APPENDIX -IV-A - E-AUCTION-PUBLIC SALE NOTICE of IMMOVABLE PROPERTY/IES

pnb Housing Finance Limited

E-AUCTION-SALE NOTICE FOR SALE OF IMMOVEABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISO TO RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002)

Reg. Off.:- 9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001, Phones:-011-23357171, 23357172, 23705414, Web:-www.pnbhousing.com

B.O. PUNE:5A,B,C,D,FifthFloor,SheerangHouse,Opp.JangliMaharajTemple,JMRoad,ShivajiNagar,Pune,Maharashtra-411005,KONDHWA:560,FifthFloor,MarvelVista,S.no 599A=598+593A,SahneySujanPark,LullaNagar,Pune,Maharashtra-411040,B.O.KOLHAPUR:401/402,FourthFloor,MatoshriPlaza,VenusCorner,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-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/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 Encumbrances/Court Case if any (K)
HOU/PUN/1118/600084 Nilesh Suryavanshi / Sunita Ravindra Suryawanshi, B.O. : PUNE	Rs. 40195 32.88 & 30-09-23	Physical Possession	B,1st floor,103,Aasamani, S No 62 (Part), Nr Jambhulwadi lake, Pune, Ambegaon Khurd, Pune, MAHARASHTRA - 411046, India.	Rs. 3972000	Rs. 397200	07-08-25	Rs. 10000	28-07-2025 12:00pm to 04:00pm	08-08-2025 2PM to 03:00PM	NOT KNOWN
NHL/KOP/0817/421284 Chaitanya Nandkumar Phadnis / Sheetal Pradip Daware, B.O. : KOLHAPUR	Rs. 1515597.69 & 30-09-23	Physical Possession	C T S No 2994, A Ward, Shri Chambers, Ground Floor, Godown, Unit No G 07, Kothapur, Maharashtra, India, 416216	Rs. 1989000	Rs. 198900	07-08-25	Rs. 10000	30-07-2025 12:00pm to 04:00pm	08-08-2025 2PM to 03:00PM	NOT KNOWN
HOU/PUN/0121/848298 Avinash Bhosale / Neeta Avinash Bhosale, B.O. : PUNE	Rs. 3024168.86 & 14-08-23	Physical Possession	Flat No 407, 4 Th Floor, Wing / Building No E,pristine City Phase 2, Gat No 157, Bakori, Pune, Maharashtra-412207, India.	Rs. 2833000	Rs. 283300	07-08-25	Rs. 10000	29-07-2025 12:00pm to 04:00pm	08-08-2025 2PM to 03:00PM	NOT KNOWN
HOU/PUN/0422/980632 Devendra Ramprataप Singh / Kusum Ramprataप Singh, B.O. : PUNE	Rs. 5037688.42 & 08-09-23	Physical Possession	Flat No 203, 02nd Floor, Royal Residensy, Sr No 457, Ashiyana Phase 3, Plot No 77, Kasar Amboli, Pune, Maharashtra - 412108, India.	Rs. 1954000	Rs. 195400	07-08-25	Rs. 10000	06-08-2025 12:00pm to 04:00pm	08-08-2025 2PM to 03:00PM	NOT KNOWN
HOU/KOP/0719/719165 Pramod Balasaheb Dombe / Vijaylaxmi Pramod Dombe, B.O. : KOLHAPUR	Rs. 112447 24.92 & 09-12-22	Physical Possession	C S No 4207, Shriram Fortune, Apartment Flat No. 703 6th Floor Vijay Nagar, Kupwad, Tal Miraj, Dist Sangli, Miraj, Sangli, Maharashtra, India, 416415	Rs. 4504000	Rs. 450400	07-08-25	Rs. 20000	26-07-2025 12:00pm to 04:00pm	08-08-2025 2PM to 03:00PM	NOT KNOWN
HOU/KOP/0719/719693 Pramod Balasaheb Dombe / Vijaylaxmi Pramod Dombe, B.O. : KOLHAPUR	Rs. 11244 724.92 & 09-12-22	Physical Possession	C S No 4207, Shriram Fortune, Apartment Flat No. 803 7th Floor Vijay Nagar, Kupwad, Tal Miraj, Sangli, Maharashtra - 416415, India.	Rs. 4504000	Rs. 450400	07-08-25	Rs. 20000	28-07-2025 12:00pm to 04:00pm	08-08-2025 2PM to 03:00PM	NOT KNOWN
HOU/KNDW/0721/898076 Shivaji Dinakar Modhave / Modhave Indubai Dinkar, B.O. : KONDHWA	Rs. 2099187.9 & 21-02-22	Physical Possession	Building A - Wing A,1st floor, Flat No. 104,Vivanta Sarthak,Gat No 344/0,344/1,344/5, Near Anand Ground, Village Talegaon Dhamdhere Shirur, Pune, MAHARASHTRA - 412208,India.	Rs. 1189000	Rs. 118900	07-08-25	Rs. 10000	05-08-2025 12:00pm to 04:00pm	08-08-2025 2PM to 03:00PM	NOT KNOWN

***Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred upto the date of payment and/or realization thereof. ** To the best knowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances/ claims in respect of above mentioned immovable/secured assets except what is disclosed in the Column No.-K. Further such encumbrances to be catered/paid by the successful purchaser/bidder at his/her end. The prospective purchaser(s)/bidders are requested to independently ascertain the veracity of the mentioned encumbrances. (1.)** As on date, there is no order restraining and/or court injunction PNBHFL,/the authorized Officer of PNBHFL from selling, alienating and/or disposing of the above immovable properties/secured assets and status is mentioned in column no-K **(2.)** The prospective purchaser/bidder and interested parties may independently take the inspection of the pleading in the proceedings/orders passed etc. if any, stated in column no-K. Including but not limited to the title of the documents of the title pertaining thereto available with the PNBHFL and satisfy themselves in all respects prior to submitting tender/bid application form or making Offer(s). The bidder(s) has to sign the terms and conditions of this auction along with the Bid Form. **(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) 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 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 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 Toll Free No. - 1800 120 8800, E-Mail: auction@pnbhousing.com, is authorised Person of PNBHFL or refer to www.pnbhousing.com.**

PLACE :- PUNE **DATE :- 24.07.2025** **SD/-AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED**

PUBLIC NOTICE

Government of Maharashtra, Environment Department, Room No.217, 2nd Floor, Mantralaya Annexe, Mumbai - 400 032, has accorded Environmental Clearance vide No. EC24C3801MH5219995N Dated. 16th July, 2025 for Residential & Commercial Project of M/s Rising Developers, Kiwale, Pune Copies of the Clearance letter are available with Maharashtra Pollution Control Board & May also be seen at website of Government of Maharashtra, Department of Environment https://parivesh.nic.in

M/s Rising Developers
S. No 1/1/1(P) & 1/2/1A(P), Uttam Nagar, Behind Lekha Farm, Kiwale, Pune 412101

Union Bank of India

Asset Recovery Branch
Suyog Plaza,1st Floor, 1278, Jangali Maharaj Road, Pune-411 004. Mob-8169178780
Email Address: ubin0578789@unionbankofindia.bank

POSSESSION NOTICE

Whereas, the undersigned being the Authorized Officer of **Union Bank of India**, **Asset Recovery Branch,** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (Second) Act, 2002 (Act No. 54 of 2002) and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules 2002 issued **demand notices** on the dates mentioned below calling upon the following Borrowers to repay the amounts mentioned in the said notices together with interest thereon, within 60 days from the date of receipt of the said notice.
The Borrowers having failed to repay the amount, notice is hereby given to the Borrowers and the public in general that the undersigned has **taken Possession** of the properties described herein below in exercise of powers conferred conferred on him/her under Section 13(4) of the said Act read with rule 8 of the said rules on the dates mentioned below.
The Borrowers in particular and the public in general is hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of **Union Bank of India,** for the amounts mentioned below and interest thereon.
The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available to the borrower to redeem the secured assets.

