## **Motilal Oswal Home Finance Limited**

Corporate Office: Motilal Oswal Tower, Rahimtullah Sayani Road, Opposite ST Depor Prabhadevi. Mumbai-400025.

Email : hfquery@motilaloaswal.com. CIN Number :- U65923MH2013PLC248741

**PUBLIC NOTICE FOR E-AUCTION CUM SALE** 

E-Auction Sale Notice of 30 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 mortgagors o 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 bel n terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002) through websit

	Date and time of E-Auction:- Date: 27-09-2025 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: LXPEN00116-170046848 Branch: Mumbai Borrower: Yogesh Shivaji Kadam Co-Borrower: Lina Yogesh Kadam	Rs: 1921740/- (Rupees Rupees Nineteen Lac Twenty One Thousand	Flat No.301 3Rd Floor B Wing Sno. 20 Hno. 5(P) Area Ad Measuring 590 Sq.Ft Jasmine In Parvati Aan- gan Complex Near Anmol Garden Mauje Nandivali Kalyan(E) 421501 Raigarh(MH) Maharashtra	Reserve Price: Rs.1150000/- (Rupees Eleven Lakh Fifty Thousand Only) EMD: Rs. 115000/- (Rupees One Lakh Fifteen Thousand Only) Last date of EMD Deposit: 26-09-2025			

Terms and Conditions of E- Auction: 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 Rakesi lanohar Kandare 9967337288 & Vishal Raut 8879292921, details available in the above mentioned Web Portal and may contact their Cen tralised Help Desk: + 91 83709 69696, E-mail ID: contact@auctionbazaar.com.

Date: 21.08.2025

# — Sundaram Finance Group —

SUNDARAM HOME Regd Office: No. 21, Patullos Road, Chennai - 600 002. Corporate Office: Sundaram Towers, No. 46, Whites Road, Chennai - 600 014.

(Motilal Oswal Home Finance Limited) (Earlier Known as Aspire Home Finance Corporation limited

Branch Office: C/o. Sundaram Finance Limited Office No. 12, 2nd Floor, R.D. Vichare Complex (Gemstone), New Shahupari, (Near Central Bus Stand), Kolhapur-416 001.

**POSSESSION NOTICE** 

Issued Under Sec 13(4) read with Appendix IV and Rule 8(1) of Security Interest (Enforcement) Rules, 2002 Whereas the authorized officer of SUNDARAM HOME FINANCE 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(2) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notices calling upon the Borrower, Co-Borrowe and the to repay the amount along with further interest, cost and other charges etc., if any till actual date of payment. notices within 60 days from the date of receipt of the notices. The Borrower (S) having failed to repay the amount in full, notice is hereby given to the Borrower (S) and the public in general that the Authorised Officer has taken possession of the property described herein below in exercise of powers conferred on him under Section 13(4) of the said Act with Rule 8 of the Sarfaesi Act. The borrower(S) attention is invited to provision of subsection (8) of section 13 of the Act, in respect of time available, to redeem the secured assets. The Borrower(S) in particular and the public in general are hereby cautioned not to deal with the property and any dealings with Secured property shall be subject to the charge of **SUNDARAM HOME FINANCE LTD**.

SI. File No. Nos.	Borrowers & Co-Borrowers Name and Address	Date of Demand Notice/Publication	Notice Amount	Date of Possession	Total Outstanding
1 6610 0002	Colony, Waliwade Vtc: Walivade Po: Valivade, Kolhapur	09-06-2025	Rs. 6,59,268/-	18-08-2025	Rs. 6,96,466/-
2 6610 0140	416119. Mrs. Gayatri Sayaji Bhosale (Co-Borrower) Mr. Jinnappa Bandu Bhosale (Co-Borrower) Mrs. Laxmi Jinnappa Bhosale (Co-Borrower) Mr. Shivaji Jinnappa Bhosale (Co-Borrower) Mr. Rohan Jinnappa Bhosale (Co-Borrower) Mr. Tanaji Jinnappa Bhosale (Co-Borrower) Mrs. Bhagyashri Tanaji Bhosale (Co-Borrower)	09-06-2025	Rs. 4,33,838/-	18-08-2025	Rs. 4,51,795/-

Schedule of Property: All that piece and parcel of Plot No. 58 area admeasuring 1920. 00sq.ft (178.43.Sq. mtrs) in "Bhimnagar Co-op Housing Society Ltd" bearing C. S. No. 957 situated in Village Waliwade, Tal. Karveer, Dist. Kolhapur within the Gran Panchayat Limits of Waliwade, Tal Karveer Dist. Kolhapur and **bounded on** or Towards. East: C. S. No.958, West: C.S No. 956, South: C. S. No. 948, North: Road.

Date: 18-08-2025

for SUNDARAM HOME FINANCE LTD



### **NOTICE TO BREAK OPEN OF LOCKER**

Consequent upon non-payment of rent which was not paid in terms of Safe Deposit Locker Agreement executed betwee the Locker Holders & the Bank, the Termination Notice & Break Open Notice were sent through post to the following Locker Holders on their registered address however the said Notices returned undelivered and in spite of all other efforts made in terms of the said locker agreement, the locker holders neither responded nor be traced.

