B

### **BAJAJ FINANCE LIMITED**

Registered Office: Bajaj Finance Limited, Off Pune-Ahmednagar Road, Viman Nagar, Pune - 411014 Branch Office: Bajaj Finance Ltd, 1st Floor, Venkatesh Plaza, Ganesh Nagar. Ausa Road. Latur. MH 413512 ction 13(2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002

Undersigned being the Authorized Officer of M/s Bajaj Finance Limited, hereby gives the following notice to the Borrower(s) Co Borrower(s) who have failed to discharge their liability i.e. defaulted in the repayment of principal as well as the interest and other charges borrowersy with rave failed to discharge their habitity i.e., defaulted in the repayment of principal as well as the interest and other lina yes accrued there on for Home loan(s)/Loan(s) Against Property advanced to them by Baja Finance Limited and as consequence the loan(s) have become Non Performing Assets (N.P.A's). Accordingly, notices were issued to them under section 13(2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and rules there to on their last known addresses, however the same have been returned un-served/undelivered, as such the Borrower(s)/Co-Borrower(s) are hereby intimated/ informed by way of this publication notice to clear their outstanding dues under the loan facilities availed by them from time to time.

Mortgagor(s)Guarantor(s)	Immovable Property	Demand Notice Date and Amount
Loan A/c No.: H530FBL0372088 &	All That Piece And Parcel Of Property Bearing Plot No. 30, MH	
H530FBL0372092	No.10/517A Adm East West 15 Meter And South North 12	Rs.25.18.779/-
1.Hariram Shivling Gavasane (Borrower)	Meter Total Adm 180 Sq. Meter From And Out Of Land 467A/1	(Rupees Twenty-Five La
2. Sangita Hariram Gavasane	Situated At Mauli Nagar Ambejogai Dist. Beed Which is	
(Co-Borrower) At - Ho No 337 Morewadi	bounded as under:- East: 8 Meter Road, West: Kailas Nagar	
Ambajogai Beed-431517	Housing Society, South: Plot No. 31, North: Plot No. 29.	Nine Only) as on 08/07
This step is being taken for substituted se	rvice of notice. The above Borrowers / Co-Borrowers, Guaranto	ors are advised to make t

7/25 payments of outstanding along with future interest within 60 days from the date of publication of this notice, failing which (without prejudice to any other right remedy available with Bajaj Finance Limited) further steps for taking possession of the Secured Assets / Mortgage Property will be initiated as per provisions of Sec. 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The parties named above are also advised not to alienate, create third party interest in the above-mentioned properties. Or which Bajaj Finance Limited has the charge.

Date: 02-08-2025 Place: Beed

**Authorized Officer Bajaj Finance Limited** 

# PhoenixARC

### **Phoenix ARC Private Limited**

Registered Office: 3rd Floor, Wallace Towers (earlier known as Shiv Building), 139/140/B/1, Crossing of Sahar and Western Express Highway, Vile Parle (East), Mumbai - 400 057

Section 13(2) of the

You the below mentioned borrower, co-borrower has availed loan/s facility (ies) from Motilal Oswal Home Finance Limited more particul described hereunder by mortgaging your immovable property (securities). Consequent to your defaults, your loan accounts were classifie as non-performing assets and later vide separate deeds of assignments mentioned below, the same have been assigned to/in favour c Phoenix ARC Private (acting as trustee of various Trust details as mentioned below) (Phoenix) along with all rights, title, interests, benefits dues receivable from you as per the document executed by you to avail the said loan(s) with the underlying security interest created ir respect of immovable property for repayment of the same. Phoenix has, pursuant to the said assignment and for the recovery of the outstanding dues, issued demand notice dated 25-Jul-25 under section 13(2) of the securitization and reconstruction of financial asset and enforcement of security interest act, 2002 (the act), the contents of which are being published herewith as per section 13(2) of the act read with rule 3(1) of the security interest (enforcement) rules, 2002 as and by way of service upon you. Details of the trusts, borrower, co-borrowers, properties mortgaged, outstanding dues, demand notice sent under section 13(2) and amount

l	Name of Trust	Loan Account Number / Name of Borrower/Co-Borrower	Details of Secured Asset(s)		Overdue EMI+ Other Charges	
ı				as on 25-07-2025	as on 25-07- 2025	as on 25-07-2025
ı	Phoenix	LXJAL00315-160013470 /	Gat No 150 Plot No 26 Admg 94.10	Rs.	Rs.	Rs.
ı	Trust	Borrower: Murlidhar Ramdas	Sq Mtr At Erandol Taluka Erandol	74,428/-	7,97,419/-	8,71,847/-
ı	- FY	Patil Co-Borrower: Prabhavati	Dist Jalgaon 425001 Jalgaon			
-1	20.24	Murlidher Detil	Moharaahtra	1		

You the borrower and co-borrowers/guarantors are therefore called upon to make payment of the above-mentioned demanded amount with further interest as mentioned hereinabove in full within 60 (sixty) days of this notice failing which the undersigned shall be constrained to take action under the act to enforce the above-mentioned securities. Your attention is invited to provision of sub-section (8) of section 13 of the act by virtue of which you are at liberty to redeem the secured asset within period stipulated in the aforesaid provision. Please note that as per section 13(13) of the said act, you are restrained from transferring the above referred securities by way of sale, lease or otherwise without our consent.

