

Form No. INC-25A
Advertisement to be published in the newspaper for conversion of Public Company into a Private Company Before the Regional Director, Ministry of Corporate Affairs, Western Region
In the matter of the Companies Act, 2013, Section 14 of Companies Act, 2013 and Rule 41 of the Companies (Incorporation) Rules, 2014 AND
In the matter of M/s. Uverall Solutions (India) Limited having its Registered Office at 401, Mont Vert Zenith, Baner Road, Pune - 411 045.

-Applicant
Notice is hereby given to the general public that the Company is intending to make an application to the Central Government under Section 14 of the Companies Act, 2013 read with aforesaid Rules and is desirous of converting into a Private Limited Company in terms of the Special Resolution passed at the Extra Ordinary General Meeting held on 13th November, 2024 to enable the company to give effect for such conversion.

Any person whose interest is likely to be affected by the proposed change/status of the company may deliver or cause to be delivered or send by registered post of his objections supported by an affidavit stating the nature of his interest and grounds of opposition to the concerned Regional Director, Office of the Regional Director, 5th Floor, Everest Building, New Marine Lines, Mumbai - 400 002 within fourteen days from the date of publication of this notice with a copy to the applicant Company at its registered office at the address mentioned below:

Date: 11th February, 2025
Place: Pune.
For Uverall Solutions (India) Limited
SD/-
Praveen Kulkarni
Director
DIN: 02760870
Registered Office at
401, Mont Vert Zenith,
Baner Road, Pune - 411 045

KERALA WATER AUTHORITY e-Tender Notice
Tender No: T No.172/2024-25/SE/Q
JIM-Augmentation of CWSS to Chithara and adjoining panchayaths - Construction of 9m dia well cum Pump house, supply, and laying of pumping main
EMD: Rs. 500000 Tender fee: Rs. 16540/-2978 Last Date for submitting Tender: 04-03-2025 02:00:pm Phone: 0474 2745293 Website: www.kwa.kerala.gov.in, www.ctenders.kerala.gov.in
Superintending Engineer
PH Circle Kollam
KWA-JB-GL-6-1124-2024-25

Debts Recovery Tribunal, Pune
Unit No. 307 to 310, 3rd Floor, Kakade Bizz Icon Building, Shivaji Nagar, Pune-411005
Form No. 3
[See Regulation-15(1)(a)] / 16(3)

Case No.: OA/29/2019
Summons under sub-section (4) of Section 19 of the Act, read with sub-rule (2A) of rule 5 of the Debt Recovery Tribunal (Procedure) Rules, 1993.
Canara Bank Exh No.: 10710
VS
Mr. Vinayak Chandrakant Duvedi, Prop of M/s. Charvee Enterprises
1) Mr. Vinayak Chandrakant Duvedi, Prop. of M/s. Charvee Enterprises, S.No. 47, Gujarwadi Road, Opp. Shahu Garden, Jogeshwari Nagar, Katraj, Pune, Maharashtra-411046.
Also at : 78/1, Plot No. 2, Aura Industrial, New Ahirgaon Road, Village Shivane, Pune, Maharashtra-411023.
Also at : Block No. 5, Salokha Society, 477 B/1A, Shivdarshan Chowk, Shahu College Road, Sahakarnagar, Pune, Maharashtra-411009.

Summons
Whereas, OA/29/2019 was listed before Hon'ble Presiding Officer / Registrar on 20/01/2025
Whereas, this Hon'ble Tribunal is pleased to issue Summons/Notice on the said Application under Section 19(4) of the Act, (OA) filed against you for recovery of debts of **Rs. 55,76,306.88/-** (application along with copies of documents etc. annexed)
In accordance with sub-section (4) of Section 19 of the Act, you the Defendants are directed as under:-