M	MAHESHWARI UDYAN BRANCH:- 467A, Maheshwari Udyan, Matunga, Mumbai- 400019						
SI no	Branch	Name Of Locker Holder	Address	Date of Notices	Locker no.	Overdue rent	
1	Maheshwari Udyan	Bhavani Narayan Kasbekar	15/16 Alankar Building Lady Jamshedji Road Mahim Mumbai 400016	i) 09.04.2025 ii) 31.07.2025	9919C X0082	Rs.6431/-	
2	Maheshwari Udyan	Upendra R Soni	427 Svp Road 2nd Floor Room No 10 Mumbai 400004	i) 17.04.2025 ii) 31.07.2025	9919A X1412	Rs.4661/-	

	Ouyun		Wallibar 100001	11) 01:01:2020	7(111L		
1,Aa	SHIVAJI PARK BRANCH: 1,Aaradhana ,Ground Floor ,Lady Jamshedji Road, Mahim, Near Shivaji Park, Mumbai Mh-400016						
SI no	Branch	Name Of Locker Holder	Address	Date of Notices	Locker no.	Overdue rent	
1	SHIBOM	Pratapchand U Shah	Flat 402 Amiraj Aprtment, S.V.Road, Dahisar East, Mumbai Mh-400092	i).16.04.2025 ii).29.07.2025	0415C X0133	Rs 19,824.00	
2	SHIBOM	Harbans Singh Chadha	Room No 9 Jai Chawl L J Road, Khot Gally Mahim,Mumbai Mh-400016	i).16.04.2025 ii).29.07.2025	0415A X0768	Rs. 12,744.00	

In terms of the provisions of above Locker Agreement, we hereby give you notice that if the locker is not surrendered & the key of the locker is not returned within a period of 3 months from the date of this Notice, we will proceed to break open your locker, whether you remain present or not, on 21.11.2025 at 11:00 A.M and while breaking open the Locker an inventory of the contents recovered from the Locker, if any, shall be prepared.

Further, the overdue rent, penalties, charges, break open charges & other expenses shall be recovered from you & the contents of the Locker shall be dealt with, in terms of executed locker agreement and law.

Please note that any action taken by the Bank in the above regard is without prejudice to the rights, remedies & contentions available to the Bank and it shall be at your cost, liability, risk & responsibility, consequences and Bank shall not be liable in anv manner whatsoever.

Date: 21.08.2025 Branch Head/Authorized Officer



Registered Office: 1076, DR. E. Moses Road, Worli, Mumbai - 400018 Phone: 022-43662200 E-mail: share@ocl-india.com: Website: www.oriconenterprises.com

NOTICE OF 55<sup>11</sup> ANNUAL GENERAL MEETING Notice is hereby given that the 55<sup>™</sup> Annual General Meeting ('AGM'/'Meeting') of Oricon Enterprises Limited ('the Company') will be held on Thursday, September 25, 2025 at 01:00 P.M. (IST) through Video Conferencing ('VC') Other Audio Visual Means ('OAVM) to transact the businesses as set out in the Notice convening the AGM which will be circulated to members of the Company and other persons entitled to attend the AGM. This is in compliance with the applicable provisions of the Companies Act, 2013 ('Act') and Rules made thereunder, read with General Circular Nos. 14/2020 dated April 8,2020, 17/2020 dated April 13, 2020, 2020/2020 dated May 5 2020 and subsequent circulars issued in this regard, the latest being 09/2024 dated September 19,2024 (collectively referred to a 'MCA Circulars')

In accordance with the aforesaid MCA Circulars and Circular No. SEBI/HO/CFD/CMD1/CIR/P/2020/79 dated May 12, 2020 and subsequent Circulars issued in this regard by the Securities and Exchange Board of India (SEBI), the latest being Circular No. SEBI/HO/CFD/CFD-PoD -2/P/CIR/2024 /133 dated October 3,2024, the Notice of the AGM along with Annual Report for the financia year 2024-25 will be sent electronically to those Members whose e- mail addresses are registered with Company/Registrar & Transfe Agents ('Registrar 'or 'RTA') / Depository Participants ('DPs'). In accordance with Regulations 36(1)(b) of the SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015, a letter providing a web – link for accessing the Annual Report will be sent to those Members who have not registered their e-mail ids.

The copy of the Annual Report of the company for the Financial Year 2024-25 along with the Notice of the AGM, Financial Statements and other Statutory Reports will be available on the website of the Company at www.oriconenterprises.com, National Securities Depository Limited ('NSDL') at <a href="www.evoting.nsdl.com">www.evoting.nsdl.com</a>, Stock Exchanges on which the securities of the Company are listed i.e. BSE Limited and National Stock Exchange of India Limited at <a href="www.bseindia.com">www.nseindia.com</a>, respectively.