Place: MAHARASHTRA Date: 02.08.2025



# **Phoenix ARC Private Limited**

Registered Office: 3rd Floor, Wallace Towers (earlier known as Shiv Building), 139/140/B/1, Crossing of Sahar and Western Express Highway, Vile Parle (East), Mumbai - 400 057

For Phoenix Arc Private Limited

You the below mentioned borrower, co-borrower has availed loan/s facility (ies) from Motilal Oswal Home Finance Limited more particul described hereunder by mortgaging your immovable property (securities). Consequent to your defaults, your loan accounts were classified. as non-performing assets and later vide separate deeds of assignments mentioned below, the same have been assigned to/in favour of as non-perioring assets and rater vide separate deeps of assignments inentioned below, the same have been assigned on in avoid or Phoenix ARC Private (acting as trustee of various Trust details as mentioned below) (Phoenix) along with all rights, title, interests, benefits dues receivable from you as per the document executed by you to avail the said loan(s) with the underlying security interest created in respect of immovable property for repayment of the same. Phoenix has, pursuant to the said assignment and for the recovery of the outstanding dues, issued demand notice dated 03-07-2025 under section 13(2) of the securitization and reconstruction of financial asset and enforcement of security interest act, 2002 (the act), the contents of which are being published herewith as per section 13(2) of the account in the contents of which are being published herewith as per section 13(2) of the account in the contents of which are being published herewith as per section 13(2) of the account in the contents of which are being published herewith as per section 13(2) of the account in the contents of which are being published herewith as per section 13(2) of the account in the contents of which are being published herewith as per section 13(2) of the account in the contents of which are being published herewith as per section 13(2) of the account in the contents of which are being published herewith as per section 13(2) of the account in the contents of which are being published herewith as per section 13(2) of the account in the contents of which are being published herewith as per section 13(2) of the account in the contents of which are being published herewith as per section 13(2) of the account in the contents of which are being published herewith as per section 13(2) of the account in the contents of which are being published herewith as per section 13(2) of the account in the contents of which are being published herewith as per section 13(2) of the account in the contents of which are being published herewith a read with rule 3(1) of the security interest (enforcement) rules, 2002 as and by way of service upon you. Details of the trusts, borrower, co-borrowers, properties mortgaged, outstanding dues, demand notice sent under section 13(2) and amount of the trusts, borrower, co-borrowers, properties mortgaged, outstanding dues, demand notice sent under section 13(2) and amount of the trusts, borrower, co-borrowers, properties mortgaged, outstanding dues, demand notice sent under section 13(2) and amount of the trusts, borrower, co-borrowers, properties mortgaged, outstanding dues, demand notice sent under section 13(2) and amount of the trusts. claimed there under are given as under

Name of Trust	Loan Account Number / Name of Borrower/Co-Borrower	Details of Secured Asset(s)		Overdue EMI+ Other Charges as on 03-07-	
			03-07-2025	2025	03-07-2025
Phoenix	LXNAS00316-170023109 /	Milkat No. 73/3 & 73/2, Area Ad	Rs.	Rs. 36,339/-	Rs.
Trust	Borrower: Late Vitthal Kashinath	Measuring 70.26 Sq.mtrs., At	8,08,429/-	·	8,44,768/-
- FY	Rokade	Lonwadi, Mauje Lonwadi, Taluka			
22-22	Co-Borrower: Surekha Vitthal	Niphad Dist Nashik-422303			
	Rokade				

You the borrower and co-borrowers/guarantors are therefore called upon to make payment of the above-mentioned demande amount with further interest as mentioned hereinabove in full within 60 (sixty) days of this notice failing which the undersigned shall be constrained to take action under the act to enforce the above-mentioned securities. Your attention is invited to provisions of sub-section (8) of section 13 of the act by virtue of which you are at liberty to redeem the secured asset within period stipulated in the aforesaid provision. Please note that as per section 13(13) of the said act, you are restrained from transferring the above-referred securities by way of sale, lease or otherwise without our consent.

Place: MAHARASHTRA

For Phoenix Arc Private Limited

Authorized Officer.

Authorized Officer, Date: 02.08.2025

# PhoenixARC

# **Phoenix ARC Private Limited**

Registered Office: 3rd Floor, Wallace Towers (earlier known as Shiv Building), 139/140/B/1, Crossing of Sahar and Western Express Highway, Vile Parle (East), Mumbai - 400 057

Section 13(2) of the

You the below mentioned borrower, co-borrower has availed loan/s facility (ies) from Motilal Oswal Home Finance Limited more particular described hereunder by mortgaging your immovable property (securities). Consequent to your defaults, your loan accounts were classified as non-performing assets and later vide separate deeds of assignments mentioned below, the same have been assigned to/in favour or As non-performing assets and rater wice separate deep of a superfine in intermed below, the same have been assigned unit advantage. Phoenix ARC Private (acting as trustee of various Trust details as mentioned below) (Phoenix) along with all rights, title, interests, benefits dues receivable from you as per the document executed by you to avail the said loan(s) with the underlying security interest created in respect of immovable property for repayment of the same. Phoenix has, pursuant to the said assignment and for the recovery of the outstanding dues, issued demand notice dated 25-Jul-25 under section 13(2) of the securitization and reconstruction of financial asset and enforcement of security interest act, 2002 (the act), the contents of which are being published herewith as per section 13(2) of the account in the property of the prope read with rule 3(1) of the security interest (enforcement) rules, 2002 as and by way of service upon you.

Details of the trusts, borrower, co-borrowers, properties mortgaged, outstanding dues, demand notice sent under section 13(2) and amour

Name of Trust Loan Account Number / Name of Borrower/Co-Borrower Details of Secured Asset(s)		Outstanding as on 17-07-2025	Overdue EMI+ Other Charges as on 17-07- 2025	Total Outstanding as on 17-07-2025	
Phoenix	LXNAS00116-170044518 /	Row House No.4 Gaensh Residency	Rs.	Rs.	Rs.
Trust -	Borrower: MANOJ SURESH SODE	S.no.355/2a Plot 25. Ganesh	13,30,564/-	33,00,209/-	46,30,773/-
FY 20-9	Co-Borrower: MAMTA MANOJ	Nagar Mauje Manmad Tal-Manmad			
	SODE	Dist-Nashik Nr Ganesh Mandir			
		Nashik-422003 Maharashtra			

You the borrower and co-borrowers/guarantors are therefore called upon to make payment of the above-mentioned demanded amount with further interest as mentioned hereinabove in full within 60 (sixty) days of this notice failing which the undersigned shall be constrained to take action under the act to enforce the above-mentioned securities. Your attention is invited to provisions of sub-section (8) of section 13 of the act by virtue of which you are at liberty to redeem the secured asset within period stipulated in the aforesaid provision. Please note that as per section 13(13) of the said act, you are restrained from transferring the above-referred securities by way of sale, lease or otherwise without our consent. Place : MAHARASHTRA For Phoenix Arc Private Limited

#### NIDO HOME FINANCE LIMITED (formerly known as Edelweiss Housing Finance Limited) Regd Office: 5th Floor ,Tower 3, Wing B, Kohinoor Citv Mall.