- to show cause within thirty days of the service of Summons as to why relief prayed for should not be granted.
 - to disclose particulars of properties or assets other than properties and assets specified by the applicant under serial number 3A of the Original Application.
 - You are restrained from dealing with or disposing of secured assets or such other assets and properties disclosed under serial number 3A of the Original Application, pending hearing and disposal of the application for attachment of properties.
 - You shall not transfer by way of sale, lease or otherwise, except in the ordinary course of his business any of the assets over which security interest is created and/or other assets and properties specified or disclosed under serial number 3A of the Original Application without the prior approval of the Tribunal.
 - You shall be liable to account for the sale proceeds realized by sale of secured 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 institutions holding security interest over such assets.
- You are also directed to file the Written Statement with a copy thereof furnished to the Applicant and to appear before the Registrar on **16/04/2025 at 10.30 a.m.** failing which the application shall be heard and decided in your absence.
Given under my hand and the seal of the Tribunal on this date **05/02/2025.**

Signature of the Officer Authorised to issue summons.
IC Registrar,
Debts Recovery Tribunal, Pune

PUBLIC NOTICE
Notice is hereby given to the Public that Deed of Declaration dt. 05/10/1983 bearing Document No. SRO-Haveli No. 02/832/1983 its Original Document, Index II and Registration Receipt and Sale Deed dt. 21/04/1984 bearing Document No. SRO-Haveli No. 02/3260/1984 its Original Document, Index II and Registration Receipt and Sale Deed of Apartment dt. 21/05/1984 bearing Document No. SRO- Haveli No. 02/3976/1984 its Original Document, Index II and Registration Receipt for the Flat (Apartment) No. 10, total measuring area 496.25 Sq. Feet i.e. 46.10 Sq. Mtrs Built-up including common areas and facilities Undivided Shares 4.87% on the 2nd floor in the Building No. B project known as "Sharda Apartment Condominium", constructed on the land property bearing CTS No. 1311 and 1312 Plot No. 31 and 32 situate at Pimpri Waghere, Taluka - Haveli, Dist. - Pimpri Chinchwad has been lost/misplaced. My client has lodged police complaint in Kondhwa, Police Station, Dist.-Pimpri Chinchwad, Pune vide Complaint No. 21031/2025, dt. 10/02/2025. On behalf of the client, I hereby invite claims or objections, if any, for the transfer of said flat. If anyone found above original documents, please contact to below mentioned contact number within 7 (seven) days from the date of publication of this notice. In absence of any claim within stipulated period, it will be deemed that the property has no claim by virtue of lost agreement.
Pune
Date: 10/02/2025
Sd/-
ADV. GANESH DIGAMBAR KHARADE
Office No. 3, Basement Floor, Lokseva Bank Corner, Near Idea Showroom, Narajinri Chowk, Mangalwar Peth, Pune - 411 001.
Mo-8390646677, Email Id- advganeshkharade@gmail.com

ADITYA BIRLA CAPITAL
PROTECTING INVESTING FINANCING ADVISING

ADITYA BIRLA FINANCE LIMITED
Registered Office: Indian Rayon Compound, Veraval, Gujarat - 362266.
Corporate Office : 12th Floor, R Teck Park, Nirlon Complex, Near Hub Mall, Goregaon (East), Mumbai-400 063, MH.

E-AUCTION SALE NOTICE
15 days 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 provision to Rule 9 (1) of the Security Interest (Enforcement) Rules, 2002. Whereas the Authorized Officer of Aditya Birla Finance Limited / Secured Creditor had taken possession of the following secured assets pursuant to notice issued under Sec. 13(2) of Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFESI) for recovery of the secured creditor for the dues as mentioned herein below with further charges and cost thereon from the following Borrowers and Co-Borrowers. Notice is hereby given to the public in general and in particular to the Borrowers and Co-Borrowers that a e-auction of the following property for realization of the debts due to the Aditya Birla Finance Limited will be held on "As is where is", "As is what is" and "Whatever there is" basis.