Eligible Members whose e-mail addresses are not registered with the company /DP are requested to get their e-mail addresses registered for the purpose of receiving the credentials for remote e-voting along with the Notice of the 55th AGM and Annual Report for

the financial year 2024-25 electronically as follows: a. In respect of shares held in demat form: with their Depository (Dps)

b. In respect of shares held in physical form: By writing to the Company's Registrar and Share Transfer Agent viz. Bigshare Services Private Limited or the company, with details of Folio number, and self - attested copy of PAN card by sending e-mail to

 $\underline{Vinod.y@bigshareonline.com/Inverstor@bigsahreonline.com} \, or \, \underline{share@ocl-india.com}$ Members can attend and participate in the AGM through the VC/OAVM facility only and their attendance shall be counted for the purpose of reckoning the quorum under section 103 of the Act. Remote e-voting facility of NSDL will be provided before as well as during the AGM to all its members to cast their votes on all resolutions set out in the Notice of the AGM. Detailed procedure for such remote e-Voting will be provided in the Notice.

# Book Closure Notice and Dividend:

Pursuant to the provisions of Section 91 of the Companies Act, 2013 and Rules framed thereunder and Regulation 42 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements), Regulations 2015, Notice is hereby given that the Register of Members and Share Transfer Books of the Company will remain closed from 18th September, 2025 to 25th September, 2025 (both days inclusive) for ascertaining the Members who would be entitled to receive dividend of Rs. 0.50 per Equity Share of the Face Value of Rs. 2 each for the year ended 31st March, 2025, that may be declared at the 55th AGM of the Company. The dividend, if declared at the AGM will be paid within prescribed time limit as per the applicable law(s) to those Members:

 a) the Members holding shares in physical mode and whose names appear on the Register of Members as on 25<sup>th</sup> September, 2025. b) the Members holding shares in electronic form and who are beneficial owners of the Shares as on the close of working hours of

17th September, 2025, as per the details furnished by the Depository(ies). As directed by SEBI the dividend will be paid through electronic mode to the Members who have updated their bank account details.

the event the Company is unable to pay dividend to any member by electronic mode, due to non-availability of the Bank Account details the Company shall dispatch the dividend warrant/ cheque/ demand draft to such members at the registered address by post.

Members are requested to update their complete bank account details with the depositories where shares are held in dematerialized mode and with Bigshare Services Private Limited where in shares are held in physical mode at <u>investor@bigshareonline.com</u> vinod.y@bigshareonline.com along with copy of the request letter signed by the Members mentioning the name, folio number, banl account details, self-attested copy of PAN card and cancelled cheque leaf.

Members may note that pursuant to the Income Tax Act, 1961, as amended dividend income has become taxable in the hands of the Members, and therefore, the Company shall be required to deduct tax at source (TDS) at the prescribed rates from dividend payable to Members. In order to enable the Company to determine the appropriate TDS rate as applicable or no deduction of Tax, Members are requested to submit required documents in accordance with the provisions of the Income Tax Act on or before 15<sup>th</sup> September, 2025 Members are requested to update their PAN with the Company/ Bigshare Services Private Limited (in case of shares held in physic mode) and depositories (in case of shares held in demat mode)

For Oricon Enterprises Limited Place: Mumbai Sanjay Jair **Date:** August 19,2025 Company Secretary

## NIDO HOME FINANCE LIMITED

(formerly known as Edelweiss Housing Finance Limited) Regd Office: 5th Floor, Tower 3, Wing B, Kohin City Mall, Kohinoor City, Kirol Road, Kurla (W), Mumbai – 400070

E-AUCTION - STATUTORY 15 DAYS SALE NOTICE

Sale by E-Auction under the Securitisation terest (Enforcement) Rules, 2002.

Notice is hereby given to public in general and in particular to borrower and quarantor that below mentioned property will be sold on "AS IS WHERE

IS , "AS IS WHAT IS" AND "WHATEVER THERE IS" for the recovery of amount as mentioned in appended table till the recovery of loan dues. To said property is mortgaged to M/s Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited) for the loan availed wer(s), Co borrower(s) and Guarantor(s). The secured creditor is having physical possession of the below mentioned Sc Name of Borrower(s)/Co Reserve Price and EMD Borrower(s)/ Guarantor(s) the Auction Rs.89,62,650/- (Rupees Eighty Nine Lakhs Sheetal Prasad Asharfilal Rs.1, 14, 94,891/- (Rupees One Crore Foutteen 09-09-2025 Betwee

Gupta (Borrower) Asarfilal gaurishankar Gupta Lakhs Ninety Four Thousand Eight Hundred Sixty Two Thousand Six Hundred Fifty Only 11.am to 12 Noor Earnest Money Deposit:- Rs.8,96,265/ Ninety One Only) as on 20.08.2025 + Further (With 5 Minutes (Co-borrower) Pramila Sheetala Interest thereon+ Legal Expenses for Lan no. (Rupees Eight Lakhs Ninety Six Thousand Unlimited Auto Prasad Gupta (Co-borrower) LKOH0HL0000089597 & LKOH0TU0000089765 Two Hundred Sixty Five Only) Extensions) Date & Time of the Inspection: 25-08-2025 between 11.00 am to 3.00 pm Physical Possession Date: 21-04-2025

