

Encore Asset Reconstruction Company Private Limited (Encore ARC)
Encore ARC Corporate Office Address: 5th Floor, Plot No. 137, Sector 44, Gurugram 122002, Haryana

POSSESSION NOTICE

Whereas, The Authorised Officer of Encore Asset Reconstruction Company Private Limited (Encore ARC) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act, 2002) and in exercise of powers conferred upon him under Section 13(12) of SARFAESI Act, 2002 read with Rule 3 of the Security Interest (Enforcement) Rules 2002, had issued a demand Notice dated 20.12.2024 calling upon Mrs. Geeta Chandrakant Sabale (Borrower) and (1) Mrs. Laxmi Shankar Sabale (2) Mr. Shankar Bandu Sabale (3) Mr. Chandrakant Shankar Sabale (hereinafter collectively mentioned as 'Guarantors') to repay the amount mentioned in the notice for the amount of Rs. 37.21,785/- (Rupees Thirty Seven Lakhs Twenty One Thousand Seven Hundred Eighty Five Only) as on 19.12.2024 along with interest at contractual rates till actual repayment/realization, within 60 days from the date of receipt of the said notice.

The Borrower, Guarantors & Mortgagors having failed to repay the amount, notice is hereby given by the undersigned being the Authorised Officer of Encore ARC, to the borrowers and the public in general that the Authorised Officer has taken symbolic possession of the property described herein below in exercise of powers conferred on me under sub-section (4) of section 13 of SARFAESI Act, 2002 read with Rule 8 of Security Interest (Enforcement) Rules, 2002 on this 03rd July 2025.

The Borrower, Guarantors & Mortgagors in particulars and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Encore ARC for an amount of Rs. 37.21,785/- (Rupees Thirty Seven Lakhs Twenty One Thousand Seven Hundred Eighty Five Only) as on 19.12.2024 along with interest at contractual rates till actual repayment/realization, within 60 days from the date of receipt of the said notice.

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.

Description of the Immovable Property

All that part and parcel of the property bearing Gat No. 154/A, Hissa No. 66 including N.A. plot No. 04, towards northern side area 170 sq. mtrs. (1630 sq. ft) out of northern side ½ hissa i.e. 85 sq. mtrs. And building thereon situated at kabnour, Ichalkaranji, Tal. Hatkananagle, Dist. Kolhapur, Its Boundaries are: East – Road, South – Property of Shri Mudgal, West – Property of Gat No 153 North – Property of Sou. Laxmi Sabale

All that part and parcel of the property bearing Gat No. 154/A, Hissa No. 66 including N.A. plot No. 04, towards northern side area 170 sq. mtrs. (1830 sq. ft) out of southern side ½ hissa i.e. 85 sq. mtrs. And building thereon situated at kabnour, Ichalkaranji, Tal. Hatkananagle, Dist. Kolhapur, Its Boundaries are: East – Road, South – Property of Mr. Shankar Sabale, West – Property of Gat No 153 North – Property of Plot No 4

Sd/-
Date: 03.07.2025
Place: Ichalkaranji
Authorised Officer
Encore Asset Reconstruction Company Private Limited

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

**Office of the Recovery Officer-III
Debts Recovery Tribunal Pune**
Unit No. 307 to 310, 3rd Floor, Kakade Bix 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

RC/106/2024 30/06/2025

Punjab National Bank
Versus
Mr. Datta Balbhim Shinde & Others

To,
(CD 1) **Mr. Datta Balbhim Shinde**, 1627, Vidya Vihar Apartment, Railway Line, Dahthane, 3, Khandare Galli, Taluka Akkalkot, Solapur-413226.
(CD 2) **Mr. Balbhim Dattatraya Shinde**, 1627, Vidya Vihar Apartment, Railway Line, Dahthane, 3, Khandare Galli, Taluka Akkalkot, Solapur-413226.
(CD 3) **Mr. Kapil Balbhim Shinde**, 1627, Vidya Vihar Apartment, Railway Line, Dahthane, 3, Khandare Galli, Taluka Akkalkot, Solapur-413226.
(CD 4) **Mrs. Shobha Balbhim Shinde**, 1627, Vidya Vihar Apartment, Railway Line, Dahthane, 3, Khandare Galli, Taluka Akkalkot, Solapur-413226.
(CD 5) **Mr. Sonya Alias Sonya Babu Garad**, At Post Chapalgao, Tal. Dist. Solapur-413226.

