OMKARA ASSETS RECONSTRUCTION PVT. LTD.
CIN: U67100TZ2014PTC020363
Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg,
R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028
Email: zuber.khan@omkaraarc.com
Tel.: 022-69231111 | **Authorised Officer M no.:** +91 86579 69231

[Appendix - IV-A]
[See proviso to rule 8 (6) r/w 9(1)]
PUBLIC NOTICE FOR E-AUCTION SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with proviso to Rule 8 (6) r/w 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/ charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of Omkara Assets Reconstruction Pvt. Ltd (OARPL). Further, OARPL (acting in its capacity as Trustee of Omkara PS 30/2021-22 Trust) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 30.09.2021 from IndusInd Bank Ltd (Assignor Bank) along with underlying security from assignor bank. Accordingly, OARPL has stepped into the shoes of assignor bank and empowered to recover the dues and enforce the security. The Authorized Officer of OARPL took the **physical possession** of the below mentioned secured property from the Borrower/Mortgagor/Co-Borrower. The Authorized Officer of OARPL hereby intends to sell the below mentioned secured property for recovery of dues and hence the tenders/bids are invited in sealed cover for the purchase of the secured property. The property shall be sold in exercise of rights and powers under the provisions of sections 13 (2) and (4) of SARFAESI Act; on "As is where is", "As is what is", and "Whatever there is" and "Without recourse Basis" for recovery of amount shown below in respective column due to OARPL as Secured Creditor from respective Borrower and Co-Borrower(s) shown below. Details of the Borrower(s)/Guarantors/Mortgagors, Securities, Owner, Outstanding Dues, Date of Demand Notice sent under Section 13(2), Possession Date, Reserve Price, Bid Increment Amount, Earnest Money Deposit (EMD), Date & Time of Inspection is given as under:

Sr. No.	Name of Borrower(s)/ Guarantors/ Mortgagors	Details of the Secured Asset	Owner of the property	Outstanding Dues as on 08.10.2026 (IN INR)	Demand Notice Date	Possession Date	Reserve Price (IN INR)	Bid Increment Amount (IN INR)	EMD (IN INR)	Date & Time of Inspection
1.	M/s. Railtech Consultants Pvt Ltd (Borrower), M/s. Arihant Industrial Corporation (Guarantor), Mr. Mohit Sindhwani (Guarantor), Mrs. Swati	All that piece and parcel of Property bearing **Flat No. B- 12** having carpet area admeasuring 58.78 sq. mts, having Built up area admeasuring 76.41 sq. mts Plus Terrace admeasuring 5.15 sq. mts i.e. total saleable area admeasuring 78.96 sq. mts (850 sq. ft) along	Mohit Sindhwani & Swati Mohit Sindhwani	Rs. 9,27,47,223/-	14.02.2019	07.03.2025 (Physical Possession)	Rs. 45,09,000/- (Rupees Forty-Five Lakh Nine Thousand Only)	Rs.10,000/- (Rupees Ten Thousand Only)	Rs.4,50,900/- (Rupees Four Lakh Fifty Thousand and Nine Hundred Only)	**23.10.2026 From 11.30 A.M to 12:30 P.M**

Omkara Assets Reconstruction Private Limited MUMBAI

	Sindhwani (Guarantor) & Mr. Sudarshan Sindhwani (Guarantor)	with covered/ open Parking No. B -12, at the ground Floor of Wing B in the building known as Atharva Apartment constructed on the land bearing Plot No. 57, out of Land bearing Sector No. 1, situated at PCNTDA , Bhosari, Tal haveli District Pune 411027								
Account No.: 055505010221, Name of the Beneficiary: Omkara PS 30/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (E) Mumbai, IFSC Code: ICIC0000555										

***Bank/ARC dues to have priority over any other statutory dues.**

Note: The above property is also mortgaged/secured in the account of Mr. Mohit Sindhwani (LAN: 508003453071) as common securities. Hence, Omkara ARC reserves its right to appropriate the residual sale consideration received in the account of Railtech Consultants Pvt Ltd (i.e. the amount remaining in excess after appropriating the total contractual dues) to adjust the outstanding dues in the account of Mr. Mohit Sindhwani, till the entire payment is made.

Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD	**02.11.2026 till 5:30 pm**
Date of E-Auction & Time	**04.11.2026 12:00 pm to 2:00 pm**

TERMS & CONDITION OF THE AUCTION: For detailed terms and conditions of the sale please refer to the link provided in Secured Creditor's (OARPL) website i.e. http://omkaraarc.com/auction.php. **or website of service provider i.e.** http://www.bankeauction.com.

STATUTORY NOTICE FOR SALE UNDER Rule 8(6) r/w 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

This notice is also a mandatory notice of not less than 15 (Fifteen) days to the Borrower(s) of the above loan account under Rule 8(6) r/w 9(1), of Security Interest (Enforcement) Rule, 2002 and provisions of Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of auction/sale through e-auction on the above referred date and time.

Please note that the above-mentioned phone numbers are the only official numbers of Authorised Representatives of Omkara ARC. Omkara ARC does not validate/authorise any agents/brokers to conduct sale of its assets on their behalf and any person getting into such transaction is doing so at its own risk and Omkara ARC shall not be held liable for any such transaction.

Date: 10.10.2026
Place: Pune

Sd/-
Authorized Officer, Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 30/2021-22 Trust)

Omkara Assets Reconstruction Private Limited MUMBAI

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED

Corporate Office: Kohinoor Square, 47th Floor, N.C.Kelkar Marg, R.G.Gadkari Chowk, Dadar (West), Mumbai – 400028.

Regd. Office: 9, M.P. Nagar, 1st Street, Kongu Nagar Extn, Tirupur – 641607.

Authorised Officer: Zuber Khan: +91 86579 69231.

Bid for sale of following secured property/ies mortgaged in the account of M/s. Railtech Consultants Pvt. Ltd. published in "Financial Express" & "Loksatta (Vernacular)" on 10.10.2026

Description of the Secured Assets	Reserve Price	EMD amount
All that piece and parcel of **Flat No. B- 12** having carpet area admeasuring 58.78 sq. mts, having Built up area admeasuring 76.41 sq. mts Plus Terrace admeasuring 5.15 sq. mts i.e. total saleable area admeasuring 78.96 sq. mts (850 sq. ft) along with covered/ open Parking No. B -12, at the ground Floor of Wing B in the building known as Atharva Apartment constructed on the land bearing Plot No. 57, out of Land bearing Sector No. 1, situated at PCNTDA , Bhosari, Tal haveli District Pune 411027.	Rs. 45,09,000/- (Rupees Forty-Five Lakh Nine Thousand Only)	Rs.4,50,900/- (Rupees Four Lakh Fifty Thousand Nine Hundred Only)

1. Name of the bidder :_____

2. Address of the bidder : _____

(Attach residence proof) _____

3. Mobile/ telephone no.

4. PAN NO. : _____

(Attach copy of PAN Card)

5. Bid Amount Offered : ₹_____

6. Bid Amount negotiable towards increase in amount : Yes/ No

7. Details of Earnest Money :

Deposited (EMD) by Pay Order/Draft no. _____

(Favoring **"Omkara PS 30/2021-22 Trust"** payable at Mumbai) Dated _____ Amount ₹_____

or by NEFT/ RTGS

Beneficiary Name	**Omkara PS30/2021-22 Trust**
Bank Name	**ICICI Bank**
Account Number	**055505010221**
IFSC Code	**ICIC0000555**
Branch	**Bandra (E), Mumbai**

I HEREBY CONFIRM THAT I HAVE GONE THROUGH THE OFFER DOCUMENT OF THE OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED AND UNDERTAKE TO ABIDE BY THE TERMS AND CONDITIONS OF THE OFFER *(DULY SIGNED TERMS AND CONDITIONS OF SALE IS ENCLOSED)*

DATED: _____

PLACE: _____

(Signature of the bidder)

Omkara Assets Reconstruction Private Limited MUMBAI

ANNEXURE TO BIDDING FORM

Terms and Conditions of sale of immoveable property more particularly described in the sale notice belonging to "M/s. Railtech Consultants Pvt. Ltd." under SARFAESI Act 2002.

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions.

1. The property shall be sold on **04.11.2026 from 12:00 pm to 2:00 pm** "As is where is", "As is what is", "Whatever there is" and "Without recourse Basis".

2. The secured assets will not be sold below Reserve Price. All statutory dues/ attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the successful bidder. All Offers shall be in a sealed envelope through Bid Form which may be obtained by contacting our authorized officer - Mr. Zuber Khan over his mobile +91 86579 69231 /or email zuber.khan@omkaraarc.com and submitted by super scribing "BID IN ACCOUNT OF M/s. Railtech Consultants Pvt. Ltd." with Earnest Money Deposit details.

3. The last date for payment of EMD, and submission of Bid Form duly filled in and other Documents to Authorized Officer at Kohinoor Square, 47th Floor, N.C.Kelkar Marg, R.G.Gadkari Chowk, Dadar (West), Mumbai - 400028 is **02.11.2026 up to 05.30 PM.**

4. EMD amount should be paid by way of Demand Draft/Pay order/ NEFT / RTGS payable at Mumbai in favour "Omkara PS 30/2021-22 Trust" which is refundable without interest to unsuccessful bidders. The bank account details are as under:

Beneficiary Name	**Omkara PS30/2021-22 Trust**
Bank Name	**ICICI Bank**
Account Number	**055505010221**
IFSC Code	**ICIC0000555**
Branch	**Bandra (E), Mumbai**

5. Bids below reserve price or without EMD amount shall not be accepted.

6. The bid once submitted cannot be withdrawn and the bidder has to purchase the property for the quoted price in case the same is the highest bid, failing which EMD shall be forfeited.

7. Inter - se bidding may take place.

8. The intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ ies put on auction and claims/ rights/ dues/ effecting the property, prior to submitting their bid. The Public Auction advertisement does not constitute and shall not be deemed to constitute any commitment or any representation of the Omkara Assets Reconstruction Pvt. Ltd (OARPL). The property is being sold with all the existing and future encumbrances whether known or unknown to OARPL.

9. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property statutory dues like property taxes, society dues etc. The OARPL, however, shall not be responsible for any outstanding statutory dues/encumbrances/tax arrears, if any. The intending bidders should make their own independent due diligence and inquiries regarding the encumbrances, title of property/ies &



to inspect & satisfy themselves. Properties can be inspected strictly on the above-mentioned dates and time.

10. The successful bidder shall deposit 25% of bid amount (after adjusting EMD) immediately i.e., on the same day but not later than the next working day, as the case may be and balance 75% amount must be paid within 15 days from confirmation of sale. On failure to pay the sale price as stated all deposits including EMD shall be forfeited without further notice. However, extension of further reasonable time to make the balance 75% payment in exceptional situations shall be at sole discretion of authorized officer and subject to terms & amp; conditions as may be agreed upon in writing between the purchaser and the secured creditor in accordance with applicable provisions of law.

11. Property will be sold to bidder quoting the highest bid amount. Inter-se bidding will be at the sole discretion of Authorised Officer. However, the Authorized Officer has the absolute power and right to accept or reject any tender/bid or adjourn/ postpone the sale without assigning any reason whatsoever thereof.

12. Interested parties are advised to independently verify the area of land, building and other details. Secured Creditor does not take any responsibility for any errors / omissions / discrepancy / shortfall etc. in the Secured Asset or for procuring any permission, etc. or for the dues of any authority established by law.

13. For any property related query or inspection of property schedule, the interested person may contact the concerned officer - Mr. Zuber Khan over his mobile +91 86579 69231 /or email zuber.khan@omkaraarc.com or at address as mentioned above in office hours during the working days.

14. The Bank/ARC reserves it's right to sell the property through private treaty as per law, in the event of failure of auction.

15. The Authorised officer/secured creditor shall not be responsible for any error, inaccuracy or omission in the said proclamation of sale.

16. KYC compliance: - self attested photocopies of Proof of identification viz. Voter ID Card/PAN Card/Driving License etc. along with admissible residence proof should be attached by all the bidders along with the letter of offer/bid and in case of company, firm etc. proper resolution and authority letter must be submitted.

Place:
Date:

Sd/-
Authorized Officer
For Omkara Assets Reconstruction Private Limited
(Acting in its Capacity as Trustee of Omkara PS30/ 2021-22 Trust)

Signature of the Bidder:
Date:

Omkara Assets Reconstruction Private Limited
MUMBAI

ANNEXURE-II

DETAILS OF BIDDER

(*Read carefully the terms and conditions of sale before filling-up and submitting the bid)*

1. Name(s) of Bidder (in Capital) :
2. Father's/Husband's Name :
3. Postal Address of Bidder(s) :
4. Phone/Cell Number and E-mail ID :
5. Bank Account details to which EMD amount to be returned
   i) Bank A/c. No. :
   ii) IFSC Code No. :
   iii) Branch Name :
6. Date of submission of bid :
7. PAN Number :
8. Property Item No. :
9. Whether EMD remitted : Yes/No.
10. EMD remittance details* : Date of remittance _____
    : Name of Bank _____
    : Branch_____
    : A/c. No._____
    : IFSC Code No._____
12. Bid Amount quoted : _____(Rupees_____
    _____
    _____)

I/We declare that I/We have read and understood all the above terms and conditions of auction sale and the auction notice published in the daily newspaper which are also available in the website **https://www.bankeauctions.com** and shall abide by them. I/We also undertake to improve my/our bid by one bid incremental value notified in the sale notice if I/We am/are the sole bidder.

.....

(Name & Signature of the Bidder(s))

***Mandatory: Bidders are advised to preserve the EMD Remittance Challan.**

Note: This document is required to be duly filled in and signed by the bidder and thereafter uploaded in the website https://www.bankeauctions.com during the time of submission of the bid.

ANNEXURE-III

DECLARATION BY BIDDER(S)

To: **Date:**

The Authroised Officer,
OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED,

1. I/We, the bidder/s do hereby state that, I/We have read the entire terms and conditions of the sale and have understood them fully. I/We, hereby unconditionally agree to abide with and to be bound by the said terms and conditions and agree to take part in the Online Auction.
2. I/We declare that the EMD and other deposit towards purchase-price were made by me/us as against my/our offer and that the particulars of remittance given by me/us in the bid form are true and correct.
3. I/We further declare that the information revealed by me/us in the bid document is true and correct to the best of my/our belief. I/We understand and agree that if any of the statement/information revealed by me/us is found to be incorrect and/or untrue, the offer/bid submitted by me/us is liable to be cancelled and in such case, the EMD paid by me/us is liable to be forfeited by the Authorised Officer and that the Authorised Officer will be at liberty to annul the offer made to me/us at any point of time.
4. I/We understand that in the event of me/us being declared as successful bidder by the Authroised Officer in his sole discretion, I/We are unconditionally bound to comply with the Terms and Conditions of Sale. I/We also agree that if my/our bid for purchase of the asset/s is accepted by the Authorised Officer and thereafter if I/We fail to comply or act upon the terms and conditions of the sale or am/are not able to complete the transaction within the time limit specified for any reason whatsoever and/or fail to fulfill any/all of the terms and conditions, the EMD and any other monies paid by me/us along with the bid and thereafter, is/are liable to be forfeited by the Authroised Officer.
5. I/We also agree that in the eventuality of forfeiture of the amount by Authroised Officer, the defaulting bidder shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.
6. I/We also understand that the EMD of all offerer/bidders shall be retained by the Bank and returned only after the successful conclusion of the sale of the Assets. I/we state that I/We have fully understood the terms and conditions of auction and agree to be bound by the same.
7. The decision taken by Authorised Officer in all respects shall be binding on me/us.
8. I also undertake to abide by the additional conditions if announced during the auction including the announcement of correcting and/or additions or deletions of times being offered for sale.

Signature:……

Name:…….

Address:…….

E-mail id…….

Note: This document is required to be duly filled in and signed by the bidder and thereafter uploaded in the website https://www.bankeauctions.com during the time of submission of the bid.

Annexure – IV

Confirmation by Bidder Regarding Receipt of Training

To,
The Authroised Officer,
OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED,

Sub: Confirmation regarding receipt of e- Auction Training.

Dear Sir,

This has reference to the Terms & Conditions for the e-Auction mentioned in the Tender document and available on the website **https://www.bankeauctions.com**

I/We confirm that:

a. I/We have read and understood the Terms and Condition governing the e-Auction as mentioned in Tender Document available on the website **https://www.bankeauctions.com** and also e-Auction notice published by OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED. in daily newspapers and unconditionally agree to them.

b. I/We also confirm that we have taken training on the on-line bidding/auction and confirm that we are fully conversant with the functionality and process.

c. I/We confirm that bank and **M/S. C1 India Pvt. Ltd.**, shall not be liable & responsible in any manner whatsoever for my/our failure to access & bid on the e-Auction platform due to loss of internet connectivity, electricity failure, virus attack, problems with the PC, any other unforeseen circumstances etc. before or during the auction event.

d. We, hereby confirm that we will honour the Bids placed by us during the e-Auction process.

With regards

Signature of the Bidder:

Name of Bidder:

Date:

Address of Bidder:

Copy to: C1 India Pvt. Ltd., Plot No.68, 3rd Floor, Sector – 44, Gurugram, Haryana, Pin: 122003, e-mail ID : support@bankeauctions.com
Note: This document is required to be duly filled in and signed by the bidder and thereafter sent the scanned copy of that to the Authorised Officer, OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED mentioned in the Sale Notice just after availing training on e-Auction with a copy to support@bankeauctions.com

Annexure – V

Price Confirmation Letter by Bidder(s)

To,
The Authroised Officer,
OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED,

Sub: Final bid quoted during e- Auction - **Sale of Properties of OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED**

Dear Sir,

We confirm that we have quoted the highest bid of Rs._____/- (In Words_____) for the purchase of the property (give description of property _____) during e-Auction of the said property held by M/S C1 India Pvt. Ltd. on _____.