Sr. No.	Name of Borrower	Outstanding Amount in Rs.	Date of Demand Notice / Date of Possession
1	**Borrower :** Mr. Ajit Kumar Mithilesh Singh and Mrs. Minakshi Ajitkumar Singh	Rs.27,31,949.45 (Rupees Twenty Seven Lakhs Thirty One Thousand Nine Hundred Forty Nine and Paisa Forty Five Only) & Interest thereon.	15/04/2025 / 16/07/2025
	Description of Immovable Property: All that piece and parcel of immovable property bearing Flat No.701 on 7th Floor in Building No. "A-2" admeasuring an area 957. Sq.Ft i.e 88.94 Sq.Mtrs Saleable in building project to be known as " Tara City" constructed on the property bearing Gat No.1607, 1608, 1609, 1611 and 1702 situated at village Loni Kalbhor, Tal. Haveli, Dist. Pune which is within the local limits of Grampanchayat Loni Kalbhor Zilla Parishad Pune, Taluka Panchayat Samiti Haveli Dist. Pune. **Boundaries** of property:- **East:-** By Flat No.702, **South:-** By Entrance/Staircase, **West:-** By A-3 Wing, **North:-** By Side Margin / Open Space		
2	**Borrower :** Mrs. Pragati Kartik Chavan, Mr. Kartik Subhash Chavan and Mr. Mahesh Shanmukh Tambulkar	Rs.28,97,594.98 (Rupees Twenty Eight Lakhs Ninety Seven Thousand Five Hundred Ninety Four and Paisa Ninety Eight Only) & Interest thereon.	15/04/2025 / 16/07/2025
	Description of Immovable Property: All that piece and parcel of immovable property bearing Flat No.503 on 5th Floor in Building No. "A-4" admesuring an area 957. Sq.Ft i.e 88.94 Sq.Mtrs Net Saleable along with One Car Parking in building project to be known as "Tara City" constructed on the property bearing Gat No.1607,1608,1609,1611, and 1702 situated at village Loni Kalbhor, Tal. Haveli, Dist. Pune which is within the local limits of Grampanchayat Loni Kalbhor Zilla Parishad Pune, Taluka Panchayat Samiti Haveli Dist. Pune. **Boundaries** of property:- **East:-** By Flat No.504, **South:-** By Open Space, **West:-** By Open Space, **North:-** Entrance and Flat No.501		

This notice is also being published in vernacular.
The English version shall be final if any question of interpretation arises.

Date : 16/07/2025
Place : Pune
Authorised Officer, Union Bank of India

pnb Housing Finance Limited

REG. OFFICE.: 9TH FLOOR, ANTRIKSH BHAWAN, 22 K.G. MARG, NEW DELHI - 110001, PHONES : 011-23357171, 23357172, 23705414 WEBSITE:-www.pnbhousing.com

B.O. : Third Floor, Ganlaxmi Complex, Survey no.08, Hadapsar Kharadi Bypass Road, Kharadi, Pune, Maharashtra - 411014

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

Whereas the undersigned being the Authorised Officer of the PNB Housing Finance Ltd. under the Securitisation and Reconstruction of Financial Assets & in compliance of Rule 8(1) of Enforcement of Security Interest Act. 2002, and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002. issued demand notice/s on the date mentioned against each account calling upon the respective borrower/s to repay the amount as mentioned against each account within 60 days from the date of notice(s)/ date of receipt of the said notice/s.
The borrower/s having failed to repay the amount, notice is hereby given to the borrower/s and the public in general that the undersigned has taken possession of the property/ies described herein below in exercise powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said Rules on the dates mentioned against each account.
The borrower/s in particular and the public in general is hereby cautioned not to deal with he property/ies and any dealing with the property/ies will be subject to the charge of PNB Housing Finance Ltd., for the amount and interest thereon as per loan agreement. The borrowers' attention is invited to provisions of Sub-section (8) of Section13 of the Act. in respect of time available, to redeem the secured assets.

