GRIHUM HOUSING FINANCE LIMITED

(FORMERLY KNOWN AS POONAWALLA HOUSING FINANCE LTD)

Registered Office: 6th Floor, B Building, Ganga Trueno, Lohegaon, Pune, Maharashtra 411014 Branch Off Unit: 2nd floor, Pushpa Heights, Satara Road, 2/B, Swami Vivekanand Rd Maharshi Nagar Pune-411037

E-AUCTION - SALE NOTICE

Sale of secured immovable asset under SARFAESI Act

E-auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (the "Act") read with Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower/ Co-Borrower/ Mortgagor (s)/Guarantor(s) that the below described immovable properties mortgaged to **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 Magma Housing Finance Limited and originally incorporated with name of GE Money Housing Finance Public Unlimited Company)** (hereinafter referred to as the "Secured Creditor" as per the Act) , the possession of which has been taken by the Authorised Officer of Secured Creditor in exercise of powers conferred under section 13(12) of the Act read with Rules 8 and 9 of the security interest (Enforcement) Rule pursuant to notice under section 13(2) of the Act.

The Secured Assets will be sold on **"As is where is", "As is what is", and "Whatever there is" basis on 26/06/2025** through E-Auction. It is hereby informed to General public that we are going to conduct public through E-Auction platform provided at the website: **https://www.bankeauctions.com.** For detailed T&Cs of sale, please refer to link provided in GHFL's/Secured Creditor's website i.e. **www.grihumhousing.com**

Sl. No.	Proposal No. Customer Name {A}	Demand Notice Date and Outstanding Amount {B}	Nature of Possession {C}	Description of Property {D}	Reserve Price {E}	EMD (10% of RP) {F}	EMD Submission date {G}	Incremental Bid {H}	Property Inspection Date & Time {I}	Date and time of Auction {J}	Known encumbrances/ Court cases if any {K}
1	Loan No. HF0115H20100422 MANOHAR MORESHWAR SHINDE, DEEPALI MANOHAR SHINDE	**Notice date: 07/03/2024 Total Dues:Rs.1155038/-** (Rupees Eleven Lakh FiftyFive Thousand ThirtyEight Only) payable as on 07/03/2024 along with interest @ 10% p.a. till the realization..	Physical	All That Pice & Parcel Of Flat No 408 4th Floor B Wing Shree Siddhivinayak Park Gat No 31 2 And 49 Part Wadki Gaon Hadapsar Pune 412308 Adm. 3.26. Sq.Mtrs. Wadki Gaon Pin Code- 412308 **Bounded By:- East:-** Passage Flat No 401, **West:-** Building Open Space Awing, **North:-** Flat No 407, **South:-** Duct.	Rs. 8,00,000/- (Rupees Eight Lakh Only)	Rs. 80000/- (Rupees Eighty Thousand Only)	25/06/2025 Before 5 PM	10,000/-	19/06/2025 (11AM – 4PM)	26/06/2025 (11 AM- 2PM)	NIL

The intending bidders/purchasers are advised to visit Secured Creditor Branch and the auction properties, and make his own enquiry and ascertain additional charges, encumbrances and any third-party interests and satisfy himself/herself/itself in all aspects thereto before submitting the bids. All statutory dues like property taxes, electricity/water dues and any other dues, if any, attached to the property to be ascertained and paid by the successful bidder. The interested bidders are required to register themselves with the portal and obtain login ID and Password well in advance, which is mandatory for e-bidding, from auction service provider) C1 India PVT LTD. Address- Plot No-68 3rd floor Gurgaon Haryana-122003. Helpline Number- 7291981124,25,26 Support Email id – Support@bankeauctions.com. **Contact Person –Dharni P, Email id- dharani.p@c1india.com Contact No- 9948182222..** Please note that Prospective bidders may avail online training on e-auction from them only. The intending purchaser/bidder is required to submit amount of the Earnest Money Deposit (EMD) by way of by way of NEFT/RTGS /DD in the account of "Grihum Housing Finance Ltd", Bank-ICICI BANK LTD. Account No-000651000460 and IFSC Code- ICIC0000006, 20, R. N. Mukherjee Road- Kolkata-700001 drawn on any nationalized or scheduled Bank **on or before 25/06/2025** and register their name at https://www.bankeauctions.com and get user ID and password free of cost and get training on e-Auction from the service provider. After their Registration on the website, the intending purchaser/bidder is required to get the copies of the following documents uploaded, e-mail and sent self-attested hard copy at **Address: 2nd floor, Pushpa Heights, Satara Road, 2/B, Swami Vivekanand Rd Maharshi Nagar Pune-411037 Mobile no. +91 9657443073 e-mail ID rohan.savala@grihumhousing.com. For further details on terms and conditions please visit https://www.bankeauctions.com & www.grihumhousing.com to take part in e-auction.**

This notice should also be considered as 15 days' notice to Borrower / Co-Borrower/ Mortgagor (s)/Guarantor(s) under Rule 8(6) of the Security Interest (Enforcement) Rule-2002

Date: 10.06.2025 Place: PUNE **Sd/- Authorised Officer, Grihum Housing Finance Limited (Formerly Known as Poonawalla Housing finance Ltd)**

केनरा बैंक Canara Bank
सिंडिकेट Syndicate

Asset Recovery Management Branch : 1259, Deccan Gymkhana, Renuka Complex, 1st Floor, Jangli Maharaj Road, Pune – 411004.
Ph. +91 20 25511034/8739018778/ 7509985705.
Email : cb5208@canarabank.com