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 QA/429/2021 an amount of **Rs. 39,01,337.00 (Rupees Thirty Nine Lakh One Thousand Three Hundred Thirty Seven Only)** cost, expenses and future interest @ 9% Simple Interest yearly w.e.f. 26/02/2021 till realization and Costs of Rs. 69,005.00 (Rs. Sixty Nine Thousand 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 your assets on or before the next date of hearing.

4. You are hereby ordered to appear before the undersigned on **03/10/2025 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 proceedings.

(b) 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: **30/06/2025**
(Vinay Saxena)
Recovery Officer-II
Debts Recovery Tribunal, Pune

Bank of Maharashtra
Pune East Zone : Janamangal Building, 2nd Floor, S. No. 7/A/2, Opp. Kirtloskar Pneumatics Co Ltd., Hadapsar Industrial Estate, Hadapsar, Pune 411 013.
Ph. : 020-24514018 Email : legal_per@mahabank.co.in

DEMAND NOTICE
[(Under Section 13(2) of the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI ACT) read with Rule 3(1) of the Security Interest (Enforcement) Rule, 2002]]

The accounts of the following Borrowers with Bank of Maharashtra, Indapur Branch having been classified as NPA, the Bank has issued notices under S.13(2) of the SARFAESI Act on the date mentioned below. In view of the non service of the notice on the last known address of below mentioned Borrowers/Guarantors this public notice is being published for information of all concerned. The below mentioned Borrowers/Guarantors are called upon to pay to Bank of Maharashtra, Indapur Branch within 60 days from the date of publication of this Notice the amounts indicated below due on the dates together with future interest at contractual rates, till the date of payment, under the loan/and other agreements and documents executed by the concerned persons. As security for the Borrowers' obligation under the said agreements and documents, the respective assets shown against the names have been charged to Bank of Maharashtra, Indapur Branch If the concerned Borrowers/Guarantors shall fail to make payment to Bank of Maharashtra, Indapur Branch as aforesaid, then the Bank of Maharashtra, Indapur Branch shall be entitled to proceed against the above secured assets under Section 13(4) of the Act and the applicable Rules entirely at the risks of the concerned Borrowers/Guarantors as to the costs and consequences. In terms of provisions of SARFAESI ACT, the Concerned Borrowers/ Guarantors are prohibited from transferring the above said assets, in any manner, whether by way of sale, lease or otherwise without the prior written consent of Bank of Maharashtra, Indapur Branch any contravention of the said provisions will render the concerned persons liable for punishment and /or penalty in accordance with the SARFAESI Act. The Borrower's attention is invited to the provisions of sub-section 8 of Sec 13 of the Act, in respect of time available, to redeem the secured assets. This notice is also being published in vernacular language. The English version shall be final if any question of interpretation arises.

Name & Address of Borrower / Guarantor	Outstanding Amount
1. Mr. Ratnappa Babruwan Satpute, 2. Mrs. Rekha Ratnappa Satpute, Address: Sr. No. 269/8/C, Opposite of Padhakrishna Building, Radhakrishna Road, Tal. Indapur, Dist. Pune 413106	Rs. 17,57,358.87 (Rupees Seventeen Lakh Fifty Seven Thousand Three Hundred Fifty Eight and Paise Eighty Five Only) plus unapplied interest thereon @ 9.10% p.a. w.e.f. 24/06/2025
Demand Notice : 24/06/2025	NPA : 10/06/2025
Description of Property - All those piece and parcel of plot in the name of Mr. Ratnappa Babruwan Satpute situated at Gat No 269/8/C Old No 541 area 75.00 Sq Mtr located at village Indapur, Dist. Pune together with all the building and structure constructed to be constructed thereon and all the fixed furniture and fixture attached thereto and Bounded as: On or towards North: By Plot No. 20, On or towards South: By Colony Road, On or towards East: By Plot No. 11, On or towards West: By Plot No. 10	
Date : 24/06/2025 Place : Pune	Chief Manager & Authorized Officer Bank of Maharashtra, Pune East Zone, Pune