Loan Account No.	Name of the Borrower/Co-Borrower/Guarantor	Date of Demand Notice	Amount Outstanding	Date of Possession Taken	Description of the Property/ies Mortgaged
NHL/KRDI/1019/748851 B.O. : KHARDI	VIJAY HIRALAL TIKONE/KIRAN VIJAY TIKONE / JAYSHREE VIJAY TIKONE	15-01-2025	**Rs.23,22,325.28/-** (Rupees Twenty Three Lacs Twenty Two Thousand Three Hundred Twenty Five and Twenty Eight Paisas Only)	21-07-2025 (PHYSICAL)	Shop No 01,Ground Floor,Vandana Apartment, Near Apollo Theater Somwarpeth, CTS No 159, Pune-411011

PLACE : - KHARDI **DATE:- 24.07.2025** **AUTHORIZED OFFICE, PNB HOUSING FINANCE LTD.**

PUBLIC NOTICE

This is to inform the General Public that the Government of India, Department of Ministry of Environment, Forest and Climate Change, State Level Environment Impact Assessment Authority (SEIAA)- Maharashtra has been granted Environmental Clearance vide EC Identification No. EC24C3801MH5362694N dated 11 July 2025 for Proposed Expansion in Residential Project 'Ashiana Amodh' at S. No. 75/2/3, 76, 77/2, Hissa No. 2(P), 3, 4, 5, Mouje – Varale, Taluka – Maval, Dist.- Pune by M/s. Ashiana Housing Limited.
The copy of the clearance letter is available with-
1. The Chairman, SEIAA (Maharashtra), Mumbai.
2. Secretary, MoEF& CC.
3. IA-Division MoEF & CC.
4. Member Secretory, Maharashtra Pollution Control Board, Mumbai.
5. Regional Office MoEF &CC, Nagpur.
6. District Collector, Pune.
7. Regional Officer, Maharashtra Pollution Control Board, Pune.

May also be seen at official website of Ministry of Environment, Forest and Climate Changes at https://parivesh.nic.in/

ARKA FINCAP LIMITED

Registered Office: 2504, 25th Floor, One Lodha Place, Senapati Bapat Marg, Lower Parel, Mumbai- 400013, Maharashtra. **Email :-** customercare@arkaholdings.com
CIN Number :- U65993MH2018PLC308329 **Contact No.:** 022 40471000 Mobile No. 9022189570

[SALE NOTICE FOR AUCTION SALE OF IMMOVABLE PROPERTIES]

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with 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 the Borrower(s) that pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of ARKA FINCAP LIMITED (hereinafter referred to as "Secured Creditor") under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 for the recovery of amount due from borrower(s), offers are invited to be submitted online on the Web Portal of our Sales & Marketing and e-Auction Service Partner, M/s. Inventon Solutions Pvt. Limited (InventON) i.e. auctions.inventon.in by the undersigned for purchase of the immovable property, as described hereunder.

Borrower(s) Details	Date & Amount of 13(2) Demand Notice	Reserve Price / EMD / Bid Increase Amount	Date & Time of eAuction
Branch: Chennai **Borrower: M/s. VAISHNAVI AGRO FARM** **Co-borrowers:** **1.Mr. PRASHANT KRISHNA BORATE (Since Deceased Through Its Legal Heirs)** **1) Mrs. POONAM PRASHANT BORATE,** **2) Mr. PRANAV PRASHANT BORATE,** **3) Mr. PRATIK PRASHANT BORATE** **2.Mr. SUSHANT KRISHNA BORATE** **3.Mrs. POONAM PRASHANT BORATE** **4.Mrs. SHYAMA KRISHNA BORATE** **5.Mr. VINAY SAYAJI BORATE** **6.Mrs. MADHURI SUSHANT BORATE**	**Date: - 04/10/2024** **INR 1,70,55,775.06/- (Rupees One Crore Seventy Lacs Fifty-Five Thousand Seven Hundred and Seventy-Five and Paise Six only) for Loan Account 2002000877 as on 04/10/2024**	INR 1,40,00,000/- (Rupees One Crore Forty Lacs Only) INR 14,00,000/- (Rupees Fourteen Lacs Only) INR 50,000/- (Rupees Fifty Thousand only)	**14th August 2025, Time: 10.30 am to 11.30 am with unlimited extension of 5 minutes**

Description of Properties : Flat No. 2, 2nd Floor, admeasuring 2470.63 square feet i.e. 229.61 square meters in D Wing in the building known as "Shree Siddhi Garden", situated at Sr. No. 26 A, Hissa No. 2B/1, Sr No. 27, Hissa No. 1A, Village Hadapsar, Taluka Haveli, District Pune.