Yours sincerely,

Signature:

Name of Bidder:

Date:

Copy to: C1 India Pvt. Ltd., Plot No.68, 3rd Floor, Sector – 44, Gurugram, Haryana, Pin: 122003, e-mail ID : support@bankeauctions.com

Note: This document is required to be duly filled in and signed by the H1 bidder and thereafter e-mail scanned letter the Authorised Officer, OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED mentioned in the Sale Notice & copy to support@bankeauctions.com, immediately on completion of the bidding.

TO BE NOTARISED

Annexure VI - A F I D A V I T cum D E C L A R A T I O N
(For the Auction/Sale process in the matter of M/s. Railtech Consultants Pvt. Ltd.)

We/I _____, an _____ having address at _____
_____,
submit and confirm as follows:

1. We hereby state, submit and confirm that we are not disqualified from submitting a bid/proposal in respect of property being:

   All that piece and parcel of **Flat No. B- 12** having carpet area admeasuring 58.78 sq. mts, having Built up area admeasuring 76.41 sq. mts Plus Terrace admeasuring 5.15 sq. mts i.e. total saleable area admeasuring 78.96 sq. mts (850 sq. ft) along with covered/ open Parking No. B -12, at the ground Floor of Wing B in the building known as Atharva Apartment constructed on the land bearing Plot No. 57, out of Land bearing Sector No. 1, situated at PCNTDA , Bhosari, Tal haveli District Pune 411027.

2. We hereby state, submit and declare that the bidder/interested party or any other person acting jointly with us or any person who is a promoter and/or in the management and/or control of us or any person who shall be the promoter and/or in management and/or control of the business is not:
   (a) an undischarged insolvent.
   (b) a willful defaulter in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949.
   (c) been convicted for any offence punishable with imprisonment –
      i. for two years or more under any Act specified under the Twelfth Schedule; or
      ii. for seven years or more under any law for the time being in force.
   (d) disqualified to act as a director under the Companies Act, 2013.
   (e) prohibited by the Securities and Exchange Board of India from trading in securities or assessing the securities markets.
   (f) executed a guarantee in favor of **M/s. Railtech Consultants Pvt. Ltd.**
   (g) a related party of **M/s. Railtech Consultants Pvt. Ltd** and/or any other person acting jointly, or any person who is a promoter and/or in the management and/or control of **Railtech Consultants Pvt. Ltd.**
   (h) connected person not eligible under the above clauses (Connected person shall mean any person who is the promoter or in the management or control of the bidder, the holding company, subsidiary company, associate company or related party of a person);

3. We hereby state, submit and confirm that whatever states herein above is true, correct and best of my knowledge.

4. That pursuant to the Public Notice for e-auction for sale of immovable property dated 10.10.2026 issued by the Authorized Officer of Omkara Assets Reconstruction Private Limited, acting in its capacity as Trustee of "Omkara PS 30/2021- 22 Trust" (hereinafter referred to as "OARPL"), the Purchaser / Bidder has made/is making bid for purchase of Secured Assets as mentioned in the public notice.

5. We declare that no person who was or is a promoter or in management or control of the business of M/s. Railtech Consultants Pvt. Ltd., the Borrower and/ or is a relative of its guarantors or mortgagors is holding any position in the Bidder as director or Key Management Person or has any significant influence over the affairs of the Bidder.

TO BE NOTARISED

6. We declare that no person who was/is a promoter or in management or control of the business of the holding company, subsidiary company, associate company or related party or connected person of the said Borrower, its guarantors, mortgagors is and/ or was holding any position in the Bidder as director or Key Management Person or has any significant influence over the affairs of the Bidder or is connected/related in any manner.

7. We further declare that none of the persons of the said Borrower, its guarantors, mortgagors have directly or indirectly approached the Bidder or had any influence in taking the decision or offered inducement of any nature to make the bid for purchase of the Secured Assets of the Borrower, its guarantors, mortgagors or in respect of price/ consideration offered to the OARPL.

8. We declare that Bidder is neither a related party nor has any conflict of interest and has taken independent business decision to make the bid for purchase of the Secured Assets of the Borrower, its guarantors, mortgagors solely in due course of business and based on commercial considerations after independent due diligence of the Secured Assets of the said Borrower, its guarantors, mortgagors.

9. We further declare that Bidder does not have any commercial or any such similar connections or relation with the Debtor Entity i.e. the Borrower, its guarantors, mortgagors or its promoters, its subsidiary, holding or associate companies or related parties or connected persons of the Debtor Entity i.e. the Borrower, its guarantors, mortgagors that have had influence on the decision of the Bidder to acquire the Secured Assets of Debtor Entity i.e. the Borrower, its guarantors, mortgagors or in the matter of decision as to price/consideration offered to OARPL.

10. We declare that the Bidder or any of its officers/KMP has not been subject to any disability corresponding to the regulatory violations under any law within or outside the jurisdiction of India.

11. We hereby declare that this Declaration has been executed by the Bidder under proper authority and have obtained all approvals as may be required in this regard.

12. We make this declaration knowing that on the faith and strength thereof OARPL has agreed to consider our bid for purchase of the Secured Assets of the Debtor Entity i.e. the Borrower, its guarantors, mortgagors.

13. The terms/expressions used herein have to be understood and construed in accordance with the definitions contained in Companies Act, 2013, Insolvency and Bankruptcy Code, 2016 and such applicable laws.

14. We hereby state, submit and confirm that whatever stated above is true, correct and the best of knowledge.

Place:
Date:

Before Me

The Terms and Conditions for the E-Auction Sale – Account Name: M/s. Railtech Consultants Pvt. Ltd.

1. The auction sale will be conducted online on "As is where is", "As is what is" "whatever there is" and "Without Recourse Basis" on **04.11.2026 12:00 to 2:00 pm (noon).**

2. The auction will be conducted online through Omkara Assets Reconstruction Private Limited's (OARPL) approved the auctioneer portal M/s. C-1 India Pvt ltd., Gurgaon. E -Auction tender document containing online e-auction bid form, Declaration, General Terms & conditions of online auction sales are available in website https://www.bankeauctions.com (Support mail Id support@bankeauctions.com support mobile No. +91-7291981124/25/26).

3. The last date for payment of EMD, and submission of Bid Form & Documents to Authorized Officer Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028 is **02.11.2026 till 5:30 pm (evening)**.

4. The immovable property will not be sold below the Reserve Price.

5. All statutory dues/ attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the successful bidder.

6. To the best of knowledge and information available on record, there is no known encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of properties put on auction and claims/ rights/ dues ongoing litigation, affecting the property, prior to submitting their bid. Public Auction advertisement does not constitute and shall not be deemed to constitute any commitment or any representation of the OARPL. The property is being sold with all the existing and future encumbrances whether known or unknown to the OARPL.

7. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/rights/ dues. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property statutory dues like property taxes, society dues etc. OARPL, however, shall not be responsible for any outstanding statutory dues/encumbrances/tax arrears, if any. The intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies & to inspect the property and office of government, revenue and court and their records to satisfy themselves Properties can be inspected strictly on the above-mentioned dates and time.

8. All dues / arrears / unpaid taxes including but not limited sales taxes, dues of Municipal Taxes, Electricity Dues, Society Dues, Industrial Cooperation etc, labor / workmen dues / compensation if any or other dues, statutory or otherwise on the secured property shall be borne by the purchaser separately.

9. The successful bidder shall deposit 25% of bid amount (after adjusting EMD) immediately i.e., on the same day but not later than the next working day, as the case may be and balance 75% amount must be paid within 15 days from confirmation of sale. On failure to pay the sale price as stated all deposits including EMD shall be forfeited without further notice. However, extension of further reasonable time to make the balance 75% payment in exceptional situations shall be at sole discretion of authorized officer and subject to terms & conditions as may be agreed upon in writing between the purchaser and the secured creditor in accordance with applicable provisions of law.

10. The bid once submitted cannot be withdrawn and the bidder has to purchase the property for the quoted price in case the same is the highest bid, failing which EMD shall be forfeited.

Omkara Assets Reconstruction Private Limited MUMBAI

11. The interested bidders shall submit their EMD details and documents through Web Portal: bankeauctions.com through Login ID & Password. EMD amount should be paid by way of **NEFT / RTGS** payable at Mumbai in favor "**Omkara PS 30/2021-22 Trust**" which is refundable without interest to unsuccessful bidders. The bank account details are as under: The EMD shall be payable through **NEFT / RTGS** payable at Mumbai in the following **Account No.: 055505010221, Name of the Beneficiary: Omkara PS 30/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (E) Mumbai, IFSC Code: ICIC0000555.** Please note that the Cheques shall not be accepted as EMD amount.

12. The EMD of the unsuccessful bidder will be returned within 07 working days from the closure of the e-auction sale proceedings.

13. The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact e-Auction Service Provider "M/s. C1 India Pvt. Ltd", Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: support@bankeauctions.com, Mr. Bhavik Pandya, Mobile : 8866682937 E mail – maharashtra@c1india.com.

14. The bidders must hold valid e-mail address and may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder himself. Omkara ARC / Service provider shall not be held responsible for the internet connectivity, network problems, system crash own, power failure etc.

15. Bids below reserve price or without EMD amount shall not be accepted. The highest bid shall be subject to approval & confirmation of Omkara Assets Reconstruction Pvt. Ltd (the secured creditor). The Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of auction and accept/reject all or any of the offers/ bids so received without assigning any reasons whatsoever. His decision shall be final & binding.

16. Property will be sold to bidder quoting the highest bid amount. Inter-se bidding will be at sole discretion of Authorized Officer. However, the Authorized Officer has the absolute power and right to accept or reject any tender/bid or adjourn/ postpone the sale without assigning any reason whatsoever thereof.

17. Interested parties are advised to independently verify the area of land, building and other details. Secured Creditor do not take any responsibility for any errors / omissions / discrepancy / shortfall etc. in the Secured Asset or for procuring any permission, etc. or for the dues of any authority established by law.

18. For any property related query or inspection of property schedule, the interested person may contact the concerned Authorised Officer, **Mr. Zuber Khan, Mobile: +91 86579 69231,** Mail: zuber.khan@omkaraarc.com or at address as mentioned above in office hours during the working days.

19. The Bank/ARC reserves it's right to sell the property through private treaty as per law, in the event of failure of e-auction.

20. The Authorized officer/secured creditor shall not be responsible for any error, inaccuracy, or omission in the said proclamation of sale.

21. Any fees, charges, taxes including but not limited to transfer/conveyance charges, unpaid electricity charges, Municipal/local taxes, Stamp duty & registration charges shall have to be borne by the purchaser only.

22. KYC compliance: - self attested photocopies of Proof of identification viz. Voter ID Card/PAN Card/Driving License etc. along with admissible residence proof should be attached by all the

Omkara Assets Reconstruction Private Limited MUMBAI

bidders along with the letter of offer/bid and in case of company, firm etc. proper resolution and authority letter must be submitted.

23. If a bidder places a bid in the last Five (5) minutes of the closing of the E-Auction the Auction's Duration shall automatically extend for Five (5) minutes from the time the bid comes in. Please note that the auto-extension shall be unlimited times and will take place only if a valid bid comes in the last Five (5) minutes of closing.

24. The Interested parties & bidder shall neither be a related party to the borrowers and its guarantors, mortgagors in terms of section 29A IBC nor have any conflict of interest with said Borrower and its guarantors, mortgagors. The Interested parties & bidder must have taken independent business decision to make the bid for purchase/assignment of the assets/accounts of the Borrower and its guarantors, mortgagors, solely in due course of their business and against adequate commercial considerations after independent due diligence. A declaration cum affidavit has to be submitted along with Bid.

25. All bidders who submitted the bids, shall be deemed to have read and understood the terms and conditions of the E-Auction Sale and be bound by them.

Date:
Place:

Authorized Officer,
Omkara Asset Reconstruction Pvt Ltd
(Acting in its capacity as a Trustee of Omkara PS 30/2021-22 Trust)

Omkara Assets Reconstruction Private Limited
MUMBAI

TENDER DOCUMENT FOR E-AUCTION

Whereas the Omkara Assets Reconstruction Pvt Ltd (OARPL) acting through its Authorised Officer, in exercise of its power under Section 13(2) of the Securitisation Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (No. 54 of 2002) has decided to sale through e-Auction the properties mentioned in ANNEXURE VII for realization of the secured debts due to OARPL with up to date Intt. & expenses and others under SARFAESI Act, 2002. The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:

Auctioneer Name	Omkara Assets Reconstruction Pvt Ltd Address- As per Paper Publication or Annexure VII
Auction to be Conducted by	M/S C1 India Pvt. Ltd., Phase 2, Gulf Petrochem building, Building No. 301, Gurgaon, Haryana. Pin: 122015 (Phone numbers: +91-124-4302020 / 21 / 22 / 23 / 24, +91 7291981124 / 1126
Auction Schedule	**Date of Auction: - 04.11.2026** **Timings: - 12:00 p.m. to 2:00 p.m.** Auction Website:- https://www.bankeauctions.com Please refer sale notice for number of extensions. Note: if the extensions are not available in the sale notice, it will be considered as Unlimited extensions of 5 minutes.
Annexure	1) E-copies of e-Auction Sale Notice published in newspapers (Annexure I) 2) Details of Bidder (Annexure II) INSTRUCTION: This document is required to be duly filled in and signed by the bidder and thereafter uploaded on the website https://www.bankeauctions.com during the time of submission of the bid. 3) Declaration by Bidder (Annexure III) INSTRUCTION: This document is required to be duly filled in and signed by the bidder and thereafter uploaded on the website https://www.bankeauctions.com during the time of submission of the bid. 4) Confirmation by Bidder Regarding Receipt of Training (Annexure IV) INSTRUCTION: This document is required to be duly filled in and signed by the bidder and thereafter sent the scanned copy of that to the Authorised Officer, OARPL mentioned in the Sale Notice just after availing training on e-Auction with a copy to support@bankeauctions.com 5) Price Confirmation Letter by H1 Bidder (Annexure V) INSTRUCTION: This document is required to be duly filled in and signed by the H1 bidder and thereafter e-mail scanned letter the Authorised Officer, OARPL mentioned in the Sale Notice & copy to support@bankeauctions.com, immediately on completion of the bidding. 6) Annexure VI: Affidavit cum Declaration in spirit of Sec 29A (Enclosed in the End) 7) Annexure VII – Description of the Property
Special Instructions	Bidding in the last minutes and seconds should be avoided in the bidders own interest. Neither the Service Provider nor OARPL will be responsible for any lapses / failure on the part of the Bidder, in such cases.



E-Auction bidding Terms and Conditions

1. Computerized e-Auction shall be conducted by service provider M/S C1 INDIA PVT. LTD. on behalf of OARPL, on pre-specified date, while the bidders shall be quoting from their own offices / place of their choice. Internet connectivity and other paraphernalia requirements shall have to be ensured by bidders themselves. Please note that failure of Internet connectivity (due to any reason whatsoever it may be) shall be sole responsibility of bidders and neither OARPL nor M/S C1 INDIA PVT. LTD. shall be responsible for these unforeseen circumstances. In order to ward-off such contingent situation, bidders are requested to make all the necessary arrangements / alternatives whatever required so that they are able to circumvent such situation and still be able to participate in the e-Auction successfully. However, the Bidders are requested to not to wait till the last moment to quote their bids to avoid any such complex situations.

2. M/S C1 INDIA PVT. LTD. shall arrange to train the bidder(s), without any cost. M/S C1 INDIA PVT. LTD. shall acquaint bidder regarding the bidding process, functions and e-Auction rules. All the bidders required to ensure that compliance regarding receipt of training before start of bid process.

3. **Material for Bid:** Sale of Properties by OARPL under SARFAESI Act, 2002.

4. **Type of Auction:** e-Auction.

5. **Bidding Currency & Unit of Measurement:** Bidding will be conducted in Indian Rupees (INR) Only

6. **Starting (Opening) Price / Bid Increment:** The opening price of the auction and the bid Increment value shall be available to the bidders on their bidding screen.

7. **Bid Price:** The Bidder has to quote the total price.

8. For other terms and conditions, please see the e-auction notice published by OARPL Procedure of E-Auctioning:

    a. e-Form Submission
    b. All interested bidders need to fill online form available on e-Auction domain with necessary details.
    c. Online e-Auction:

        i. OARPL will declare its Opening Price (OP), which shall be visible to the all Bidders during the start of the e-Auction. Please note that the start price of an item in online e-Auction is open to all the participating bidders. Any bidder can start bidding, in the online e-Auction, from the start price itself. Hence, the first online bid that comes in the system during the online eAuction can be equal to the auction's start price, or higher than the auction's start price by one increment, or higher than the auction's start price by multiples of increment. The second online bid and onwards will have to be higher than the H1 rate by one increment value, or higher than the H1 rate by multiples of the increment value.

        ii. The "Bid Increase Amount" has been fixed in respect of each property which the bidders can view on their bidding screen, and the bidders will have to increase the bid amount in the multiple of "Bid Increase Amount".

        iii. If a bidder places a bid in the last 5 minutes of closing of the e-Auction and if that bid gets accepted, then the auction's duration shall automatically get extended for some minutes (refer sale notice for details), from the time that bid comes in. Please note that the auto-extension shall be for limited / unlimited times (as given under the sale notice) and will take place only if a valid bid comes in last 5 minutes of closing. If valid bid is not received, the auto-extension will not take place even if that bid might have come in the last 5 minutes. In case, there is no bid in the last 5 minutes of closing of e-Auction, the auction shall get closed automatically without any extension. However, bidders are advised not to wait till the last minute or last few seconds to enter their bid during the auto-extension period to

Omkara Assets Reconstruction Private Limited MUMBAI

avoid complications related with internet connectivity, network problems, system crash down, power failure, etc.