IDBI BANK
CIN:L65190MH2004GOI148838

PUBLIC NOTICE FOR AUCTION OF GOLD ORNAMENTS IDBI BANK LTD.
Offers are invited for the public auction of the gold ornaments, pledged in favour of the Bank, for the purpose of recovering the dues owed by the Borrower(s) to the Bank, as detailed below. The auction will be conducted on **10/07/2025 at 12.00 P.M** onwards in the Bank's premises at IDBI Bank Ltd. Navipeth, Solapur C S No.5/A/2, South Kasaba, Damani Shopping Complex, Near Central Talkies Pb No.706, Solapur, Pincode : 413007 Maharashtra. "as is where is basis" and "no recourse basis".

Sl No	Name of Borrower / Mortgagor	Date of Reappraisal	Description of Jewellery	Rate per Gram as on 24-06-2025	Reserved Price/EMD
1.	MIRZA VALID HUSAIN [0478671100032489] 591, ISA APT, Gulzar Nagar Bhiwandri Thane Maharashtra Pin- 421302	04.07.2025	Bangles -4 Gross weight:- 52.35 Net Weight:- 45.00	Rs. 8450	Rs. 380250/- Rs. 38000/-
2.	ANDHRA MUTTON STALL Prop- Allaiddin Mulani [0478671100032823] Plot No-45, Kuchan Nagar Paachya Peth Solapur, Maharashtra Pin- 413005	04.07.2025	Ganthan -1 Gross Weight:- 25.50 Net Weight:- 19.50	Rs. 8450	Rs. 164775/- Rs 16500/-

The auction shall be subject to the terms and conditions of the sale stipulated by the Bank, a copy of which shall be displayed in the notice board of Solapur Branch from **05/07/2025 to 09/07/2025** and interested parties may refer the same. A bidder participating in the auction shall be deemed to have full knowledge of the aforesaid terms and conditions of sale. Last date of submission of the Bid is **09/07/2025**.
Dated: 05.07.2025, Place: Solapur
SD/- Authorized Officer, IDBI Bank Solapur Branch

Phoenix ARC Private Limited
Regd. Office: 3rd Floor, Wallace Tower 139-140/B1, Crossing of Sahar Road and Western Express Highway Vile Parle (East) Mumbai-400 057 Tel: 022-6849 2450, Fax: 022-6741 2313
CIN: U67190MH2007PTC168303 Email: info@phoenixarc.co.in, Website: www.phoenixarc.co.in.

PUBLIC NOTICE FOR E-AUCTION CUM SALE

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and to the borrowers/guarantors/mortgagors in particular, that the under mentioned property mortgaged to Phoenix ARC Private Limited pursuant to assignment of debt by Motilal Oswal Home Finance Limited (Earlier Known as ASPIRE Home Finance Corporation limited -Assignor) will be sold on "AS IS WHERE IS, AS IS WHAT EVER THERE IS AND WITHOUT RECOURSE BASIS", by way of "online e-auction" for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002) through website : www.phoenixarc.co.in/ as per the details given below.