Kohinoor City, Kirol Road, Kurla (W), Mumbai-400070, Regional Office at: Office No. 407-410, 4th Floor Kakade Bizz Icon, CTS 2687B, Ganeshkhind Road, Bhamburde, Shivaji Nagar, Pune, Maharashtra 411016



**E-AUCTION – STATUTORY 15 DAYS SALE NOTICE** Sale by E-Auction under the Securitisation and f Security Interest Act. 2002 and The Secur

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 WHER

S, "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 laid property is mortgaged to M/s 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. SI. Name of Borrower(s)/Co

No	. Borrower(s)/ Guarantor(s)	Amount of Recovery	Reserve Price and EMD	the Auction
1.	KIRAN DIPAK GURAV (Borrower) & SANDHYA DEEPAK GURAV (Co-Borrower)	Rs.21,26,817/- (Rupees Twenty One Lakh Twenty Six Thousand Eight Hundred Seventeen Only) as on 31.07.2025 + Further Interest thereon+ Legal Expenses for Lan no.LJALBOB0000097923	Eight Thousand Six Hundred Fifty Two	26-08-2025 Betwee 11.am to 12 Noor (With 5 Minutes Unlimited Auto Extensions)
I Da	te & Time of the Inspection	: 11-08-2025 between 11.00 am to 3.00 pm	Physical Possession Date:- 29	-01-2025

Description of the secured Asset: All The Part And Parcel Bearing East Side Part Of Western Side Portion Of Plot No.20 Total Area Admeasuring 63.37 Sq Mtr Along With Entire Construction Thereon, Bearing Division No.9.6, Gat No.31/2, And Grampanchayat Property No.3385, Situated A Village Kusumb Khurd Tal And Dist Jalgao Within The Limits Of Grampanchayat Mouje Kusumbe Khurd. The Said Property Is Bounded As: East 3-2025

ı	Rem	emeining Portion Of Plot No.20 And Adj Road <b>West:</b> Remaining Block Of Said Plot <b>South:</b> Road <b>North:</b> Plot No.6				
ı		SHAIKH JARINA	Rs.27,82,461/- (Rupees Twenty Seven Lakh Eighty Two	Rs.28,50,147/- (Rupees Twenty Eight	26-08-2025	
ı		SHAIKH SHAFIK	Thousand Four Hundred Sixty One Only) for Lan	Lakh Fifty Thousand One Hundred	Between 11.am to 12	
ı	2.	(Borrower) &	no.L1200STHL000005333030 & Rs.8,83,373/- (Rupees	Forty Seven Only) Earnest Money	Noon (With 5 Minutes	
ı		SHAIKH SHAFIK	Eight Lakh Eighty Three Thousand Three Hundred Seventy	Deposit:- Rs.2,85,014/-	Unlimited Auto	
ı		SHAIKH SALAUDDIN	Three Only) for LanNo.L120STLAP000005333070 as on	(Rupees Two Lakh Eighty Five	Extensions)	
		(Co-Borrower)	31.07.2025 + Further Interest thereon+ Legal Expenses	Thousand Fourteen Only)	,	

Physical Possession Date:- 10-02-2025 Date & Time of the Inspection: 11-08-2025 between 11.00 am to 3.00 pm

	Description of the secured Asset: All That Part And Parcel Of Flat No. F-4 On 1st Floor Having Super Built Up Area Adm 88.35 Sq. Mtr In Building 'Al Fayaz Tower' Gat No. 13, Village Padegao, Tal & Dist- Aurangabad 431001 Within Limits Of Aurangabad Muncipal Corporation.				
	Trayaz Towch Gat 140. 10,			Elitilo Of Adrangabad Mulicipal Corpo	ration.
	KHAN MOHAMMED	Rs.26,89,307/- (Rupees Twenty Six Lakh Eighty Ni	ine	Rs.20,49,300/- (Rupees Twenty Lakh	26-08-2025
	ABDUL JAWWAD	Thousand Three Hundred Seven Only) as on			Between 11.am to 12
3.	3. (Borrower) & KHAN 31.07.2025 + Further Interest thereon+ Legal			Only) Earnest Money Deposit:-	Noon (With 5 Minutes
	SANIYA SALAMAT	Expenses for Lan no. LAURBOB0000097683		Rs.2,04,930/- (Rupees Two Lakh Four	Unlimited Auto
	(Co-Borrower)			Thousand Nine Hundred Thirty Only)	Extensions)
Date & Time of the Inspection: 11-08-2025 between 11.00 am to 3.00 pm Physical Possession Date:- 28-02-2			02-2025		
De	Description of the secured Asset: All The Part And Parcel Of Flat No. 102 On 1st Floor Having Built Up Area Adm 38.556 Sq. Mtr, Balcony & Box				

Area Adm 7.25 Sq. Mtr. Staircase Area Adm 5.20 Sq. Mtr Totally Area Adm About 51.01 Sq. Mtr In Asherwad Park Plot No. 3 Gat No. 16 (P). Satara Parisar, Aurangabad 431010. The Said Flat Is Bounded As: East: Open Space West: Flat No. 101 South: Open Space North: Open Space