Sale Notice

E-Auction Sale Notice for Sale of Immovable Properties under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8/ (6) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable properties mortgaged/charged and Movable Assets hypothecated to the Secured Creditor, the **Symbolic / Physical Possession** of which has been taken by the Authorised Officer of Asset Recovery Management Branch, Canara Bank, 1st Floor, 1259, Renuka Complex, J M Road, Deccan Gymkhana, Pune - 411004, of the Canara Bank, will be sold on **"As is where is", "As is what is" and "Whatever there is"** basis on **30/06/2025** for recovery of below mentioned amount plus further interest and charges due to the ARM branch, Pune of Canara Bank from Borrower. Details of full description of the properties, Reserve Price, EMD and last date to deposit EMD are as follows:

(All amounts in actual Rupees)

Sl. No	Name of the Borrowers & Guarantors	Outstanding Amt. & Type of Possession	Location & Details of the Properties	Reserve Price	EMD & Last Date to Deposit EMD	Known Encumbrance
1.	**M/s. Minakshi Sundaram Mills (Borrower)** through its Partner **Mr. Shyamsundar Kashinath Joshi & Mr. Dinesh Shyamsundar Joshi**	**Rs. 51,18,767.29 (Rupees Fifty One Lakh, Eighteen Thousand, Seven Hundred Sixty Seven and Paisa Twenty Nine only)** as on 31.05.2025 plus further interest **Type of Possession : Symbolic**	All that part and parcel of the property consisting of Land & Building, On Plot No. 15 & 16, RS No. 497/B (Part), Kamdhenu Niwas, Priyadarshini Colony, Near Omkareshwar Temple, Behind Sharad Engineering College, at Yadrav, Tal. Shirol, Dist. Kolhapur – 416121 **Bounded: North :** By property of Gat No.496, **South** : By Road, **East :** By common wall property belonging to Mr. Bhagwatsharan Joshi , **West :** By property of Gat No. 496 **(Property under Symbolic Possession of the Bank)**	**Rs. 57,46,000/-** (Rupees Fifty Seven Lakh Forty Six Thousand Only)	**Rs.5,74,600/-** (Five Lakh Seventy Four thousand Six Hundred Only) **29.06.2025 by 5.00 Pm**	Not known to bank
2	**Mrs. Heena Jitendra Thakkar (Borrower) residing at** Flat No. 304, Atmaram complex, New Shahupuri kolhapur kolhapur Maharashtra 416001.	**Rs. 70,02,639.66 (Rupees Seventy Lakh, Two Thousand, Six Hundred Thirty Nine and Paisa Sixty Six only)** as on 31.05.2025 plus further interest **Type of Possession : Symbolic**	All that part and parcel of the property consisting of E-Ward, Revenue Survey No.176, "Eden Garden, Wing-B", Flat No.B-702 on Seventh Floor, Near Bharat Karanjkar Petrol Pump, Nagala Park, Off. Kasba Bawada Road, Village:- Kasba Karveer, Tal:- Karveer,Dist:- Kolhapur,- 416003. **Bounded: On the North by:** Colony Road, **On the South by:** Flat No. B-703, **On the East by :** Flat No A-701, **On the West by:** B-701 **(Property under Symbolic Possession of the Bank)**	**Rs. 30,76,000/-** (Rupees Thirty Lakh Seventy Six Thousand Only)	**Rs.3,07,600/-** (Rupees Three Lakh Seven Thousand Six Hundred Only) **29.06.2025 by 5.00 Pm**	Not known to bank

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website **(www.canarabank.com, https://baanknet.com)** or may contact Chief Manager, ARM branch, 1259, Deccan Gymkhana, Renuka Complex, 1st Floor, Jangli Maharaj Road, Pune – 411004, **Phone No. . 020 25511034, 8739018778, 7509985705, 9033828324** during office hours on any working day.

Date: 03/06/2025,
Place: Pune

Authorized Officer,
Canara Bank

यूनियन बैंक ऑफ इंडिया Union Bank of India
भारत सरकार का उपक्रम A Government of India Undertaking

Regional Office: Shop No. 201 & 202, Stellar Enclave, Aundh, Pune - 411 007.

E-AUCTION SALE NOTICE (UNDER SARFAESI ACT)

15 DAYS 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 PROVISON 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 Borrower(s) and Guarantor(s), that the below described immovable property mortgaged / charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Union Bank of India (Secured Creditor) will be sold on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" and "WITHOUT RECOURSE BASIS" on **26.06.2025 in between 12.00 Noon to 5.00 PM,** for recovery of respective amounts, due to the Union Bank of India (Secured Creditor) from the respective Borrower(s) and Guarantor(s) as mentioned below. The Reserve Price and Earnest Money Deposit will be as mentioned below. For details terms and conditions of the sale, please refer to the link provided in Union Bank of India (Secured Creditor) website i.e. www.unionbankofindia.co.in. The under mentioned properties will be sold by Online E-Auction through website https://baanknet.com on 26.06.2025 for recovery of respective amounts plus interest and other expenses in the respective borrower's accounts.