Description of the secured Asset: All that piece and parcel of Flat No. 303, on 3rd Floor in 'B' Wing admeasuring 394 sq.ft. Carpet Area as per RERA i.e 473 sq.ft. Built-Up Area in the building known as "TANDICE" (Previously known as "MAHESH RESIDENCY") along with one open car parking space bearing no.18 Situated at M.G. Road, Dahanukarwadi, Kandivali (West), Mumbai- 400 067, and constructed or all that piece or parcel of land situated, lying and being at Village, Kandivali, Taluka, Borivali bearing C.T.S. No. 960, 961/1 to 18 in the Distric and Registration Sub-District of Mumbai City, Mumbai Suburban District.

Note:- 1) The auction sale will be conducted online through the website https://sarfaesi.auctiontiger.net and Only those bidders holding valid Email, ID PROOF & PHOTO PROOF, PAN CARD and have duly remitted payment of EMD through DEMAND DRAFT/ NEFT/RTGS shall be eligible to participate in this online e-Auction".

2) The intending bidders have to submit their EMD by way of remittance by DEMAND DRAFT / RTGS/NEFT to: Beneficiary Name: NIDO HOME FINANCE LIMITED, Bank: STATE BANK OF INDIA Account No. 65226845199 -, SARFAESI- Auction, NIDO HOME FINANCE LIMITED, IFSC code: SBIN000159: 3) Last date for submission of online application BID form along with EMD is 08-09-2025.

For detailed terms and condition of the sale, please visit the website https://sarfaesi.auctiontiger.net or Please contact Mr. Maulik Shrimali Ph. +9 6351896643/9173528727, Help Line e-mail ID: Support@auctiontiger.net.

Mobile No. 9004359835/ 9768746624 Sd/- Authorized Office Date: 21.08.2025 Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited

### PIRAMAL FINANCE LIMITED.

CIN: L65910MH1984PLC032639
Registered Office: Unit No.-601,6th Floor, Piramal Amiti Building, Piramal Agastya Corporate Park, Kamani Junction, Opp. Fire Station, LBS Marg, Kurla (west), Mumbai-400070- T +91 22 3802 4000
Branch Office: Om Plaza, 3rd Floor, Opposite Railway Station, Kandivali (West), Mumbai-400067
ontact Person: 1. Savita Yadav- 9819960721, 2. Chandan Sakhalkar- 9820407168, 3. Ashish Jha- 9096750852
E-Auction Sale Notice - Fresh Sale

Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of Piramal Finance Ltd (Formerty Piramal Capital & Housing Finance Ltd.) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 for the recovery of amount due from borrowerls, offers are invited by the undersigned for purchase of immobble property, as described hereunder, which is in the possession, on 'As Is Where Is Basis', 'As Is What Is Basis' and Whatever Is There Is Basis', Particulars of which are given below.

Loan Code/ Branch/ Borrower(s)/ Co-Borrower(s)/ Guarantor(s) Notice Date Deposit (EMD) Price (11-08-2025) and Amount (10% of RP) oan Code No.: 14300002955, Thane -Dt: 21-10-2021. All The piece and Parcel of the Rs. 1.13.000/-. Rs. 20.31.205/ Rs. 10,92,592/- (Rs. | Property having an extent:- Plot 1,30,000/-, Rs. One Lakh (Rs. Twenty Dombivli (Branch), Pooja en Lakh Ninety Two No. 16. Oasis Estate Mirador Phase-2 (Rs. Eleven Thirteen Lakh Thirty On Thousand Five Kailash Jangalgir Goswam lundred Ninety Two | Maharashtra:- 421601 Thousand Only) Hundred Five (Co Borrower 1) Only) Only) Only) Dt: 22-11-2021, All The piece and Parcel of the Rs. 4,41,000/-, Rs. 53,43,361/oan Code No.: Rs. 33,63,391/- (Rs. Property having an extent: Flat No 44,10,000/-14300002407, Thane -(Rs. Four Lakh) (Rs. Fifty Three Dombivli (Branch), Bhavesh Gautam Patil (Borrower), (Rs. Forty Fou Thirty Three Lakh 304, 3rd Floor, Cwing, Shubham Forty One lakh Forty Three Thousand Three Sixty Three Thousand | Galaxy, Nandivali Road Next To Lakh Ten Thousand hree Hundred Ninety One Only)

Telephone Exchange Dombivali East,
Thane Maharashtra:- 421201 Hundred Sixty Suvarna Yeshwant Thousand Only) Chincholkar (Co Borrower 1 One Only) One Only) DATE OF E-AUCTION: 23-09-2025, FROM 11.00 A.M. TO 1.00 P.M (WITH UNLIMITED EXTENSION OF 5 MINUTES EACH),

LAST DATE OF SUBMISSION OF BID: 22-09-2025, BEFORE 4.00 P.M.