DATE & TIME OF E-AUCTION : 27.02.2025, BETWEEN 11:00 A. M. TO 01:00 P. M. LAST DATE OF RECEIPT OF KYC & EARNEST MONEY DEPOSIT (EMD) : 24.02.2025

Sr. No.	Name of the Borrowers & Co-Borrowers	Description of Properties / Secured Assets and Date of Possession	Reserve Price (in Rs.)	Earnest Money Deposit (EMD) (in Rs.) / Incremental Value (in Rs.)	Demand Notice Date & Total Amt. (in Rs.)
1.	M/s. Hotel Gavran Veg-Nonveg Through its Proprietor Sachin Vitthal Dudhale	Property Schedule - 1 - All that piece and parcel of (1) Flat No. 104 Admeasuring 425 Sq.Fts. Saleable Built-Up, (2) Flat No. 105 Admeasuring 425 Sq.Fts. Saleable Built-Up, (3) Flat No. 106 Admeasuring 611 Sq.Fts. Saleable Built-Up. Total Area Admeasuring 1461 Sq. Fts. on First Floor, Along With Right To Use Parking on Ground Floor, In The Building Known As "Maui Krupa" Constructed on Land Bearing Gp Mikat No. 77 And 78 Lying Being And Situated At Village Bavdhan Budruk, Taluka Mulshi, District Pune And With Limits of The Pune Municipal Corporation And Which is Bounded As Follows : East : By Internal Concrete Road, South : By Internal Concrete Road, West : By Datta Mandir, North : By Property of Harishchandra And Babasaheb Bajrao Dudhale.	Flat No. 104 ₹ 12,80,000/- (Rs. Twelve Lacs & Eighty Thousand only) Flat No. 105 ₹ 12,80,000/- (Rs. Twelve Lacs & Eighty Thousand only) Flat No. 106 ₹ 16,40,000/- (Rs. Sixteen Lacs & Forty Thousand Only)	Flat No. 104, ₹ 1,28,000/- (Rs. One Lac Twenty Eight Thousand & Five Hundred Only) Flat No. 105, ₹ 1,28,000/- (Rs. One Lac Twenty Eight Thousand & Five Hundred Only) Flat No. 106, ₹ 1,64,000/- (Rs. One Lac Sixty Four Thousand Only) ₹ 25,000/- (Rs. Twenty Five Thousand Only)	17.08.2023 & ₹ 52,54,865/- (Rs. Fifty Two Lakh Fifty Four Thousand Eight Hundred Sixty Five Only) due as on 17.08.2023

For detailed terms and conditions of the sale, please refer to the link provided in Aditya Birla Finance Limited / Secured Creditor's website i.e. <https://personalfinance.adityabirlacapital.com/properties-for-auction-under-sarfesi-act.aspx>.
Contact Nos.: Aditya Birla Finance Limited, Authorized Officer - 1) Mr. Apoorva Thomas Danthi - apoorva.danthi@adityabirlacapital.com, M. No. 930909725 You may also visit nearest Branch or contact Aditya Birla Finance Limited 2) Mohit Sharma : mohit.sharma15@adityabirlacapital.com - Mob. No. 9873913955 3) Mr. Jahirul Laskar : Jahirul.Laskar@adityabirlacapital.com M. No. +91 97060 03075, 4) Parneet Singh : (parneet.singh@adityabirlacapital.com) M. No. +91 97200 29337, 5) Rajesh Virkars M : 7397930202.

Place : Pune, Maharashtra
Date : 11.02.2025

Sd/-
Authorised Officer
ADITYA BIRLA FINANCE LIMITED

पंजाब नैशनल बैंक Punjab National Bank
...भरोसे का प्रतीक!
...the name you can BANK upon!

