



OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED
Corporate Office: Kohinoor Square, 47th Floor, N. C. Kelkar Marg, R. G. Gadkari Chowk, Dadar (West), Mumbai – 400028. Mobile: +91 8097998596 | Board: +91 22 26923111 Email: abhishek.shelar@omkaraarc.com | www.omkaraarc.com |

[Appendix - IV-A]
[See proviso to rule 8 (6) and 9(1)]
Sale notice for sale of immovable properties
E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) and 9(1) of the Security Interest (Enforcement) Rules, 2002
Notice is hereby given to the public in general and in particular to the Borrower/Co-borrower/Guarantor/Mortgagor as mentioned in the table below that the described immovable properties mortgaged/charged to Allahabad Bank (Now Merged with Indian Bank) Original Secured Creditor, the physical possession of which has been taken by the Authorized Officer of Original Secured Creditor, who are now the Secured Creditor, thus, the said property shall be sold on "As is where is", "As is what is", and "Whatever there is" and "Without recourse basis" on 09.09.2025 at 11:00 am [Last date and time for submission of bids is 08.09.2025 by 6:00 pm] for recovery as mentioned in the table below.
CARPL (acting in its capacity as trustee of Omkara PS 07/2017-18 Trust) has acquired entire outstanding debts due and payable by the Borrower/Co-Borrower/Guarantor/Mortgagor vide Assignment Agreement dated 28.12.2017 along with underlying security from Allahabad Bank (Now Merged with Indian Bank).

| Sl. No. | Name of Borrower | Director/Guarantor/ Corporate Guarantor | Date of Notice U/s 13(2) of SARFAESI Act, 2002 | Dues as per Notice U/s. 13(2) of SARFAESI Act, 2002 |
|---------|---------------------------------------|-------------------------------------------------------------------------------------------------------------------|------------------------------------------------|----------------------------------------------------------------------------------------|
| 1. | Sai Ansh Gold House Private Limited | 1. Ms. Vanitha Chamandal Awatney 2. Mr. Pradeepkumar Lalchand Bothra 3. Lalchand Bothra | 03.06.2013 | Rs.28,44,87,676/- as on 03.06.2013 alongwith further dues interest, charges, cost etc. |
| 2. | Shubhankar Mercantile Private Limited | 1. Ms. Vanitha Chamandal Awatney 2. Mr. Pradeepkumar Lalchand Bothra 3. Sai Ansh Gold House Private Limited | 21.05.2012 | Rs.11,65,54,395/- as on 02.05.2012 alongwith further dues interest, charges, cost etc. |

Description of the Immovable Properties, reserve price and the earnest money deposit and Bid Increment as under:

| Sl. No. | DESCRIPTION OF THE PROPERTY | Reserve Price | EMD | Bid Increment amount |
|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|----------------|----------------------|
| 1. | Lot I:- Non - Agriculture Land bearing Survey No. 155, 162, 171, 172, 175, 176, 178, 183, 184, 195, 196, 197, 199, 253, 254, 255, 265, 270, 294, 302, 307, 314, 806, 917, 919, 932, 937, 957, 966, 975, 981, 986, 1014, 1030, 1043, 1051, 1058, 1070, 1099, 1103, 1104, 1110, 1113, 1128, 1131, 1133, 1136, 1138, 1150, 1164, 1167, 1425, 1122, 1355 and 1125 admeasuring 40.08 Acres Situated at Shiral Near Z. P. School, Shiral, Taluka: Patana, District: Satara – 451206 owned by Sai Ansh Gold House Private Limited bounded as follow. North: Open Land South: Open Land East: Open Land West: Open Land | Rs. 63,00,000/- | Rs. 6,30,000/- | Rs. 1,00,000/- |
| 2. | Lot II:- Non - Agriculture Land bearing Survey No. 294, 1140, 232, 284, 197, 965, 1111, 995, 1171, 1060, 919, 185, 242, 300, 368, 312, 304, 373, 252, 1157, 1151, 1135, 1041, 1015, 1134, 1168, 1128, 307, 276, 1162, 1149, 1155, 1199, 181, 918, 1143, 184 and 248 admeasuring 23.33 Acres Situated at Shiral Near Z. P. School, Shiral, Taluka: Patana, District: Satara – 451206 owned by Shubhankar Mercantile Private Limited bounded as follow. North: Open Land South: Open Land East: Open Land West: Open Land | Rs. 36,00,000/- | Rs. 3,60,000/- | Rs. 1,00,000/- |

| | |
|---------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Date of E- Auction | 09.09.2025 at 11:00 am |
| Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD: | 08.09.2025 by 6:00 pm |
| Last Date to withdraw the BID | 08.09.2025 by 6:00 pm |
| Date of Inspection | Lot I – 22.08.2025 between 02:30 pm to 03:00 pm Lot II – 22.08.2025 between 03:00 pm to 03:30 pm |
| Known Liabilities/encumbrances | Lot I - Land Revenue Tax of Rs.7,61,250/- as on Year 2019-20. Lot II - Land Revenue Tax of Rs.1,94,250/- as on Year 2019-20. |

For detailed terms and conditions of the sale please refer to the link provided in secured creditor website i.e. http://omkaraarc.com/auction.php. Bidder may also visit the website <http://www.bankauction.com>.