Date and time of E-Auction - 28-07-2025 11:00 Am to 02:00 Pm (with unlimited extensions of 5 minute each)	Last date of EMD Deposit-27-07-2025
Borrower(s) /Co-Borrower (s) /Guarantor(s) / Loan Account	Demand Notice Date and Amount
LAN: LXDAU00415-160017882 Branch: Baranati Borrower: Shrikrishna Kashinath Mahkare Co-Borrower: Anita Shrikrishna Mahkare	04-05-2019 For Rs: 15,63,935/- (Rupees Fifteen Lakh Sixty Three Thousand Nine Hundred & Thirty Five Only)
LAN: LXSOL00116-170040881 Branch: Solapur Borrower: Ramesh Subhash Sonalkar Co-Borrower: Madhuri Ramesh Sonalkar	22-11-2018 For Rs: 15,37,655/- (Rupees Fifteen Lakh Thirty Seven Thousand Six Hundred & Fifty Five Only)
LAN: LXKHA00215-160020972 Branch: Hadapsar Borrower: Deepak Mahadevappa Pawan Co-Borrower: Prabhuling Mahadevappa Pawan	24-06-2021 For Rs: 12,93,724/- (Rupees Twelve Lakh Nine Hundred & Twenty Four Only)
LAN: LXSL0010116-170004881 Branch: Solapur Borrower: Ramesh Subhash Sonalkar Co-Borrower: Madhuri Ramesh Sonalkar	22-11-2018 For Rs: 15,37,655/- (Rupees Fifteen Lakh Thirty Seven Thousand Six Hundred & Fifty Five Only)
LAN: LXKHA00215-160020972 Branch: Hadapsar Borrower: Deepak Mahadevappa Pawan Co-Borrower: Prabhuling Mahadevappa Pawan	24-06-2021 For Rs: 12,93,724/- (Rupees Twelve Lakh Nine Hundred & Twenty Four Only)

Flat No-14 Samruddhi Enclave A Wing Gat No-199 Kedgaon St Daund Pune 4Th Floor Boripardi Near Kedgaon Chufulla Road Near Kedgaon Chufulla Road 413801 Pune Maharashtra

Reserve Price: Rs.960000/- (Nine Lakh Sixty Thousand Only)
EMD: Rs. 96000/- (Ninety Six Thousand Thousand Only)

Reserve Price: Rs.1200000/- (Twelve Lakh Only)
EMD: Rs. 120000/- (One Lakh Twenty Thousand Only)

Reserve Price: Rs.1300000/- (Thirteen Lakh Only)
EMD: Rs. 13000/- (One Lakh Thirty Thousand Only)

1. The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may visit to the Web Portal: <https://www.auctionbazaar.com/> of our e-Auction Service Provider, M/s. ARCA EMART PRIVATE LIMITED for bidding information & support, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online. The interested buyers may go through the auction terms & conditions and process on the same portal and may contact to Ashish Sharad Dhapte 8976791951 & Ashok Dnyaneshwar Gopale 9321924161, Sailesh Jyengar 9833801159, details available in the above mentioned Web Portal and may contact their Centralised Help Desk: + 91 83709 69696, E-mail ID: contact@auctionbazaar.com. 2. All the intending purchasers/ bidders are required to register their name in the portal mentioned above as <https://www.auctionbazaar.com/> and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned aforesaid. 3. For participating in the e-auction, intending purchasers/ bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the Reserve Price of the Secured asset along with copies of the PANCARD, Board Resolutions in case of Company and Address Proof on or before the Last date for submission of EMD mentioned above. Intending purchasers/bidders are required to submit separate EMDs for each of the Items/Properties detailed herein above. 4. At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the bid offer or post-pone the auction without assigning any reason thereof and without any prior notice. 5. The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, applicable GST on the purchase consideration, stamp duty, registration fees, etc. that is required to be paid in order to get the secured asset conveyed/delivered in his/her favour as per the applicable law. 6. The intending bidders should make their own independent enquiries regarding encumbrances, title of secured asset and claims/rights/dues affecting the secured assets, including statutory dues, etc. prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of Phoenix. The authorized officer of Phoenix shall not be responsible in any way for any third-party claims/ rights/dues. 7. The prospective/intending bidder shall furnish an undertaking that he/she is not dis-qualified as per provisions of Sec.29(A) of Insolvency and Bankruptcy Code,2016 and failure to furnish such undertaking along with the KYC documents, shall automatically disqualify or he/she bid will be rejected.