9. Successful Bidder shall be required to submit the final prices, quoted during the e-Auction as per Annexure III after the completion of Auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of auction. During e-Auction, if no bid is received within the specified time, OARPL at its discretion may decide to revise Opening price / scrap the e-Auction process / proceed with conventional mode of tendering.

10. The bid once submitted by you, cannot be cancelled / withdrawn and the bidder shall be bound to buy the property at the final bid price. The failure on part of bidder to comply with any of the terms and conditions of the e-auction notice and Tender Document will result in forfeiture of the amount paid by the defaulting bidder.

11. The bidders will be able to view the following on your screen along with the necessary fields in the E Auction:
    a. Leading Bid in the Auction (H1 – Highest Rate)
    b. Bid Placed by bidder
    c. Opening Price & Minimum Increment Value.
    d. The bid rank of bidder in the auction

12. The decision of the OARPL regarding declaration of successful bidder shall be final and binding on all the Bidders.

13. OARPL shall be at liberty to cancel the e-Auction process / tender at any time, before declaring the successful bidder, without assigning any reason.

14. OARPL / M/S. C1 INDIA PVT. LTD. shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the cause.

15. The bidders are required to submit acceptance of the terms & conditions and modality of e-Auction given above before participating in the e-Auction.

16. Successful bidder: At the end of the E-Auction, OARPL will evaluate all the bids submitted and will decide upon the successful bidder. OARPL's decision will be final & binding on all the bidders.

17. **Duration of Auction:** The auction of each property is schedule to be conducted on day & time as specified in the auction notice published in the newspapers and soft copy enclosed as Annexure I below. The bidders are cautioned not to wait till the last minute or last few seconds to enter their bid to avoid complications related to internet connectivity, network problems, system crash down, power failure, etc.

Terms & Conditions for Sale of Property (ies)

1. The E-Auction is being held on **"AS IS WHERE IS" and "AS IS WHAT IS BASIS".**

2. To the best of knowledge and information of the Authorised officer, no other encumbrance exists on the properties. However, the intending bidders should make their own independent enquiries regarding the other encumbrances, title of property/ies put on auction and claims/rights/dues effecting the property, prior to submitting their bid. The auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the OARPL. The property is being sold with all the existing and future encumbrances whether known or unknown to the OARPL. The Authorized Officer/Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues.

3. It shall be the responsibility of the bidders to inspect and satisfy themselves about the assets and specification before submitting the bid.

4. The particulars specified in the auction notice published in the newspapers and annexed herein below as ANNEXURE I, have been stated to the best of the information of the undersigned; however, undersigned shall not be responsible/liable for any error, misstatement or omission.

5. The inspection of property put on auction will be permitted to interest bidders at sites to on the day and time mentioned in the public notice annexed as ANNEXURE I.

6. The EMD is required to be deposited in the bank account within the stipulated date and time as per the details mentioned in the sale notice. For payment mode, intended bidders are required to go through the attached sale notice. 4 *Please refer the payment mode for the remittance of EMD amount to the concerned account given under the sale notice. advertisement released in the newspaper which is annexed herewith as ANNEXURE I and register their name at "https://www.bankeauctions.com" and get user ID and Password free of cost and get training on e-Auction from our service provider, M/S C1 India Pvt. Ltd. by contacting on Helpline No. 01244302020/21/22/23, +91 7291981124 / 1126 and e-mail ID: support@bankeauctions.com.

7. After Registration of bidders on the website as mentioned in para (vi) above, the intending purchaser/ bidder is required to get the copies of following documents uploaded on the website before last date of submission of the bid(s) (as mentioned in the public auction notice published in the newspapers and copy of which is attached below as ANNEXURE I)
    a. Copy of the NEFT/RTGS challan.
    b. Copy of PAN card.
    c. Proof of identification (KYC) viz. attested copy of Voter ID Card/ Driving License/ Passport etc.
    d. Copy of proof of address, without which the bid is liable to be rejected.

8. The e-Auction will take place through web portal "https://www.bankeauctions.com" on the time specified in the e-Auction notice published in the newspaper and as per ANNEXURE I attached herewith.

9. The bidder has to specify the choice of the property for which offer is submitted from the list mentioned in the above website along with the EMD amount. (Kindly take note that minimum offer amount cannot be less than the reserve price mentioned in the public auction notice published in the newspapers and copy of which is attached below as ANNEXURE I below.)

10. The bid/s shall be accompanied by an Earnest Money Deposit (EMD) equal to 10% of the Reserve Price, by RTGS/NEFT. The bids submitted without EMD amount shall be summarily rejected. The property shall not be sold below the reserve price.

11. The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained.

12. If the dues of the OARPL together with all costs, charges and expenses incurred by it or part thereof as may be acceptable to OARPL are tendered by or on behalf of the borrower or property holder/s or guarantor/s at any time on or before the date fixed for sale, the sale of assets may be cancelled.

13. The auction is by way of inter-se bidding amongst the bidders and the bidders shall increase the bid amount in the multiple of amount mentioned against each property under column "Bid Increase Amount" in ANNEXURE I. The inter-se bidding amongst the bidders shall commence online exactly on the date & time specified in the public notice annexed as ANNEXURE I.

14. The EMD of unsuccessful bidders will be refunded to their respective A/c No. shared in e-Auction Portal (https://www.bankeauctions.com) online (within 07 working days from date of auction). The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).

15. The successful bidder shall deposit 25% of bid amount (after adjusting EMD) immediately i.e. on the same day or not later than the next working day, as the case may be and balance 75% amount must

Omkara Assets Reconstruction Private Limited MUMBAI

be paid within 15 days from confirmation of sale. On failure to pay the sale price as stated all deposits including EMD shall be forfeited without further notice. However, extension of further reasonable time to make the balance 75% payment in exceptional situations shall be at sole discretion of authorized officer.

16. The successful bidder shall bear all the necessary expenses like applicable stamp duties/additional stamp duty/transfer charges, Registration expenses, fees etc. for transfer of the property in his/her name.

17. The payment of all statutory/non statutory dues, taxes, rates, assessments, charges, fees etc. owing to anybody shall be the sole responsibility of successful bidder only.

18. In case of any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of OARPL shall be final. In such an eventuality, OARPL shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and at such time as may be decided by OARPL. For any kind of dispute, bidders are required to contact the concerned authorized officer only. In case all the bids are rejected, Authorised Officer can negotiate with any of the bidders or other parties for sale of the properties by way of private treaty.

19. The sale certificate shall be issued on the receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued by Authorised Officer in the same name in which the offer is submitted.

20. The Interested parties & bidder shall neither be a related party to the borrowers and its guarantors, mortgagors in terms of **section 29A** IBC nor has having any conflict of interest with said Borrower and its guarantors, mortgagors. The Interested parties & bidder must have taken independent business decision to make the bid for purchase/assignment of the assets/accounts of the Borrower and its guarantors, mortgagors, solely in due course of their business and against adequate commercial considerations after independent due diligence. A declaration cum affidavit has to be submitted along with Bid (Enclosed as Annexure – VI in the End).

Other Terms & Conditions for Sale of Property (ies)

- The Bidder shall not involve himself or any of his representatives in Price manipulation of any kind directly or indirectly by communicating with other bidders.
- The Bidder shall not divulge either his Bids or any other exclusive details of OARPL or to any other party.
- The decision of OARPL declaration of successful bidder shall be final and binding on all the Bidders.
- M/S .C1 INDIA PVT. LTD. / OARPL shall not have any liability to Bidders for any interruption or delay in access to the site irrespective of the cause.
- M/S .C1 INDIA PVT. LTD. /OARPL is not responsible for any damages, including damages that result from, but are not limited to negligence. M/S .C1 INDIA PVT. LTD. will not be held responsible for consequential damages, including but not limited to systems problems, inability to use the system, loss of electronic information etc.

Sd/-
Authorised Officer

N.B.: Bidder(s) will have to go through the ANNEXURES uploaded on the Web Portal (https://www.bankeauctions.com) and follow the following procedures:

Annexure – II: All the Prospective Bidder(s) will have to –

Omkara Assets Reconstruction Private Limited MUMBAI

- get the printout
- fill it up and sign
- upload the scanned copy while submitting the bid

Annexure – III & VI: All the Prospective Bidder(s) will have to –

- get the printout
- fill it up and sign
- upload the scanned copy while submitting the bid

Annexure – IV: Just after receiving Training on e-Auction, Bidder(s) will have to –

- get the printout
- fill it up and sign
- e-mail the scanned copy to the Authorised Officer (e-mail ID mentioned in Sale Notice) with a copy to support@bankeauctions.com

Annexure – V: Just after the completion of e-Bidding Process, the H1 Bidder will have to –

- get the printout
- fill it up and sign
- e-mail the scanned copy to the Authorised Officer (e-mail ID mentioned in the Sale Notice) with a copy to support@bankeauctions.com

Annexure VII – Description of the Property

Lot No.	Owner of the Property	Description of the Property
1	Mohit Sindhwani and Swati Sindhwani	All that piece and parcel of **Flat No. B- 12** having carpet area admeasuring 58.78 sq. mts, having Built up area admeasuring 76.41 sq. mts Plus Terrace admeasuring 5.15 sq. mts i.e. total saleable area admeasuring 78.96 sq. mts (850 sq. ft) along with covered/ open Parking No. B -12, at the ground Floor of Wing B in the building known as Atharva Apartment constructed on the land bearing Plot No. 57, out of Land bearing Sector No. 1, situated at PCNTDA , Bhosari, Tal haveli District Pune 411027.

Omkara Assets Reconstruction Private Limited MUMBAI

INDIA SHELTER FINANCE CORPORATION LTD.

IndiaShelter Home Loans

POSSESSION NOTICE FOR IMMOVABLE PROPERTY

Corporate Office: 6th Floor, Plot No 15, Institutional Area, Sector 44 Gurugram-122003 Haryana Tel: 1800- 532-4444
BRANCH OFFICE :- Maharashtra

Whereas, The Undersigned Being The Authorised Officer Of The India Shelter Finance And Corporation Ltd, Under The Securitisation And Reconstruction Of Financial Assests And Enforcement (security) Interest Act,2002 And In Exercise Of Power Conferred Under Section 13(12) Read With Rule 3 Of The Security Interest (enforcement) Rules,2002,issued A Demand Notice On The Date Noted Against The Account As Mentioned Hereinafter, Calling Upon The Borrower And Also The Owner Of The Property/surety To Repay The Amount Within 60 Days From The Date Of The Said Notice. Whereas The Owner Of The Property And The Other Having Failed To Repay The Amount, Notice Is Hereby Given To The Under Noted Borrowers And The Public In General That The Undersigned Has Taken Possession Of The Property/ies Described Herein Below In Exercise Of The Powers Conferred On Him/her Under Section 13(4) Of The Said Act Read With Rules 8 & 9 Of The Said Rules On The Dates Mentioned Against Each Account. The Borrower 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. Now, The Borrower In Particular And The Public In General Is Hereby Cautioned Not To Deal With The Property/ies And Any Dealing With The Property/ies Will Be Subject To The Charge Of India Shelter Finance Corporation Ltd For An Amount Mentioned As Below And Interest Thereon, Costs, Etc.

Name Of The Borrower/ Guarantor (Owner Of The Property) & Loan Account Number	Description Of The Charged / Mortgaged Property (All The Part & Parcel Of The Property Consisting Of)	Dt. Of Demand Notice, Amount Due As On Date Of Demand Notice	Date Of Possession
Jayashri Baliram Mali, Baliram Macchindra Mali & Ganesh Baliram Mali RESIDE AT: Serial No.4603, House No.4244, South Side Land Gat No. 1269/2A/1/A/1/B/1/A/1, Near Sawata Mali Mandir At Sathe Nagar, Mohol Tq Mohol Dist Solapur 413213 **LOAN ACCOUNT NO.** LA41CLLONS000005067237 & HL41CHLONS000005050046 **Branch-** Solapur	All Piece And Parcel Of Serial No 4603, Grampanchayt Milkat No 4244, South Side Land Gat No. 1269/2a/1/a/1/b/1/a/1, Adm Area. 1014 Sq. Ft. At Mohol-nagar- Parishad Tal Mohol Dist Solapur -413213 Boundary:- Towards East- House of Mali, Towards West- Road, Towards South- House of Dattatray Ashtul, Towaids North -Remaining Land Of Gram panchayat Property no. 4244	DEMAND NOTICE 12-Jul-2026 Rs. 1061258/- (Rupees Ten Lac Sixty One Thousand Two Hundred Fifty Eight Only) Due As On 10.07.2026 Together With Interest Applicable From 11.07.2026and Other Charges And Cost Till The Date Of The Payment.	06.10.2026
Urmila Samani &Harshad Samani RESIDE AT: R.S NO.84/2, Old R S.No.132/2, Plot No.26, Flat No.101,First Floor, Maratha Empire Apartment Wanleswadi, In Front Of Purva Garden,At Kupwad Tq Miraj Dist Sangli 416416 Maharashtra **LOAN ACCOUNT NO.** HL41CHLONS000005049464 **Branch-** Sangli	ALL THAT PIECE AND PARCEL Of Property Bearing Flat No.101,Area 112.05 Sq Mtr, First Floor, R S No.84/2, Old R S No.132/2, Plot No.26, Maratha Empire Apartment,Wanleswadi, In Front Of Purva Garden, At Kupwad Tq Miraj Dist Sangli Boundaries East- Front Margin And Then Government Road, West- Side Margin, Passage,lift & Staircase , North- Passage,lift, Staircase & Side Margin, South- Side Margin And Then Government Road	DEMAND NOTICE 12-June-2025 Rs. 2774370/- (Rupees Twenty Seven Lakh Seventy Four Thousand Three Hundred Seventy Only) Due As On 10.06.2025 Together With Interest Applicable From 11.06.2025 and Other Charges And Cost Till The Date Of The Payment.	07/10/2026

PLACE: Maharashtra, **DATE:**10.10.2026 **(Authorized Officer) India Shelter Finance Corporation Ltd**
For Any Query Please Contact Mr. Tushar Hurde (+91 7350002453), Mr. Prakash Tandulkar (+91 7447426676

Phoenix ARC Limited

(formerly known as Phoenix ARC Private Limited)
REGISTERED OFFICE: 3rd Floor Wallace Towers (earlier known as Shiv Building) 139/ 140/ B/1 Crossing of Sahar Road & Western Express Highway Vile Parle (E),Mumbai - 400057

POSSESSION NOTICE

Whereas, the Authorized Officer of **Phoenix ARC Limited (formerly known as Phoenix ARC Private Limited) (acting as Trustee of Phoenix trust as mentioned on the below table column) (Phoenix)** under the securitization and reconstruction of financial assets and enforcement of security interest act, 2002 and in exercise of the powers conferred under section 13(2) read with rule 3 of the security interest (enforcement) rules, 2002 issued demand notices to the borrowers, co-borrowers, guarantors as detailed hereunder, calling upon the respective borrowers, co-borrowers, guarantors to repay the amount mentioned in the said notices within 60 (sixty) days from the date of receipt of the same. The said borrowers, co-borrowers, guarantors having failed to repay the amount, notice is hereby given to the borrowers, co-borrowers, guarantors and public in general that the authorized officer of the company has taken possession of the property described hereunder in exercise of powers conferred on him under section 13(4) of the said act r/w rule 8 of the said rules on the dates mentioned along with. The borrowers, co-borrowers, guarantors in particular and public in general are hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of Phoenix for the amount specified therein with future interest, costs and charges from the respective dates.
Details of the borrowers, co-borrowers, guarantors, properties mortgaged, name of the trust, outstanding dues, demand notices sent under section 13(2) and amounts claimed there under are given as under:

Name of Trust	Name and Address of the borrower, Co-Borrower, Loan account No., Loan amount	Details of the securities	1. Demand notice date 2. Date of Symbolic/Physical Possession 3. Amount due in Rs.
Trustee of Phoenix Trust FY20-9	**Dnyaneshwar Chandar Bone (S/D/W of Chandar Bone)** Sr No. 106 Gosavi Vasti Near Balaji General Store Vaiduwadi Hadapsar Pune Pune Maharashtra India 411013 **And Also At :** Shinde Wasti Hadapsar Pune Pune Maharashtra India 411028 **Manisha Dhnyshwar Bone (S/D/W of Dhnyshwar Bone)** Sr No. 106 Gosavi Vasti Near Balaji General Store Vaiduwadi Hadapsar Pune Pune Maharashtra India 411013 **Loan Account Number: LXPUN00117-180052946** **Loan Amount Sanctioned:Rs.9,36,897/- (Rupees Nine Lakh Thirty Six Thousand Eight Hundred & Ninety Seven Only)**	All That Piece And Parcel Of Mortgaged Property Of Flat No.01 Ground Floor S.No. 48 Hissa No.12/2/9 Charwad Wasti Near Cow Shed B/H Sinhagad Collage Wadgaon Bk. Haveli Pune-411041 0 0 411041 Pune Pune Maharashtra	1) Demand Notice Date 24-06-2025 2) Date of Symbolic Possession-06-10-2026 3) Amount due in **Rs. 28,85,489 (Rupees Twenty Eight Lakh Eighty Five Thousand Four Hundred & Eighty Nine Only)** Due And Payable As of 31-05-2025 With Applicable Interest From 01-06-2025 Until Payment In Full

Place: Maharashtra
Date: 10.10.2026

Authorised Officer
For Phoenix ARC Limited
(formerly known as Phoenix ARC Private Limited)

PUBLIC NOTICE

Notice is hereby given to all the concerned that, MR. ROHIT JAWRANI is the owner of all that Piece and Parcel of Property i.e. Flat No. 6 admeasuring Carpet area 606 Square Feet. i.e. 56.31 Square Meters, situated on Second Floor in building No. "A" known as "SUPER DHANRAJ Co-Operative Housing Society Ltd.", and constructed on the land bearing Survey No. 224/6 and 224/7, corresponding to City Survey No. 1082, situated at revenue village Pimpri Waghere, being and lying within the limits of Pimpri Chinchwad Municipal Corporation, having Registration District Pune, Sub Registration District Haveli, (hereinafter referred to as said flat)

That, Initial Title Deed in respect of said Flat Property i.e. Articles of Agreement dated 28-02-1992 made and executed between M/s. Shiv Associates, as Builders / Vendor and Mrs. Shobhana Iype, as purchaser, Registered with office of Joint Sub Registrar Haveli No. 5 at Serial No. 1353/1992, along with its Index II and Registration Receipt has been misplaced / lost. My client MR. ROHIT JAWRANI has reported the loss to Pimpri Police Station, Pimpri Chinchwad City, vide Lost Property Registration No. 0593/2026 dated 01/10/2026

Hence this Notice is hereby given that no person/s should do any legal transaction in respect of said flat property without consent of MR. ROHIT JAWRANI. If any person/s doing the same is doing at his / her / their own risk and for that MR. ROHIT JAWRANI will not be liable / responsible. At the same, any transaction done by any person/s in respect of said flat property the said transaction will not be binding on MR. ROHIT JAWRANI. If any person/s have found the above said original documents, then, he may return the same within 7 days, at below mention address, from the date of Publication of this Notice. Hence this Public Notice Issued.