TERMS AND CONDITIONS OF E- AUCTION:

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 go through the website of Arka Fincap Limited **(www.arkaholdings.com)** and website of our Sales & Marketing and e-Auction Service Provider, **auctions.inventon.in** for bid documents, the details of the Secured Asset put up for e-Auction and the Bid Form which will be submitted online;
2) All the intending purchasers/bidders are required to register their name on the Web Portal mentioned above as **auctions.inventon.in** and generate their User ID and Password free of cost of their own to participate in the e-Auction on the date and time aforesaid.
3) For any enquiry, information & inspection of the property, support, procedure and online training on eAuction, the prospective bidders may contact the Client Service Delivery (CSD) Department of our Sales & Marketing and e-Auction Service Partner **Inventon Solutions Pvt. Limited, through Tel. No.: +91 9029086321 / 9833478718 & E-mail ID: care@inventon.net or manoj.das@inventon.net or the Authorized Officer, shantanu.dorlikar@arkaholdings.com.** To the best of knowledge and information of the Authorized Officer, there is no encumbrance in the property/ies. However, the intending bidders should make their own independent inquiries regarding the encumbrance, title of property/ies put on e-Auction and claims/right/dues/affecting the property prior to submitting their bid. The e-Auction advertisement does not constitute any commitment or any representation of the Secured Creditor/Authorized Officer. The property is being sold with all the existing and future encumbrances unknown to Secured Creditor/Authorized Officer. The Authorized officer/Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues;
4) For participating in the e-Auction, intending purchasers / bidders will have to submit the hard copy of duly filled-up bid form at the branch of Secured Creditor's office at **Arka Fincap Limited, Amt-Shrifal Apartment, Near Federal Bank, 1st Floor, Office No.103, S No.1187/25, Ghole Road, Shivaji Nagar, Pune, Maharashtra - 411005** with the details of payment of interest-free refundable Earnest Money Deposit (EMD) of the secured asset as mentioned above by way of Demand Draft in favour of **'Arka Fincap Limited'** or by way of RTGS/NEFT to the account details mentioned as follows:
   a. Account Name: Arka Fincap Limited
   b. Bank Name: ICICI Bank Limited
   c. Address of the Bank: CG Road, Ahmedabad
   d. Bank Account No.: 032305006479
   e. IFSC Code: ICIC0001367
   along with self-attested copies of the PAN Card, Aadhar Card, Residence Address Proof, Board Resolutions in case of company and Address Proof on or before **5 pm of 13th August 2025.**
5) The Property will not be sold below the Reserve Price. The Successful Purchaser/ Highest Bidder shall have to deposit the 25% (inclusive of EMD) of his/her/ its offer by way of RTGS/NEFT to the account mentioned herein above within 24:00 hours from the completion of e-Auction, failing which the sale will be deemed have been failed and the EMD of the said Successful Bidder shall be forfeited;
6) The EMD of all other bidders who did not succeed in the e-Auction will be refunded by the Authorized Officer of the Secured Creditor within 72 working hours of the closure of the e-Auction. The EMD will not carry any interest.
7) The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15th) day from the date of 'Confirmation of Sale' of the said secured asset by the Authorized Officer/ Secured Creditor or such extended period as may be agreed upon in writing by the Authorized Officer at his/ her discretion. In case of default, all amounts deposited till then shall be liable to be forfeited;
8) The date of Inspection of the Immovable Property is on **5th August 2025 between 12 pm to 5 pm.** At any stage of the e-Auction, the Authorized Officer may accept/reject/modify/cancel the bid/offer or postpone the e-Auction without assigning any reason thereof and without any prior notice. In case any bid is rejected, Authorized Officer can negotiate with any of the rendered or intending bidders or other parties for sale of property by way of Private Treaty;
9) **The Borrower(s)/Guarantor(s) are hereby given 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002** to pay the sum mentioned as above before the date of Auction failing which the immovable property will be auctioned and balance, if any, will be recovered with interest and costs. If the Borrower pays the amount due to Arka Fincap Limited, in full before the date of sale, auction is liable to be stopped.
10) The Successful Purchaser/ Bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, etc. that is required to be paid in order to get the property conveyed/delivered in his/her/its favour as per the applicable law;
11) Sale is subject to the confirmation by the Authorized Officer;
12) The Total Loan Outstanding amount is not the loan foreclosure amount. All other charges (if any) shall be calculated at the time of closure of the loan.
13) The Secured Creditor/Authorized Officer is not responsible for any liabilities whatsoever pending upon the property as mentioned above. The Property shall be auctioned on "As Is Where Is Basis", "As Is What Is Basis", "Whatever is There Is Basis" and "No Recourse" condition basis.
14) The sale shall be subject to rules/conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, as amended from time to time; It shall solely be the responsibility of the Successful Bidder/ Purchaser to get the sale registered. All expenses relating to stamp duty, registration charges, transfer charges and any other expenses and charges in respect of the registration of the sale for the above referred property shall be borne by the Successful Bidder/ Purchaser. The sale has to be registered at the earliest else the purchaser has to give the request letter to the Authorized Officer of the Secured Creditor mentioning the reason of delaying the registration;
15) No person other than the intending bidder/ offer or themselves, or their duly authorized representative shall be allowed to participate in the e-Auction/sale proceedings. Such Authorization Letter is required to submit along with the Bid Documents;
16) Special Instruction: e-Auction shall be conducted by the Service Provider, M/s. Inventon Solutions Pvt. Limited on behalf of the Secured Creditor, on pre-specified date, while the bidders shall be quoting from their own home/ offices/ place of their Bid as per their choice above the Reserve Price. Internet connectivity and other paraphernalia requirements shall have to be ensured by bidders themselves. Please note that failure of Internet connectivity (due to any reason whatsoever it may be) shall be sole responsibility of bidders and neither Authorized Officer of the Secured Creditor nor Inventon shall be responsible for these unforeseen circumstances. In order to ward-off such contingent situation, bidders are requested to make all the necessary arrangements/ alternatives whatever required so that they are able to circumvent such situation and still be able to participate in the e-Auction successfully. However, it is requested to the Bidder(s) not to wait till the last moment to quote/improve his/ her Bid to avoid any such complex situations.
17) The Borrower/s have filed Securitisation Application No. 380/2025 before the Debt Recovery Tribunal - Pune, however there is no restrictive order as on the date of publication of this Auction notice.