Place : Maharashtra Date : 05.07.2025
SD/- Authorized Officer, Phoenix ARC Private Limited

Homefirst
We'll take you home

Home First Finance Company India Limited
CIN: L65990MH2010PLC240703
Website: homefirstindia.com
Phone No.: 180030008425 Email ID: loanfirst@homefirstindia.com

POSSESSION NOTICE
REF: POSSESSION NOTICE UNDER SUB-RULE (1) OF RULE 8 OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

WHEREAS the undersigned being the Authorized Officer of HOME FIRST FINANCE COMPANY INDIA LIMITED, pursuant to demand notice issued on its respective dates as given below, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act No. 54 of 2002) and in exercise of powers conferred under section 13(2) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 calling upon you/Borrowers, the under named to pay outstanding dues as within 60 days from the date of receipt of respective notices. You/Borrowers all, however, have failed to pay the said outstanding dues within stipulated time, hence HOME FIRST FINANCE COMPANY INDIA LIMITED are in exercise and having right as conferred under the provision of sub section (4) of section 13 of SARFAESI ACT,2002 read with rules thereunder, taken POSSESSION of the secured assets as mentioned herein below:

Sr. No	Name of Borrowers/ Co-Borrowers/ Guarantors	Description of Mortgaged Property	Date of Demand Notice	Total O/s as on date of Demand Notice (in INR)	Date of possession
1.	Sandip Suresh Ponde, Sunita Sandip Ponde	Flat-404,Avenida Plaza,Sr No180/2/2A/1, Mauje-Ravet, at Pimpri Chinchwad (M/C), Haveli,Pune,Maharashtra,412101. Bounded By: East : MIDC Road, West : Nala, North : S. No. 180 i.e. share of Mr. Prakash Bhondve, South : S. No. 187.	03-10-2024	29,15,332	02-07-2025
2.	Shantaram Mahadu Retvade, Vaishali Shantaram Retvade	Row house -6,Shanti Krupa,812/2,Shanti Krupa Building, Flat no 504, Hitachi ATM,Gurudatta Nagar,Talegaon Varale Rd, near Talegaon Dabhadhe, Pune,Maharashtra,410507. Bounded by: On or towards East:- By property of Prakash Gaikwad, On or Towards South:- By road, On or Towards West:- By property of Smt. Shantabai Anant Jagtap, On or Towards North:- By remaining land of S. No. 812	04-07-2024	27,43,748	01-07-2025

The borrower having failed to repay the amount, notice is hereby given to the borrower / Guarantor 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 rule on the date mentioned above.

The BORROWERS/ GUARANTORS and the PUBLIC IN GENERAL are hereby cautioned not to deal with the above referred Properties/Secured Assets or any part thereof and any dealing with the said Properties/Secured Assets shall be subject to charge of HOME FIRST FINANCE COMPANY INDIA LIMITED for the amount mentioned hereinabove against Properties/Secured Assets which is payable with the further interest thereon until payment in full.

The borrower's attention is invited to the provisions of subsection (8) of Section 13 of the Act, in respect of time available to redeem the secured asset.

Place: Pune Date: 05-07-2025
Authorised Officer, Home First Finance Company India Limited

HINDUJA HOUSING FINANCE LIMITED
Corporate Office - No. 907-909, 2nd Floor, Anna Salai Saidapet, Chennai - 600 005 and Branch Office - Hinduja Housing Finance Limited, Genzone Building, 3rd Floor, Near CBS Stand, New Shalipuri, Kharapur 416001, Maharashtra.
Email ID: auction@hindujahousingfinance.com

APPENDIX IV [See rule 8 (1) PHYSICAL POSSESSION NOTICE (For immovable property)]