Place: Pune
Dated: 10-10-2026.

Adv. Prakash J. Khatri
Office No.103, First Floor,Mohol Complex, CTS No. 1255, Near Ashok Theater, Pimpri, Pune 411017.Mo. 9823022044

INVENT ASSETS SECURITISATION & RECONSTRUCTION PRIVATE LIMITED

invent

Regd Office: Bakhtawar, Suite 'B', Ground Floor, Backbay Reclamation Scheme Block III, 229, Nariman Point, Mumbai – 400021.

DEMAND NOTICE

The Securitization And Reconstruction Of Financial Assets And enforcement of security Interest Act 2002, read with Rule 3(1) of the Security Interest (Enforcement) Rules 2002.

The undersigned is the authorized officer of **Invent Assets Securitisation & Reconstruction Private Limited** (hereinafter referred to as **"INVENT"**) by ALTUM vide registered Assignment Agreement dated 29.12.2025. Under Securitisation And Reconstruction of Financial Assets And Enforcement of Security Interest Act 2002 (The said Act). In exercise of powers conferred under Section 13(2) of the said Act read with Rule 3(1) of the Security Interest (Enforcement) Rules 2002, the authorized officer has issued demand notices under 13(2) of the said Act, calling upon the borrower(s) [The "said borrower(s)], to repay the amounts mentioned in the respective demand notice(s) issued to them that are also given below. In connection with above, notice is hereby given, once again, to the said borrower(s) to pay to **Invent Assets Securitisation & Reconstruction Private Limited** (INVENT), within sixty days from the publication of this notice, the amounts indicated herein below, together with further interest as detailed in the said demand notice(s), from the date(s) mentioned below til the date of payment and/or realization, payable under the loan agreement read with other documents/writings, if any, executed by the said borrower(s). As Security for due repayment of the loan, the following assets have been mortgaged to **Invent Assets Securitisation & Reconstruction Private Limited** (INVENT) by the said borrower(s) respectively.

क्रम संख्या	उधारकर्ता(ओं)/सह-उधारकर्ता(ओं) और गारंटर का नाम, लोन खाता संख्या	1. NPA की तारीख, 2. डिमांड नोटिस की तारीख (U/s 13(2)), 3. बकाया राशि
1.	1) Chandrakant Shrishail Surale (Borrower) 2) Gaurabai Shrishail Surle (Co-Borrower) **Address :** Surale Galli At Post Takali, Tal South Solapur, Takali Brij, Solapursouth, Solapur, Maharashtra, Surale Galli 413002 **A/c No. S163208000020**	1. 01-May-2025 2. 10-September-2026 ₹9,88,416 (Rupees Nine Lakh Eighty Eight Thousand Four Hundred Sixteen Only) as on 03-Sep-26

Property Details:- All that piece and parcel of Land Property Grampanchyat Milkat No. 1424, Takali, Tal - South Solapur, Dist -Solapur, MAHARASHTRA-413002, its area admeasuring 900 Sq. foot. situated at Village - Takali, Tal - South Solapur, Dist -Solapur., comes within the local limits of Grampanchayat, of Village Takali and comes within the jurisdiction of Office of the Sub Registrar South Solapur, East : Jadappa surale West : Shavanna Surale South : Siddharam Bagale North : Road

Date: 10-10-2026
Place: Maharashtra

Sd/-, Authorized Officer
Invent Assets Securitisation & Reconstruction Private Limited

---

बैंक ऑफ महाराष्ट्र
Bank of Maharashtra
एक परिवार एक बैंक

Satara City150, Bhavani Peth, Rajpath, Satara – 415002.
Tele : 02162-234134
E-mail : brmgr134@bankofmaharashtra.bank.in

DEMAND NOTICE

[(Under Section 13(2) of the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act. 2002 (SARFAESI ACT) read with Rule 3(1) of the Security Interest (Enforcement) Rule, 2002)]

The accounts of the following Borrowers with **Bank of Maharashtra, Satara City Branch** having been classified as **NPA on 07/10/2026 ,** the Bank has issued notices under S.13(2) of the SARFAESI Act on the dates mentioned below. In view of the non-service of the Earlier notices on the last known address of below mentioned Borrowers/Guarantors, this public notice is being published for information of all concerned as a simultenious service of the notice.

The below mentioned Borrowers / Guarantors are called upon to pay to **Bank of Maharashtra**, **Satara City Branch** respectively within 60 days from the date of publication of this Notice, the amounts indicated below due on the dates together with future interest at contractual rates, till the date of payment, plus cost, charges & expenses etc. under the loan/and other agreements and documents executed by the concerned persons. As security for the Borrowers' obligation under the said agreements and documents, the respective assets shown against the names have been charged to **Bank of Maharashtra as detailed below.**

Sr. No.	Branch / Name & Address of the Borrower(s) & Guarantor(s)	Outstanding Amount
1	**Branch : Satara City** **Mr. Sushant Murlidhar Ghadge (Borrower) Mrs. Pooja Sushant Ghadge (Co-Borrower), Both at: Add: - 1.** At Post Nimsod, Taluka & District Satara 415538. **2.** SMG Ghadge Jwellers, Shop No. 3 & 4, Upper Ground Floor, Building Named Sky Touch Plaza, CTS No. 220, at Sadashiv Peth, Taluka & District Satara 415002.	**Rs. 49,26,000.05/- (Rupees Forty Nine Lakhs Twenty Six Thousand and Five Paise Only)** plus interest at applicable rates plus costs, charges and expenses, etc. plus Unapplied Interest w.e.f. 08/10/2026 at the rate of 10.30%
	Date of Demand Notice : 08/10/2026	**Date of NPA : 07/10/2026**
	1)Name of the Executants: Mr. Sushant Murlidhar Ghadge **2) The nature of charge: Register Mortgage Deed dated 10/01/2024** **3) Description of the property mortgaged:** Register Mortgage of property of Mr. Sushant Murlidhar Ghadge. All those pieces and parcels of land bearing tittle to the Shop No. 3 & 4, Carpet area 50.09 sq. mtrs on the Upper floor in the building Sky Touch Plaza Apartment constructed on CTS No.220 area 213.30 sq. mtrs situated at Sadashiv Peth, Satara within the jurisdiction of Satara Nagarparishad Satara and the Sub Registrar Satara registered in the name of Mr. Sushant Murlidhar Ghadge. Property **Bounded** as: On the **North:** Internal Passage and Shop No. 1 & 2 , On the **South:** Property of Sunilkumar Majgaonkar, On the **East:** Nagarpalika Road and common Staircase, On the **West:** Lift and Remaining Space of Building. **CERSAI ID: 200076798281**	

If the concerned Borrowers / Guarantors shall fail to make payment to **Bank of Maharashtra, Satara City Branch** respectively as aforesaid, then the **Bank of Maharashtra** shall be entitled to proceed against the above secured assets under Section 13(4) of the Act and the applicable Rules entirely at the risks of the concerned Borrowers/Guarantors as to the costs and consequences.

In terms of provisions of SARFAESI ACT, the concerned Borrowers / Guarantors are prohibited from transferring the above said assets, in any manner, whether by way of sale, lease or otherwise without the prior written consent of **Bank of Maharashtra.** Any contravention of the said provisions will render the concerned persons liable for punishment and /or penalty in accordance with the SARFAESI Act.

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. For more details notice may collect the unserved returned notices from the undersigned.

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

Chief Manager & Authorized Officer,
Bank of Maharashtra, Satara City Branch

Date : 08/10/2026 Place : Satara

VASTU HOUSING FINANCE CORPORATION LTD

VASTU HOUSING FINANCE

Unit 203 & 204, 2nd Floor, "A" Wing, Navbharat Estate, Zakaria Bunder Road, Sewri (West), Mumbai 400015. Maharashtra.
CIN No.: U65922MH2005PLC272501

POSSESSION NOTICE

Whereas, The undersigned being the Authorised Officer of Vastu Housing Finance Corporation Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred to him under section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice calling upon the borrowers mentioned herein below to repay the amount mentioned in the respective notice within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, undersigned has taken possession of the property described herein below in exercise of powers conferred on me under Section 13(4) of the said Act read with Rule 8 of the said rules on the date mentioned below. The borrower and guarantor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Vastu Housing Finance Corporation Limited Branch for an amount metioned as below and interest thereon, costs etc.

S N	Name of Borrower, Co-Borrower and LAN No.	Date & Amount of Demand Notice	Description of Property	Date & Type of Possession
1	Anuradha Ganesh Tumma (Borrower), Ganesh Madhukar Tumma (Co Borrower) HL0000000232804	28/Jul/26 Rs.4666992/- as on 16/Jul/26	All that part and parcel of the Immovable property situated at, Flat No. 16 on 4 th Floor area admeasuring 1098 Sq. Ft. i.e. 102.4 Sq. Mtrs Salable in wing S 07 in Building known as "Shreekanth View" in the society known as "Shree Kanth View (Building No. S 1,2,3,4,5,6,7,8) Co-Operative Housing Society Ltd. which is constructed on land admeasuring 00 H 61 R bearing S. No. 16 Hissa No. 1 admeasuring 01 H 38 R, situated at Village – Ambegoan Bk, Tal – Haveli, Dist - Pune, 411046. Boundaries as follows: North – Flat No 13 South – Open Space East – Flat No 15 West – Open Space	Symbolic Possession Taken 06/10/2026
2	Salima Saifan Shaikh (Borrower), Saiphan Mahiboob Shaikh (Co Borrower), Jasmin Mubin Sayyad (Guarantor) LP0000000182124	16/Jul/26 Rs.736497/- as on 16/Jul/26	All that part and parcel of the Immovable property situated at, Gat no. 19/1 north sides portion of Sub Plot no. 19 at Shelagi Solapur Maharashtra 413006 Admeasuring 800 Sq.ft Boundaries as follows: North – Road South – Remaining Portion of Plot no. 19 East – Plot no. Road West – Plot no. 18	Symbolic Possession Taken 07/10/2026
3	Ahamad Munna Shaikh (Borrower), Farjana Ahamad Shaikh (Co Borrower) HL0000000145996	18/Feb/25 Rs.1769819/- as on 10/Feb/25	All that part and parcel of the Immovable property situated at, Plot No 82 And 83 Old Survey No 608 New Survey No 33/2/b Part, Utkarsh Nagar At Mauje Neharu Nagar, Solapur, North Solapur, Solapur, Maharashtra, 413004, Total area 21.0 sqmtr or admeasuring 442 Sq.ft. Boundaries as follows: North – Road South – Road East – Plot No 81/ Plot No 82 West – Plot no 83 / Road	Physical Possession Taken 07/10/2026

Date : 10.10.2026
Place : Pune, Solapur

Authorised officer
Vastu Housing Finance Corporation Ltd

Bank of India
Relationship beyond banking

TILAK ROAD BRANCH
431/112, Shukrawar Peth
Hirabaug, Tilak Road, Pune -411002
Phone : 020-24444985, 24440848

APPENDIX-IV
[See rule-8(1)]
POSSESSION NOTICE
(for Immovable property)

Whereas

The undersigned being the authorised officer of the Bank Of India under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 03.08.2026 calling upon the **borrower/Guarantors M/s. United Falcon Corp represented by Partners Mr. Akul Sudhakar Gilche and Mrs. Vidhi Akul Gilche and Guarantors Mr. Sudhakar Shankar Gilche and Mrs. Aruna Sudhakar Gilche** to repay the amount mentioned in the notice being **Rs.121,31,977.69/- (Rupees One Crore Twenty One Lakhs Thirty One thousand Nine Hundred Seventy Seven and Sixty Nine Paise)** with further interest thereon within 60 days from the date of receipt of the said notice.

The borrower's having failed to repay the amount, notice is hereby given to the borrowers/Guarantors 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 sub-section (4) of section 13 of Act read with rule 8 of the Security Interest Enforcement Rules, 2002 on this the **08th day of October of the year 2026.**

The borrowers/Guarantors in particular and the public in general is hereby cautioned not to deal with the asset and any dealings with the asset will be subject to the charge of the Bank of India for an amount Rs.121,31,977.69/- and interest thereon.

The borrower's/Guarantors 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.

DESCRIPTION OF THE IMMOVABLE PROPERTY

All that part and parcel of the property consisting of "Flat No 803, 8th floor, Building No B "KUMAR CO-OPERATIVE HOUSING SOCIETY LIMITED" Plot No 411, Sub Plot NO 6, Sr. No. 707-A, Hissa No 1+7+8+14+15+16, Near DSK Chandradeep Project, Mukund Nagar off Shankar Road Lohane Marg, Village Gultekdi Tal Haveli Pune 411037 in the name of Mr. Sudhakar Shankar Gilche & Mrs. Aruna Sudhakar Gilche (Guarantors of M/s. United Falcon Corp)"

Boundaries of the property:

North: By Lift and staircase — **South**: By Side Margin
East: By Entrance of the flat, duct and refuge area — **West**: By Side Margin

Date : 08.10.2026
Place : Pune

Authorised Officer
(Chief Manager, Bank of India)

Motilal Oswal Home Finance Limited

motilal oswal Home Finance

Regd. Office: Motilal Oswal Tower, Rahimtullah Sayani Road,Opp. Parel ST Depot, Prabhadevi, Mumbai - 400 025, CS : 8291889898 **Website**: www.motilaloswalhf.com, **Email:** hfquery@motilaloswal.com

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 of 2002), and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated mentioned hereunder calling upon the following borrowers to repay the amount mentioned in the notice 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.

Sr No	Loan Agreement No. / Name Of The Borrower / Co Borrower/Guarantor	Date of Demand Notice & Outstanding	Date Of Possession Taken	Description Of The Immovable Property : All That Part And Parcel Of Proprty Consiting Of Property Address
1	**LXMOKOLHAP5523-240683859 / Borrower: - Vishnu Balasahen Nagare / Co Borrower: - Nila Balaso Nagare**	**07-07-2026 For Rs.15,81,184/-**	06-10-2026	Plot No 07,Area Adm 302.90 Sq Mtrs Bearing Gat No 234 Situated At Mouje Shahapur-Ichalkaranji Tal. Hatkanangle Dist Kolhapur East- Property Of Shri Jadhav West- 23feet Wide Road North- Property Of Shri Lapare And Deshpande South- Property Of Shri Dambal
2	**LXKOL00115- 160016973 / LXMOHOF221- 220608776 / Borrower: - Yuvraj Balu Mane / Co Borrower: - Sonali Yuvraj Mane**	**03-07-2026 For Rs.20,04,647/-**	06-10-2026	Milkat No 327 Area Adm 202.41 Sq Mtrs I.e 2178sq Feet And This Land As Per Assessment Of 327 The Construction Area Of The Shed Os 26.39 Sq Mtrs I.e 284.80 Sq Feet Sitauted In Daulatwadi,Ral Kagal ,Dist Kolhapur East- House Of Maruti Gore West- House Of Mr Shivaji Belekar North- House Of Dinkar Jadhav South- Road And House Of Mr Balu Dattu Mane
3	**LXDAU00416- 170049043 / Borrower: - Ajinath Sampat Jarad / Co Borrower: - Jayashree Ajinath Jarad**	**16-07-2026 For Rs.13,33,243/-**	05-10-2026	Baramati Gat No 247 Area 4 H 95 Aar+ Pot Kharaba 0 H 05 Aar Total 5 H 00 Aar Out Of Them 00 H 16 Aar,Out Of Then 00h 03 Aar Within Land Proposed R.c.c Construction Area 1500sq Feet Taluka Baramati,Dist Pune East- Survey No 251 West- Survey No 245 North- Canal South- Odha & Ring Road
4	**LXSAT00216- 170024431 / Borrower: - Samir Alhabaksh Mahat / Co Borrower: - Yasmin Samir Mahat**	**03-07-2026 For Rs.8,14,444/-**	07-10-2026	Grampanchayat Milkat No 3698 Area 23.3*32.10 Total Room 4 Constructed Stoned Brick Cement Form Sheet 3.8* 5.8 Total 770sq Feet I.e 71.56 Sq Mtrs.in The Survey No 26/2a+3a/2 Koregaon,Dist Satara East- Property Of Mr Shiva Jadhav West- Property Of Mr Wagh North- Property Of Mr Barge South- Road Measuring 7.50 M On That Side Measuring 7-84m Is Located With A Roundabout
5	**LXTAL00416- 170037238 / Borrower: - Praful Madhukar Khandare / Co Borrower: - Sangita Praful Khandare**	**05-02-2018 For Rs.1230427/-**	05-10-2026	Flat No. 203, 2nd Floor,Gat No-236 Sukhdham Kunj Rupee Nagar 411062 Pune Maharashtra
6	**LXPUN00115- 160015215 / Borrower: - Javed Rashid Shaikh / Co Borrower: - Saberabi Rashid Shaikh / Guarantor : Shezad Shabir Attar**	**06-02-2025 For Rs.2496687/-**	06-10-2026	Flat No 01 And 02 Ad Measuring 303.51 Sq.mtrs Wing No.c Kamaldeep Society S.no.8a Plot No.16 Kondhawa Khurd 0 0 Nr. Shital Petrol Pump Opposite 411048 Pune Maharashtra East- 20 Feet Wide Road West- Sub Plot No. 8 North- Sub Plot No. 15 South- 20 Feet Wide Colony Road
7	**LXPUN00315- 160004969 / Borrower: - Prashant Janardhan Bhamre / Co Borrower: - Preeti Prashant Bhamare**	**24-06-2019 For Rs.826555/-**	08-10-2026	Flat No.14, 2nd Floor , D Wing, Sai Samrajiya , Ambethan Chowk, Chakan, Pune, Maharashtra - 410501