***In case of discrepancy in translation, the English version shall prevail.**

Place : Pune **Sd/-,Authorised Officer**
Date : 24/07/2025 **ARKA FINCAP LIMITED**

A Kirloskar Group Company

The mark 'Kirloskar' in the status line is owned by Kirloskar Proprietary Limited and ARKA Fincap Limited is the permitted user.

ITI HOUSING FINANCE LIMITED

(Formerly known as Fasttrack Housing Finance Limited) CIN No. : U65993MH2005PLC158168
Registered Office: ITI House, 36 Dr. R. K. Shirodkar Marg, Parel, Mumbai- 400 012
E-mail id: compliance@fasttrackhfc.com **Website :** www.itihousing.com

DEMAND NOTICE

Under Section 13 (2) of The Securitisation And Reconstruction of Financial Assets And Enforcement of Security Interest Act, 2002

Whereas the undersigned is the Authorised officer of **ITI HOUSING FINANCE LIMITED, (Formerly known as Fasttrack Housing Finance Limited)** under 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 3 of Security Interest (Enforcement) Rules, 2002, issued Demand Notices under Section 13(2) of the said Act, calling upon the following Borrower(s), Co-Borrower(s), Guarantor(s) to discharge in full their liability to the Company by making payment of entire outstanding including up to date interest, cost and charges within 60 days from the date of respective Notices issued and the publication of the Notice as given below as and way of alternate service upon you. As security for due repayment of the loan, the following Secured Asset (s) have been mortgaged to **ITI HOUSING FINANCE LIMITED, (Formerly known as Fasttrack Housing Finance Limited)** by the said Borrower(s), Co-Borrower(s), Guarantor(s) respectively.