Circle Sastra Pune : Ground Floor, Aurora Towers, 9, Meledina Road, Pune - 411001, Ph No. : 020-26133926, E mail: cs8762@pnb.co.in

Sale Notice for Sale of Immovable Properties
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 mortgaged/charged to the Secured Creditor, the constructive / physical / symbolic possession of which has been taken by the Authorised Officer of the Bank/ Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

SCHEDULE OF THE SECURED ASSETS

Lot No.	Name of the Branch Name of the Account Name & Addresses of the Borrower / Guarantors Account	Description of the Immovable Properties Mortgaged / Owner's Name (Mortgagors of property(ies)) & Details of the encumbrances known to the secured creditors	A) Dt. Of Demand Notice u/s 13(2) of SARFESI Act 2002		Reserve Price EMD Bid Increase Amount	Date / Time of E-Auction
			B) Outstanding Amount as on	C) Possession Date u/s 13(4) of SARFESI Act 2002		
1	Branch : Bhosari Mr. Arvind Vitthal Shingade Mr. Arvind Vitthal Shingade, Address: S. No. 227, H No. D9/B, Sandvik Colony, Bhosari, Pune 411039 & Also at : Plot No. B - 46, Pandare Industrial Area, Village Pandare, Taluka Baramati Dist Pune - 413110 & Also at : Flat No. 8 2nd Floor, Lokesh Co-Op Housing Society Ltd., Plot No. 18C, S.No. 99, CTS No. 6687, 6688, Near Yashwant Nagar Chowk, Pimpri Waghere, Pune 411018 & Also at : Shop/Office No. 60B, 1st Floor, Plot No. PAP/J-60, J-Block, Durga Hotel Lane, MIDC, Pimpri Industrial Area, Village - Bhosari, Tal - Haveli, Dist Pune 411026	Mortgage of Plot No. B-46, Pandare Industrial Area, Village Pandare, Taluka Baramati Dist Pune - 413110 Encumbrances: NA	A) Dt. 22.04.2021 B) Rs. 409.88 Lakh + further interest w.e.f 01.02.2025 C) 20.09.2021 D) Physical Possession (open Land)	Rs. 194.00 Lakh Rs. 19.50 Lacs Rs. 21,000 /-	Dt. 06/03/2025 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)	

TERMS & CONDITIONS : The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions : 1) The property/ies are being held on "AS IS WHERE IS", "AS IS WHAT IS BASIS" "WHATEVER THERE IS BASIS" . 2) The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation, 3) The Sale will be done by the undersigned through e-auction platform provided at the Website <https://baanknet.com> on 06/03/2025 @ 11:00 AM, 4) For detailed term and conditions of the sale, please refer "https://baanknet.com" & www.pnbIndia.in.
Date : 07/02/2025, Place : Pune
Authorised Officer, Punjab National Bank (Secured Creditor)

Muthoot Homefin (India) Ltd.
Corporate Office : Unit No. 19-NE, 19th Floor, The Ruby, Senapati Bapat Marg, Near Ruparel College, Dadar (West), Mumbai, Maharashtra- 400 028

POSSESSION NOTICE (As per Appendix IV read with rule 8(1) of the Security Interest Enforcement Rules, 2002)
Whereas, the undersigned being the Authorized Officer of Muthoot Homefin (India) Ltd. (MHIL) 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, Demand Notice(s) issued by the Authorised Officer of the company to the Borrower(s)/ Guarantor(s) mentioned herein below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The borrower having failed to repay the amount, notice is hereby given to the Borrower(s)/ Co-Borrower(s)/ Guarantor(s) and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with Rule 8 of the said Rules. The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Muthoot Homefin (India) Ltd. for an amount as mentioned herein under with interest thereon. The Borrower's attention is invited to provisions of sub section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets

Sr. No.	Name of the Borrower(s)/ Co-Borrower(s)/ Loan Account No./Branch	Brief details of secured assets	Date of Demand Notice & Total Outstanding Dues (Rs.)	Possession Taken Date
1.	Chandrakant Vitthal Sutar/ Mangal Chandrakant Sutar/ 019-01900472/ Solapur	Row House Plot No. 278 (North Side Part), S. No. 98/2, Old. Survey No. 338, Gurudev Datta Nagar - 5, Majrewadi, North Solapur, Solapur Maharashtra- 413004 On The Bounded By: East: Plot No. 291 West: Road North: Plot No. 277 South: Plot No. 278 Remaining	30-Dec-23/ Rs. 24,30,665/- (Rupees Twenty Four Lakh Thirty Thousand Six Hundred Sixty Five Only.)	05-02-2025

Date: February 11, 2025
Place: Solapur
Sd/- Authorized Officer,
Muthoot Homefin (India) Limited

IndoStar Capital Finance Limited
Registered Add : Silver Utopia, Third Floor, Unit No 301-A, Opposite P & G Plaza, Cardinal Gracioso Road, Chakala, Andheri (E), Mumbai - 400099, India

POSSESSION NOTICE Rule 8(1) of Security Interest (Enforcement) Rules, 2002
Whereas the authorized officer of Indostar Capital Finance Ltd., registered office at Silver Utopia, Third Floor, Unit No 301-A, Opposite P & G Plaza, Cardinal Gracioso Road, Chakala, Andheri (E), Mumbai - 400099, India, under the securitization 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 a Demand Notice calling upon the Borrower (S) / Co-Borrower (S) / Guarantor (S), to repay an amount mentioned in the notice schedule here in under:
The Borrower, the Co-Borrowers having failed to repay the amount in full, notice is hereby given to the borrower, Co borrower, Guarantor and the public in general that, the Authorized Officer has taken possession of the property described herein below in exercise of powers conferred on him under Section 13(4) of the said Ordinance read with rule 8 of the said rules.
The Borrower, Co-Borrowers in particular the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of immovable property, their entire outstanding dues for the loan facilities availed and also for which securities have been created by them as detailed under :-

SCHEDULE OF THE PROPERTY

Sl. No.	Name of the Borrower / Co-Borrower & Address	Description of the Schedule Property	Notice Date & Amount(S) Demanded
1.	M/S BAGBANS RESTAURANT 6 ELEFINSTAN ROAD, EAST OPP VICTORY TALKIES BESIDE KAYANI BAKERY CAMP/PUNE-411001 MAHARSHTRA.	All that part and parcel of the property bearing FLAT NO 102 AND 103 FIRST FLOOR BUILDING E2 GALAXY PREMIUM S.No. 11 HISS No. 1/1 & 7 CTS No. 784 & 717 KONDHWA PUNE - 411048	26-04-2024 ₹14035306 (Rupees One Crore Forty Laks Thirty Five Thousand Three Hundred and Six Only) Loan Account No. LSPUN02920-210004808
2.	BAGWAN AHETESHAM AYAZ GALAXY B FLAT NO 11, KAUSAR BAUGH CO-OP HSG SOCIETY KONDWAKHURDNEAR KAUSARBAUGH MASJID PUNE 411048 MAHARASHTRA		
3.	BAGBAN AFZAL YUSUF 75/3 KAUSAR BAUGH KONDWA KHURD NIBH ROAD, PUNE 411048 MAHARASHTRA.		
4.	ZAHERA AFZAL BAGBAN 75/3 KAUSAR BAUGH KONDWA KHURD NIBH ROAD, PUNE 411048 MAHARASHTRA.		
5.	ZAHIDA AFZAL BAGBAN 75/3 KAUSAR BAUGH KONDWA KHURD NIBH ROAD PUNE 411048 MAHARASHTRA		

Possession Date: 06 /02/2025
Place: PUNE
Sd/- Authorised Officer
IndoStar Capital Finance Limited