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 Motilal Oswal Home Finance Limited for an amount mentioned herein above and interest thereon. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Date : 10.10.2026 / Place : Maharashtra

Sd/-,Authorized Officer
(Motilal Oswal Home Finance Limited)

बैंक ऑफ़ बड़ौदा
Bank of Baroda

HAL Chinchwad Branch
Mumbai-Pune Road, H A Colony, Pimpri Chinchwad, Pune-411 018.
Email:vjchin@bankofbaroda.bank.in

Notice To Borrower (under Sub-section (2) of Section 13 of the Sarfaesi Act, 2002)

Date: 25/06/2026

To,
1. M/s Vaishnavi Engineering (Borrower) 2. Mr. Vikas Someshwar Thombre (Partner)
3. Mrs.Sunita Sanjay Patil (Partner) 4. Mr.Surendra Subhas Patil (Partner), Sr No 16/22, Galve Vasti, Bhosari MIDC, Pune-411 026

Re: Credit facilities with our HAL Chinchwad Branch, Pune (VJCHIN)

Dear Sir / Madam

We refer to letter no. **BMDP/CM/VKS/14/2012 dated 03/05/2012** (Secured Over Draft) conveying sanction of various credit facilities and the terms of sanction. Pursuant to the above sanction, you have availed and started utilizing the credit facilities after providing security for the same, as hereinafter stated. The present outstanding in various loan/credit facility accounts and the security interests created for such liability are as under:

Nature and type of Facility	Limit (₹) In lakhs	Rate of Interest	OIs as 25/06/2026 on (Exclusive Unrealized and Unapplied Interest)	Security agreement with brief description of securities (please mention the details of security agreements and details of mortgaged property including total area and boundaries)
89720500000071 - Housing Loan	Rs. 22.50	10.50%	Rs. 2247864.32 + Unserved Interest + Unapplied Interest at the contractual rates + legal & other charges	Equitable Mortgage of Land & Bunglow named "Siddheshwar Sadan" S No 208 Hissa No 1, Jai Hind Colony, Alandi Road, Bhosari, Pune 411 039 Area: 1500 Sq. ft. **Boundary** Details: **East:** By remaining land out of the same survey No., **West:** By Property Owned by Mr. Sanjay Krishna Ghare, **North:** By 12 ft wide road, **South:** By Property of Mr. Pilaji Gawali. **Valuation of the said property:** **Realisable Value:** Rs. 36,38,000/-as valuation report dated 19.12.2020 by panel valuer M/s. Longani H H.

2. In the Letter of Acknowledgement of debt dated **14/05/2025 (V-SOD)** you, have acknowledged your liability to the bank for ₹22,48,778.16/- (V-SOD) as on 14/05/2025. The outstanding stated above include further drawings and interest upto 30/04/2025. Other charges debited to the account are Rs. __________.
3. As you are aware, you have committed defaults in payment of interest on above loans/outstanding for the Quarter Ended **March 2026.** You have also defaulted in payment of instalments of term loan/demand loans which have fallen due for payment on **31/12/2025** and thereafter.
4. Consequent upon the defaults committed by you, your loan account has been classified as non-performing asset on **29/03/2026** (mention date of classification as NPA) in accordance with the Reserve Bank of India directives and guidelines. In spite of our repeated requests and demands you have not repaid the overdue loans including interest thereon.
5. Having regard to your inability to meet your liabilities in respect of the credit facilities duly secured by various securities mentioned in para 1 above, and classification of your account as a non-performing asset, we hereby give you notice under sub-section (2) of section 13 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and call upon you to pay in full and discharge your liabilities to the Bank aggregating **₹ 22,50,000/- (Rupees Twenty Two Lakh Fifty Thousand Only) plus Interest thereon + legal & other charges** as stated in para 1 above, within 60 days from the date of this notice. We further give you notice that failing payment of the above amount with interest till the date of payment, we shall be free to exercise all or any of the rights under sub-section (4) of section 13 of the said Act, which please note.
6. Please note that, interest will continue to accrue at the rates specified in para 1 above for each credit facility until payment in full.
7. We invite your attention to sub-section 13 of section 13 of the said Act in terms of which you are barred from transferring any of the secured assets referred to in para 1 above by way of sale, lease or otherwise (other than in the ordinary course of business),without obtaining our prior written consent. We may add that non-compliance with the above provision contained in section 13(13) of the said Act, is an offence punishable under section 29 of the Act.
8. **We further invite your attention to sub section (8) of section 13 of the said Act in terms of which you may redeem the secured assets, if the amount of dues together with all costs, charges and expenses incurred by the Bank is tendered to you, at any time before the date of publication of notice for public auction/ inviting quotations/ tender/ private treaty. Please note that after publication of the notice as above, your right to redeem the secured assets will not be available.**

Please note that this demand notice is without prejudice to and shall not be construed as waiver of any other rights or remedies which we may have, including without limitation, the right to make further demands in respect of sums owing to us.

Yours faithfully,

(Shashikumar Verma)
Chief Manager, Branch Head
HAL Chinchwad

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED

OMKARA ASSETS RECONSTRUCTION Pvt. Ltd.

CIN: U67100TZ2014PTC020363 Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai – 400028.
Email: zuber.khan@omkaraarc.com Tel.: 022-69231111 |Authorised Officer M no.: +91 86579 69231

[Appendix - IV-A] [See proviso to rule 8 (6) r/w 9(1)]
PUBLIC NOTICE FOR E-AUCTION SALE OF IMMOVABLE PROPERTY
E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with proviso to Rule 8 (6) r/w 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/ charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of **Omkara Assets Reconstruction Pvt. Ltd (OARPL). Further, OARPL (acting in its capacity as Trustee of Omkara PS 30/2021-22 Trust) has** acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 30.09.2021 from IndusInd Bank Ltd (Assignor Bank) along with underlying security from assignor bank. Accordingly, OARPL has stepped into the shoes of assignor bank and empowered to recover the dues and enforce the security. The Authorized Officer of OARPL took the physical possession of the below mentioned secured property from the Borrower/Mortgagor/Co-Borrower. The Authorized Officer of OARPL hereby intends to sell the below mentioned secured property for recovery of dues and hence the tenders/bids are invited in sealed cover for the purchase of the secured property. The property shall be sold in exercise of rights and powers under the provisions of sections 13 (2) and (4) of SARFAESI Act; **on "As is where is", "As is what is", and "Whatever there is" and "Without recourse Basis"** for recovery of amount shown below in respective column due to OARPL as Secured Creditor from respective Borrower and Co-Borrower(s) shown below. Details of the Borrower(s)/Guarantors/Mortgagors, Securities, Owner, Outstanding Dues, Date of Demand Notice sent under Section 13(2), Possession Date, Reserve Price, Bid Increment Amount, Earnest Money Deposit (EMD), Date & Time of Inspection is given as under:

Sr. No.	Name of Borrower(s)/ Guarantors/ Mortgagors	Details of the Secured Asset	Owner of the property	Outstanding Dues as on 08.10.2026 (IN INR)	Demand Notice Date	Possession Date	Reserve Price (IN INR)	Bid Increment Amount(IN INR)	EMD (IN INR)	Date & Time of Inspection
1.	**M/s. Railtech Consultants Pvt Ltd (Borrower), M/s. Arihant Industrial Corporation (Guarantor), Mr. Mohit Sindhwani (Guarantor), Mrs. Swati Sindhwani (Guarantor) & Mr. Sudarshan Sindhwani (Guarantor)**	All that piece and parcel of Property bearing Flat No. B- 12 having carpet area admeasuring 58.78 sq. mts, having Built up area admeasuring 76.41 sq. mts Plus Terrace admeasuring 5.15 sq. mts i.e. total saleable area admeasuring 78.96 sq. mts (850 sq. ft) along with covered/ open Parking No. B -12, at the ground Floor of Wing B in the building known as Atharva Apartment constructed on the land bearing Plot No. 57, out of Land bearing Sector No. 1, situated at PCNTDA , Bhosari, Tal haveli District Pune 411027	Mohit Sindhwani & Swati Mohit Sindhwani	**Rs. 9,27,47,223/-**	**14.02.2019**	**07.03.2025 (Physical Possession)**	**Rs. 45,09,000/-** (Rupees Forty-Five Lakh Nine Thousand Only)	**Rs.10,000/-** (Rupees Ten Thousand Only)	**Rs.4,50,900/-** (Rupees Four Lakh Fifty Thousand and Nine Hundred Only)	**23.10.2026 From 11.30 A.M to 12:30 P.M**

Account No.: 055505010221, Name of the Beneficiary: Omkara PS 30/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (E) Mumbai, IFSC Code: ICIC0000555

***Bank/ARC dues to have priority over any other statutory dues.**
Note: The above property is also mortgaged/secured in the account of Mr. Mohit Sindhwani (LAN: 508003453071) as common securities. Hence, Omkara ARC reserves its right to appropriate the residual sale consideration received in the account of Railtech Consultants Pvt Ltd (i.e. the amount remaining in excess after appropriating the total contractual dues) to adjust the outstanding dues in the account of Mr. Mohit Sindhwani, till the entire payment is made.

Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD : 02.11.2026 till 5:30 pm | **Date of E-Auction & Time : 04.11.2026 12:00 pm to 2:00 pm**

TERMS & CONDITION OF THE AUCTION: For detailed terms and conditions of the sale please refer to the link provided in Secured Creditor's (OARPL) website i.e. http://omkaraarc.com/auction.php. or web-site of service provider i.e. http://www.bankeauction.com.

STATUTORY NOTICE FOR SALE UNDER Rule 8(6) r/w 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

This notice is also a mandatory notice of not less than 15 (Fifteen) days to the Borrower(s) of the above loan account under Rule 8(6) r/w 9(1), of Security Interest (Enforcement) Rule, 2002 and provisions of Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of auction/sale through e-auction on the above referred date and time.
Please note that the above-mentioned phone numbers are the only official numbers of Authorised Representatives of Omkara ARC. Omkara ARC does not validate/authorise any agents/brokers to conduct sale of its assets on their behalf and any person getting into such transaction is doing so at its own risk and Omkara ARC shall not be held liable for any such transaction.

Date: 10.10.2026
Place: Pune

Sd/- Authorized Officer, Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 30/2021-22 Trust)

OMKARA ASSETS RECONSTRUCTION Pvt. Ltd.

ओमकारा अॅसेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड

सीआयएनः यू67100टीझेड2014पीटीसी020363 कॉर्पोरेट ऑफिसः कोहिनूर चौक, 47 वा मजला, एन.सी. केळकर मार्ग, आर.जी. गडकरी चौक, दादर पश्चिम, मुंबई 400 028.
ईमेलः zuber.khan@omkaraarc.com टेलि.: 022-69231111 | अधिकृत अधिकारी मो. क्र.: +91 86579 69231

[परिशिष्ट- 4-ए] [नियम 9 (1) सहवाचता नियम 8 (6) ची तरतूद पहा]

स्थावर मालमत्तेच्या ई-लिलाव विक्रीसाठी जाहीर सूचना

सिक्युरिटी इंटरेस्ट (इन्फोर्समेंट) नियम, 2002 च्या नियम 9 (1) आणि नियम 8 (6) च्या तरतुदी सहवाचता सिक्युरिटायजेशन अँण्ड रिकन्स्ट्रक्शन ऑफ फायनान्शियल अॅसेट्स अँण्ड इन्फोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट अॅक्ट, 2002 ("सरफेसी कायदा") अंतर्गत स्थावर मालमत्तेच्या विक्रीसाठी ई-लिलाव विक्री सूचना.

सूचना याद्वारे सर्वसामान्य जनतेला आणि विशेषतः कर्जदार आणि जामीनदारांना देण्यात येत आहे की, सुरक्षित धनकोकडे गहाण/शुल्क प्रभारित असलेली खाली वर्णन केलेली स्थावर मालमत्ता, ज्याचा ताबा **ओमकारा अॅसेट्स रिकन्स्ट्रक्शन प्रा. लि. (ओएआरपीएल) च्या अधिकृत अधिकाऱ्याने घेतला आहे. पुढे, ओएआरपीएल (ओमकारा पीएस 30/2021-22 ट्रस्टचे विश्वस्त या क्षमतेत) यांनी इंडसइंड बँक लि. (हस्तांतरणकर्ता बँक)** यांच्याकडून, दिनांकित 30.09.2021 च्या हस्तांतरण करारनाम्याद्वारे, खालील खात्यांची संपूर्ण थकबाकी, हस्तांतरणकर्ता बँकेकडील मूळ तारणासह, संपादित केली आहे. त्यानुसार, ओएआरपीएल यांनी हस्तांतरणकर्ता बँकेची जागा घेतली आहे आणि थकबाकी वसूल करण्यास व तारणाची अंमलबजावणी करण्यास सक्षम आहे. ओएआरपीएल यांच्या अधिकृत अधिकाऱ्याने कर्जदार/गहाण ठेवणारा/सह-कर्जदार यांच्याकडून खाली नमूद केलेल्या तारण मालमत्तेचा भौतिक ताबा घेतला. ओएआरपीएल यांचे अधिकृत अधिकारी याद्वारे थकबाकीच्या वसुलीसाठी खाली नमूद केलेली तारण मालमत्ता विकू इच्छित आहेत, आणि म्हणूनच सदर या तारण मालमत्तेच्या खरेदीसाठी मोहरबंद लिफाफ्यात निविदा/बोली मागविण्यात येत आहेत. सरफेसी कायद्याच्या कलम 13 (2) आणि (4) च्या तरतुदींनुसार अधिकार आणि शक्तींचा वापर करून, खालील कर्जदार आणि सह-कर्जदार यांच्याकडून, सुरक्षित धनको म्हणून ओएआरपीएल यांना देय असलेली रक्कम वसूल करण्यासाठी, मालमत्तेची विक्री **''जशी आहे तशी आहे'', ''जे आहे ते आहे'', आणि ''कोणत्याही आधाराशिवाय''** या तत्त्वांवर केली जाईल. कर्जदार/जामीनदार/गहाण ठेवणारे, तारण, मालक, थकीत देयके, कलम 13 (2) अंतर्गत पाठवलेल्या मागणी सूचनेची तारीख, ताबा मिळण्याची तारीख, आरक्षित किंमत, बोली वाढीची रक्कम, इसारा ठेव अनामत रक्कम (ईएमडी), तपासणीची तारीख आणि वेळ यांचा तपशील खालीलप्रमाणे दिला आहेः

अ. क्र.	कर्जदार/ जामीनदार/ गहाण ठेवणारे यांचे नाव	तारण ठेवलेल्या मालमत्तेचा तपशील	मालमत्तेचा मालक	दि. 08.10.2026 रोजीनुसार देय थकबाकी भारतीय रुपयांमध्ये	मागणी सूचना दिनांक	ताबा तारीख	आरक्षित किंमत (भारतीय रुपयात)	बोली वाढीची रक्कम (भारतीय रुपयात)	ईएमडी (भारतीय रुपयात)	तपासणीची तारीख आणि वेळ
1.	मे. रेलटेक कन्सल्टंट्स प्रा. लि. (कर्जदार), मे. अरिहंत इंडस्ट्रियल कॉर्पोरेशन (जामीनदार), श्री. मोहित सिंधवानी (जामीनदार), श्रीमती स्वाती सिंधवानी (जामीनदार) आणि श्री. सुदर्शन सिंधवानी (जामीनदार)	धारण मालमत्ता फ्लॅट क्र. बी-12 मोजमापे कार्पेट क्षेत्रफळ 58.78 चौ.मी., बिल्ट-अप क्षेत्रफळ 76.41 चौ.मी., अधिक मोजमापे 5.15 चौ.मी. टेरेस, म्हणजेच एकूण विक्रीयोग्य क्षेत्रफळ 78.96 चौ.मी. (850 चौ. फूट) सोबत झाकलेली/खुली पार्किंग क्र. बी-12, येथे अथर्व अपार्टमेंट नावाने ओळखल्या जाणाऱ्या इमारतीमधील विंग बी च्या तळमजल्यावर, प्लॉट क्र. 57 वर बांधलेली, सेक्टर क्र. 1 मधील जमीन, येथे स्थित पीसीएनटीडीए, भोसरी, ता. हवेली जिल्हा पुणे- 411027 यांचे ते सर्व तुकडे आणि पार्सल.	मोहित सिंधवानी आणि स्वाती मोहित सिंधवानी	रु. 9,27,47,223/-	14.02.2019	दि. 07.03.2025 (भौतिक ताबा)	रु. 45,09,000/- (रुपये पंचेचाळीस लाख नऊ हजार फक्त)	रु. 10,000/- (रुपये दहा हजार फक्त)	रु. 4,50,900/- (रुपये चार लाख पन्नास हजार नऊशे फक्त)	दि. 23.10.2026 सकाळी 11.30 वा. ते दुपारी 12.30 वा. पर्यंत

खाते क्र.: 055505010221, लाभार्थ्याचे नावः ओमकारा पीएस 30/2021-22 ट्रस्ट, बँकेचे नावः आयसीआयसीआय बँक, शाखाः वांद्रे (पूर्व), मुंबई, आयएफएससी कोडः आयसीआयसी0000555

*** बँक/एआरसी देयकांना इतर कोणत्याही वैधानिक देयकांपेक्षा प्राधान्य असेल.**

टीपः वरील मालमत्ता श्री. मोहित सिंधवानी (एलएएनः 508003453071) यांच्या खात्यात सामान्य प्रतिभूती म्हणून गहाण/सुरक्षित ठेवलेली आहे. त्यामुळे, ओमकारा एआरसी संपूर्ण रक्कम अदा होईपर्यंत, श्री. मोहित सिंधवानी यांच्या खात्यातील थकबाकी समायोजित करण्यासाठी, रेलटेक कन्सल्टंट्स प्रा. लि. यांच्या खात्यात प्राप्त झालेली उर्वरित विक्री रक्कम (म्हणजे, एकूण करारानुसार देय रक्कम वजा केल्यानंतर शिल्लक राहिलेली अतिरिक्त रक्कम) वापरण्याचा आपला हक्क राखून ठेवते.