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: +91-7291981124/2525, Helpline E-mail ID: support@bankauctions.com, Mr. Bhavik Pandya, Mobile: 8866682937, E mail maharashtra@c1india.com and for any property related query contact the Authorised Officer, Mr. Abhishek Shelar, Mobile: +91 8097998596 Mail: abhishek.shelar@omkaraarc.com At the time submission of the bid, bidder should submit affidavit in the spirit of Section 29(A) of Insolvency and Bankruptcy code, 2016.

Date: 13.08.2025
Place: PUNE
Sd/- Authorized Officer,
Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 09/2019-20 Trust)

DCB Bank Limited,
302, Cello Platina, F. C. Road, Shivajinagar, Pune-411005

DCB BANK

E-AUCTION SALE NOTICE

(Under Rule 9(1) of the Security Interest (Enforcement) Rules 2002)

E-Auction sale notice for sale of immovable Assets under the securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rule, 2002.
Notice is hereby given to the public in general and in particular to the borrower(s), co-borrowers and the guarantors in particular, by the Authorized Officer, that the under mentioned property is mortgaged to DCB BANK LTD., The Authorized Officer of the Bank has taken the physical possession under the provision of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The property will be sold by tender cum public E-auction as mentioned below for recovery of under mentioned dues and further interest, charges and cost etc. as per the below details: "The property will be sold "as is where is", "as is what is", "as is how is", "whatever there is" & on a "No Recourse" basis without any kind of warranties & indemnities.