	Surendra Ramdas Bharsake	Rs.16,61,697/- (Rupees Sixteen Lakh			
1	(Borrower) & Bharti Surendra	Sixty One Thousand Six Hundred Ninet	ly Sixty Two Thousand Five Hundred Only)	Between 11.am to 12	
4.	Bharsake (Co-Borrower)	Seven Only) as on 31.07.2025 + Further	er Earnest Money Deposit:-	Noon (With 5 Minutes	
1	& Indubai Ramdas Bharsake	Interest thereon+ Legal Expenses for La	an Rs.1,36,250/- (Rupees One Lakh Thirty	Unlimited Auto	
1	(Co-Borrower)	no. <b>LJALBOB0000098552</b>	Six Thousand Two Hundred Fifty Only)	Extensions)	
Dat	Date & Time of the Inspection: 11-08-2025 between 11.00 am to 3.00 pm Physical Possession Date:- 28-02-2025				
Description of the secured Asset: All That Part And Parcel Block/Plot No. 14 Area Adm. 312.95 Out Of This East North Corner Area Adm. 36.81					
Sq.I	Sq. Mtrs, Bearing Gat No. 55, Shiv Colony, Pimprala, Tal- Jalgaon, Dist- Jalgaon 425001 Within The Limits Of Jalgaon Municipal Corporation. Said				
Diag	Plant to Developed As Mantinian Data. Fact Dist No. 46 Manti Developed Developed Dist No. 44 Country Developed Developed Dist No.				

Block Is Bounded As Mentioned Below East: Plot No. 15 West: Remaining Portion Of Said Plot No. 14 South: Remaining Portion Of Said Plot No. 14 North: Road 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 elig

ble 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, IFSI

3) Last date for submission of online application BID form along with EMD is 25-08-2025

3) Last date for submission of mine application bill form along with Emb is 2-0-0-0-0.

4) For detailed terms and condition of the sale, please visit the website https://sarfaesi.auctiontiger.net or Please contact Mr. Maulik Shrii Ph. +91- 6351896643/9173528727, Help Line e-mail ID: Support@auctiontiger.net.

Sd/- Authorized Office

Mobile No. 7400110339/ 7400113287/ 8956554477 Date: 02.08.2025

Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited **Motilal Oswal Home Finance Limited** 

# motilal oswal

ımbai - 400 025. CS: 8291889898 Web

#### POSSESSION NOTICE (FOR IMMOVABLE PROPERTY/IES) (UNDER RULE 8 (1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002) Whereas the undersigned being the authorized officer of Motilal Oswal Home Finance Limited, (Formally known as Aspire Home Finance

Corporation Ltd), under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 o 2002), and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 ssued Demand Notice dated mentioned hereunder calling upon the following borrowers to repay the amount mentioned in the notic being also mentioned hereunder within 60 days from the date of receipt of the said notice. The following borrowers having failed to repay the amount, notice is hereby given to the following borrowers and the public in general that undersigned has taken possession of the properties described herein below in exercise of powers conferred on him under sub section (4) of section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on the date mentioned hereunder.

No.	Co Borrower/Guarantor	Notice & Outstanding	Possession Taken	Parcel Of Proprty Consiting Of Property Address		
1	LXNAN00117-180069321 / Borrower:	09-05-2025 For	29-07-2025	G P M K 188 Area Ad Measuring 153.34 Sq.mtr.		
	Dharaji Gangadhar Koskewad	Rs.854635/-		At Post Bachegaon Tq Dharmabad Dist Nanded		
	Co-Borrower: Gangasagar Dharaji Koskewad			431809 Maharashtra		
2	LXAHM00417-180063980 / Borrower:	09-05-2025 For	28-07-2025	Milkat No 789 Gat No 13/3 Ad Measuring 0h 60		
	Mohan Nana Vidhate Co-Borrower:	Rs.1308862/-		R At Shirasgaon Kata Tal Shirur Jai Jawan Dairy		
	Nana Jayram Vidhate			Ahmednagar Maharashtra 412210		
3	LXAHM00416-170032095/	09-05-2025 For	30-07-2025	Land 0h 20r And Serial No. 242 Grampanchayat		
	LXMOHOF5423-240717583 /	Rs.795971/-		Milkat No. 196 Ad Measuring 400 Sq.ft. With		
	Borrower: Balasaheb Dadasaheb			Contruction Thereon Of Gat No. 321 Total		
	Khandave Co-Borrower: Mira			Admeasuring 1h.55r A/P Sandave Tal Magar		
	Dadasaheb Khandave			414201 Ahmednagar Maharashtra		
Tho	The barrower in particular and the public in general are barrolly equitioned not to deal with the property and any dealings with					

the property will be subject to the Charge of Motilal Oswal Home Finance Limited for an amount mentioned herein above and nterest 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

Place : Maharashtra Date : 02.08.2025 Sd/-, Authorized Officer (Motilal Oswal Home Finance Limited)

#### NIDO HOME FINANCE LIMITED formerly known as Edelweiss Housing Finance Limited) Regd Office: 5th Floor .Tower 3, Wing B, Kohinoor Citv Mall.

nide Cohinoor City, Kirol Road, Kurla (W), Mumbai-400070. Regional Office at: Office No. 407-410, 4th Floor, Kakade Bizz Icon, CTS 2687B, Ganeshkhind Road, Bhamburde, Shivaji Nagar, Pune, Maharashtra 411016

as on 31.07.2025 + Further Interest thereon+ Legal

**E-AUCTION – STATUTORY 15 DAYS SALE NOTICE** Sale by E-Auction under the Securitisation and Re nt of Security Interest Act, 2002 and The Securi