सहभागिता निविदा पत्र/केवायसी कागदपत्र/ईएमडीचा पुरावा सादर करण्याची अंतिम तारीख आणि वेळः 02.11.2026 रोजी सायं. 5.30 वाजेपर्यंत । ई-लिलावाची तारीख आणि वेळः 04.11.2026 रोजी दुपारी 12.00 वा. ते दुपारी 2.00 वा.

लिलावाच्या अटी व शर्तीः विक्रीच्या सविस्तर अटी व शर्तींसाठी, कृपया सुरक्षित धनकोची (ओएआरपीएल) वेबसाईटवर, म्हणजेच http://omkaraarc.com/auction.php, किंवा सेवा प्रदात्याच्या वेबसाईटवर, म्हणजेच http://www.bankeauction.com, दिलेल्या लिंकचा संदर्भ घ्या.

सिक्युरिटी इंटरेस्ट (इन्फोर्समेंट) नियम, 2002 च्या नियम 8(6) सहवाचता नियम 9(1) अंतर्गत विक्रीसाठी वैधानिक सूचना

सदर ही सूचना, वरील निर्देशित कर्ज खात्याच्या कर्जदाराला, सिक्युरिटी इंटरेस्ट (इन्फोर्समेंट) रूल्स, 2002 च्या नियम 8(6) सहवाचता 9(1) अन्वये, आणि सिक्युरिटायजेशन अँण्ड रिकन्स्ट्रक्शन ऑफ फायनान्शियल अॅसेट्स अँण्ड इन्फोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट अॅक्ट, 2002 च्या तरतुदींनुसार, वर नमूद केलेल्या तारखेला आणि वेळेला ई-लिलावाद्वारे लिलाव/विक्री आयोजित केली जाणार असल्याची माहिती देण्यासाठी, किमान 15 (पंधरा) दिवसांची अनिवार्य सूचना आहे.

कृपया नोंद घ्यावी की, वर नमूद केलेले फोन नंबर हे ओमकारा एआरसी यांच्या अधिकृत प्रतिनिधींचे एकमेव अधिकृत नंबर आहेत. ओमकारा एआरसी आपल्या मालमत्तेची विक्री करण्यासाठी कोणत्याही एजंट/दलालांना मान्यता देत नाही आणि सदर असा व्यवहार करणारी कोणतीही व्यक्ती स्वतःच्या जोखमीवर करत आहे, आणि अशा कोणत्याही व्यवहारासाठी ओमकारा एआरसी जबाबदार राहणार नाही.

दिनांकः 10.10.2026, ठिकाणः पुणे — सही/- अधिकृत अधिकारी, ओमकारा अॅसेट्स रिकन्स्ट्रक्शन प्रा. लि. (ओमकारा पीएस 30/2021-22 ट्रस्टचे विश्वस्त या क्षमतेत कार्यरत)

---

pnb Housing Finance Limited — Ghar Ki Baat

परिशिष्ट - IV-A - अचल मालमत्तेची ई-लिलाव-जाहीर विक्री सूचना

सिक्युरिटी इंटरेस्ट (एनफोर्समेंट) रुल्स, 2002 मधील नियम 8(6) च्या तरतुदींसह वाचण्यात येणारया सिक्युरिटायझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनॅन्शीअल अॅसेट्स अँड एनफोर्समेन्ट ऑफ सिक्युरिटी इंटरेस्ट अॅक्ट, 2002 अंतर्गत अचल मत्तांच्या विक्रीसाठी ई-लिलाव विक्री सूचना.

नोंदणीकृत कार्यालय :- 9वा मजला, अंतरीक्ष भवन, 22 कस्तुरबा गांधी मार्ग, नवी दिल्ली - 110001, फोन्स :- 011-23357171, 23357172, 23705414, वेब. :- www.pnbhousing.com शाखेचा पत्ता : कार्यालय क्र. 303, तिसरा मजला, ग्लोबल बिझनेस हब, इऑन फ्री झोन, खराडी, पुणे - 411014, महाराष्ट्र शाखेचा पत्ता : कार्यालय क्र. 501, पाचवा मजला, प्राईड पर्पल स्क्वेअर, जे. एम. रोड, शिवाजी नगर, पुणे - 411005, महाराष्ट्र शाखेचा पत्ता : कार्यालय क्र. 203, दुसरा मजला, सिटी वन मॉल कमर्शियल कॉम्प्लेक्स, पिंपरी, पिंपरी चिंचवड - 411018, महाराष्ट्र, शाखेचा पत्ता : 2, स्पंदन, सर्व्हे क्र. 117/1, पॉप्युलर नगर, वारजे, पुणे-411052.

याद्वारे खाली स्तंभ क्र. - ए मध्ये नमूद कर्जदार व जामीनदारांना आणि सर्व लोकांना सूचित करण्यात येते की सुरक्षित धनकोकडे तारण / भारग्रस्त असलेल्या खाली स्तंभ - डी मध्ये नमूद अचल मालमत्तेचा **मे. पीएनबी हाऊसिंग फायनान्स लिमिटेड / सुरक्षित धनको च्या प्राधिकृत** अधिकारयांनी रचनात्मक / प्रत्यक्ष ताबा घेतलेला असून (स्तंभ-सी मध्ये नमूद केल्यानुसार) त्यांची ''जशी आहे जेथे आहे'' आणि ''जशी आहे जे काही आहे'' आणि ''तेथे जे काही आहे'' तत्त्वावर खाली नमूद तपशिलानुसार विक्री करण्यात येईल.
याद्वारे ही सूचना सद्य दिनांकास सुधारित सिक्युरिटी इंटरेस्ट एनफोर्समेंट रुल्स, 2002 मधील नियम - 8(6) व 9 अंतर्गत स्तंभ क्र. ए मध्ये नमूद करण्यात आलेल्या कर्जदार / गहाणदार / कायदेशीर वारस, कायदेशीर प्रतिनिधी (ज्ञात किंवा अज्ञात), संबंधित कर्जदार / गहाणदारांच्या (मयत झाले असल्यास) मृत्युपत्रव्यवस्थापक, प्रशासक, वारसदार, अभिहस्तांकिती यांना देऊ करण्यात येत आहे. विक्रीच्या अटी व शर्तींच्या तपशीलासाठी कृपया **मे. पीएनबी हाऊसिंग फायनान्स लिमिटेड / सुरक्षित धनकोच्या वेबसाईटला www.pnbhousing.com येथे भेट द्यावी.**

कर्ज क्र., कर्जदार / सह-कर्जदार / जामीनदार / कायदेशीर वारस यांचे नाव (ए)	मागणी केलेली रक्कम व दिनांक (बी)	ताब्याचे स्वरूप (सी)	तारण मालमत्तेचे वर्णन (डी)	आरक्षित किंमत (आ. कि.) (ई)	बयाणा रक्कम (आ. कि. च्या 10%) (एफ)	बोली सादर करण्याचा शेवटचा दिनांक (जी)	बोली वृद्धी दर (एच)	पाहणीचा दिनांक व वेळ (आय)	लिलावाचा दिनांक व वेळ (जे)	असल्यास, ज्ञात बोजे / न्यायालयीन कज्जे (के)
HOU/KRDI/0718/559803 देवराम भानाराम चौधरी / पतियादेवी देवराम चौधरी, शाखा : खराडी	रु. 2948670.69 आणि 15.04.25	प्रत्यक्ष	विंग एफ, दुसरा मजला, 203, स्वप्नलोक फेज II, सर्व्हे क्र. 201/1/1 पी आणि 201/2/1 पी आणि 201/2/2 पी, काळे पडळ फुरसुंगी डीपी रोड, पापडे वस्ती, फुरसुंगी ता. हवेली, सर्व्हे क्र. 201/3 पी आणि 202 पी, पुणे, महाराष्ट्र - 412308	रु. 2289000	रु. 228900	26.10.26	रु. 10000	22.10.26, दु. 12:00 - दु. 4:00	27.10.26, दु. 2:00 - दु. 3:00	*निरंक / ज्ञात नाही
HOU/PUN/1021/922053 प्रकाश अरुण थोरात / कांचन प्रकाश थोरात, शाखा : पुणे	रु. 3028004.03 आणि 09.07.25	प्रत्यक्ष	विंग ए, चौथा मजला, फ्लॅट क्र. ए -401, माय होम किवळे, स. क्र. 8/1 (पी) येथील प्रकल्प, गाव किवळे, तालुका हवेली, जिल्हा पुणे - महाराष्ट्र - 412101	रु. 3624000	रु. 362400	26.10.26	रु. 10000	17.10.26, दु. 12:00 - दु. 4:00	27.10.26, दु. 2:00 - दु. 3:00	*निरंक / ज्ञात नाही
NHL/PM/0719/731151 जितू बलरामदास चटलानी / नीता दत्तात्रय घोलप, शाखा : पिंपरी चिंचवड	रु. 3536564.84 आणि 15.04.25	प्रत्यक्ष	कार्यालय, दुसरा मजला, 299-जी, 93 अव्हेन्यू, स. क्र. 93ए/1ए/2, 93ए/2, 93ए/3, 93ए/4, गाव वानवडी, तालुका हवेली, जिल्हा पुणे - 411022, पुणे, महाराष्ट्र - 411022	रु. 2954000	रु. 295400	26.10.26	रु. 10000	23.10.26, दु. 12:00 - दु. 4:00	27.10.26, दु. 2:00 - दु. 3:00	*निरंक / ज्ञात नाही
HOU/WRJE/1018/597222 अंकुश मच्छिंद्र पिसे / रेखा अंकुश पिसे, शाखा : पुणे	रु. 2673984.49 आणि 14.10.25	प्रत्यक्ष	इमारत डी, दुसरा मजला, 207.0, आपलं घर मोशी अॅनेक्स फेज I, गट क्र. 184, 187, 454, 456, 458, 460, जिल्हा पुणे 410501, गाव खराबवाडी चाकण, पुणे, महाराष्ट्र - 410501	रु. 2444000	रु. 244400	26.10.26	रु. 10000	24.10.26, दु. 12:00 - दु. 4:00	27.10.26, दु. 2:00 - दु. 3:00	*निरंक / ज्ञात नाही
HOU/KRDI/0221/862758 राहुल सोनवणे / अश्विनी दयानंद वाघमारे, शाखा : खराडी	रु. 2997069.81 आणि 14.10.25	प्रत्यक्ष	फ्लॅट क्र. 1103, अकरावा मजला, विंग क्र. बी, व्यंकटेश क्लासिक, तुळजा भवानी मंगल कार्यालयाजवळ, हांडेवाडी रोड, स. क्र. 15, हिस्सा क्र. 2/1, 2/4, औताडे हांडेवाडी, पुणे, महाराष्ट्र - 412308	रु. 2548000	रु. 254800	26.10.26	रु. 10000	23.10.26, दु. 12:00 - दु. 4:00	27.10.26, दु. 2:00 - दु. 3:00	*निरंक / ज्ञात नाही
NHL/PUN/0621/893489 आणि HOU/ PUN/ 0521/ 886380,कौस्तुभ सुरेश कोंडे / शीतल कौस्तुभ कोंडे, शाखा : पुणे	रु. 6491286 आणि 03.11.22	प्रत्यक्ष	फ्लॅट क्र. 301, तिसरा मजला, समर्थ हाईट, स. क्र. 43, हिस्सा क्र. 1+2+3+4/ए/2, वारजे, पुणे, महाराष्ट्र, भारत - 411058.	रु. 2475000	रु. 247500	26.10.26	रु. 10000	12.10.26, दु. 12:00 - दु. 4:00	27.10.26, दु. 2:00 - दु. 3:00	*निरंक / ज्ञात नाही
HOU/PUN/0621/893410 आणि NHL/ PUN/ 0621 /893612, कौस्तुभ सुरेश कोंडे / शीतल कौस्तुभ कोंडे, शाखा : पुणे	रु. 6491286 आणि 03.11.22	प्रत्यक्ष	फ्लॅट क्र. 302, तिसरा मजला, समर्थ हाइट्स, स. क्र. 43, हिस्सा क्र. 1+2+3+4/ए/2, वारजे, पुणे, महाराष्ट्र, भारत - 411058.	रु. 2528000	रु. 252800	26.10.26	रु. 10000	13.10.26, दु. 12:00 - दु. 4:00	27.10.26, दु. 2:00 - दु. 3:00	*निरंक / ज्ञात नाही

*सोबत भरण्याच्या व / वा वसुलीच्या दिनांकापर्यंतचे लागू असेल त्यानुसार वार्षिक 18% दराने पुढील व्याज, आनुषंगिक खर्च, शुल्के, अधिभार इ. **पीएनबी हाऊसिंग फायनान्स लिमिटेड च्या प्राधिकृत अधिकारयांच्या माहितीनुसार वर स्तंभ - के मध्ये जाहीर केलेल्या माहितीशिवाय वर नमूद अचल / अनामत मत्तांच्या संदर्भात इतर कोणतेही बोजे / दावे नाहीत. याशिवाय असे कुठलेही बोजे असल्यास यशस्वी खरेदीदाराने / बोलीदाराने ते स्वतः भरावयाचे आहेत. संभाव्य खरेदीदार / बोलीदारांना विनंती आहे की त्यांनी वर नमूद बोज्यांची स्वतंत्रपणे चौकशी करावी. **(1)** आज दिनांकास वर नमूद अचल मालमत्ता / अनामत मत्तांची विक्री करणे, त्यांची विल्हेवाट लावणे इ. पासून पीएनबीएचएफएल / पीएनबीएचएफएल च्या प्राधिकृत अधिकारयांना प्रतिबंध करणारा कोर्टाचा कोणताही हुकुम नाही आणि स्थितीचा उल्लेख स्तंभ क्र.- के मध्ये केला आहे. **(2)** संभाव्य खरेदीदारांनी / बोलीदारांनी आणि इच्छुकांनी स्तंभ - के मध्ये नमूद केलेल्या प्रक्रिया / आदेश इ. मधील बाजूची स्वतंत्रपणे चौकशी करावी. यात पीएनबीएचएफएल यांचेकडे उपलब्ध असलेल्या दस्तावेजांच्या मालकी हक्काचा समावेश आहे, परंतु ते तेथेपर्यंतचे मर्यादित नसून त्यांनी निविदा / बोली अर्ज सादर करण्याअगोदर किंवा प्रस्ताव देण्याअगोदर सर्व बाबतीत चौकशी करून घ्यावी. बोलीदाराने या लिलावाच्या अटी व शर्तीवर बोली फॉर्मसह स्वाक्षरी करणे आवश्यक आहे. **(3)** कृपया लक्षात घ्यावे की सिक्युरिटी इंटरेस्ट (एनफोर्समेंट) रुल्स, 2002 मधील नियम 9(3) च्या अनुषंगाने बोलीदार / खरेदीदार विक्री किमतीच्या 25% एवढी रक्कम (जमा केलेली बयाणा रक्कम धरून) त्याच दिवशी किंवा फार तर पुढील कामकाजाच्या दिवशी सादर करण्यास बांधील आहे. सिक्युरिटी इंटरेस्ट (एनफोर्समेंट) रुल्स, 2002 मधील नियम 9(2) नुसार सुरक्षित धनकोस विक्री किमतीच्या 25% एवढी रक्कम प्राप्त झाल्यावरच विक्री बोलीदाराच्या नावे निश्चित करण्यात येईल. विक्री रकमेपैकी उर्वरित 75% रक्कम खरेदीदारास विक्रीच्या निश्चितीच्या पावतीच्या दिनांकापासून 15 दिवसांचे आत जमा करावी लागेल अन्यथा अशा ठेवी चुकवल्यास, प्राधिकृत अधिकारी विक्रीच्या पुष्टीकरण पत्रात नमूद केलेल्या 15 दिवसांच्या अनिवार्य कालावधीच्या समाप्तीच्या तारखेपासून 15 दिवसांच्या आत विक्रीच्या मोबदल्याच्या रकमेचे काही भाग जप्त करेल आणि मालमत्ता / अनामत मत्तेची पुनर्विक्री करण्यात येईल. (4) सी1 इंडिया प्रायव्हेट लिमिटेड हे प्राधिकृत अधिकारयांना ई-लिलावाच्या माध्यमातून विक्रीची प्रक्रिया राबविण्यास मदत करतील. ज्याचे कॉर्पोरेट कार्यालय प्लॉट क्र. 68, तिसरा मजला, सेक्टर 44, गुडगाव, हरियाणा 122003, वेबसाइट - www.bankeauctions.com, मालमत्तेची तपासणी किंवा बोली दस्तऐवज मिळविण्याशी संबंधित कोणत्याही सहाय्यासाठी आणि इतर कोणत्याही प्रश्नासाठी किंवा नोंदणीसाठी, पीएनबीएचएफएल चे प्राधिकृत व्यक्ती - **गणेश अंकुश / निलाक्षी पाटील आणि टोल फ्री क्र. : 1800 120 8800, ई-मेल : auction@pnbhousing.com, यांचेशी संपर्क साधावा किंवा www.pnbhousing.com येथे भेट द्यावी.**

ठिकाण :- खराडी, पुणे, पिंपरी चिंचवड, वारजे. दिनांक :- 09.10.2026

स्वा./- प्राधिकृत अधिकारी, पीएनबी हाऊसिंग फायनान्स लिमिटेड

महावितरण

इ-निविदा

मान्यताप्राप्त ठेकेदार कडून इ-निविदा पध्दतीने मासिक लघुदाब (० ते २० KW) (R,C,I & Other consumers Excluding AG) ग्राहकांचे मिटर रिडींग मोबाइल अॅप पध्दतीने रिडींग घेणेसाठी व बील प्रिंटींग व बील वाटप इत्यादी १ वर्षासाठी निविदा मागविण्यात येत आहे.