For detailed terms and conditions of the Sale, please refer to the link provided in <u>www.piramalfinance.com</u> piramal.auction@piramal.com

STATUTORY 30 DAYS SALE NOTICE UNDER SARFAESI ACT TO THE BORROWER/GUARANTOR / MORTGAGOR The above-mentioned Borrower/Guarantor are hereby noticed to pay the sum as mentioned in section 13(2) notice in full with accrued interest til date before the date of auction, failing which property will be auctioned/sold and balance dues if any will be recovered with interest and cost from

borrower/guarantor.
The Borrowers attention is drawn towards sub-section 8 of section 13, of the act, in respect of the time available, to redeem the secured asset.
Borrowers in particular and public in general may please take note, that in case the auction scheduled herein fails for any reason whatsoever the the secured creditor may enforce its security by the way of private treaty.

Date: August 21, 2025
Place: Mumbai

Sd/- (Authorised Officer Piramal Finance Limiter



**ORIX** 

#### **ORIX LEASING & FINANCIAL SERVICES INDIA LIMITED**

(formerly known as OAIS Auto Financial Services Limited) (A Subsidiary of ORIX Auto Infrastructure Services Limited Regd. Office: Plot No. 94, Marol Co-operative Industrial Estate, Andheri-Kurla Road, Andheri (E), Mumbai - 400 059 Tel.: + 91 22 2859 5093 / 6707 0100 | Fax: +91 22 2852 8549

Email: info@orixindia.com | www.orixindia.com | CIN: U74900MH2006PLC163937

#### APPENDIX- IV-A [See proviso to rule 8(6)] **NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

Public Notice for auction sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforceme 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 property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorise Officer of the Secured Creditor i.e., Orix Leasing & Financial Services India Ltd. will be sold through public auction on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS BASIS" on 05.09.2025 for recovery of amount as mentioned herein below due to Orix Leasing & Financial Services India Ltd. from borrowers and co-borrowers as mentioned herein below. The Reserve Price an the Earnest Money Deposit (EMD) will be as mentioned herein below

NAME OF THE BORROWERS AND CO-BORROWERS	DETAILS OF BRODERTY	RESERVE PRICE (INR)
OUTSTANDING AMOUNT	DETAILS OF PROPERTY	EMD
DEMAND NOTICE DATE		BID INCREASE AMOUNT
M/S SHANTIRATH ENTERPRISES	ITEM: All That Piece And Parcel Of Room No. 27, 3rd Floor, Measuring 225 Sq. Ft. (Carpet Area), Building	Lakh Thirty Thousand Only)
KRISHNA DASHRATH PAWAR     RESHMA KRISHNA PAWAR	No. 1, Wadar Sra Co. Op. Hsg. Soc. Ltd, Situated At Wadaripada Layout, W.e Highway, Rani Sati Marg, Near Dhanji Wadi, Malad (east), Mumbai, Maharashtra	INR 2,43,000/- (Rupees Two Lakh
Rs.39,90,648.22/- (Rupees Thirty	-400097, And <b>Bounded As :- North:</b> By Building No. 7	Forty Three Thousand Only).
Nine Lakh Ninety Thousand Six Hundred Forty Eight and Twenty Two Paise Only) As on 14.08.2025	South: By Road East: By Building No. 2 West: By	Bid Increment Amount 50,000/- (Fifty Thousand Only)
Demand Notice Date : 17-04-2023		
SUDHA GURURAJAN     NAGARAJAN VENKATRAMAN	ITEM: All that piece and parcel of Land And Building Bearing Flat No. 704, 7th Floor, Admeasuring 752 Sq.	INR 53,00,000/- (Rupees Fifty Three Lakh Only)
Rs. 86,25,931.25/- (Rupees Eighty Six Lakh Twenty Five Thousand Nine Hundred Thirty One and	[Ft. (built Up Area), Bldg No A-4, Swastik Palm Chsl, Constructed On Land Bearing Survey No.131, Hissa No. 4, Survey No.134, Hissa No.2, 3, 5, Survey No.135, Hissa No.1, 2, 4, 5, 6, 7, Survey No.136, Hissa No.16/A, 17	Earnest Money Deposit 10% INR 5,30,000/- (Rupees Five Lakh Thirty Thousand Only).
Twenty Five Paise Only) As on 14.08.2025	At Village-Kolshet, Azad Nagar, Dharmacha Pada Road, Thane (W)-400607, And <b>Bounded As: North:</b> New	Bid Increment Amount 50,000/- (Fifty Thousand Only)
Demand Notice Date : 12-07-2022	Brahmand Phase 7 Building East: Open Space West: I	

For detailed terms and conditions of the sale, please refer to the link provided in the website of Orix Leasing & Financial Services India Ltd., i.e., https://www.orixindia.com/sales-notice.php Authorised officer