NIDO HOME FINANCE LIMITED
(formerly known as Edelweiss Housing Finance Limited) Registered Office Situated At Tower 3, 5th Floor, Wing 'B', Kohinor City Mall, Kohinor City, Kiro Road, Kurla (West), Mumbai - 400 070. Regional Office at: Office No. 407-410, 4th Floor, Kakade Bizz Icon, CTS 2887B, Ganeshkhind Road, Bhamburde, Shivaji Nagar, Pune, Maharashtra 411016

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 property is mortgaged to 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 the Borrower(s)/Co-Borrower(s)/ Guarantor(s)	Amount of Recovery	Reserve Price and EMD	Date & Time of the Auction
1.	ASHOKKUMAR 1. VAIKUNTHAM (Borrower), NEERAJA MOSUR SRINIVASAN (Co-Borrower)	Rs.77,47,974/- (Rupees Seventy Seven Laks Forty Seven Thousand Nine Hundred Seventy Four Only) for Lan no.LPUN0H0000087803 And Rs.88,74,321/- (Rupees Eighty Eight Laks Seventy Four Thousand Three Hundred Twenty One Only) for Lan no. LPUN0TU0000087830 Total Aggregating of Rs.1,66,22,295/- (Rupees One Crore Sixty Six Lakh Twenty Two Thousand Two Hundred Ninety Five Only) as on 10.02.2025 + Further Interest thereon+ Legal Expenses	Rs.1,91,87,280/- (Rupees One Crore Ninety One Laks Eighty Seven Thousand Two Hundred Eighty Only). Earnest Money Deposit Rs.19,18,728/- (Rupees Nineteen Laks Eighteen Thousand Seven Hundred Twenty Eight Only)	03.03.2025 Between 11 am to 12 Noon (With 5 Minutes Unlimited Auto Extensions)

Date & Time of the Inspection: 17.02.2025 between 11.00 am to 3.00 pm
Physical Possession Date: 26-12-2024

Description of the secured Asset: All The Part And Parcel Bearing Flat/Apartment No.509 Carpet Area 210.78 Sq Mtr And Builtup Area 263.47 Sq Mtr Along With Exclusive Right To Use Parking In The Project Known As 'Gera's Green Ville II' Building/Tower 3, Fifth Floor, Bearing Survey No.64/1, 64/2, 64/3, 64/4, 64/5, And 64/6 Situated At Village Khatnagar, Behind Eon It Park And Within The Limits Of Pune Municipal Corporation.

Note: 1) The auction sale will be conducted online through the website <https://sarfaesi.auctioning.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/NET to Beneficiary Name: NIDO HOME FINANCE LIMITED, BANK: STATE BANK OF INDIA Account No. 65226845199 - SARFAESI- Auction, NIDO HOME FINANCE LIMITED, IFSC code: SBIN0001593.
3) Last date for submission of online application BID form along with EMD is 28-02-2025.
4) For detailed terms and condition of the sale, please visit the website <https://sarfaesi.auctioning.net> or Please contact Mr. Maulik Shirimali. Ph: +91- 6351896643/9173528727, Help Line e-mail ID: Support@auctioning.net.

Mobile No. 7400110339 / 7400113287
Date: 11.02.2025
Sd/- Authorised Officer
Nido Home Finance Limited
(formerly known as Edelweiss Housing Finance Limited)

बैंक ऑफ़ बड़ोदा Bank of Baroda
Pune District Regional Office : 398/A, Madhav Chambers - 1, Senapati Bapat Road, Shivaji Nagar, Pune- 411 016. Tel: (020) 25652121
Mail ID: recovery.PuneDist@bankofbaroda.com

E-AUCTION SALE NOTICE
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
APPENDIX -IV-A [See proviso to Rule 6(2) & 8(6)]
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 6(2) & 8(6) of the security Interest (Enforcement) Rules, 2002.
Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable properties mortgaged /charged to the secured creditor, possession of which has been taken by Authorised officer of Bank of Baroda, secured creditor, will be sold on "As is Where is" and "Whatever there is" basis for recovery of below mentioned account/s. The details of Borrowers/Guarantor/s/Secured Assets/s/Dues/Reserve Price /e-Auction Date & Time, EMD and Bid Increase Amount are mentioned below:-

