

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/ COB 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 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 motilalosal.com as per the details given below :

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	09-05-2025 For Rs: 1927140/- (Rupees Rupees Nineteen Lac Twenty One Thousand Seven Hundred Forty Only)	Flat No.301 3rd Floor B Wing S/o. 20 Hno. 5(P) Area Ad Measuring 590 Sq.Ft Jasmine In Parvati Aangan Complex Near Anmol Garden Maule Nandivai Kalyan(E) 421501 Raigadh(MH) Maharashtra	Reserve Price: Rs.1150000/- (Rupees Eleven Lakh Fifty Thousand Only) EMD: Rs. 115000/- (Rupees One Lakh Fifty 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 **Rakesh Manohar Kandare 9967337288 & Vishal Raut 8879292921**, 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: MUMBAI
 Date: 21.08.2025

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

SUNDARAM HOME Finance
 — Sundaram Finance Group —

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

Branch Office: C/o. Sundaram Finance Limited Office No. 12, 2nd Floor, R.D. Vichare Complex (Gemstone), New Shapurji, (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-Borrower and to the 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.**

Sl. No.	File No.	Borrowers & Co-Borrowers Name and Address	Date of Demand Notice/Publication	Notice Amount	Date of Possession	Total Outstanding
1	6610 0002	Mr. Sayaji Jinnappa Bhosale (Borrower) Bhim Nagar Colony, Walivade Vtc: Walivade Po: Valivade, Kolhapur - 416119. Mrs. Gayatri Sayaji Bhosale (Co-Borrower) Mr. Jinnappa Bandu Bhosale (Co-Borrower) Mr. Laxmi Jinnappa Bhosale (Co-Borrower) Mr. Shivaji Jinnappa Bhosale (Co-Borrower) Mr. Rohani Jinnappa Bhosale (Co-Borrower) Mr. Tanaji Jinnappa Bhosale (Co-Borrower) Mrs. Bhagyashri Tanaji Bhosale (Co-Borrower)	09-06-2025	Rs. 6,59,268/-	18-08-2025	Rs. 6,96,466/-
2	6610 0140	Mr. Jinnappa Bandu Bhosale (Co-Borrower) Mr. Laxmi Jinnappa Bhosale (Co-Borrower) Mr. Shivaji Jinnappa Bhosale (Co-Borrower) Mr. Rohani 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 measuring 1920. 00sq.ft (178.43 Sq. mtrs) in "Bhimnagar Co-op Housing Society Ltd" bearing C. S. No. 957 situated in Village Walivade, Tal. Karveer, Dist. Kolhapur within the Gram Panchayat Limits of Walivade, 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.

for SUNDARAM HOME FINANCE LTD
 Authorised officer

Date: 18-08-2025

बैंक ऑफ बड़ौदा Bank of Baroda

NOTICE TO BREAK OPEN OF LOCKER

Consequent upon non-payment of rent which was not paid in terms of Safe Deposit Locker Agreement executed between the Locker Holders & the Bank, the Termination Notice & Break Open Letter 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.

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/-

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 Aptmnt, 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 any manner whatsoever.

Branch Head/Authorized Officer
 Bank of Baroda

Date : 21.08.2025
 Place : Mumbai

ORICON ENTERPRISES LTD.
CIN: L28100MH1968PLC014156
Registered Office: 1076, DR. E. Moses Road, Worli, Mumbai - 400018
Phone: 022-43662200 **E-mail:** share@oci-india.com **Website:** www.oriconenterprises.com

NOTICE OF 55TH ANNUAL GENERAL MEETING
 Notice is hereby given that the 55th 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, 20/2020 dated May 5, 2020 and subsequent circulars issued in this regard, the latest being 09/2024 dated September 19, 2024 (collectively referred to as "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/PICR/2024/133 dated October 3, 2024, the Notice of the AGM along with Annual Report for the financial year 2024-25 will be sent electronically to those Members whose e-mail addresses are registered with Company/ Registrar & Transfer 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 www.evoting.nsdl.com, Stock Exchanges on which the securities of the Company are listed i.e. BSE Limited and National Stock Exchange of India Limited at www.bseindia.com and www.nseindia.com, 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:

- In respect of shares held in demat form: with their Depository (Dps)
- 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 Vinod.y@bigshareonline.com / Investor@bigshareonline.com or share@oci-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 and 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:

- The Members holding shares in physical mode and whose names appear on the Register of Members as on 25th September, 2025,
- 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. In 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 investor@bigshareonline.com / vinod.y@bigshareonline.com along with copy of the request letter signed by the Members mentioning the name, folio number, bank 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 15th September, 2025. Members are requested to update their PAN with the Company/ Bigshare Services Private Limited (in case of shares held in physical mode) and depositories (in case of shares held in demat mode).

For Oricon Enterprises Limited
 Sanjay Jain
 Company Secretary

Place: Mumbai
 Date: August 19, 2025

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

E-AUCTION – STATUTORY 15 DAYS SALE NOTICE
 Sale by E-Auction under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and The Security Interest (Enforcement) Rules, 2002.
 Notice is hereby given to public in general and in particular to borrower and guarantor 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. The said sale is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property(ies) mortgaged / charged to the Secured Creditor, the Physical possession of which has been taken by the Authorised Officer of Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited) for the loan availed by Borrower(s), Co borrower(s) and Guarantor(s). The secured creditor is having physical possession of the below mentioned Secured Asset.

Sl. No.	Name of Borrower(s)/ Guarantor(s) (Co-borrower/s)	Amount of Recovery	Reserve Price and EMD	Date & Time of the Auction
1.	Sheetal Prasad Asharfial Gupta (Borrower) Asharfial gaurishankar Pranta (Co-borrower) Gramita Sheetal Prasad Gupta (Co-borrower)	Rs.1, 14, 94,891/- (Rupees One Crore Foutteen Lakhs Ninety Four Thousand Eight Hundred Ninety One Only) as on 20.08.2025 + Further Interest thereon+ Legal Expenses for Lan no. LK00HHL000089597 & LK00HTU000008975	Rs.89,62,650/- (Rupees Eighty Nine Lakhs Sixty Two Thousand Six Hundred Fifty Only) Earnest Money Deposit:- Rs.8,96,265/- (Rupees Eight Lakhs Ninety Six Thousand Two Hundred Sixty Five Only)	09-09-2025 Between 11am to 12 Noon (With 5 Minutes Unlimited Auto 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, Dahakunarkavadi, Kandivali (West), Mumbai-400 067, and constructed on 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 District and Registration Sub-District of Mumbai City, Mumbai Suburban District.

Note:- 1) The auction sale will be conducted online through the website <https://sarfaesi.auctiontigger.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 LTD., Bank: STAMBA BANK OF INDIA Account No. 6228845199 - SARFAESI Auction, NIDO HOME FINANCE LIMITED, IFSC CODE: SBIN0001593.**
 3) Last date for submission of online application BID form along with EMD is **08-09-2025**
 4) For detailed terms and condition of the sale, please visit the website <https://sarfaesi.auctiontigger.net> or Please contact Mr. Maulik Shirmali Ph. +91-6351896643/9173258277, Help Line e-mail ID: Support@auctiontigger.net.
 Mobile No. 9004359835/ 9768746624
 Date: 21.08.2025

Sd/- Authorized Officer
 Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited)