3 Bungalow **South**: Universal High School Building

Date: 19.08.2025 ORIX Leasing & Financial Services India Limited

AICICI Bank

Regd. Office: ICICI Bank Limited, ICICI Bank Tower, Near Chakli Circle, Old Padra Road, Vadodara, Gujarat, Pin- 390 007. Corporate Office: ICICI Bank Limited, ICICI Bank Towers, Bandra Kurla Complex, Bandra (East), Mumbai- 400 051

PUBLIC NOTICE - TENDER CUM E-AUCTION FOR SALE OF SECURED ASSET

# [See proviso to rule 8(6)] Notice for sale of immovable assets

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 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 (jes) mortgaged / charged to the Secured Creditor, the Physical possession of which has been taken by the Authorised Officer of ICICI Bank Limited will be sold on "As is where is", "As is what is", and "Whatever there is" as per the brief particulars given hereunder; (Amount in Rs.)

	Name of Borrower (s)/ Co- Borrowers/ Guarantors/ Mortgagors		Amount Outstanding	Reserve Price Earnest Money Deposit	Date and Time of Property Inspection	Date & Time of E-Auction Bid Multiplier
1.	Spacons EPC Private Limited	Flat No. 103, admeasuring area 821 Sq. ft. i.e. 76.30 Sq. Mtrs. built up area and attached terrace admeasuring area 60 Sq. Ft. i.e 5.58 Sq. Mtrs. constructed on First Floor in "Sunder Shilp" on the land bearing C.T.S. No. 222, 223, 225 to 239 in Village Kothrud, Taluka Haveli, Dist. Pune and within the limits of Pune Municipal Corporation	4,86,27,858,02/- as on August 02, 2025	Rs. 86,00,000/- Rs. 8,60,000/-	September 02, 2025 Between 02:00 A.M. to 04:00 P.M.	September 22, 2025 @ 02:00 PM to 04:00 PM 1,00,000/-
2.		Row House No. 3, approximately area of 1650 Sq. Ft. build up i.e. 171.93 Sq. Mtrs. in the scheme known as "Vehaan Residency", constructed on the land bearing 116/9/8 (Old 9/5) of village Warje, Taluka Haveli, Dist. Pune, and within thelimits of Pune Municipal Corporation.		Rs. 1,39,00,000/- Rs. 13,90,000/-	September 03, 2025 Between 02:00 A.M. to 04:00 P.M.	September 22, 2025 @ 02:00 PM to 04:00 PM 1,00,000/-
3.		Flat No. 101, 102, 201, 202, 301, 302, 401 & 402, Plot No. B-11, 'Aparajita Co-Op Housing Society Ltd.', Next to Chandani chowk, Mulshi Road, Behind Angelle Hill project, Plot No. B-11, Aparajita Housing Society, Sr. No. 63/1/A (Old Sr. No. 63/1/A), Bavdhan Khurd, Taluka Haveli, Dist.: Pune, Pin Code No. 412 115.		Rs. 3,77,00,000/- Rs. 37,70,000/-	September 04, 2025 Between 02:00 A.M. to 04:00 P.M.	September 22, 2025 @ 02:00 PM to 04:00 PM 1,00,000/-

The Mortgagors / noticee are given a last chance to pay the total dues with further interest till September 22, 2025 before 11.00 AM else this secured asset will be sold as per schedule.

1. The e-auction cum sale will strictly be on the terms as mentioned herein and will be conducted through ICICI Bank's approved URL Link- https://disposalhub.com under the supervision of the Authorized Officer. For any clarifications with regard to inspection, terms and conditions of the auction or submission of tenders, kindly contact Mr. Sampson Albert/ Mr. Kiran Tadge, Relationship Manager, ICICI Bank Limited at +91 90044 19145/+9196536 85873 or write at sampson.albert@icicibank.com/kiran.tadge@icicibank.com

2. The E - Auction tender documents containing online e-Auction bid form, Declaration, General terms & conditions of online auction sole are available on the website "URL Link- https://DisposalHub.com)".

3. EMD by way of Demand Draft in favor of "ICICI Bank Limited", payable at Mumbai, Auction Registration cum Bid forms and other KYC documents should be submitted to the ICICI Bank Towers, Bandra Kurla Complex, Bandra (East), Mumbai- 400 051 Branch till September 20, 2025 by 5.00 PM and scan copy of the same to be mailed to Mr. Kiran Tadge at kiran.tadge@icicibank.com and Mr. Sampson Albert at sampson.albert@icicibank.com Auction Registration cum Bid forms received after the due date/ time and without EMD/KYC documents shall be rejected summarily.