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 property is mortgaged to M/s Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited) for the loan availed

by E	by Borrower(s), Co borrower(s) and Guarantor(s). The secured creditor is having physical possession of the below mentioned Secured Asset.						
SI. No.	Name of Borrower(s)/Co Borrower(s)/ Guarantor(s)		Reserve Price and EMD	Date & Time of the Auction			
1.	BHAGAT (Borrower)	Rs.29,80,805/- (Rupees Twenty Nine Lakh Eighty Thousand Eight Hundred Five Only) for Lan no. LNSKSTT0000048681 & Rs.13,48,731/- (Rupees Thirteen Lakh Forty Eight Thousand Seven Hundred Thirty One Only) for Lan No. LNSKSTH0000048841	Two Lakh Seventy Three Thousand Only) Earnest Money Deposit:- Rs.3,27,300/-	26-08-2025 Between 11.am to 12 Noon (With 5 Minutes Unlimited Auto			

Date & Time of the Inspection: 11-08-2025 between 11.00 am to 3.00 pm

BHAGAT

(Co-Borrower)

Description of the secured Asset: All The Part And Parcel Bearingflat No. B-305 Admn 965.00 Sq. Ft L.E., 89.684 Sq. Mtr. Carpet On Third Toor In B Building of The Scheme Known As "Hari Niwas – Group Housing Project Apartments" Constructed On City Survey No.6888 And Survey No.9/1 To 18/15 Admn 2785.00 Sq Mtr At Village Deolali aluk And Dist Nashik Within The Limits Of Nashik Municipal Corporation Nashik. 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 elig ble 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

3) Last date for submission of online application BID form along with EMD is 25-08-2025.

4) For detailed terms and condition of the sale, please visit the website https://sarfaesi.auctiontiger.net or Please contact Mr. Maulik Shrima

Ph. +91- 6351896643/9173528727, Help Line e-mail ID: Support@auctiontiger.net. Mobile No. 7400110339/ 7400113287/8956554477 Sd/- Authorized Officer

Date: 02.08.2025 Nido Home Finance Limited

(formerly known as Edelweiss Housing Finance Limited)

# AUTHUM AUTHUM INVESTMENT & INFRASTRUCTURE LIMITED Realstered Office: 707. Raheia Centre. Free Press Journal Road. Nariman Point. Mumbai-400 021.

Office: 707, Raheja Centre, Free Press Journal Road, Nariman Point, Mur Ph.: (022) 6747 2117 Fax: (022) 6747 2118 E-mail: info@authum.com

Whereas the borrowers/co-borrowers/guarantors/mortgagors mentioned hereunder had availed the financial assistance from Authum Investment & Infrastructure Limited("AIIL") (Resulting Company pursuant the demerger of lending business from Reliance Commercial Finance Limited ("RCFL") to AllL vide NCLT order dated 10.05.2024) We state that despite having availed the financial assistance, the borrowers/ guarantors/ mortgagors have committed various defaults in repayment of interest and principal amounts as per due dates. The account has been classified as Non Performing Asset on the respective dates mentioned hereunder, in the books of AllL in accordance with the directives relating to asset classification issued by the National Housing Bank, consequent to the Authorized Officer of AllL under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 & in exercise of powers conferred under Section 13(12) read with Rule 3 of Security Interest (Enforcement) Rules, 2002 issued Demand Notices on respective dates mentioned herein below under Section 13(2) of SARFAESI Act, 2002 calling upon the following borrowers/guarantors/mortgagors to repay the amount mentioned in the notices together with further interest at the contractual rate on the amount mentioned in the notices and incidental expenses, cost charges etc until the date of payment within 60 days from the date of receipt of notices. The notices issued to them on their last n addresses have returned un-served and as such they are hereby informed by way of public notice

Sr. No.	Loan No. / Name Of The Borrower / Address	Co-Borrower And Guarantor Name Director Name	NPA DATE	Date Of Demand Notice	Outstanding Amount	Loan Amount
1	RHLPUN000037636  1.USHA RAOSAHEB NIRMAL Bangala No 3 Siddheshwar Hog Soc Pipeline Road Savedi Ahmednagar Savedi Ahmednagar Maharashtra -414003 Also, At, Nirmal Dairy, Shla No 34 Nagar Palika Shopping Center , Professor Colony Savedi , Ahmednagar, Maharashtra Zip:414003 Also At, Bunglow On Plot No 3 Sr No 38/2 Savedi Ahmednagar Ahmednagar Maharashtra-414003	NIRMAL 2. NIRANJAN RAOSAHEB NIRMAL	16-9- 2024	24-07- 2025	Rs. 84,27,500.80/- (Rupees Eighty Four Lakh Twenty Seven Thousand Five Hundred Only)	Rs.70,00,000/- (Rupees Seventy lakh Only)

Description Of The Mortgage Property: All that piece and parcel of land situated at Revenue Village Savedi Tal. Nagar Dist- Ahemadnagar and within the limits of Ahmednagar Municipal Corporation Ahmednagar, and also within the Registration Jurisdiction of Sub-Registrar Ahmednagar 1, bearing Sr.No. 38/2 Plot No.3 admeasuring area 333.30 Sq. meters and along with construction and bounded as under: On the East: Road On the West: Open Space, On the South: Plot no 4, On the North

In the circumstances as aforesaid, the notice is hereby given to the above borrowers, co-borrowers and/ or their guarantors (where ever applicable) to pay the outstanding dues as mentioned above along with future interest and applicable charges within 60 days from the date of the publication of this notice failing which further steps will be taken after the expiry of 60 days of the date of this notice against the secured assets including taking possession of the secured assets of the bo the mortgagors under Section 13(4) of Securitisation and Re-construction of Financial Assets and Enforcement Interest Act. 2002 and the applicable rules there under Please note that under Section 13 (13) of the said Act, no Borrower shall, transfer by way of sale, lease or otherwise

any of his secured assets referred to in the notice, without prior written consent of the secured creditor Dated: 02.08.2025 **Authorized Officer** 