PIRAMAL FINANCE LIMITED.
CIN: L65910MH1984PLC032639
Registered Office: Unit No.-601,6th Floor, PiramalAmiti 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
Contact Person: 1. Savita Yadav- 981990721, 2. Chandan Sahakar- 982047168, 3. Ashish Inga- 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./Formerly 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 borrowers, offers are invited by the undersigned, for purchase of immovable 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)	Demand Notice Date and Amount	Property Address -final	Reserve Price	Earnest Money Deposit (EMD) (10% of RP)	Outstanding Amount (11-08-2025)
Loan Code No.: 14300002955, Thane - Dombivli (Branch), Pojara Kallias Goswami (Borrower), Kallish Jangalgi Goswami (Co Borrower 1)	Dt: 21-10-2021, Rs. 10,92,592/- (Rs. Ten Lakh Ninety Two Thousand Five Hundred Ninety Two Only)	All The piece and Parcel of Property having an extent- Plot No.16, Oasis Estate Mirador Phase-2, Kukambe, Shahapur, Thane Thane Maharashtra:- 421601	Rs. 11,30,000/- (Rs. Eleven Lakh Thirty Thousand Only)	Rs. 1,13,000/- (Rs. One Lakh Thirteen Thousand Only)	Rs. 20,31,205/- (Rs. Twenty Lakh Thirty One Thousand Two Hundred Five Only)
Loan Code No.: 14300002407, Thane - Dombivli (Branch), Bhavesh Gautam Patel (Borrower), Summa Yeshwant Chincholkar (Co Borrower 1)	Dt: 22-11-2021, Rs. 33,63,391/- (Rs. Thirty Three Lakh Sixty Three Thousand Three Hundred Ninety One Only)	All The piece and Parcel of the Flat No. 303, 3rd Floor, Shubham Galaxy, Nandival Road Next To Telephone Exchange Dombivli East, Thane Maharashtra:- 421201	Rs. 44,10,000/- (Rs. Forty Four Lakh Ten Thousand Only)	Rs. 4,41,000/- (Rs. Four Lakh Forty One Thousand Only)	Rs. 53,43,361/- (Rs. Fifty Three Lakh Forty Three Thousand Three Hundred Sixty One Only)

DATE OF E-AUCTION: 23-09-2025, FROM 11.00 AM TO 1.00 PM (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 www.piramalfinance.com/e-Auction.html or email us on piramal.auction@piramal.com

STATUTORY 30 DAYS SALE NOTICE UNDER SARFAESI ACT TO THE BORROWER/GUARANTOR / MORTGAGOR
 The above-mentioned Borrower/Guarantor are hereby notified to pay the sum as mentioned in section 13(2) notice in full with accrued interest till 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 may please take note, that in case the auction scheduled herein fails for any reason whatsoever then the secured creditor may enforce its security by the way of private treaty.

Sd/- Authorized Officer,
 Piramal Finance Limited

Date: August 21, 2025
 Place: Mumbai

ORIX LEASING & FINANCIAL SERVICES INDIA LIMITED
 (formerly known as OAS 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 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 mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised 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. The Reserve Price and the Earnest Money Deposit (EMD) will be as mentioned herein below.

NAME OF THE BORROWERS AND CO-BORROWERS OUTSTANDING AMOUNT DEMAND NOTICE DATE	DETAILS OF PROPERTY	RESERVE PRICE (INR)	
		EMD	BID INCREASE AMOUNT
• MIS SHANTIRATH ENTERPRISES • KRISHNA DASHRATH PAWAR • RESHMA KRISHNA PAWAR Rs.39,90,648.22/- (Rupees Thirty Nine Lakh Ninety Thousand Six Hundred Forty Eight and Twenty Two Paise Only) As on 14.08.2025 Demand Notice Date : 17-04-2023	ITEM : All That Piece And Parcel Of Room No. 27, 3rd Floor, Measuring 225 Sq. Ft. (Carpet Area), Building No. 1, Wedar Sra Co. Op. Hsg. Soc. Ltd., Situated At Wadarpada Layout, W/o Highway, Rani Sati Marg, Near Dhanji Wadi, Malad (east), Mumbai, Maharashtra 400097, And Bounded As :- North: By Building No. 7 South : By Road East : By Building No. 2 West : By Road	INR 24,30,000/- (Rupees Twenty Four Lakh Thirty Thousand Only) Earnest Money Deposit 10% INR 2,43,000/- (Rupees Two Lakh Forty Three Thousand Only) Bid Increment Amount 50,000/- (Fifty Thousand Only)	
• SUDHA GURURAJAN • NAGARAJAN VENKATRAMAN Rs. 86,25,931.25/- (Rupees Eighty Six Lakh Twenty Five Thousand Nine Hundred Thirty One and Twenty Five Paise Only) As on 14.08.2025 Demand Notice Date : 12-07-2022	ITEM : All that piece and parcel of Land And Building Bearing Flat No. 704, 7th Floor, Admeasuring 752 Sq. 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 At Village-Kolshet, Azad Nagar, Dharmacha Pada Road, Thane (W)-400607, And Bounded As :- North: Near Brahmard Phase 7 Building East: Open Space West: I 3 Bungalow South: Universal High School Building	INR 53,00,000/- (Rupees Fifty Three Lakh Only) Earnest Money Deposit 10% INR 5,30,000/- (Rupees Five Lakh Thirty Thousand Only) Bid Increment Amount 50,000/- (Fifty Thousand Only)	