Online E-Auction through website https://baanknet.com
Date & Time of Auction: 26.06.2025 at 12.00 Noon to 05.00 PM

Sr No.	Name of Account holder	Description of property	Reserve Price, EMD & Incremental Bid	Encumbrance & Possession	Amount Due as on Date of NPA	Branch Name & Manager 's Contact No. & A/c details. Inspection date and time
1	**Mr. Kailash Bhagwanrao Taralkar Mrs. Sunita Kailash Taralkar**	Flat No.8 on Stilt First Floor, built up area 780 sq ft in A-Building Scheme Known As "LOTUS APARTMENT", Situated at. Plot No. 8, Survey No. 40/2, Nearby KS Home Apartment, Vadgaon Maval Pune	**Rs.2089000.00 Rs.208900.00 Rs.20890.00**	**Not known to AO Symbolic Possession**	**Rs. 8,79,500.00 as on 31.01.2025 plus further interest and charges thereon from 01.02.2025 and charges**	**A/c No:583901980050000 IFSC UBIN0558397 UNION BANK OF INDIA Talegaon Dabhade Punam Sahoo 73041 39463 Ashish Kumar 9015177772 23.06.2025 from 15.00 pm to 17.00pm**
2	**Deepa Madhukar Dhaske & Madhukar Dhaske**	Flat No. 4, Saleable built up area is about 480.00 sq ft., on Ground Floor, in Shree Swami Samarth Apt., S. No. 55/2, Varale Maval, Pune	**Rs. 8,26,200.00 Rs. 82,620.00 Rs. 8,262.00**	**Not known to AO Physical possession**	**Rs. 7,21,406.76 as on 30.09.2024 plus further interest thereon wef 01.10.2024 at applicable rate of interest, cost & charges till date**	**A/c No:583901980050000 IFSC UBIN0558397 UNION BANK OF INDIA Talegaon Dabhade Rajan Thakur 9860540910 Ashish Kumar 9015177772 23.06.2025 from 15.00 pm to 17.00pm**
3	**Mr. Vishal Vishnupant Padawale Mr. Sushant Vijaykumar Patil**	Flat No. 303, on 3rd Floor, in the Building B, Scheme known as "AAYUSH PARK COMPLEX", situated at S.No.32/2/1, 32/2/6, 32/2/5, near D. Y Patil Institute of Management and Enterprenure, Varale, Taluka Maval, Pune 410507	**Rs. 15,11,000.00 Rs. 1,51,100.00 Rs. 15,110.00**	**Not known to AO Physical Possession**	**Rs. 16,43,530.93 as on 31.01.2025 plus further interest and charges thereon from 01.02.2025 and charges**	**A/c No:583901980050000 IFSC UBIN0558397 UNION BANK OF INDIA Talegaon Dabhade Punam Sahoo 73041 39463 Ashish Kumar 9015177772 23.06.2025 from 15.00 pm to 17.00pm**
4	**Mr. Chandan Sharad Mane Mrs. Mohini Chandan Mane**	Flat No.708, area adm about 349 sq ft carpet + attached terrace adm about 55 sq ft on 7th Floor, A Wing, Yashodhan Daffodils, S.No.34, Hissa No.3A/1 to 3A/9, 3A/12 & 3A/13, Village Yewalewadi, Pune	**Rs. 22,10,400.00 Rs. 2,21,040.00 Rs. 22,104.00**	**Not known to AO Physical Possession**	**Rs. 17,01,000.00 as on 31.12.2024 plus further interest and charges thereon from 01.01.2025 and charges**	**A/C no: 541301980050000 IFSC: UBIN0554138 Aundh Branch Mrs. Punam Sahoo 7304139463 Mr. Mayur Malokar 8421183813 23.06.2025 from 15.00 to 17.00 pm**
5	**Mrs. Mohini Chandan Mane Mr. Chandan Sharad Mane**	Flat No.707, area adm about 404 sq ft carpet + attached terrace adm about 55 sq ft on 7th Floor, A Wing, Yashodhan Daffodils, S.No.34, Hissa No.3A/1 to 3A/9, 3A/12 & 3A/13, Village Yewalewadi, Pune	**Rs. 22,10,400.00 Rs. 2,21,040.00 Rs. 22,104.00**	**Not known to AO Physical Possession**	**Rs.16,79,000.00 as on 31.12.2024 plus further interest and charges thereon from 01.01.2025 and charges**	**A/C no: 541301980050000 IFSC: UBIN0554138 Aundh Branch Mrs. Punam Sahoo 7304139463 Mr. Mayur Malokar 8421183813 23.06.2025 from 15.00 to 17.00 pm**
6	**Archana Anant Chavan & Ananat Balkrishna Chavan**	Flat No. C-705, 427 carpet area and adjacent terrace adm 54 sq ft on 7th Floor, C Wing, Phase II, Apla Ghar, Chakan constructed on land property Gat no 407, Hissa no 1,and Gat no 409, Hissa no 4, Village Nanekarwadi, Taluka Khed, Pune	**Rs. 15,10,000.00 Rs. 1,51,000.00 Rs. 15,100.00**	**Not known to AO Physical Possession**	**Rs. 14,79,737.74 as on 01.05.2023 with further interest thereon from 02.06.2023 at applicable rate of interest cost and charges till date**	**A/C no: 705701980050000 IFSC UBIN0570575 CHAKAN BRANCH Mr. Baidyanath Prasad 7697900696 Mr. Dattatray Tawale 95949 84223 23.06.2025 from 15.00 pm to 17.00 pm**
7	**Gopichand Vinayakrao Dhande Neha Gopichand Dhande**	Flat No.101, 1st floor, Adm 376.49 sq ft i.e. 34.99 sq mtrs (Carpet) i.e. equivalent to 451.79 sq ft i.e. 41.98 sq mtrs (built up) along with attached terrace adm 50.89 sq ft i.e. 4.73 sq mtrs (carpet) equivalent to 61.06 sq ft i.e. 5.67 sq mtrs (Built up) in "AUM Apartment" Shiva Palace-3, Gat No.841/2, 843/3 (oldt Gat NO.842/2 & 844/2) Plot No. 26 & 27, Wagholi, Pune	**Rs. 18,60,000.00 Rs. 1,86,000.00 Rs. 18,600.00**	**Not known to AO Physical Possession**	**Rs. 22,06,255.44 as on 30.06.2024 with further interest thereon & with further cost and expenses**	**A/C no: 541301980050000 IFSC: UBIN0554138 Aundh Branch Mrs. Punam Sahoo 7304139463 Mr. Mayur Malokar 8421183813 23.06.2025 from 15.00 to 17.00 pm**
8	**Shankar Tulshiram Choudhary & Sangita Shankar Choudhary**	Flat No. 8, Carpet Area 398.26 sq ft., on 2nd Floor, building knowan as Shri Swami Samarth, Situated at Plot No.6 & 10, S.No.104/1/7, Village Vadgaon, Taluka Maval, Pune.	**Rs. 11,40,000.00 Rs. 1,14,000.00 Rs. 11,400.00**	**Not known to AO Physical possession**	**Rs. 15,57,953.97 as on 31.01.2025 plus further interest thereon wef 01.02.2025 at applicable rate of interest, cost & charges till date**	**A/c No:583901980050000 IFSC UBIN0558397 UNION BANK OF INDIA Talegaon Dabhade Rajan Thakur 9860540910 Ashish Kumar 9015177772 23.06.2025 from 15.00 pm to 17.00pm**