4. After submission of Bids/ Offers/ EMDs, bidders are not allowed to withdraw the Bid forms/ EMD till completion of e-Auction. The Authorized Officer has absolute right and discretion to accept or reject any bid or postpone the e auction without assigning any reason.

e auction without assigning any reason. 5. In case there is any discrepancy between the publication of sale notice in English & vernacular newspaper, ther in such case the English newspaper will supersede the vernacular newspaper and it shall be considered as the

inal copy, thus removing the ambiguity, Statutory 30 days Sale notice under Rule 8(6) of the Rules

The Noticee(s) including the Borrower, Mortgagors once again is hereby notified to pay the sum as mentioned above along with up to date interest and ancillary expenses before the date of e-auction, failing which the secured asset will be auctioned/sold and balance dues, if any will be recovered with interest and cost. If auction fails due to any reasons whatsoever, ICICI Bank would be at liberty to sell the above secured asset through private treaty or any other means without any further notice to the Noticee(s) including the Mortgagors as per the provisions mandated under SARFAESI Act and the Rules thereunder.

Sd/-

Date: August 21, 2025 Place: Pune

केनरा बैंक Canara Bank

nido

KALYAN MURBAD RAOD (0230 GROUND FLOOR, RANI MANSION JOJWALA BUILDING BELOW INCOME TAX OFFICE KALYAN MURBAD ROAD ,KALYAN WEST, MUMBAI-421301, PHONE +91-9706011935, email:cb0230@canarabank.com

#### **Online Gold Auction Notice**

Whereas the authorized officer of CANARA BANK, KALYAN MURBAD ROAD (0230)issued Sale notice(s) calling upon the borrower to clear the dues in gold loan availed by him. The borrower had failed to repay the amount, notice is hereby given to the borrowe and the public in general that the undersigned will conduct online auction of the gold ornaments strictly on "As is What is Basis" & "Whatever there is Basis" & "Without recourse Basis". The auction will be conducted online through https://egold.auctiontiger.net on 29-08-2025 at 12:00PM to 03:00PM

Sr No	Borrower - LAN	Gross Weight & Net Weight	Date of Inspection & EMD	Date of Auction	EMD account details
1		122.400 & 14.90	Inspection -	29.08.2025	Canara Bank
	BAMBALE	2- 11.30 & 9.30	26.08.2025		KALYAN
	18007092033	3- 5.80 & 4.15	EMD -		MURBAD
			28.08.2025		ROAD
			EMD Rs.25,000		A/c No.
					209272434
					IFSC:
					CNRB0000230
2	NAMDEV VALIBA	122.550 & 18.70	Inspection -	29.08.2025	Canara Bank
	BAMBALE	2- 9.70 & 8.00	26.08.2025		KALYAN
	180068856826	3- 13.60 & 11.20	EMD -		MURBAD
			28.08.2025		ROAD
			EMD Rs.25,000		A/c No.
					209272434
					IFSC:
					CNRB0000230

Visit https://egold.auctiontiger.net for detailed terms & conditions

Dahisar East Branch:- Shiv Shakti Complex, S.V Road, Dahisar East, Mumbai-400068 E-Mail: bmmsro2739@centralbank.co.in

Mr. Deepak Pranjivan Bosmiya ( Guarantor ):- -Flat No 1504, Wing-C, Bldg No 2-C, Agarwal Residency, Shankar Lane, Near Adarsh Dugdhalay, Kandivali West, Mumbai-400067.

Sub: Demand Notice under Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFAESI) Act. 2002 to the guarantor and/or mortgagor.

The undersigned holding the post of Chief Manager in his capacity of the Authorized Officer of Central Bank of India under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest, 2002 (hereinafter called the 'SARFAES Act', for the sake of brevity) hereby issues this notice to you as follows

You are aware that at your request and the request of Mrs. Rashmi Deepak Bosmiva (hereinafter referred to as 'borrower/s' for the sake of brevity) the borrower/s was/were granted by Central Bank of India (hereinafter called 'Bank', through its Dahisar East Branch situated at Shiv Shakti complex, Near manay kalvan hospital, Dahisar East 400068. financial assistance as detailed columns 1 to 2 of Schedule A hereto

The said financial assistance was sanctioned, inter alia, against security interest created in favour of Bank by executing, inter alia, security documents in the manner as detailed/mentioned in Schedule 'B' along with details of property.

That you did not operate the account and did not repay the dues of bank as per the terms of sanction and consequently, your account was classified a non performing asset w.e.f 10/01/2021 in accordance with the applicable guidelines issued by Reserve Bank of India from time to time. In spite of repeated requests by Bank, you have failed to repay the dues of bank.

The facility wise details of the amount due from you are mentioned in columns 3 to 9 of Schedule A hereto. The total amount due against you being the sum total of all the amounts due under various financial facilities, as detailed in columns 3 to 9 of schedule A hereto, comes to Rs. 2,25,55,631.22 i.e. (Rupees Two Crore twenty five lakh fifty five thousand six hundred thirty one and twenty two paisa Only) and you have defaulted in repayment of the entire said amount. Therefore, you are hereby called upon under Section 13(2) of SARFAESI Act, to discharge

your liabilities in full by paying the entire amount due being Rs. 2,25,55,631.22 i.e. Two Crore twenty five lakh fifty five thousand six hundred thirty one and twenty two paisa Only) with further interest at the applicable rate/s of interest mentioned in the Schedule A from the date of notice 12/08/2025 till the date of full and final payment along with incidental expenses, charges and costs recoverable from you as per terms of contract and or as per law, within sixty days from the date of this notice.