Whereas the undersigned being the Authorized Officer of Hinduja Housing Finance Ltd. under the Securitisation & Reconstruction of Financial Assets and (Enforcement) of Security Interest Act, 2002 (said Act) & in exercise of powers conferred under Section 13(12) of the said Act, calling upon the concerned Borrower & Co-Borrower, as per details given below to repay the amount mentioned in the respective notice within 60 days from the date of the respective notice. The concerned Borrowers/Property holders having failed to repay the respective due amounts that the undersigned has taken **Actual/Physical Possession** of the property described herein below in exercise of powers conferred upon him under sub-section (4) of section 13 of the SARFAESI ACT read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 pursuant to order dated **29.04.2025** in the **C.M.C.N.D.025/2025** (Sic. M1) of SARFAESI ACT, passed by **Add. Chief Judicial Magistrate Kolhapur** with the help of **Concerned Court Commissioner** by doing the **panchnama** & inventory on **30.06.2025**. The Concerned Borrowers/Property holders in particular and the public in general are hereby cautioned not to deal with the concerned properties and any dealing with the said properties will be subject to the charge of Hinduja Housing Finance for amount mentioned above.

Name of Borrower / Co-Borrower(s) & Loan Account No.	Demand Notice Date & Amount	Possession Date
1. Mrs. ANURADHA DANAWADE (Borrower) 2. Mr. DADAPUR SHANKAR (Borrower) MH/KLP/KLP/Pune/0000934	16.04.2024 For Rs. 7,41,702/- up to Rs. 83,2025	30.06.2025

All that piece and parcel of Unit No. 2, Plot area of 250.00 Sq Feet, mean 2.23 Sq Mtr. And RCC Construction of 200.00 Sq Feet. In 16.58 Sq Mtr. Constructed on Plot No. 37, Dist. and Pin No. 426053 Sq Mtr. That is 2441.76 Sq Ft. Situated at Gat No. 65, 40/54/4 of the pre-mitters's share area 11.16 & 11.75 Sq Mtr. at Haje Sambarwadi, Tal. Kaveri, Dist. Kaveri, Division and District Kholapur Sub Division and Tehsil Kaveri, Jurisdiction of the Sub Registrar, having the Schedule property is bounded as:- East:- Unit 1, Constructed on Plot No. 33 West:- Unit No. 3, Constructed on Plot No. 31 South:- Road/Nala. Remaining area on the said property.

Further, please take notice that in case you fail to pay the outstanding dues of the Hinduja Housing Finance Ltd positively within 30 days from the date of this Notice, Hinduja Housing Finance Ltd will proceed to sell the Secured Assets in connection at the Reserve Price fixed by the undersigned as the Authorized Officer, as provided under the above Act / Rules, without any further intimation/ Notice to you.

Date: 05/07/2024, Place: Kolhapur
Mr. Roshikesh Ukhale-9823244496, Mrs. Nishigandha Suryavanshi, 9080931951, Sagar Bagavade, 7420900201, Mr. Ritesh Gawai-9018158221, Pranjivsinh Chaudhary-709162333

Encore Asset Reconstruction Company Private Limited (Encore ARC)
Encore ARC Corporate Office Address: 5th Floor, Plot No. 137, Sector 44, Gurugram 122002, Haryana

POSSESSION NOTICE

Whereas, The Authorised Officer of Encore Asset Reconstruction Company Private Limited (Encore ARC) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act, 2002) and in exercise of powers conferred upon him under Section 13(12) of SARFAESI Act, 2002 read with Rule 3 of the Security Interest (Enforcement) Rules 2002, had issued a demand Notice dated 20.12.2024 calling upon Mrs. Krishna Beverages through Its prop. Mrs. Khul Sushma Kumar (Borrower) and (1) Mr. Chougule Sanjay Dnyulappa (2) Mr. Abadan Smit Bapuso (3) Mr. Khul Sunita Bharat (hereinafter collectively mentioned as 'Guarantors') to repay the amount mentioned in the notice for the amount of Rs. 48.85,438/- (Rupees Forty Eight Lakhs Eighty Five Thousand Four Hundred Thirty Eight Only) as on 19.12.2024 along with interest at contractual rates till actual repayment/realization, within 60 days from the date of receipt of the said notice.