Sr. No.	Name & Address of Borrower(s) / Guarantor(s)	Short description of the immovable property with known encumbrances, if any	Total Dues	Date & Time of E-auction	Reserve Price, EMD, Bid Increase Amount	Status of Possession (Constructive / Physical)	Property Inspection Date & Time
1.	Borrower: M/S Telehome Distribution Hub Private limited Co-Director - Mr. Shazi Muqueet Malik and Mrs. Saher Shazi Malik	Residential Flat No. 203 On 2 nd Floor, In Building "SOLITARE (WING B)" & Society Known As "KOOL HOMES", Situated at Survey No. 11, Hissa No. 9-14A/2, Nearby Arabian Mandi - Best AC Family Dining Restaurant, Kondhwa Kh., Taluka. Haveli, District. Pune. 411048.	Rs. 11,79,38,350/- + interest w.e.f. 21.08.2024 + other (expenses etc till date.(Less Recovery if any)	28/02/2025, 02.00 PM to 6.00 P.M.	RP: Rs. 64,65,000/- EMD: Rs. 6,46,500/- BID increase amount: Rs. 10,000/-	Symbolic	24/02/2025 from 10 A.M. to 4 P.M
2.	Borrower: M/S Telehome Distribution Hub Private limited Co-Director - Mr. Shazi Muqueet Malik and Mrs. Saher Shazi Malik	Commercial Office No. 104 On 1 st Floor, Wing-B Scheme Known As "GREEN WOODS", Situated at Survey No. 86/3/4/A, CTS No. 1429, Nearby Pune Municipal Corporation Quality Assurance Laboratory, Wanwadi, Taluka. Haveli, District. Pune. 411040.	Rs. 11,79,38,350/- + interest w.e.f. 21.08.2024 + other (expenses etc till date.(Less Recovery if any)	28/02/2025, 02.00 PM to 6.00 P.M.	RP: 1,22,75,000/- EMD: 12,27,500/- BID increase amount: Rs. 10,000/-	Symbolic	24/02/2025 from 10 A.M. to 4 P.M
3.	Borrower : M/S Telehome Distribution Hub Private limited Co-Director - Mr. Shazi Muqueet Malik and Mrs. Saher Shazi Malik	Commercial Office No. 101, On 1 st Floor, Wing-B, Scheme Known As "GREEN WOODS", Situated at Survey No. 86/3/4/A, CTS No. 1429, Nearby Pune Municipal Corporation Quality Assurance Laboratory, Wanwadi, Taluka. Haveli, District. Pune. 411040.	Rs. 11,79,38,350/- + interest w.e.f. 21.08.2024 + other (expenses etc till date.(Less Recovery if any)	28/02/2025, 02.00 PM to 6.00 P.M.	RP: 87,11,000/- EMD: 8,71,100/- BID increase amount: Rs. 10,000/-	Symbolic	24/02/2025 from 10 A.M. to 4 P.M
4.	Borrower: M/S Telehome Distribution Hub Private limited Co-Director - Mr. Shazi Muqueet Malik and Mrs. Saher Shazi Malik	Residential Flat No. 1012 On 10 th Floor, Scheme Known As "GODREJ HORIZON CO- OPERATIVE HOUSING SOCIETY LTD", Tower No. 'A', Situated at Survey No. 3/1/2, 3/1/3, 3/2/1, 3/2/2, 2/1B, 2/1A, Nearby Euro School, Undri, Taluka. Haveli, District. Pune. 411048.	Rs. 11,79,38,350/- + interest w.e.f. 21.08.2024 + other (expenses etc till date.(Less Recovery if any)	28/02/2025, 02.00 PM to 6.00 P.M.	RP: 44,25,000/- EMD: 4,42,500/- BID increase amount: Rs. 10,000/-	Symbolic	24/02/2025 from 10 A.M. to 4 P.M