If you fail to repay to the Bank the total dues which you have been called upon to pay hereinabove the Bank will exercise all or any of the rights available to it under the provisions of the SARFAESI Act read with the Rules framed thereunder. You are also put on notice that in terms of Section 13(13), you are legally bound not

to transfer the secured assets detailed in Schedule 'B', by way of sale, or otherwise, without obtaining prior written consent of the bank Your attention is also drawn to Section 29 of SARFAESI Act which provides that any contravention of provisions of this SARFAESI Act amounts to an offence punishable

with imprisonment up to one year or fine or both. This notice of demand is issued without prejudice to and shall not be construed as waiver of any other rights or remedies which the bank has already exercised and/ or may exercise, including any legal action for recovery of the said dues and also for

further demands for the sum that may be found /fall due and payable by you to us. Your attention is drawn to the provisions of Section 13(8) of the SARFAESI Act, 2002 in respect of time available to you to redeem the secured assets.

# Schedule-'A'

(Authorised Officer)

Details of financial facilities sanctioned & availed & the details of the amount due

21/	Particulars		
1.	Type of financial facility sanctioned and availed	3547687523 OD	3848775360 FITL COVID-19
		Cent Mortgage	
2.	Amount of the financial facility sanctioned	1,45,00,000.00	715607.00
3.	Total amount of ledger balance outstanding on the date of notice	9971492.30	581167.92
4.	The date up-to which the interest has been charged in the ledger	31.12.2020	31.12.2020
5.	Amount of interest Excluding Penal Interest, if any, from the date the interest was last charged in the ledgerto the date of notice	11588564.00	414407.00
6.	Rate of interest with periodicity of compounding at which amount in column (5) has been calculated	11.60	11.90
7.	Amount of penal interest charged without compounding from the date the penal interest was last charged up to date of notice.	1496878.00	350.00
8.	Incidental expenses, charges, and costs , if any, as per law/terms of sanction	NIL	NIL
9.	Total amount due up to the date of noticed (without penal interest)	2,15,60,056.30	995574.92
10	TOTAL	22555	631.22
	Schedule-'B':- ( Details of Security Docu	ments executed by	the borrower)

Name of Document Dt. of Execution Memorandum of Entry 13/10/2020 30/12/2016 2 Form of Guarantee Agreement For Fund TL for ineterst Charged Arti 08/09/2020 cle of agreement 08/09/2020 4 Supplementary Agreement 29/06/2016 5 DP Note 6 Letter of Interest Variation 29/06/2016 7 Letter of continuity 29/06/2016

Schedule-'C'

(Detailed description of the secured asset/ Mortgaged Property/ Hypothecated

Immovable asset Complete detailed description of Immovable property Land and Building and details of the title deed with its boundaries

Collateral Security: Equitable Mortgage of following immovable properties: 1) Flat No 005, Rashmi Complex, Building No 3, ground floor, Near G.C.C., Mira Road East, Dist: Thane, Dist: Thane-401107, admeasuring carpet area about

315 sqmt approximately, owned by Mrs. Rashmi Deepak Bosmiya. 2) Shop No 08, Rashmi Complex, Building No F2, Near G.C.C., Mira Road Fast Dist:Thane. Dist: Thane-401107, admeasuring about 270 square feet

approximately, owned by Mrs. Rashmi Deepak Bosmiya. 3) Flat No 004, Rashmi Crystal, Ground floor, Wing B, Mira Road East, Dist: Thane, Dist: Thane-401107, admeasuring about 35 sqmt approximately, owned by Mrs. Rashmi Deepak Bosmiya.

4) Flat No 202, wing F, Mangal Nagar, Near G.C.C., Mira Road East, Dist:Thane, Dist: Thane-401107, admeasuring about 29.77 sqmt approximately, owned by Mrs. Rashmi Deepak Bosmiva. 5) Flat No 004, Rashmi Crystal, Wing A, ground floor, Near G.C.C., Mira Road East,

Dist: Thane, Dist: Thane-401107, admeasuring about 58.55 sqmt approximately owned by Mrs. Rashmi Deepak Bosmiya and Deepak Bosmiya 6) Flat No 104, Rashmi Crystal, 1st floor, Wing A, Near G.C.C, Mira Road East, Dist: Thane, Dist: Thane-401107, admeasuring about 55.29 sqmt approximately

Personal Guarantee: Mr. Deepak Pranjivan Bosmiya, Flat No 1504, Wing-C, Bldg No 2-C, Agarwal Residency, Building No 2-A, Shankar Lane, Kandivali West

Detailed description of hypothecated movable asset.-NII Central Bank of India

(Authorized Officer)

**Enclosed: Statement of Account** 

owned by Mrs. Rashmi Deepak Bosmiya and Deepak Bosmiya