Sr.	Tender No.	Sub-Division	Nature of Work	Approx. Live LT Consumers	Estimated Cost	EMD	Tender Fee
1	EE/SUR/R/T-06/2026-27	Akkalkot -I	Monthly Meter Reading, Bill Printing & Bill Distribution	22,848	₹35.59 Lakh	₹35,590	₹5,000
2	EE/SUR/R/T-07/2026-27	Akkalkot -II	Bill Printing & Bill Distribution	19,323	₹7.42 Lakh	₹7,420	₹5,000
3	EE/SUR/R/T-08/2026-27	Mohol	Bill Printing & Bill Distribution	20,349	₹7.58 Lakh	₹7,582	₹5,000
4	EE/SUR/R/T-09/2026-27	Kurul	Bill Printing & Bill Distribution	13,744	₹5.28 Lakh	₹5,278	₹5,000
5	EE/SUR/R/T-10/2026-27	Solapur R-I	Monthly Meter Reading, Bill Printing & Bill Distribution	42,338	₹62.82 Lakh	₹62,817	₹5,000
6	EE/SUR/R/T-11/2026-27	Solapur R-II	Monthly Meter Reading, Bill Printing & Bill Distribution	33,264	₹53.81 Lakh	₹53,810	₹5,000
7	EE/SUR/R/T-12/2026-27	Mandrup	Bill Printing & Bill Distribution	15,854	₹7.81 Lakh	₹7,814	₹5,000

निविदा विक्री दि. १०.१०.२०२६ ते २०.१०.२०२६ पर्यंत आहे. निविदा भरण्याची अंतिम तारीख २०.१०.२०२६ वेळ १५.०० वाजेपर्यंत. व निविदा उघण्याची तारीख २१.१०.२०२६. इतर सर्व माहिती www.mahadiscom.in वरती उपलब्ध आहे.

कार्यकारी अभियंता,
महावितरण, सोलापूर ग्रामीण विभाग

PRO/BMTZ/124/2026-27

Standard Chartered Bank

स्थावर मालमत्तेसाठी ताबा सूचना

ज्याअर्थी, निम्नस्वाक्षरीकार हे **स्टँडर्ड चार्टर्ड बँक** चे प्राधिकृत अधिकारी असून त्यांनी सिक्युरीटायझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनॅन्शिअल अॅसेट्स अँड एनफोर्समेन्ट ऑफ सिक्युरिटी इंटरेस्ट अॅक्ट, 2002 च्या नियम 8(1) च्या अनुपालनात आणि सिक्युरिटी इंटरेस्ट (एनफोर्समेन्ट) रुल्स, 2002 च्या नियम 3 सह वाचण्यात येणाऱ्या अनुच्छेद 13 (12) अंतर्गत बहाल करण्यात आलेल्या अधिकारांचा वापर करीत प्रत्येक खात्यासमोर नमूद केलेल्या तारखेला **मागणी सूचना** जारी केली ज्यामध्ये संबंधित कर्जदार यांना सूचनेमध्ये प्रत्येक खात्यासमोर नमूद केलेली रकमेचा भरणा सूचना प्राप्त होण्याच्या दिनांकापासून **60 दिवसांचे आत** करण्याचे आवाहन करण्यात आले होते.
कर्जदार सदर रकमेची परतफेड करण्यात असमर्थ ठरल्याने कर्जदार व सर्वसामान्य जनतेस सूचित करण्यात येते की निम्नस्वाक्षरीकारांनी उक्त नियमांच्या नियम 8 सह वाचलेल्या उक्त कायद्याच्या कलम 13(4) अन्वये त्याला/तिला प्रदान केलेल्या अधिकारांचा वापर करून प्रत्येक खात्यासमोर नमूद केलेल्या तारखांना खाली वर्णन केलेल्या मालमत्तेचा ताबा घेतलेला आहे.
कर्जदार व सर्वसामान्य जनतेस याद्वारे सावधगिरीची सूचना देण्यात येते की त्यांनी सदर मालमत्तेच्या संदर्भात कोणताही व्यवहार करू नये आणि असा कोणताही व्यवहार केल्यास तो स्टँडर्ड चार्टर्ड बँक यांच्या कर्ज करारानुसार रक्कम आणि त्यावरील व्याजाच्या भाराधीन असेल. सदर अनामत मत्ता सोडवून घेण्यासाठी उपलब्ध असलेल्या वेळेच्या संदर्भात कर्जदारांचे लक्ष सदर अधिनियमातील अनुच्छेद 13 मधील उप-विभाग (8) कडे वेधण्यात येते.

अ. क्र.	कर्ज करार क्र.	कर्जदार / सह-कर्जदाराचे नाव	मागणी सूचना दिनांक	थकबाकी रक्कम (रु.मध्ये)	ताबा घेतल्याची दिनांक	स्थावर मालमत्तेचे वर्णन
1.	53598385	1. आनंद मदनलाल लाहोटी 2. रुपाली आनंद लाहोटी	27.05.2026	रु. 50,80,430.24 (पन्नास लाख ऐंशी हजार चारशे तीस आणि चोवीस पैसे फक्त)	05.10.2026	फ्लॅट क्र. 406, "अथर्व सृष्टी फेज 1" या प्रकल्प नावांतर्गत प्रस्तावित इमारतीच्या 'ए' विंगमध्ये चौथ्या मजल्यावर स्थित. चौथ्या मजल्यावरील फ्लॅट क्रमांक 406 चे क्षेत्रफळ मोजमाप सुमारे 534 चौरस फूट कार्पेट क्षेत्रफळ म्हणजेच 49.62 चौरस मीटर. टेरेससह कार्पेट एरिया अंदाजे 50 चौ. फूट म्हणजेच 4.64 चौ. मीटर. एकूण कार्पेट क्षेत्रफळ 584 चौ.फूट. 54.26 चौ.मीटर, सोबत सर्व सोयी आणि सुविधा, गाव मांजरी खु. येथे वसलेले, गाव मांजरी खुर्द, तालुका हवेली, जिल्हा पुणे च्या हद्दीत आणि उप-नोंदणी अधिकारी, हवेली पुणे यांच्या अधिकारक्षेत्रात स्थित.

ठिकाणः पुणे
दिनांक : 05.10.2026

स्वा./- प्राधिकृत अधिकारी
स्टँडर्ड चार्टर्ड बँक करिता

CAPRI GLOBAL HOUSING FINANCE LIMITED

कॅप्री ग्लोबल हाऊसिंग फायनान्स लिमिटेड

नोंदणीकृत आणि कॉर्पोरेट कार्यालयः 502, टॉवर-ए, पेनिन्सुला बिझनेस पार्क, सेनापती बापट मार्ग, लोअर परळ, मुंबई- 400013.
सर्कल कार्यालयः 9-बी, दुसरा मजला, पुसा रोड, नवी दिल्ली- 110060.

परिशिष्ट IV-A [नियम 8 (6) आणि 9 (1) ची तरतूद पाहावी]

अचल मालमत्तांच्या विक्रीसाठी विक्री सूचना

सिक्युरिटी इंटरेस्ट एनफोर्समेन्ट रुल्स, 2002 मधील नियम 8 (6) आणि 9 (1) मधील तरतुदीसह वाचण्यात येणारया सिक्युरिटायझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनॅन्शिअल अॅसेट्स अँड एनफोर्समेन्ट ऑफ सिक्युरिटी इंटरेस्ट अॅक्ट, 2002 अंतर्गत अचल मत्तांच्या विक्रीसाठी ई-लिलाव विक्री सूचना. याद्वारे कर्जदार व जामीनदार आणि सर्व लोकांना सूचित करण्यात येते की सुरक्षित धनकोकडे तारण / भारग्रस्त असलेल्या खालील वर्णनाच्या अचल मालमत्तेचा सुरक्षित धनको, कॅप्री ग्लोबल हाऊसिंग फायनान्स लिमिटेड, च्या प्राधिकृत अधिकारयांनी रचनात्मक / प्रत्यक्ष ताबा घेतलेला असून या मालमत्तेची विक्री सुरक्षित धनको कॅप्री ग्लोबल हाऊसिंग फायनान्स लिमिटेड यांना खाली नमूद केलेल्या कर्जदार यांच्या कडून घेणे असलेल्या खाली नमूद रकमेच्या वसुलीसाठी खाली नमूद दिनांकांना "जशी आहे जेथे आहे", "जशी आहे जे काही आहे" आणि "तेथे जे काही आहे" तत्त्वावर विक्री करण्यात येईल. आरक्षित किंमत, बयाणा रक्कम आणि मालमत्तेचा तपशील खालीलप्रमाणे आहेः

अ. क्र.	1. कर्जदार यांचे नाव 2. थकबाकी रक्कम	तारण मालमत्तेचे वर्णन	1. ई-लिलावाचा दिनांक व वेळ 2. बयाणा रक्कम सादर करण्याचा शेवटचा दिनांक 3. मालमत्तेच्या पाहणीचा दिनांक व वेळ	1. आरक्षित किंमत 2. मालमत्तेची बयाणा रक्कम 3. वृद्धी मूल्य
1.	**1. श्री. प्रदीप बाळासाहेब भोसले ("कर्जदार") 2. सौ. अनिला बाळासाहेब भोसले (सह-कर्जदार) 3. सौ. शैला दादा कांबळे (सह-कर्जदार) कर्ज खाते क्र.: LNHLCHI000052431 (जुना) / 51200000661948 (नवीन) रु. 15,36,232/- (रुपये पंधरा लाख छत्तीस हजार दोनशे बत्तीस फक्त) दि. 14.07.2026 रोजी नुसार सोबत लागू असलेले भविष्यातील व्याज.**	पुढील मालमत्तेचे सर्व खंड आणि तुकडे, जमीन आणि इमारत संबंधित फ्लॅट क्र. 101, पहिला मजला, जमीन क्षेत्रफळ मोजमाप 54.08 चौ. मीटर (बांधकाम) बाल्कनी क्षेत्र आणि सामायिक क्षेत्रांसह विश्वश्री प्लाझा, जमीन संबंधित स. क्र. 141 हिस्सा क्र. 1/2सी/1 भाग यावर बांधलेले, स्वागत हॉटेल जवळ आणि जे के वाडेवाला, मांजरी बुद्रुक, तालुका हवेली, पुणे महाराष्ट्र - 412307, चतुःसीमा : उत्तर : प्लॉट क्र. 09, दक्षिण : लॉबी आणि फ्लॅट क्र. 104, पूर्व : फ्लॅट क्र. 102, पश्चिम : जिना आणि लिफ्ट.	**1. ई-लिलाव दिनांक : 30.10.2026 (दुपारी 3:00 ते 4:00 दरम्यान) 2. केवायसीसह ईएमडी सादर करण्याची शेवटची दिनांक : 29.10.2026 3. पाहणीचा दिनांक : 28.10.2026**	**आरक्षित किंमतः रु. 10,00,000/- (रुपये दहा लाख फक्त) बयाणा रक्कम ठेवः रु. 1,00,00/- (रुपये एक लाख फक्त) वृद्धी मूल्यः रु. 5,000/- (रुपये पाच हजार फक्त)**

विक्रीच्या तपशीलवार अटी आणि शर्तीसाठी, कृपया कॅप्री ग्लोबल हाऊसिंग फायनान्स लिमिटेड सुरक्षित धनको यांच्या वेबसाइटवर म्हणजेच **www.caprihomeloans.com/auction** मध्ये दिलेल्या लिंकचा संदर्भ घ्या.