Bidders are requested to visit the Bank's website **www.unionbankofindia.co.in** for detailed terms & conditions of E-Auction and other details before submitting their Bids for taking part in the E-Auction. Bidders may also visit the website **https://baanknet.com** Portal. The intending bidders must have valid e-mail ID to participate in on-line Auction. The terms and conditions of sale shall be strictly as per the provisions of The Security Interest (Enforcement) Rules, 2002

STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8 (6) / RULE 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002

This may also be treated as notice under Rule 8 (6) / Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the said loan about the holding of E-Auction Sale on the above mentioned date. For detailed terms and condition of the sale, please refer to the link provided i.e **www.unionbankofindia.co.in** or **https://baanknet.com**

Date : 10.06.2025
Place: Pune

Sd/-
Authorised Officer, Union Bank of India

Motilal Oswal Home Finance Limited

Corporate Office: Motilal Oswal Tower, Rahimtullah Sayani Road, Opposite ST Depot, Prabhadevi, Mumbai-400025.
Email : hfquery@motilaloaswal.com.
CIN Number :- U65923MH2013PLC248741

PUBLIC NOTICE FOR E-AUCTION CUM SALE

E-Auction Sale Notice of 15 Days 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 Motilal **Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited)** will be sold on **"As is where is", "As is what is", and "Whatever there is", 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 motilaloswalhf.com"as per the details given below :

Date and time of E-Auction:- Date: 02-07-2025 11:00 AM to 02:00 PM (with unlimited extensions of 5 minute each)

Sr. No.	Borrower(s) / Guarantor(s) / Loan Account	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price, EMD & Last Date of Submission of EMD
1.	**LAN: LXSAT00217-180064952 Branch: SATARA Borrower: SAGAR SUNIL BHOSALE Co-Borrower: YOGITA SAGAR BHOSALE**	**18-06-2024 For Rs: 1040369/-** (Rupees Ten Lac Forty Thousand Three Hundred Sixty Nine Only)	Flat No-408 Sai Om Residency Sr.No-74/1 Plot No-6 To 8 3rd Floor Near Mundhe Entrance Gate Off Karad-Chiplun Road 0 0 415110 Karad Satara Maharashtra	**Reserve Price: Rs.1100000/-** (Rupees Eleven Lakh Only) **EMD: Rs. 110000/-** (Rupees One Lakh Ten Thousand Only) **Last date of EMD Deposit: 01-07-2025**

Terms and Conditions of E- 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 **Arun Ghude 9372705657 & Shekhar Barge 9372704768, details available in the above mentioned Web Portal and may contact their Centralised Help Desk: + 91 83709 69696, E-mail ID: contact@auctionbazaar.com.**

Place: SATARA
Date: 10.06.2025

Sd/- Authorized Officer,
(Motilal Oswal Home Finance Limited) (Earlier Known as Aspire Home Finance Corporation limited)

Ref No: Date: 09/06/2025

PUBLIC NOTICE

NOTICE is hereby given that one, my client Mr. Omkar Raju Jadhav states that Mr. Raju Fakira Jadhav has expired on dated 19/01/2025, leaving behind him his legal heirs i.e. Smt. Nanda Raju Jadhav, Ms. Rachana Raju Jadhav, Ms. Chetana Raju Jadhav, Mr. Omkar Raju Jadhav and no other legal heirs has claim over said property.

All person/s having any claim or otherwise of whatsoever nature are hereby requested to notify the same in writing to me/us with supporting documentary evidence as the address mentioned herein below within 08 days from the date hereof, failing which the claim or claims if any of such person/s will be considered to have been waived and/or abandoned.