**Authum Investment & Infrastructure Limited** 



# Star Housing Finance Limited

Corporate Office: 603, Western Edge I, Above Metro Cash & Carry, Borivali East, Mumbai - 400066

Only) as on 14.05.2025 of Gangaram, South House of Nandkishor

# Demand Notice under Section 13(2) of Securitization Act of 2002

AS per loan account become NPA therefore the authorized officer under section 13(2) "The securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002" had issued 60 days demand notice to the borrower/co borrower. mortgagor/guarantor (collectively referred as 'Borrower') as given in the table. According to the notice if the borrower's do not deposi the entire amount within 60 days, the amount will be recovered from auction of the mortgage properties/secured assets as given below. Therefore you the borrowers are informed to deposit the entire loan amount with the future interest and expenses within 60 days from the date of the demand notice, otherwise under the provision of the 13(4) and 14 of the said act, the authorized officer is free to take possession for sale of the mortgage properties, secured assets as given below. Borrowers to note that after receipt of this notice, in terms of section 13(13) of the act, 2002, you are prohibited and restrained from

transferring any of the secured assets by way of sale, lease or otherwise, without prior written consent of the secured credito Borrowers attention are attracted towards section 13(8) r/w Rule 3(5) of the security Interest (Enforcement) Rules, 2002 Act that the

borrowers shall be entitled to redeem their secured assets upon the payment of the complete outstanding dues as mentioned below

before the publication of auction notice which thereafter shall cease to exist.

sr. No.	Mortgagor/ Guarantor	of Demand Notice Under Sec 13(2)	Description of Mortgaged Property
1.	Mr. Nandkishor Vitthal Kambale (Applicant)	14.05.2025.&	EM. Residential Land& Building Measuring 396 Sq Ft
	Mrs. Shilpa Nandkishor Kambale	Rs.4,65,437/-	in the name of Mr. Nandkishor Vitthal Kamble, Property
	(Co- Applicant)	(Rupees Four Lakhs	No 127 Near Hanuman Mandir Mouje Wanzola Tq &
	Add At: Wanzola Kanergaon Tq Hingoli Dist	Sixty-Five Thousand Four	Dist Hingoli MH - 431513 Boundaries : As Per Sale
	Hingoli Maharastra - 431513	Hundred &Thirty-Seven	Deed Document: East Road, West: Road, North: House

2.	Mr. Dhondiram Babarao Javale (Applicant)
	Mr. Babarao Gunaji Javale (Co- Applicant)
	Add At Lohara Bk, Tq Hingoli Dist Hingoli -
	431705
	Loan Code No · ASHHIN-44

Loan Code No.: ASHHIN-23

Mrs. Vanita Ankush Shrirame (Co-Applicant)

3. Mr. Ankush Babanrav Shrirame (Applicant)

Twelve Thousand Four Hundred and Thirty-Eight Only) as on 17.05.2025 03.07.2025 &

Thousand Seven

Rs.9,81,287/- (Rupees

Nine Lakhs Eighty-One

Thousand Two Hundred

and Eighty-Seven Only)

02.06.2025

20.05.2025 &

Rs.6.12.438/-

(Rupees Six Lakhs

in the name of Mr. Babarao Gunaii Jawale, Property No 241 Near Civil Hospital Lohara BK Tg Aundha Nagnath Dist Hingoli-431513 Boundaries : As Per Sale Deed Document East: Remaining Land of Seller, West House of Ram Karageer, North:Land, South:Road EM. Residential Land& Building Measuring 1462 Sq Ft In the name of Mr. Ankush Babanrao Shrirame, Plot No Rs.7,86,791/- (Rupees

103 Mouje Kondashi BK Tq Aundha Nagnath Dist

Hingoli -431705 Maharastra Boundaries:- As Per

EM. Residential Land& Building Measuring 2000 Sg F

in the name of Mr. Panchshila Sadashiv Kale, Plot No

42 GPH No 4897 Jawala Bazar Tq Aundha (Nagnath

Hingoli Boundaries:- As Per Sale Deed Document

East: Property No 43, West: Property No 41, North

EM. Residential Land& Building Measuring 1089 Sq Ft

#### Add At Kondashi Bk Post Jawala Bazar To Seven Lakhs Eighty-Six Aundha Nagnath Dist Hingoli - 431705 Maharastra Loan Code No.: ASHHIN-51 Only) as on 02.07.2025 4. Mr. Baban Jairam Pandit (Applicant)

03.07.2025 & Mrs. Sharda Baban Pandit (Co- Applicant) Rs.5.10.617/-Add At Wanzola Kanergaon Tq Hingoli Dist (Rupees Five Lakhs Ten Hingoli Maharastra - 431513 Thousand Six Hundred Loan Code No.: ASHHIN-23 And Seventeen Only) as

EM. Residential Land& Building Measuring 341 Sq Ft in the name of Mr. Baban Jayram Pandit, Prop No 343/1. Near Hanuman Temple Mouie Addaoi (Mutkule) Tq & Dist Hingoli Boundaries:- As Per Sale Deed Document East: Road, West: Road, North on 05.05.2025 House of Gopal Pandit, South: House of Ashok Pandit 03.07.2025 &

Road, North: House of Shiv Lal, South: Road

Hundred and Ninety-One | Sale Deed Document East: House of Narayan, West:

#### Mrs. Panchshila Bai Sadashiv Kale (Co-Applicant) Add At Malmatta Kr. 4897 Plot No 42 Nr Akash Talkies Jawala Bazar Tq Aundha Dist Hingoli - 431705 Loan Code No.: ASHAKO- 102 & TL