S. No.	Loan A/c No./Name of Borrower / Co-Borrower/ Guarantor & Address	Date of Demand notice / Date of NPA	Total Outstanding Amount	Description of Secured Asset(s) Immovable Property (ies)
1.	**1.Altaf Mehboob Shaikh,** (Borrower), **At:** Plot No.105, S. No. 87 Zainab Manzil, Swapnapurti Co- Operative Housing Society Hadapsar, Pune, Maharashtra-411028. **2. Ashfaque Mehboob Shaikh** (Co-borrower), **3. Ejaz Mehboob Shaikh (Co-borrower 1)** **4. Ayaz Mehboob Shaikh (Co-borrower 2)** **Sr. 2, 3, & 4 :** Swapnapurti Society Pune Hadapsar, Pune, Maharashtra- 411028 **Loan A/c No.** LLPUN01823-240005178	18-07-2025 / 09-07-2025	**Rs. 13,62,849/-** as on 17.07.2025	All The Piece And Parcel of The Land Bearing Sr. No. 87, Total Admeasuring 550 Sq. Ft. i.e. 51.11 Sq Mtrs. in Mhada Scheme Known As "Swapnamurti Alis Swapnapurti Co-operative Housing Society Ltd". Plot No. 105 And Also All The Construction, And All The Future Construction Both Presently And In Furture Constructions Situated At Village Hadapsar Taluka Haveli District Pune, Maharashtra. Bounded of The Land Property: All The Piece And Parcel of Land Is **Bounded As Follows :** On Or Towards The East- By Plot No. 104, On Or Towards The West- By 3 Mtrs. Road, On Or Towards The South - By 9 Mtrs. Road, On or Towards The North - By Plot No.106.

If the said Borrower, Co-Borrower(s) & Guarantor(s) fails to make payment to **ITI HOUSING FINANCE LIMITED, (Formerly known as Fasttrack Housing Finance Limited)** as aforesaid, **ITI HOUSING FINANCE LIMITED, (Formerly known as Fasttrack Housing Finance Limited)** shall be entitled to take possession of the secured asset mentioned above and shall take such other actions as is available to the Company in law, entirely at the risks, cost and consequences of the borrowers. The said Borrower(s), Co-Borrower(s) & Guarantor(s) are prohibited under the provision of sub section (13) of section 13 of SARFAESI Act to transfer the aforesaid Secured Asset(s), whether by way of sale, lease or otherwise referred to in the notice without prior consent of **ITI HOUSING FINANCE LIMITED.**

Place : Pune, Date : 24.07.2025 **Sd/- Authorised Officer, For ITI HOUSING FINANCE LIMITED**

NOTICE
HONEYWELL AUTOMATION INDIA LIMITED

Registered Office : 56 & 57, Hadapsar Industrial Estate, Pune, Maharashtra-411013

NOTICE is hereby given that the certificate for the undermentioned securities of the company has/ have been lost/misplaced and the holder of the said securities / applicant has/have applied to the issuance of duplicate certificates.
Any person who has claim in respect of the said securities should lodge such claim with the company at its registered office within 15 days from this date, else the company will proceed to issue duplicate certificates without further information.