Property Description :

All that piece and Parcel of Row House No. J-7 of an area of 1196.78 Sq. Fts. i.e 111.18 Sq. Mtrs. Carpet Area & along with Garden admeasuring area 124.8 Sq. Mtrs. i.e. 1343.20 Sq. fts. + Attach Terrace area of 19.78 Sq. Mtrs. & Porch area 18.73 Sq. Mtrs. in the scheme known as **"PARK STREET"** Called as **"EMERALD PARK"** At- Sr. No. 210 Hissa No. 02 Plot No. 05 At- Wakad, Tal- Mulshi, District- Pune.

Adv. Mangesh S. Kapleshwari
Office at- "Sahakar Bunglow"
Near BSNL Lane, Nal Stop, Pune – 411 004
Cell No. 9822174492

PUBLIC NOTICE

This is to inform the Public at Large **(1) Mr. Paresh Patel, (2) Mr. Deven K. Patel, (3) Mrs. Jasmin Kunjal Patel, (4) Mr. Arjun Kunjal Patel & (5) Mr. Yash Kunjal Patel,** are the owners of shop (more particularly described in schedule written hereunder & hereinafter referred to as the **"Said Shop"**)

Mr. Paresh Patel, (2) Mr. Deven K. Patel and along with (3) Late Mr. Kunjal K. Patel, purchased the said shop from M/s. Bramha Corp and out of the above-mentioned owners **Late Mr. Kunjal K. Patel** has passed away on 28/04/2025. Hence, after demise of **Late Mr. Kunjal K. Patel,** his heirs, **Mrs. Jasmin Kunjal Patel, Mr. Arjun Kunjal Patel & Mr. Yash Kunjal Patel,** became owners of the 1/3rd undivided share (previously held/ purchased/owned by Late Mr. Kunjal K. Patel) in the said shop by way of succession. The above said owners have decided to sell the said shop, and my client desires to purchase the said shop. The owners have assured and represented to my client that the said shop is free from all encumbrances whatsoever. In such situation any person claiming any right, title or interest in the said shop, by way of MOU, Agreement To Sale, Sale Deed, Lease, License, Gift, Maintenance, Mortgage, Charge, Easement, Lis-Pendency, Inheritance or any other claim of whatsoever nature, in the said shop or any portion thereof, should intimate the same in writing with all available relevant documents as ownership of the shop with documentary proofs thereof within **7(Seven)** days of publication of this Notice, failing which all such claims, if any shall be deemed to have waived and abandoned and my client will complete the transaction of purchase, without any reference thereto, and no claims shall be entertained thereafter.

SCHEDULE OF THE SAID SHOP

Shop No. G-2, on ground floor, along with Open Car Parking No. CSP-29, in Tower No. 3, in the project known as "F RESIDENCES" also known as "F RESIDENCES TOWER NO. 1, 2, 3, 4 WING I AND WING III CO. OP. SOCIETY LTD.", constructed and situated on land bearing Survey No. 7/1, 7/2, 7/3, 7/4, 7/5, Survey No. 8/1/1/2, Survey No. 38A Hissa No. 1B/1, Survey No. 38A Hissa No. 1A and Survey No.38B, Survey No.3/2 Part, Village Wadgaon Sheri, within limits of Sub-Registrar Haveli No. 1 to 27 and also within the limits of Pune Municipal Corporation, Taluka Haveli, District Pune.

PUNE
DATE : 10/06/2025

Sd/-
ADV. MR. MADHAV. V SOLANKAR
Office : Chaitanya, Opp. Of Bhairavanath Temple, Gaonthan, Vadgaon Sheri, Pune - 411 014. **Mob. 9021997899**

RBL BANK apna ka bank

RBL BANK LTD.

REGISTERED OFFICE: 1st Lane, Shahupuri, Kolhapur-416001
Branch Office : 9th Floor, Techniplex-I, Off Veer Savarkar Flyover, Goregaon (West) Mumbai-400 062

Physical Possession Notice

(For Immovable Property) Rule 8(1)

Whereas, the undersigned being the Authorized Officer of RBL BANK LTD. under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13 (12) read with Rule 8 & 9 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice dated **15/10/2024** in respect of Loan A/c No. **809002784365** & calling upon the borrower/ Altaf Hasan Jamadar (Applicant & Mortgagor), Nurjahan Hasan Jamadar (Co-Applicant & Mortgagor) to repay the amount mentioned in the notice being **Rs. 7,15,190/-** total outstanding amount due as on **15/10/2024** in the aforesaid Loan Account No. within 60 days from the date of receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken the **Actual Physical Possession** of the property described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with Rule 9 of the said rules on **05/06/2025.**

The borrower 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 RBL BANK LTD for an above-mentioned amount and interest thereon.

Description of the Mortgaged / Immovable Property:

Description of Mortgaged Property owned by Nurjahan Hasan Jamadar.

All the piece and parcel of immovable property and construction standing thereupon bearing Old S No 471-11 and New S No 168/11 Plot No 7, Total Area 37.36 Sq. Mtrs (Approx: 500 Sq fts) At Sangli Tal:- Miraj District: - Sangli bounded and surrounded by.... On or towards East : Property of Vasant Gondhali, On or towards South : Property of Chabutai Kamble, On or towards West : Road, On or towards North : Property of Baburao Swami

Your attention is invited to provisions of section 13(8) of SARFAESI Act for redemption of secured assets i.e. property mentioned hereinbefore by tendering the aforementioned outstanding dues together with all costs, charges and expenses incurred by our bank.