Loan Code No.: ASHHIN-37

Date: 02.08.2025

5 Mr. Bhimanand Sadashiv Kale (Applicant)

as on 02.07.2025 6. Mr. Govind Raosaheb Kadam (Applicant) 04.07.2025 & Mrs. Jyoti Govindrao Kadam Rs.3,56,466 /- (Rupees (Co- Applicant) Three Lakhs Fifty-Six Add At Wanzola Kanergaon Tq Hingoli Dis Thousand Four Hundred Hingoli Maharastra - 431513

Road, South: Property No 50 EM. Residential Land& Building Measuring 266 Sq Ft in the name of Mr. Govind Raosaheb Kadam, Pro No 174/B Mouie Parali To Vasmat Dist Hingoli Boundaries: As Per Sale Deed Document East: House of Gajanar and Sixty-Six Only) as on Rao Saheb, West: House of Gangadhar Mujaji, North: Lain, South: House of Gulab Kadam

> Sd/- Authorised Office Star Housing Finance Limited



अस्ति वसुली शाखा छत्रपती संभाजीनगर Asset Recovery Branch, Chh. Sambhajinagar टेलीफोन/TELE:8956280787

ई–मेल ∕ e-mail; bom1454@mahabank.co.in

प्रधान कार्यालयः लोकमंगल, १५०१, शिवाजीनगर, पुणे-५ Head Office: LOKMANGAL,1501,SHIVAJINAGAR,PUNE-5 Address-2nd Floor Mahabank Bhavan, C-3 N-1 CIDCO, Chh. Sambhajinagar,

#### पत्ता–महाबँक भवन,सी–३,एन–१,टाउन सेंटर,सिडको, छ.संभाजीनगर INVOCATION NOTICE OF PERSONAL GUARANTEE

NOTICE is hereby given that the Bank has served notice for invocation of personal guarantee dated 07.07.2025 upon available addresses of all Personal Guarantors of M/s. Sawant Logistic Services Private Limited/Borrower namely **Noticee Nos. (1) Meera Sujit** Sawant and (2) Sujit Pandharinath Sawant, however the said notice/s have returned undelivered. Hence, all guarantors/noticees nos. 1 & 2 are hereby informed by way of this public notice that outstanding amount payable by borrower totals to Rs. 4,05,55,441.53/-

Sr.No.	Particulars	Amount (in INR)	
1.	Outstanding Principal Amount	1,49,14,410.53/-	
2.	Interest (from Date of NPA till 17.08.2024)	2,22,33,622.00/-	
3.	Penal Interest	34,07,409.00/-	
1+2+3	Total Outstanding Amount as on 17.08.2024	4,05,55,441.53/-	
This Nation is substituted convice of Invocation Nation dated 07 07 2025 upon Nations			

Nos. 1 & 2. Therefore, through this Notice, the Bank does hereby invoke the persona guarantee given by Noticee Nos. 1 & 2 pursuant to Deed of Guarantee for All Facilities except Agricultural Facilities dated 03.01.2013 and Bank calls upon Noticee Nos. 1 & 2 to repay the outstanding amount of **Rs. 4,05,55,441.53/-** (Rupees Four Crores Five Lakhs Fifty Five Thousand Four Hundred Forty One and Paisa Fifty Three Only) as on 17.08.2024 in favour of Bank with further interest till the date of payment/actua realization, within a period of 7 (seven) days from the date of publication of this notice alling which further steps shall be taken for issuance of Notice in Form B under Rule 7 (1 of the Insolvency and Bankruptcy (Application to Adjudicating Authority for Insolvence Resolution Process of Personal Guarantors to Corporate Debtors) Rules. 2019 and subsequent filing of Company Petition u/s. 95(1) of the Insolvency and Bankruptcy Code 2016 before Hon'ble NCLT, Mumbai Bench for initiating Personal Insolvency Resolution Process against the Noticee Nos. 1 & 2 separately.

Place: Ahilyanagar (Ahmednagar) Bank of Maharashtra



Date: 01.08.2025

Extensions)

Hundred Only)

Physical Possession Date: - 21-02-2025

Registered Office: Block No. A/1003, West Gate, Near Ymca Club, Sur No. 835/1+3, S. G. Highway, Makarba Ahmedahad - 380051 Corporate Office: 1st Floor, Wakefield House, Sprott Road, BALLARD

ESTATE, MUMBAI-400038, Email: sapna.desai@cfmarc.ir arnold.pinto@cfmarc.in **Contact:** 88798 90250 / 86556 23693

# **POSSESSION NOTICE**

## FOR IMMOVABLE PROPERTY - APPENDIX - IV

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 the security Interest (Enforcement) Rules 2002 issued **Demand Notices** Dated 31.01.2023 under section 13(2) of the SARFAESI Act. 2002 calling upon Dated 31.01.2023 under section 13(2) of the SARFAESI Act, 2002 calling upon the borrower(s) 1) Mr. Rajesh Dinesh Patel [Borrower/ Mortgagor], 2) Mr. Sumit Dattaram Patel [Guarantor] 3) Mr. Virendra Nathuram Dayani [Guarantor], to repay Rs. 30,43,557.84 (Rupees Thirty Lakhs Forty-Three Thousand Five Hundred Fifty-Seven and Eighty Four Paise Only) as on 30-Jan-2023 together with further interest plus costs, charges and expenses etc within 60 days from the date of receipt of the said notice

on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this **30** of **July 2025**.