5.	Borrower: M/S Telehome Distribution Hub Private limited Co-Director - Mr. Shazi Muqueet Malik and Mrs. Saher Shazi Malik	Row House No. E (Row House No.05), Scheme Known as "Utopia Co-op Housing Society", Situated at Survey No. 68, Hissa No.1, 2, 3/1, 3/2A, 3/2B, 4, 5, 6, 7A, 7A, Nearby Bharat Petroleum, Petrol Pump - Kedari Service Station, Wanwadi, Taluka Haveli, District. Pune 411040.	Rs. 11,79,38,350/- + interest w.e.f. 21.08.2024 + other (expenses etc till date.(Less Recovery if any)	28/02/2025, 02.00 PM to 6.00 P.M.	RP : 1,49,39,000/- EMD: 14,93,900/- BID increase amount: Rs. 10,000/-	Symbolic	24/02/2025 from 10 A.M. to 4 P.M
6.	Borrower: M/S Telehome Distribution Hub Private limited Co-Director - Mr. Shazi Muqueet Malik and Mrs. Saher Shazi Malik	Residential Flat No. 202 On 2nd Floor, Scheme Known As "Ganga Sparsh E-building Co- Operative Housing Society Ltd", "E-building", Situated at Survey No. 16/3 - Nearby The Bishop's Co-Ed School, Undri, Taluka. Haveli, District. Pune. 411028.	Rs. 11,79,38,350/- + interest w.e.f. 21.08.2024 + other (expenses etc till date.(Less Recovery if any)	28/02/2025, 02.00 PM to 6.00 P.M.	RP: 34,80,000/- EMD: 3,48,000/- BID increase amount : Rs.10,000/-	Symbolic	24/02/2025 from 10 A.M. to 4 P.M
7.	Borrower : M/S Digtech Pvt LLLP Co-Partner: Mr Faisal Khan and Mr. Mallinath Ambare	Residential Flat No. 202 On 2nd Floor, In Building "santa Clara (wing E)" & Society Known As California Co-Operative Housing Society Ltd", Situated at Survey No. 9, Hissa No. 1, Nearby Kumar Princtown Society, Undri, Taluka. Haveli, District. Pune. 411060.	Rs. 2,30,18,889/- + interest w.e.f. 20.10.2024 + other (expenses etc till date.(Less Recovery if any)	28/02/2025, 02.00 PM to 6.00 P.M.	RP : 2,10,16,000/- EMD: 21,01,600/- BID increase amount: Rs. 10,000/-	Symbolic	24/02/2025 from 10 A.M. to 4 P.M
8.	Borrower: M/S Shrayya Industries Prop. Mr. Tukaram Tulshiram Magar & Mrs Rohini Tukaram Magar	Industrial Unit No. 131 On First Floor, In Building Known As "PARMAR INDUSTRIAL COMPLEX" Co. Op. Society Ltd., Situated at Survey No. 142/1, CTS No. 5101, Nearby Ujjivan Small Finance Bank - Akurdi Branch, Village, Akurdi, Taluka. Haveli, Dist. Pune. 411035.	RS. 53,68,524.66/- interest w.e.f. 30.09.2019+ other (expenses etc till date. (Less Recovery if any)	28/02/2025, 02.00 PM to 6.00 P.M.	RP: 39,47,000/- EMD: 3,95,000/- BID increase amount: Rs. 10,000/-	Symbolic	24/02/2025 from 10 A.M. to 4 P.M

For detailed terms and condition of sale, please refer to the link provided in <https://www.bankofbaroda.in/e-auction.htm> and <https://baanknet.com> also, prospective bidders may contact the authorized officer on Tel No. 020-29985816
Date : 10.02.2025
Place : Pune
Prakhar Kumar
Authorised Officer,
Bank of Baroda