Place : Sangali
Date : 09/06/2025

RBL Bank Ltd.
Authorised Officer

Public Notice for Loss of Deed & Title Verification

Publicly Notice is hereby given to the general public that **Flat No. 6 admeasuring about 46.46 Square Meter i.e., 500 Square Feet** on the **First Floor** in building No. N, in the society **"Ramya Nagari No. 1 Co-operative Housing Society Limited",** constructed on S. No. 574 Hissa No. 1, 4, 9., 12, 14A, 14B and 17, corresponding CTS No. 264 admeasuring 27518 Square Meter, situated at revenue village Bibvewadi, Pune, (hereafter referred said Property) owned and possessed by **Mr. Rahul Sudhakar Tompe** and same has been mortgage with Avanse Financial Services Ltd. Branch at ITI road Aundh Pune under Loan Account No. PUNEE00414705. The said loan account has been closed now. The original and copy of the property documents have been inadvertently lost/misplaced from Locker/Premises of Avanse Financial Services Ltd. Branch at ITI Aundh. List of lost/ misplaced documents are as below mentioned: -

1. **Original** Deed of Assignment executed by M/s. Ajantha Book Depot in favour of Mr. Rahul Sudhakar Tompe, dated 28/02/2005, which has been registered in the office Sub Registrar Haveli No. 2 at Serial No. 954/2005, along with Registration Receipt and Index II
2. **Original** Share certificate in the name of Mr. Rahul Sudhakar Tompe.
3. **Original** No Objection Certificate of the society to Mortgage the said flat dated 12/04/2022
4. Photocopy of No dues certificate of HDFC Limited (loan availed by Mr. Rahul Tompe) dated 23/11/2018
5. **Original** Registration Receipt of Agreement executed by M/s. C. K Builders Private Limited. in favor of M/s. Ajantha Book Depot dated 12/9/1986, which has been registered in the office of Sub Registrar Haveli No. 1 at Sr. No. P-36/1986

The above mentioned deed and documents were lost on 22.05.2025 on 18.30 at Aundh Office, and loss complaint have been filed at Chatushrungi Police station, Pune on 05.06.2025. The right and interest of the above-mentioned property is free from all encumbrances and has clear and marketable title. There is no kind of third-party rights by way of gift, sale, or any other deed on said property and owner have legal valid rights to dispose of said property. If any person having any claim or objection regarding the said property documents or having found the said original documents is hereby requested to inform us in written on address mentioned below within **07 days** of this notice. If within stipulated time no claim and objection is raised, we will not consider further claim and objection. The said property shall be considered as clean, clear & marketable title.

Date : 09.06.2025.

Sd/-
Adv. Ganesh R. Kadam
Off.: No. 8, 2nd Floor, Wing no. A, Amod Apartment,
FC Road, Model Colony, Pune - 411016 **Mo. No. 9923904981**

POLYNOVA RESINS
FORM NO. URC-2

Advertisement giving notice about registration under Part I of Chapter XXI of the Act

[Pursuant to section 374(b) of the Companies Act, 2013 and rule 4(1) of the Companies (Authorized to register) Rules, 2014]

1. Notice is hereby given that in pursuance of sub-section (2) of section 366 of the Companies Act, 2013, an application is proposed to be made after fifteen days hereof but before the expiry of thirty days hereinafter to the Registrar of Companies at Pune/ Central Registration Centre (CRC), as the case may be, that M/s. POLYNOVA RESINS, a partnership firm may be registered under Part I of Chapter XXI of the Companies Act, 2013, as a Company Limited by shares.
2. The principal objects of the proposed company are as follows:- Manufacturing and trading of resins and Hardeners, Epoxy resins and Polyurethane Resins, epoxy hardeners, amino resins, silicone sealant, adhesives, coatings, admixtures, waterproofing chemicals and other thermosets as well as thermoplastics.
3. A copy of the draft memorandum and articles of association of the proposed company may be inspected at the Registered Office situated at S. No. 54, Plot No.81, Swami Vivekanand Co-Op. Ind. Est. Ltd., Handewadi Road, Hadapsar, Pune 411028.
4. Notice is hereby given that any person objecting to this application may communicate their objection in writing to the Registrar at Central Registration Centre (CRC), Indian Institute of Corporate Affairs (IICA), Plot No. 6,7,8 Sector 5, IMT Manesar, District Gurgaon(Haryana), PIN Code-122050 within twentyone days from the date of publication of this notice, with a copy to the proposed company at its Registered office.

Dated this 10th day of June 2025

For M/s. Polynova Resins

sd/- Shri Namdeo Chavan
sd/- Miss Madhavi Kulkarni

PUBLIC NOTICE

(Under section 102 of the Insolvency and Bankruptcy Code, 2016)

FOR THE ATTENTION OF THE CREDITORS OF DR.APARNA AMBARISH DARAK (PERSONAL GUARANTOR TO EMPIRICAL MEDI SOLUTIONS PRIVATE LIMITED)