Name of the Holder and joint holder if any	Kind of Securities and Face Value	No. of Securities	Distinctive Number
Meenakshi Nath	Equity share of Face Value Rs. 10/-	100 Shares	4351001-4351100
Meenakshi Nath	Equity share of Face Value Rs. 10/-	45 Shares	5962135-5962179

Place : Maharashtra **Name of Holder**
Date : 24.07.2025 **Meenakshi Nath**

Ref No: R/7042/25 **Date: 17/07/2025**

PUBLIC NOTICE

NOTICE is hereby given that one, my client - Mr. Deepak Chavan states that, documents - Registered Articles of Agreement dated 10/06/2002 bearing No. 2020/2002 between Mr. Nandkumar Babaurao Dere & Lazras Waman Mhaske and Mrs. Sundarbai Gangaram Doke with Registration Receipt & Index II registered at the office of Sub-Registrar Haveli No. 15, Pune has been lost.
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 7 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.
All that piece and parcel of the property of Sr. No. 73 of an area of 308 Sq. Mtrs. + Construction thereon of an area of 286 Sq. Fts. at Dighi, Taluka: Haveli, Dist: Pune.

Adv. Aishwarya M. Kapleshwari
Office No. 106, "Sadhya" Building
Sadashiv Peth, Pune – 411 030
Cell No. 9850953612

ADITYA BIRLA HOUSING FINANCE LIMITED

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

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

Substituted Service Of Notice U/S.13 (2) Of Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002.

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

Sl. No	Name and Address Borrower/ Co-Borrower and Guarantor / Co-Guarantor & Loan A/C No.	NPA Date	Date of Demand Notice	Amount due as per Demand Notice / as on Date
1	**1. SHOAIB MOHD HANIF SHAIKH** Unit No. 1b/3/7, Floor No. 1b, Building Name Khese Park, Revenue Record No. 1b/3/7, Survey No. 253, Near Manoj Mini Market, Lohgaon Rd., Pune, Maharashtra-411032 **2. SHAMIM HANIF SHAIKH** Unit No. 1b/3/7, Floor No. 1b, Building Name Khese Park, Revenue Record No. 1b/3/7, Survey No. 253, Near Manoj Mini Market, Lohgaon Rd., Pune, Maharashtra-411032 **3. SHAMIM HANIF SHAIKH** Bunglow No. 19, Lane No. 1, Sr.No.235/A, Unitron Company, Sanjay Park, Pune Cily, Laf Station, Pune, Maharashtra-411032 **Loan account No : LNPUN0HL-03240201238 & LNPUN0HL-03240201239**	02.07.2025	18.07.2025 **Old notice dated 16.12.2024 withdrawn. This publication to be treated as Effective notice.**	**Rs. 29,59,114/-** (Rupees Twenty Nine Lac Fifty Nine Thousand One Hundred Fourteen Only) by way of outstanding principal, arrears (including accrued late charges) and interest till 08.07.2025

DESCRIPTION OF IMMOVABLE PROPERTY)PROPERTIES MORTGAGED: All That Piece And Parcel Of According To 7/12 Extract Land Admeasuring About 2.25 R I.E. 250 Sq. Mtr., Along With Rcc On It Built Up Ground Floor 1800 Sq. Ft. And The First Floor Construction Area Is 600 Sq. Ft. Total Construction Area Is 2405 Sq. Ft., Out Of Survey No. 253 Hissa No. 1b/3/7, Pmc Milkat No. P/1/09/10593000, At Village Lohgaon, Taluka Haveli, Within The Limits Of Pune Municipal Corporation, District Pune, Maharashtra-411032, And **Bounded As: East:** By 15 Ft. Road, **West:** By Survey No. Of Property, **North:** By Property Of Gaitonde, **South:** By Property Of Yusuf Shaikh.

We hereby call upon the borrower stated herein to pay us within 60 days from the date of this notice, the outstanding amount (s)together with further interest thereon plus cost, charges, expenses, etc. thereto failing which we shall be at liberty to enforce the security interest including but not limited to taking possaession of and selling the secured asset entirely at your risk as to the cost and consequences.
Please note that as per section 13(13) of the SARFAESI Act, all of you are prohibited from transferring by way of sale, lease orotherwise, the aforesaid secured assets without prior written consent of the Company. Any contravention of the said section by you shall invoke the penal provisions as laid down under section 29 of the SARFAESI Act and / or any other legal provision in this regard.
Please note that as per sub-section (8) of section 13 of the Act, if the dues of ABHFL together with all costs, charges and expenses incurred by ABHFL are tendered to ABHF