ऑनलाइन ई-लिलाव विक्रीच्या अटी व शर्तीः-

1. सदर मालमत्तेची ''जशी आहे जेथे आहे, तेथे जे काही आहे आणि इतर कोणताही उपाय नाही'' तत्त्वावर विक्री करण्यात येत आहे. त्यामुळे विक्रीसाठी कोणतीही हमी किंवा नुकसानभरपाई नाही.
2. ई-लिलाव विक्री सूचनेत नमूद तपशील (उदा. स्वरूप व क्षेत्रफळ) सुरक्षित धनकोकडे असलेल्या माहितीच्या आधारे देण्यात आलेला असून यात काही चूक झाल्यास, चुकीचे विधान करण्यात आल्यास, किंवा काही गाळण्यात आल्यास त्यासाठी करण्यात आल्यास त्यासाठी सुरक्षित धनको जबाबदार नसतील. वास्तविक स्वरूप व परिमाण वेगळे असू शकतात.
3. सुरक्षित धनकोने जारी केलेली ई-लिलाव विक्री सूचना सामान्य जनतेस त्यांची बोली सादर करण्याचे आमंत्रण असून सुरक्षित धनकोद्वारे देण्यात येणारे वचन किंवा प्रतिनिधित्व नसून तसे समजण्यात येऊ नये. इच्छुक बोलीदारांनी बोली सादर करण्याअगोदर सुरक्षित धनकोकडे असलेल्या टायटल डीड च्या प्रती पाहाव्यात आणि मालमत्ता / मत्तेचा मालकी हक्क आणि सद्य स्थिती आणि मालमत्तेवर परिणाम करू शकणारे दावे इ. बाबत स्वतंत्रपणे चौकशी करावी.
4. लिलाव / बोली फक्त **https://sarfaesi.auctiontiger.net** वेबसाईटच्या माध्यमातून किंवा सेवा पुरवठादार **मे. ई-प्रोक्युरमेंट टेक्नोलॉजीज लिमिटेड,** अहमदाबाद यांनी उपलब्ध करून दिलेल्या ऑक्शन टायगर मोबाइल अॅप च्या माध्यमातून **"ऑनलाईन इलेक्ट्रॉनिक पद्धतीने"** घेण्यात येईल आणि तेच ई-लिलाव मंचाच्या माध्यमातून लिलावाच्या संपूर्ण प्रक्रियेची व्यवस्था व समन्वयन करतील.
5. बोलीदार त्यांच्या आवडीच्या ठिकाणाहून बोलीसाठी ई-लिलावात सहभागी होऊ शकतात. इंटरनेट जोडणीची व्यवस्था बोलीदारास स्वतः करावी लागेल. इंटरनेट जोडणी, नेटवर्क समस्या, सिस्टम कोसळणे, वीजपुरवठा खंडित होणे इ. साठी सुरक्षित धनको / सेवा पुरवठादार जबाबदार नसतील.
6. ई-लिलावाच्या तपशील, मदत, कार्यपद्धती आणि ऑनलाइन बोलीसाठी, इच्छुक बोलीदारांनी सेवा प्रदाता **मे. ई-प्रोक्युअरमेंट टेक्नॉलॉजीज लि. ऑक्शन टायगर, अहमदाबाद (संपर्क क्र. 079-68136880/68136837), श्री. रामप्रसाद शर्मा - मो. 800-002-3297/ 79-6120 0559. ईमेल : ramprasad@auctiontiger.net** यांच्याशी संपर्क साधावा.
7. ई-लिलावात सहभागी होण्यासाठी इच्छुक बोलीदारांना **https://sarfaesi.auctiontiger.net** येथे आपले नाव आधी नोंदवावे लागेल आणि युजर आयडी व पासवर्ड प्राप्त करून घ्यावा लागेल. इच्छुक बोलीदारांनी सेवा पुरवठादाराकडून पासवर्ड प्राप्त झाल्यावर तो लगेच बदलावा.
8. ई-लिलावात सहभागी होण्यासाठी इच्छुक बोलीदारांना आरक्षित किमतीच्या (वर नमूद केल्याप्रमाणे) 10% रिफन्डेबल बयाणा रक्कम डिमांड ड्राफ्ट / एनईएफटी / आरटीजीएस द्वारे **"कॅप्री ग्लोबल हाऊसिंग फायनान्स लिमिटेड" यांचे नावे 29.10.2026 रोजी किंवा त्यापूर्वी** जमा करावी लागेल.
9. इच्छुक बोलीदारांना बयाणा रकमेदाखल असलेल्या बयाणा रकमेसह, **कॅप्री ग्लोबल हाऊसिंग फायनान्स लिमिटेड, प्राधिकृत अधिकारी, प्रादेशिक कार्यालय - कार्यालय क्र. 7वा मजला, नवीन पासपोर्ट कार्यालयाच्या वर, दोस्ती पिनॅकल, वागळे इस्टेट, रस्ता क्रमांक 22, ठाणे ४ 400604 किंवा क्रमांक 031-302, तिसरा मजला, 927, सणस मेमरीज, एफ.सी.रोड, शिवाजी नगर, पुणे, महाराष्ट्र- 411004 यांना संबोधणारया मोहरबंद लिफाफ्यात संपूर्णपणे भरलेले बोली प्रपत्र (नमुना https://sarfaesi.auctiontiger.net येथे उपलब्ध आहे) 29.10.2026 रोजी दु. 03.00 पूर्वी सादर करावे.**
10. मोहरबंद लिफाफ्यावर "कर्ज खाते क्रमांक ------- मधील (वर नमूद केल्याप्रमाणे) "कर्जदाराचे नाव" च्या मालमत्तेसाठी ई-लिलाव विक्रीमध्ये भाग घेण्यासाठी बोली" असे उपरीलिखित करावे.
11. बयाणा रकमेसह बोली सादर करण्याच्या शेवटच्या दिवसानंतर प्राधिकृत अधिकारी त्यांना प्राप्त झालेल्या बोलींची पाहणी करतील आणि सेवा पुरवठादार मे. ई-प्रोक्युरमेंट टेक्नॉलॉजीज लिमिटेड यांना अर्हताधारक बोलीदारांचा (ज्यांनी आरक्षित किमतीपेक्षा जास्त रकमेची बोली दिलेली आहे आणि सुरक्षित धनकोकडे निर्दिष्ट बयाणा रक्कम जमा केलेली आहे) तपशील देतील जेणेकरून त्यांना ई-लिलाव विक्री सूचनेत नमूद करण्यात आलेल्या दिनांक व वेळी त्याच बोलीदारांना ऑनलाईन आपसांत बोली/लिलाव प्रक्रियेत सहभागी होण्याची परवानगी देता येईल. बयाणा रकमेशिवाय सादर केलेली कोणतीही बोली सरसकट नाकारली जाईल.
12. अर्हताधारक बोलीदारांनी देऊ केलेल्या सर्वोच्च बोलीपासून अर्हताधारक बोलीदारांमधील आपसांत बोलीची सुरुवात होईल. आपसांत बोली सुरु असतांना प्रत्येकी ''10'' मिनिटांचे अमर्याद कालविस्तार असतील, म्हणजे शेवटच्या कालविस्तारापासून 10 मिनिटांच्या आत बोली देण्यात आल्यास ई-लिलाव संपण्याची वेळ आपोआप 10 मिनिटांनी वाढेल.
13. एकदा बोली दिली की ती रद्द करता किंवा मागे घेता येणार नाही. बोलीदारास देण्यात आलेल्या युजर आयडीवरून देण्यात आलेल्या सर्व बोली त्यांनी स्वतःच दिलेल्या आहेत असे समजण्यात येईल.
14. ई-लिलाव प्रक्रिया समाप्त झाल्यावर लगेच सर्वोच्च बोलीदार त्याने दिलेल्या बोलीची अंतिम रक्कम ईमेल द्वारे **प्राधिकृत अधिकारी, कॅप्री ग्लोबल हाऊसिंग फायनान्स लिमिटेड, प्रादेशिक कार्यालय - कार्यालय क्र. 7वा मजला, नवीन पासपोर्ट कार्यालयाच्या वर, दोस्ती पिनॅकल, वागळे इस्टेट, रस्ता क्रमांक 22, ठाणे- 400604 किंवा क्रमांक 031-302, तिसरा मजला, 927, सणस मेमरीज, एफ.सी.रोड, शिवाजी नगर, पुणे, महाराष्ट्र- 411004** आणि सेवा पुरवठादारांना कळवतील जेणेकरून त्यांना ई-लिलाव विक्री प्रक्रियेतील यशस्वी बोलीदार घोषित करता यावे.
15. यशस्वी बोलीदाराने विक्री रद्द झाल्यानंतर 24 तासांच्या आत बोली रकमेच्या 25% (ईएमडीसह) जमा करावेत आणि उर्वरित 75% बोली रक्कम कॅप्री ग्लोबल कॅपिटल लिमिटेडच्या नावे डीडी / पे ऑर्डर / एनईएफटी / आरटीजीएस / चेक द्वारे विक्रीच्या तारखेपासून 15 दिवसांच्या आत जमा करावी.
16. यशस्वी बोलीदार / लिलावातील खरेदीदाराने विहित कालावधीत वर नमूद विहित रकमेचा भरणा न केल्यास विक्री रद्द करण्यात येईल आणि तोवर भरलेली रक्कम (बयाणा रक्कम धरून) जप्त करण्यात येईल आणि मालमत्ता पुन्हा विक्रीस काढण्यात येईल.
17. यशस्वी बोलीदाराने विनंती केल्यास बोली रकमेपैकी उर्वरित रक्कम जमा करण्यासाठी लेखी स्वरुपात वाढीव कालावधी मंजूर करण्याचा संपूर्ण अधिकार प्राधिकृत अधिकारी यांना असेल.
18. यशस्वी बोलीदारास (विक्रीच्या रकमेपैकी) विक्री किमतीच्या 1% रक्कम टीडीएसदाखल जमा करावी आणि टीडीएस प्रमाणपत्र प्राधिकृत अधिकारयांकडे जमा करावे आणि बयाणा रक्कम समाविष्ट करून संपूर्ण विक्री रक्कम (टीडीएसदाखल 1% वजा केल्यानंतर) प्राधिकृत अधिकारी यांनी प्रस्ताव स्वीकारण्याच्या दिनांकापासून 15 कामकाजाच्या दिवसांत किंवा प्राधिकृत अधिकारी ठरवून देतील त्या वाढीव कालावधीत सादर करावी, अन्यथा बयाणा रक्कम जप्त करण्यात येईल.
19. विक्री प्रमाणपत्र जारी करण्याअगोदर यशस्वी बोलीदारास महापालिका / पंचायत कर, वीज बिलाची थकबाकी (असल्यास) आणि इतर कोणत्याही प्राधिकरणाची थकबाकी जमा करावी लागेल. मालमत्तेशी संबंधित सर्व थकबाकी विचारात घेऊनच बोली देण्यात यावी.
20. संपूर्ण खरेदी रक्कम / बोली रक्कम जमा करण्यात आल्यानंतर आणि सर्व कर / शुल्कांचा भरणा केल्याचा पुरावा सादर केल्यानंतर प्राधिकृत अधिकारी यशस्वी बोलीदाराच्या नावे विक्री प्रमाणपत्र देतील.
21. हस्तांतरण, मुद्रांक शुल्क, नोंदणी शुल्के आणि इतर आनुषंगिक शुल्के इ. सारख्या कायदेशीर शुल्कांचा भरणा लिलावातील खरेदीदारास करावा लागेल.
22. कुठलेही कारण न देता प्राधिकृत अधिकारी ई-लिलाव विक्री प्रक्रिया रद्द करू / पुढे ढकलू शकतात. ई-लिलाव विक्री ही विक्रीसाठी निश्चित करण्यात आलेल्या दिनांकापासून 15 दिवसांच्या अगोदर पुढील दिनांकास पुढे ढकलण्यात आल्यास तसे सेवा पुरवठादाराच्या वेबसाईटवर प्रदर्शित करण्यात येईल.
23. प्राधिकृत अधिकारयांचा निर्णय अंतिम, बंधनकारक असेल आणि त्यासाठी ते कुणालाही उत्तर देण्यास बांधील नसतील.
24. बोली सादर करणारे सर्व बोलीदार यांनी ई-लिलाव विक्रीच्या अटी व शर्ती वाचलेल्या आहेत आणि त्यांना त्या समजलेल्या आहेत असे मानण्यात येईल आणि त्या त्यांच्यावर बंधनकारक असतील.
25. मालमत्तेत असलेली जंगम वस्तू (जर असेल तर) या विक्रीत दिली जात नाही.
26. कृपया नोंद घ्या की एकमेव बोलीदाराने सहभागी न झाल्यास लिलाव रद्द होईल. बयाणा रक्कम (ईएमडी) जमा केल्यानंतर केवळ एकच बोलीदार पात्र आढळल्यास, त्या बोलीदाराने ठरलेल्या तारखेला आणि वेळेला थेट ई-लिलावात लॉग इन करून सहभागी होणे अनिवार्य आहे. केवळ निविदा अर्ज सादर करणे आणि अनामत रक्कम जमा करणे म्हणजे सहभाग मानला जाणार नाही. जर एकमेव पात्र बोलीदार कोणत्याही कारणास्तव (ई-लिलाव सेवा प्रदात्याच्या प्रमाणित तांत्रिक बिघाडाव्यतिरिक्त) लॉग इन करून थेट ई-लिलावात सहभागी होण्यास अयशस्वी ठरल्यास, कोणतीही पुढील सूचना न देता बयाणा रक्कम (ईएमडी) आपोआप जप्त होईल आणि प्राधिकृत अधिकारी हे बोलीदारास कोणतीही जबाबदारी न घेता लिलाव रद्द करण्यास आणि/किंवा नवीन लिलाव आयोजित करण्यास स्वतंत्र असतील.
27. **अधिक माहिती आणि प्रश्नांसाठी, कॅप्री ग्लोबल हाऊसिंग फायनान्स लिमिटेड चे प्राधिकृत अधिकारी : श्री. सुनीत पाटील - मोबाईल क्र. 9930148607, श्री. अजित कुमार - मो. 9910198552 यांच्याशी संपर्क साधा.**
28. हे प्रकाशन सिक्युरिटी इंटरेस्ट (एनफोर्समेंट) रुल्स, 2002 मधील नियम 8(6) आणि 9(1) च्या अनुषंगाने सदर कर्ज खात्यामधील कर्जदार / गहाणकार / सह-कर्जदार यांना वर नमूद दिनांक / स्थानी लिलाव विक्री घेण्यात येणार असल्याबाबत 15 (पंधरा) दिवसांची सूचनादेखील आहे.

विशेष सूचना / सावधगिरीची सूचना : बोलीदारांनी स्वतःचे हित लक्षात घेत शेवटच्या मिनिटास / सेकंदास बोली देणे टाळावे. अशा प्रसंगी बोलीदाराच्या बाबतीत काही गडबड झाल्यास / अयशस्वी झाल्यास (इंटरनेट, वीजपुरवठा खंडित होणे इ.) त्यासाठी कॅप्री ग्लोबल कॅपिटल लिमिटेड आणि सेवा पुरवठादार जबाबदार नसतील. अशी अप्रिय परिस्थिती टाळण्यासाठी बोलीदारांना विनंती आहे की त्यांनी अशा प्रसंगास बगल देत लिलावात यशस्वीपणे सहभागी होता यावे म्हणून बॅक-अप वीजपुरवठा आणि आवश्यक इतर बाबी व्यवस्थित आहेत किंवा नाही याची खात्री करून घ्यावी.

ठिकाणः पुणे, दिनांकः 10-ऑक्टोबर-2026 — **स्वा/- (प्राधिकृत अधिकारी), कॅप्री ग्लोबल हाऊसिंग फायनान्स लिमिटेड**

POONAWALLA FINCORP

पूनावाला फिनकॉर्प लिमिटेड

३० सप्टेंबर २०२६ रोजी संपलेल्या तिमाही व अर्ध वर्षाकरिता अलेखापरीक्षित एकत्रीकृत वित्तीय निष्कर्षाच्या विवरणाचा उतारा

(रु. कोटीत)

	तपशील	संपलेली तिमाही		या तारखेपर्यंतचे वर्ष	संपलेले वर्ष
		३० सप्टेंबर २०२६ (अलेखापरीक्षित)	३० सप्टेंबर २०२५ (अलेखापरीक्षित)	३० सप्टेंबर २०२६ (अलेखापरीक्षित)	३१ मार्च २०२६ (लेखापरीक्षित)
१	व्यवहारांकडील एकूण उत्पन्न	२,६२४.८४	१,५४२.७७	४,९६१.७६	६,७९५.६५
२	कालावधी / वर्षाकरिता निव्वळ नफा / (तोटा) (कर व अपवादात्मक आयटम्सपूर्वी)	५०१.३०	९८.८९	९१२.५६	७२३.६१
३	करापूर्वी कालावधी / वर्षाकरिता निव्वळ नफा / (तोटा) (अपवादात्मक आयटम्सनंतर)	५०१.३०	९८.८९	९१२.५६	७२३.६१
४	करानंतर कालावधी / वर्षाकरिता निव्वळ नफा / (तोटा) (अपवादात्मक आयटम्सनंतर)	३७४.८५	७४.२०	६८२.५६	५४१.८१
५	कालावधी / वर्षाकरिता निव्वळ नफा / (तोटा)	३७४.८५	७४.२०	६८२.५६	५४१.८१
६	कालावधी/ वर्षाकरिता एकूण व्यापक उत्पन्न [कालावधी / वर्षाकरिता समाविष्ट नफा / (तोटा) (करानंतर) आणि अन्य व्यापक उत्पन्न (करानंतर)]	३९९.७०	८२.९६	७००.०३	५६६.५१
७	भरणा केलेले इक्विटी भाग भांडवल (प्रत्येकी रु. २/- चे दर्शित मूल्य)	१७६.१२	१६१.४९	१७६.१२	१६१.५९
८	राखीव (पुनर्मूल्यन राखीव वगळता) मागील वर्षाच्या लेखापरीक्षित ताळेबंदामध्ये दर्शविल्यानुसार				१०,१८६.६५
९	कमाई प्रती भाग (प्रत्येकी रु. २/-ची) (अंतरिम कालावधीकरिता वार्षिकीकृत न केलेली)				
	(ए) मूलभूत (रु.त)	४.२७	०.९५	७.८२	६.८४
	(बी) सौम्य केलेली (रु.त)	४.२६	०.९५	७.८०	६.८२

नोंद :

१] "पूनावाला फिनकॉर्प लिमिटेड"चे अलेखापरीक्षित स्वतंत्र वित्तिय निष्कर्ष : (रु. कोटीत)

	तपशील	संपलेली तिमाही		या तारखेपर्यंतचे वर्ष	संपलेले वर्ष
		३० सप्टेंबर २०२६ (अलेखापरीक्षित)	३० सप्टेंबर २०२५ (अलेखापरीक्षित)	३० सप्टेंबर २०२६ (अलेखापरीक्षित)	३१ मार्च २०२६ (लेखापरीक्षित)
१	व्यवहारांकडील एकूण उत्पन्न	२,६२४.८४	१,५४२.७७	४,९६१.७६	६,७९५.६५
२	कालावधी / वर्षाकरिता निव्वळ नफा / (तोटा) (कर व अपवादात्मक आयटम्सपूर्वी)	५०१.३०	९८.८९	९१२.५६	७२३.६१
३	करापूर्वी कालावधी / वर्षाकरिता निव्वळ नफा / (तोटा) (अपवादात्मक आयटम्सनंतर)	५०१.३०	९८.८९	९१२.५६	७२३.६१
४	करानंतर कालावधी / वर्षाकरिता निव्वळ नफा / (तोटा) (अपवादात्मक आयटम्सनंतर)	३७४.८५	७४.२०	६८२.५६	५४१.८१
५	कालावधी वर्षाकरिता एकूण व्यापक उत्पन्न [कालावधी वर्षाकरिता समाविष्ट नफा / (तोटा) (करानंतर) आणि अन्य व्यापक उत्पन्न (करानंतर)]	३९९.७०	८२.९६	७००.०३	५६६.५१
६	भरणा केलेले इक्विटी भाग भांडवल (प्रत्येकी रु. २/- चे दर्शित मूल्य)	१७६.१२	१६१.४९	१७६.१२	१६१.५९
७	राखीव (पुनर्मूल्यन राखीव वगळता) मागील वर्षाच्या लेखापरीक्षित ताळेबंदामध्ये दर्शविल्यानुसार				१०,१३५.९७
८	कमाई प्रती भाग (प्रत्येकी रु. २/- ची) (अंतरिम कालावधीकरिता वार्षिकीकृत न केलेली)				
	(ए) मूलभूत (रु.त)	४.२७	०.९५	७.८२	६.८४
	(बी) सौम्य केलेली (रु.त)	४.२६	०.९५	७.८०	६.८२

२] कंपनीचे वित्तीय निष्कर्ष कंपनी अधिनियम २०१३ ("अधिनियम")च्या कलम १३३ अंतर्गत अधिसूचीत केलेल्या भारतीय लेखांकन दर्जा ३४ "अंतरिम वित्तीय अहवाल" च्या अनुसार तयार करण्यात आले आहेत. भारतीय रिझर्व्ह बँक किंवा अन्य रेग्युलेटर्सद्वारा निर्गमित केलेली कोणतीही मार्गदर्शकसुत्रे / स्पष्टिकरणे / निदेश, जसजसे ते निर्गमित केलेले / लागू केलेले आहेत, त्यानुसार कार्यान्वित करण्यात आले आहेत.

३] वरील विवरण सेबी (लिस्टिंग ऑब्लीगेशन्स अँड डिस्क्लोजर रिक्वायरमेंट्स) रेग्युलेशन्स, २०१५ च्या रेग्युलेशन ३३ अंतर्गत स्टॉक एक्सचेंजेसकडे फाईल केलेल्या तिमाही / अर्ध वार्षिक वित्तीय निष्कर्षाचा सविस्तर प्रारूप उतारा आहे. तिमाही / अर्ध वार्षिक वित्तीय निष्कर्षाचे संपूर्ण प्रारूप स्टॉक एक्सचेंजेसच्या वेबसाइट्सवर (www.nseindia.com व www.bseindia.com) आणि कंपनीच्या वेबसाइटवर (www.poonawallafincorp.com) उपलब्ध आहे.

स्थळ : मुंबई
तारीख : ०९ ऑक्टोबर २०२६

मंडळाच्या आदेशाद्वारा
पूनावाला फिनकॉर्प लिमिटेडकरिता
अरविंद कपील
व्यवस्थापन संचालक व सीईओ
(डीआयएन नं. : १०४२९२८९)

नोंदणीकृत कार्यालय : २०१ व २०२, दुसरा मजला, एपी८१, कोरेगाव पार्क अॅनेक्स, मुंढवा, पुणे-४११ ०३६, महाराष्ट्र.
कॉर्पोरेट कार्यालय : युनिट नं. २४०१, २४वा मजला, अल्टिमस, डॉ. जी.एम. भोसले मार्ग, वरळी, मुंबई-४०००१८, महाराष्ट्र.
वेबसाइट : www.poonawallafincorp.com; CIN : L51504PN1978PLC209007
फोन : +९१ ०२० ६७८० ८०९०; **ई-मेल :** secretarial@poonawallafincorp.com