RELEVANT PARTICULARS		
1.	Name of Personal Guarantor	**Dr. Aparna Ambarish Darak**
2.	Address of the Personal Guarantor	Flat No.3, Dattatray Apartments, Thorat Colony, Lane No.14, Prabhat Road, Pune-411004 Also at :C-1003, Malpani Greens, Kaspate Vasti, Near Mhatoba Chowk, Pune-40057
3.	Insolvency commencement date in respect of Personal Guarantor	04.06.2025
4.	Details of order admitting the application	Orders dated 04.06.2025 under Section 100 of IBC, 2016 in Petition bearing No. C.P (IB) No.745/ MB/2024 admitted under Section 94 by Hon'ble NCLT, Mumbai Bench
5.	Name and registration number of the insolvency professional acting as Resolution professional	IP Udaykumar Bhaskar Bhat Reg. No: IBBI/IPA-001/IP-P01425/2018-2019/12234
6.	Address and e-mail of the Resolution professional, as registered with the Board	**Address**- Flat No. B-304, Goldville, Dange Chowk, Aundh Ravet Road, Thergaon, Pune-411033 **Email:** udaybhat2805@gmail.com
7.	Address and e-mail to be used for correspondence with the Resolution Professional	**Address**- Flat No. B-304, Goldville, Dange Chowk, Aundh Ravet Road, Thergaon, Pune-411033 **Email:** udaybhat.ip@gmail.com
8.	Last date for submission of claims	01.07.2025
9.	Relevant Forms are available at:	Weblink: https://www.ibbi.gov.in/home/downloads

Notice is hereby given that the National Company Law Tribunal, Mumbai Bench has ordered the commencement of Insolvency Resolution Process of **Dr.Aparna Ambarish Darak** (Personal Guarantor to Empirical Medi Solutions Private Limited) from 04.06.2025

The creditors of **Dr.Aparna Ambarish Darak,** are hereby called upon to submit their claims with proof on or before 01.07.2025 to the resolution professional at the address mentioned against entry No. 7.

The creditors shall submit their claims with proof by electronic means and by post.

Submission of false or misleading proofs of claim shall attract penalties.

Date: 09.06.2025
Place: Pune

SD/-
UDAYKUMAR BHASKAR BHAT
Resolution Professional
For Dr. Aparna Ambarish Darak
(Personal Guarantor to Empirical Medi Solutions Private Limited)
IBBI/IPA-001/IP-P01425/2018-19/12234
AFA valid up to - 30.06.2025
Email: udaybhat.ip@gmail.com
Address registered with IBBI: - Flat No.B-304, Goldville, Aundh Ravet Road, Dange Chowk, Thergaon, Pune-411033.
Email: udaybhat2805@gmail.com

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pnb Housing Finance Limited Ghar Ki Baat

APPENDIX -IV-A
E-AUCTION SALE NOTICE OF IMMOVABLE PROPERTY (IES)

E-Auction-Sale Notice for Sale of Immoveable Assets Under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002)

Registered Office: - 9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001, Phones:-011-23357171, 23357172, 23705414, Web: - **www.pnbhousing.com**
Pimpri Chinchwad Branch: PNB Housing Finance Ltd. Office No. 302, 3rd Floor, Gheewala complex, Station Road, Chinchwad, Pune, Maharashtra – 411019. **Pune Branch:** PNB Housing Finance Limited, 5 A,B,C,D, Fifth Floor, Sheerang House, Opp. Jangli Maharaj Temple, J M Road, Shivaji Nagar, Pune, Maharashtra – 411005

Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column no-A that the below described immovable property (ies) described in Column no-D mortgaged/charged to the Secured Creditor, the constructive/Physical Possession of which has been taken (as described in Column no-C) by the authorized Officer of M/s PNB Housing Finance Limited/Secured Creditor, will be sold on "**AS IS WHERE IS, AS IS WHAT IS** and **WHATEVER THERE IS BASIS"** as per the details mentioned below. Notice is hereby given to borrower(s)/mortgagor(s)/Legal Heirs, Legal Representative, (whether Known or Unknown), executor(s), administrator(s), successor(s), assignee(s) of the respective borrowers/ mortgagor(s)(since deceased) as the case may be indicated in Column no-A under Rule-8(6) & 9 of the Security Interest Enforcement Rules, 2002 amended as on date.
For detailed terms and conditions of the sale, please refer to the link provided in M/s PNB Housing Finance Limited/secured creditor's website i.e. **www.pnbhousing.com.**