The Borrower, Guarantors & Mortgagors having failed to repay the amount, notice is hereby given by the undersigned being the Authorised Officer of Encore ARC, to the borrowers and the public in general that the Authorised Officer has taken symbolic possession of the property described herein below in exercise of powers conferred on me under sub-section (4) of section 13 of SARFAESI Act, 2002 read with Rule 8 of Security Interest (Enforcement) Rules, 2002 on this 03rd July 2025.

The Borrower, Guarantors & Mortgagors in particulars and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Encore ARC for an amount of Rs. 48.85,438/- (Rupees Forty Eight Lakhs Eighty Five Thousand Four Hundred Thirty Eight Only) as on 19.12.2024 along with interest at contractual rates till 20.12.2024 till actual repayment/realization after adjustment of repayment/realization, if any.

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.

Description of the Immovable Property

All the piece and parcel of the non-agricultural plot of the land bearing and known as Gat No. 726, Hissa No. A, situated at and within village limit of Mouje Ruj, Tal-Hatkananagle, Dist-Kolhapur, Admeasuring about 325.27 sq mtrs, (out of and on west side of an admeasuring about 600.00 sq mtrs) TOGETHER With factory building and other construction made there on Its Boundaries are: East: Sunita Khul, West: Bharat Khool North: Shanalinathi Khool, South: 4.5 Mtr. Road

Sd/-
Date: 03.07.2025
Place: Ichalkaranji
Authorised Officer
Encore Asset Reconstruction Company Private Limited

IDBI BANK
CIN:L65190MH2004GOI148838

PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTIES APPENDIX IV-A (See provision to Rule 9(1))

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 9(1) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to Borrower(s) and Guarantor(s) that the below described immovable properties mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of IDBI Bank Ltd., Secured Creditor, will be sold on "as is where is", "as is what is", "whatever there is" and "without recourse" on **22.07.2025** for recovery amount due to IDBI Bank Ltd., Secured Creditor from Borrower(s) mentioned below. The reserve price and earnest money deposit will be as under:

Sr No	Borrower Name & Account Number	Property Address	Reserve price(Rs)	EMD (In Rs.)	Property Inspection
1	Mr. Pramod Prem Chandra Tripathi (Borrower) & Mrs Anupam Pramod Tripathi (Co-Borrower) Loan Account No. 0007675100112833	All that piece and parcel Flat No.37, 3rd Floor Dreams Nivara, Gat No.532, Hissa No. 1, 2 & 3, Building No.3, Type P, Wing B., Koregaon MUL, Taluka Haveli, Pune 412022. Adm. 240 Sq Ft Carpet area Total Built Up-312 Sq Ft	6,10,000	61,000	July 18 2025
2	Mrs. Sarika Ramdas Pawar (Borrower) & Mrs. Mavadi Ramdas Pawar (Co-Borrower) Loan Account No. 0007675100112093 & 0007675100112260	All that piece and parcel Flat No. 18, First Floor, Type P Wing B, Building No.3, "Dreams Nivara", G.No.532, Hissa No.1,2 & 3, Village Koregaon MUL, Taluka Haveli, Dist. Pune 412022. Adm.200 Sq Ft Carpet area Total Built Up-260 Sq Ft	6,10,000	61,000	July 18 2025
3	Mrs. Sarika Ramdas Pawar (Borrower) & Mrs. Mavadi Ramdas Pawar (Co-Borrower) Loan Account No. 0007675100112093 & 0007675100112260	All that piece and parcel Flat No. 19, First Floor, Type P Wing B, Building No.3, "Dreams Nivara", G.No.532, Hissa No.1,2 & 3, Village Koregaon MUL, Taluka Haveli, Dist. Pune 412022. Adm.200 Sq Ft Carpet area Total Built Up-260 Sq Ft	6,10,000	61,000	July 18 2025

