) (For both lots)
3. Public E-auction – Date and Time	Lot – I: August 04, 2025, between 11:30 a.m. to 12:30 p.m. Lot – II: August 04, 2025, between 1:00 p.m. to 2:00 p.m.

For further details and terms & conditions of sale please contact

Mr. Manish Jaggi Mr. Omkar Vedak	Tel- (022)-66572700 mjaggi@sicomindia.com / ovedak@sicomindia.com
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NOTICE TO BORROWER / MORTGAGOR/ GUARANTOR

This is also notice to the borrower/mortgagor and guarantor in the above said account under Rule 8(i) of the Security Interest (Enforcement) Rules, 2002 to pay the dues as above and interest with monthly rests, costs and charges etc. on or before the date of auction sale, failing which the property will be auctioned/sold on the date and time as mentioned above and balance dues, if any, will be recovered with interest and cost from them. You are at liberty to participate in the auction to be held as above alongwith offer and Earnest Money Deposit (EMD) specified in the Public Auction Notice on the terms and conditions stipulated thereof.

Date : July 01, 2025 Sd/-
Place : Mumbai Authorised Officer SICOM Ltd.

PUBLIC NOTICE

All the people are informed that the Sale deed For the property Of Village Kothrud , ,Sarve No -71A6+4B+10A/1/3, was signed on Sale deed dated 26/06/2010 Register Haveli No- 13 of Serial No 5158/2010 in the Name of Mr. Sairam Sudam Satav and Mr. Angad devidas Mahamawar Purchase of old owner Mr. Sharadchandra Narayan Joshi And Sale deed and dated 26/12/2015 Register Haveli No-22 of Serial No 14546/2015 in the Name of Mr. Sairam Sudam Satav and Mr. Angad devidas Mahamawar Purchase of old owner Mr.Vilas Ram Gunjote It Was Reported that the Document Missing from me. the Document Missing Was Reported to the Police online complaint Lost Report No 110264/2025 on June 27 Year 2025 If Any one Finds The Document in the Future, It Should be given to the Following Address and I or anyone else will not abut in any way.

ADV.DILIP B. AMBAD
Office: Sr No 17/1B/1,Shankji Shree Apartment
Office No 5, Warje, Near Warje old Jakti Naka,
NDA Road Warje, Pune -411058
Mobile No - 902814480 / 9850144808

Place: Pune
Date: 01/07/2025

PUBLIC NOTICE

NOTICE is hereby given that **MR. SAYED HUSAIN ARABIAN & MRS. REZWAN HUSAIN ARABIAN** (previously known as **Rezwan Chini**) both Residing at Flat No. 16 B 3, Ujwal Park, NIBM Road, Kondhwa Khurd Pune 411048 have