The borrower(s) 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 the CFM-ARC for a total outstanding amount of Rs. 30,43,557.84 (Rupees Thirty Lakhs Forty-Three Thousand Five Hundred Fifty-Seven and Eighty Four Paise Only) as on 30-Jan-2023

The borrower(s) attention is invited to the provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

**DESCRIPTION OF IMMOVABLE PROPERTY** All that Piece and Parcel Residential Building/ Flat, Hissa No. 7, Grampanchayat Milkat House No. 658B1 Admeasuring Area Total 1330 Sq. Ft. (123.60 Sq. Mt) Survey No. 150 R.C.C. Constructed Building Situated at Village Kalmath, Taluka – Kankavali, Dist. – Sindhudurg.**Boundaries :** East – Side Margin West – Passage South – Side Margin North – Side Margin

Sd/Authorized Officer
CFM Asset Reconstruction Pvt. Ltd.
(Acting as trustee of CFMARC Trust -102)

Ground Floor, Jeevan Suman, LIC Building, Plot No.3, N-5, CIDCO, Aurangabad-431003 Notice for Settling a Sale Proclamation under Rule 53 of the

Second Schedule to the Income Tax Act, 1961 read with the Recovery of Debts & Bankruptcy Act, 1993

Rakesh More

(CD1) Rakesh Trymbak More,

(CD2) Seema Rakesh More, R/o.Phulchand Nagar, at post Masdi, Tq.Sakri, Dist.Dhule.

R/o.Ahilyadevi Holkar High School, Tq.Sakri, Dist.Dhule.

(CD4) Walmik Bhika Chavan,

R/o.25, Sadashiv Colony, Chakkarbardi Road, Dhule.

Whereas you the Mr.Rakesh Tryambak More was ordered by the Presiding Officer of Debts Recovery Tribunal, Aurangabad, who had issued Recovery Certificate dated 29/01/2018 in OA/219/2015 to pay to the Applicant Bank(s)/ Financial Institution(s) Name of applicant, the sum of Rs.17.36.160.00 (Rupees Seventeen Lakhs Thirty Six Thousand One Hundred Sixty only) along with future interest @ 10.50 % simple Interest Yearly w.e.f. 08/10/2015 till realization and costs of Rs.45,000/- (Rupees Forty Five Thousands only), and whereas the said not been paid, the

2. You are hereby informed that the 11/08/2025 at 10.30 A.M. has been fixed for drawing up the proclamation of sale and settling the terms thereof. You are requested to bring to the notice of the undersigned any encumbrances, charges, claims or liabilities attached to the said

All the piesce and parcel of immovable property of residential House constructed on Plot No.95, admeasuring 61.50 Sq.Mtrs., Built-up area 58.72 Sq.Mtrs., situated at Survey No.86/2/B (Part),

and the seal of the Tribunal on this date 16/07/2025

[Sharad Baviskar] Recovery Officer-I Debts Recovery Tribunal, Aurangabad

Exh. 61

#### Ground Floor, "Jeevan Suman" LIC.Building, Plot No.3, N-5, CIDCO, Aurangabad-431003. Case No. OA/417/2018

of rule 5 of the Debts Recovery Tribunal (Procedure) Rules, 1993. Bank of Maharashtra Versus

M/s.Ganesh Industries

3) Mrs. Ujwala Anil Sali. Ujwanil, Baroda Bank Colony, Balika Ashram Road, Ahmednagar,

Maharashtra.

Application under section 19(4) of the Act, (OA) filed against you for recovery of debts of Rs.3,04,89,706/-In accordance with sub-section (4) of section 19 of the Act, you, the defendants

i) To show cause within thirty days of the service of summons as to why relief prayed for should not be granted

ii) To disclose particulars of properties or assets other than properties and assets specified by the applicant under serial number 3A of the original application;

assets and properties disclosed under serial number 3A of the original application  $pending\ hearing\ and\ disposal\ of\ the\ application\ for\ attachment\ of\ properties;$ iv) You shall not transfer by way of sale, lease or otherwise, except in the ordinar course of his business any of the assets over which security interest is created

of the original application without the prior approval of the Tribunal.  $\label{eq:theory} % \[ \frac{1}{2} \left( \frac{1}{2} \right) + \frac{1}{$ v) You shall be liable to account for the sale proceeds realised by sale of secured

institutions holding security interest over such assets. You are also directed to file the written statement with a copy thereof furnished to he applicant and to appear before Registrar on 14-08-2025 at 10.30 A.M.

> I/c - Registrar, Debts Recovery Tribunal, Aurangabad.

Rupees Four Crores Five Lakhs Fifty Five Thousand Four Hundred Forty One and Paisa Fifty Three Only) as on 17.08.2024 along with further interest till the date of payment/actual realization, as tabulated herein below-

Authorized Officer



Whereas, The Authorized Officer of the CFM Asset Reconstruction Pvt. Ltd. (CFM-ARC) assignee of CFMARC Trust - 102 under the Securitization and

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 Physical Possession of the property described herein below in exercise of powers conferred

together with further interest plus costs, charges, and expenses etc. thereon till the realization of the entire outstanding dues.

## **OFFICE OF THE RECOVERY OFFICER - I DEBTS RECOVERY TRIBUNAL, AURANGABAD**

RC/12/2018 Bank of Maharashtra Date: 16-07-2025

R/o.Phulchand Nagar, at post Masdi, Tq.Sakri, Dist.Dhule.

(CD3) Rajendra Sadashiv Shelar,

undersigned has ordered the sale of undermentioned immovable

mmoveable property. properties or any portion thereof.

# SPECIFICATION OF PROPERTY

Mahindale, Dhule, Tq.& Dist.Dhule.

Given under my hand

**DEBTS RECOVERY TRIBUNAL, AURANGABAD** 

Summons under sub-section (4) of section 19 of the Act, read with sub-rule (2A)

SUMMONS Whereas, 0 A/417/2018 was listed before Hon'ble Presiding Officer/Registrar on 10/07/2025.Whereas, this Hon'ble Tribunal is pleased to issue summons/notice on the said

are directed as under:

iii) You are restrained from dealing with or disposing of secured assets or such othe

and/or other assets and properties specified or disclosed under serial number 3A

assets or other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with the bank or financial

failing which the application shall be heard and decided in your absence. For Paper Book follow the following URL: https://cis.drt.gov.in/drtlive/paperbook.php?ri=202590660718 Signature of the Officer Aut Given under my hand and

seal of the Tribunal on

this date: 18/07/2025

Place: Mumbai