A	Sale of Bid/ Tender Document	05-07-2025 to 21-07-2025
B	Last Date of Submission of Bid along with EMD	21-07-2025 (till 4.00 PM)
C	Date and Time of e-auction	22-07-2025 (11.00 AM to 1.00 P.M with unlimited extension of 5 min.)
For detailed terms and conditions of the sale, please refer to the link provided in IDBI Bank's website i.e. www.idbibank.in . Bid documents will be available from 05-07-2025 . For any clarification, the interested parties may contact Mr. Vibhor Saxena (Contact.no. 9506618596). (E-mail: vibhor.saxena@idbi.co.in).		
Place : Pune, Date: 05.07.2025		SD/-Authorized Officer, IDBI Bank Ltd

Phoenix ARC Private Limited
Regd. Office: 3rd Floor, Wallace Tower 139-140/B1, Crossing of Sahar Road and Western Express Highway Vile Parle (East) Mumbai-400 057 Tel: 022-6849 2450, Fax: 022-6741 2313
CIN: U67190MH2007PTC168303 Email: info@phoenixarc.co.in, Website: www.phoenixarc.co.in

PUBLIC NOTICE FOR E-AUCTION CUM SALE

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and to the borrowers/guarantors/mortgagors in particular, that the under mentioned property mortgaged to Phoenix ARC Private Limited pursuant to assignment of debt by Motilal Oswal Home Finance Limited (Earlier Known as ASPIRE Home Finance Corporation limited -Assignor) will be sold on "AS IS WHERE IS, AS IS WHAT EVER THERE IS AND WITHOUT RECOURSE BASIS", by way of "online e-auction" for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002) through website : www.phoenixarc.co.in/ as per the details given below.

Date and time of E-Auction - 13-08-2025 11:00 Am to 02:00 Pm (with unlimited extensions of 5 minute each)	Last date of EMD Deposit-12-08-2025
Borrower(s) /Co-Borrower (s) /Guarantor(s) / Loan Account	Demand Notice Date and Amount
LAN: LXPU00116-170029820 Branch: Dharmadene Borrower: Dharmadene Bhagwatibaksha Singh Co-Borrower: Rajendrakumar Bhagwatibaksha Singh	03-09-2024 For Rs: 12,64,202/- (Rupees Twelve Lakh Sixty Four Thousand Two Hundred & Two Only)

Flat No. L 404, 4th Floor, Sant Nirankari Residency, S No. 149A, Hissa No. 7A, Nr. Petrol Pump, Manjari Bk, Pune Pune Maharashtra-411046 Admeasuring (Build Up) Area - 315 Sq.Ft.

Reserve Price: Rs.800000/- (Eight Lakh Thousand Only)
EMD: Rs. 80000/- (Eighty Thousand Only)

1. The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may visit to the Web Portal: <https://www.auctionbazaar.com/> of our e-Auction Service Provider, M/s. ARCA EMART PRIVATE LIMITED for bidding information & support, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online. The interested buyers may go through the auction terms & conditions and process on the same portal and may contact to Ashish Sharad Dhapte 8976791951 & Ashok Dnyaneshwar Gopale 9321924161, Sailesh Jyengar 9833801159, details available in the above mentioned Web Portal and may contact their Centralised Help Desk: + 91 83709 69696, E-mail ID: contact@auctionbazaar.com. 2. All the intending purchasers/ bidders are required to register their name in the portal mentioned above as <https://www.auctionbazaar.com/> and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned aforesaid. 3. For participating in the e-auction, intending purchasers/ bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the Reserve Price of the Secured asset along with copies of the PANCARD, Board Resolutions in case of Company and Address Proof on or before the Last date for submission of EMD mentioned above. Intending purchasers/bidders are required to submit separate EMDs for each of the Items/Properties detailed herein above. 4. At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the bid offer or post-pone the auction without assigning any reason thereof