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>

Sd/-
 Authorised officer
 Orix Leasing & Financial Services India Limited

Date : 19.08.2025

ICICI Bank
Regd. Office: ICICI Bank Limited, ICICI Bank Tower, Near Chakli Circle, Old Padra Road, Vadodra, Gujarat, Pin- 390 007.
Corporate Office: ICICI Bank Limited, ICICI Bank Towers, Bandra Kurla Complex, Bandra (East), Mumbai-400 057.

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(ies) 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.)

Lot / Name of Borrower / Guarantors / Mortgagors	Details of the Secured asset(s) with known encumbrances, if any	Amount Outstanding	Reserve Price / Earnest Money Deposit	Date and Time of Property Inspection	Date & Time of E-Auction Bid Multiplier
1. Spacos EPC Private Limited	Flat No.103, admeasuring area 821 Sq. ft. ie. 76.30 Sq. Mtrs. built up area and attached terrace admeasuring area 60 Sq. Ft. ie 5.58 Sq. Mtrs. constructed on First Floor in "Sunder Ship" 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	Rs. 4,86,27,858,02/- as on August 02, 2025	Rs. 86,00,000/- Between Rs. 8,60,000/-	September 22, 2025 Between 02:00 A.M. to 04:00 P.M.	September 22, 2025 @ 02:00 PM to 04:00 PM
2.	Row House No. 3, approximately area of 1650 Sq. Ft. build up i.e. 171.93 Sq. Mtrs. in the scheme known as "Yeshvan Residency" constructed on the land bearing 116/9/8 (Old 9/5) of village Warje, Taluka Haveli, Dist. Pune, and within the limits of Pune Municipal Corporation,	Rs. 1,39,00,000/- Between Rs. 13,90,000/-	Rs. 1,39,00,000/- Between Rs. 37,70,000/-	September 03, 2025 Between 02:00 A.M. to 04:00 P.M.	September 22, 2025 @ 02:00 PM to 04:00 PM
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. 63/1A), Bavdhan Khurd, Taluka Haveli, Dist. Pune, Pin Code No. 412 115.	Rs. 3,77,00,000/- Between Rs. 37,70,000/-	Rs. 3,77,00,000/- Between 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

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.

- 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://disposahub.com> under the supervision of the Authorized Officer. For any clarifications with regard to inspection, requests, offers, 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/ +91 96536 85873 or write at sampson.albert@icicibank.com / kiran.tadge@icicibank.com
- The E - Auction tender documents containing online e-Auction bid form, Declaration, General terms & conditions of online auction sale are available on the website "URL Link- <https://disposahub.com>".
- 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.
- 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.
- In case there is any discrepancy between the publication of sale notice in English & vernacular newspaper, then in such case the English newspaper will supersede the vernacular newspaper and it shall be considered as the final 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/-
 Authorized Officer
 ICICI Bank Limited

Date: August 21, 2025
 Place: Pune

केनरा बैंक Canara Bank
 A SOFT OF INDIA UNDERSTANDING

KALYAN MURBAD RAOD (0230 GROUND FLOOR, RANI MANSION JOJWALA BUILDING BELOW INCOME TAX OFFICE KALYAN MURBAD ROAD ,KALYAN WEST, MUMBAI