Loan No, Name of the Borrower/Co-Borrower/ Guarantor(s)/Legal heirs (A)	Demanded Amount & Date (B)	Nature of Possession (C)	Description of the Properties Mortgaged (D)	Reserve Price (RP) (E)	EMD (10% of RP) (F)	Last Date of Submission of Bid (G)	Bid Incremental Rate (H)	Inspection Date & Time (I)	Date of Auction & Time (J)	Known Encumberances/ Court Cases if any (K)
NHL/PM/0219/644998, B.O.: Pimpri Chinchwad, Sachin Gulabrao Ghare / Shalini Sachin Ghare	Rs.20,10,558.44 as on 26-10-2021	Physical Possession	Shop No.106 1st Floor, Plot No.6 and 7,CTS No. 1816,S No.61 New S No.50, Sai charan Residency Satyakamal Colony Talegaon Station Talegaon Pune, Maharashtra-410507, India.	Rs. 2236000	Rs. 223600	26-06-2025	Rs. 10,000	19.06.2025 Between 12:00pm to 04:00pm	27.06.2025 Between 2:00 PM to 3:00 PM	Not Known
HOU/PUN/0319/668931, B.O.: Pune, Deepak Ratnakant Shinde / Maya Deepak Shinde	Rs.11,19,931.64 as on 16-02-2025	Physical Possession	Building B,1st Floor,110, Unicon Nivasa Part 1 & 2,S. No. 734 (P), Opposite Vidhayawadi School, Perne, Tal Haveli, Pune-412216, Maharashtra-412216, India.	Rs. 953000	Rs. 95300	26-06-2025	Rs. 10,000	25.06.2025 Between 12:00pm to 04:00pm	27.06.2025 Between 2:00 PM to 3:00 PM	Not Known
HOU/PUN/0621/893410 / NHL/PUN/0621/893612, B.O.: Pune, Kaustubh Suresh Konde / Sheetal Kaustubh Konday	Rs.64,91,286 as on 03-11-2022	Physical Possession	Flat No.302, 3 Rd Floor, Samarth Heights, Sr No. 43, Hissa No.1+2+3+4/A/2, Warje, Pune, Maharashtra-411058, India	Rs. 3120000	Rs. 312000	26-06-2025	Rs. 10,000	25.06.2025 Between 12:00pm to 04:00pm	27.06.2025 Between 2:00 PM to 3:00 PM	Not Known
NHL/PUN/0621/893489 / HOU/PUN/0521/886380, B.O.: Pune, Kaustubh Suresh Konde / Sheetal Kaustubh Konday	Rs.64,91,286 as on 03-11-2022	Physical Possession	Flat No 301, 3 Rd Floor, Samarth Height, Sr No.43, Hissa No.1+2+3+4/A/2, Warje, Pune, Maharashtra-411058, India	Rs. 3054000	Rs. 305400	26-06-2025	Rs. 10,000	21.06.2025 Between 12:00pm to 04:00pm	27.06.2025 Between 2:00 PM to 3:00 PM	Not Known
HOU/KNDW/1118/606785, B.O.: Kondhwa, Sandesh R Navandar / Swati Sandesh Navandar / Om Saideep Creation & Agencies	Rs.52,81,306.79 as on 26-06-2021	Physical Possession	Flat No.402, Sr No.13,4th Floor, Mandakini Diwise, opp BSNL Office Subhash Nagar, Katraj, Pune, Maharashtra-411046, Pune, India.	Rs. 3627000	Rs. 362700	26-06-2025	Rs. 10,000	24.06.2025 Between 12:00pm to 04:00pm	27.06.2025 Between 2:00 PM to 3:00 PM	Not Known
HOU/PUN/0617/396749, B.O.: Pune, Amol Pradeep Kharare / Laxmi Rajkumar Budhan	Rs.6,85,721.1 as on 31-03-2021	Physical Possession	Type D, Sixth Floor,605, Saarthi Swadesh, Gat No. 359, Village Jambhul, Taluka Maval Dist Pune, Pune, Maharashtra-431713, India.	Rs. 829000	Rs. 82900	26-06-2025	Rs. 10,000	16.06.2025 Between 12:00pm to 04:00pm	27.06.2025 Between 2:00 PM to 3:00 PM	Not Known
HOU/PUN/1015/246820, B.O.: Pune, Sanjeev Vyankatesh Sonna / Supriya Sanjeev Sonna	Rs.11,70,264.97 as on 15-09-2021	Physical Possession	Building A6,1, A6-109, Aapla Ghar Uralikanchan, Gat No.751, 752, At - Shindawane, Tal Haveli, Pune, Maharashtra-412202, India.	Rs. 628000	Rs. 62800	26-06-2025	Rs. 10,000	23.06.2025 Between 12:00pm to 04:00pm	27.06.2025 Between 2:00 PM to 3:00 PM	Not Known

*Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred up to the date of payment and/or realization thereof. ** To the best knowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances/ claims in respect of above mentioned immovable/secured assets except what is disclosed in the column no-K. Further such encumbrances to be catered/paid by the successful purchaser/bidder at his/her end. The prospective purchaser(s)/bidders are requested to independently ascertain the veracity of the mentioned encumbrances. **1.** As on date, there is no order restraining and/or court injunction PNBHFL/the authorized Officer of PNBHFL from selling, alienating and/or disposing of the above immovable properties/secured assets.**2.** The prospective purchaser/bidder and interested parties may independently take the inspection of the pleading in the proceedings/orders passed etc. if any, stated in column no-K. Including but not limited to the title of the documents of the title pertaining thereto available with the PNBHFL and satisfy themselves in all respects prior to submitting tender/bid application form or making Offer(s).The bidder(s) has to sign the terms and conditions of this auction along with the Bid Form.**3.** Please note that in terms of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002, the bidder(s)/the purchaser is legally bound to deposit 25% of the amount of sale price, (inclusive of earnest money, if any, deposited) on the same day or not later than next working day. The sale may be confirmed in favour of (bidder(s) only after receipt of 25% of the sale price by the secured creditor in accordance with Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the s sale consideration amount has to be deposited by the purchaser within 15 days' from the date of acknowledgement of sale confirmation letter and in default of such deposit, the property/secured asset shall be resold.**4. C1 INDIA PRIVATE LIMITED** would be assisting the Authorised Officer in conducting sale through an e-Auction having its corporate office at Plot No.68, 3rd Floor, Sector 44, Gurgaon, Haryana 122003 Website- www.bankeauctions.com. For any assistance related to inspection of the property or obtaining the Bid Documents and for any other query or for registration, you have to co-ordinate with **Ganesh Ankush/ Nilakshi Patil,** Contact Number 1800120 8800, is authorised person of PNBHFL or refer to **www.pnbhousing.com**

Place: Pune, Dated: 09.06.2025 **Authorized Officer, M/s PNB Housing Finance Limited**