| Name of the Borrower & Loan Account Number | Details of Mortgage Property | 1. Reserve Price 2. Earnest Money Deposit (EMD) 3. Bid Increase Amount 4. Total outstanding as on 11-08-2025 | Date & Time of E-Auction | Type of Possession |
|-----------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------|
| HARSHAD NARAYAN KUMBHAR (DBALVIL00427776 / DRBLVIL00536918) | All That Piece And Parcel Of Flat Bearing No. F-3, Admeasuring About 25.65 Sqr. Mtrs. In Durga Chambers Gruhnirman Sanstha Marayadai At Cts No. 36d/2 Of Taluka And District Satara Within The Limits Of Satara Municipal Corporation Which Is Bounded As: Towards East- Open Plot, Towards South: Plot No.4, Towards West: By Road, Towards North: Flat No. F-2 | 1.Rs. 72,00,000/- (Seven Lakh Twenty Thousand Only), 2.Rs. 72,00,000/- (Seventy Two Thousand Only), 3.Rs. 10,00,000/- (Ten Thousand Only), 4.Rs. 18,64,728.00/- (Eighteen Lakh Sixty Four Thousand Seven Hundred Twenty Eight Only) | 30-08-2025 & 3pm-4pm | Physical |
| MAHESH ASHOK CHAVAN (DAHLVAR00458062 / DAHLVAR00458105) | 1) All That Piece And Parcel Of Flat Bearing No. 7, On Second Floor, Admeasuring Super Built Up Area Of 65.98 Sqr. Mtrs. I.E. 710 Sqr. Fts. In Building Namely "Sai Shradha" Being Constructed On Land Bearing Bhuparnak Kramank 52/1, Plot No. 19 Of Mouje Saidapur Tal Karad District Satara Which Is Bounded As: Towards East: Flat No.2, Towards South: Flat No.6, Towards West: By Road, Towards North: Common Staircase. | 1.Rs. 8,10,000/- (Eight Lakh Ten Thousand Only), 2.Rs. 81,000/- (Eighty One Thousand Only), 3. Rs. 10,000/- (Ten Thousand Only), 4.Rs. 51,32,248/- (Fifty One Lakh Thirty Two Thousand Two Hundred Forty Eight Only) | 30-08-2025 & 3pm-4pm | Physical |
| MAHESH ASHOK CHAVAN (DAHLVAR00458062 / DAHLVAR00458105) | 2) All That Piece And Parcel Of Flat Bearing No. 6, On Second Floor, Admeasuring Super Built Up Area Of 65.98 Sqr. Mtrs. I.E. 710 Sqr. Fts. In Building Namely "Sai Shradha" Being Constructed On Land Bearing Bhuparnak Kramank 52/1, Plot No. 19 Of Mouje Saidapur Tal Karad District Satara Which Is Bounded As: Towards East: Flat No.2, Towards South: Common Stair Case, Towards West: By Road Of Saidapur, Towards North: Flat No.7. | 1.Rs. 8,10,000/- (Eight Lakh Ten Thousand Only), 2.Rs. 81,000/- (Eighty One Thousand Only), 3. Rs. 10,000/- (Ten Thousand Only), 4.Rs. 51,32,248/- (Fifty One Lakh Thirty Two Thousand Two Hundred Forty Eight Only) | 30-08-2025 & 3pm-4pm | Physical |
| RAM GANPATHARAO LOKARE (DRHLPSR00475044) | All Piece And Parcel Of Property Bearing Flat No. 7, On The 3rd Floor Area Admeasuring About 700 Sq. Ft. I.E 65.98 Sq. Mtrs. Built Up. The Building Known As Gajanan Heights In The Apartment Known As Gajanan Apartment Constructed On (Old S.No.96) New S.No.60, Hissa No.2/4 Situated At Kondhwa Budruk Taluka Haveli Dist Pune Within The Limits Of Pune Municipal Corporation And Bounded By: East - Property Of Mr.Anil Vambore And Mr.Karale, South - Main Road, West - Border Of Katraj Village, North - Flat No.6, West- Border Of Katraj Village (The Secured Assets) | 1.Rs. 15,30,000/- (Fifteen Lakh Thirty Thousand Only), 2.Rs. 1,53,000/- (One Lakh Fifty Three Thousand Only), 3. Rs. 10,000/- (Ten Thousand Only), 4.Rs. 15,57,946.00/- (Fifteen Lakh Fifty Seven Thousand Nine Hundred Forty Six Only) | 30-08-2025 & 3pm-4pm | Physical |
| PRIYANKA SONAL ARUDE (DRBLCHA00569855) | All That Piece And Parcel Of Flat No.32, On Third Floor, Wing B, Admeasuring Area 450 Sq. Ft. 41.82 Sq. Mtrs., Having Gram Panchayat Milkat No. 456, In The Project Known As "Vedan T Residency", Constructed In S.N.O. 16/15 A Area Adm. 00h 11aar, And S.No. 16/15 B Area Adm. 00h 10aar, Totally Area Adm. 00h 12aar I.E. 2100 Sq. Mtrs., Situated At Village Mordewadi, Taluka Ambegaon, District Pune And Which Is Bounded Is As Under: On Or Towards East : By Passage; On Or Towards South: By Building Margin; On Or Towards West: By Building Margin; On Or Towards North: By Flat No. 29 In B Wing. (The Secured Assets) | 1.Rs. 12,60,000/- (Twelve Lakh Sixty Thousand Only), 2.Rs. 1,26,000/- (One Lakh Twenty Six Thousand Only), 3. Rs. 10,000/- (Ten Thousand Only), 4.Rs. 7,78,239/- (Eight Lakh Seventy Eight Thousand Two Hundred Thirty Nine Only) | 20-09-2025 & 3pm-4pm | Physical |
| ABHIJEET CHANDRAKANT PATIL (DAHLSAK00479330) | All The Piece & Parcel Of Flat No 301 On Third Floor Admeasuring 581.90 Sq Ft In Shivnagar Apartment Being Constructed On City Survey No 8739 Situated At Tal Miraaj Dist Sangli Bounded By: Towards East: Open Space Towards West: Flat No 303, Towards South: Flat No 302, Towards North: Flat No 307 (The Secured Assets) | 1.Rs. 15,27,000/- (Fifteen Lakh Twenty Seven Thousand Only), 2.Rs. 1,52,700/- (One Lakh Fifty Two Thousand Seven Hundred Only), 3. Rs. 10,000/- (Ten Thousand Only), 4.Rs. 20,82,624/- (Twenty Lakh Eighty Two Thousand Six Hundred Twenty Four Only) | 20-09-2025 & 3pm-4pm | Physical |
| PRASHANT GANPAT GAIKWAD (DAHLSOL00561219) | All That Piece And Parcel Of Flat No. 602 Sixth Floor In "Balaji Paradise" Including Proportionate Undivided Right, Share And Interest In Common Areas And Facilities, Which Is Totally Admeasuring Carpet Area 22.31 Sq.Mtr Bearing S.No. 526/1 (Old S.No.497/1) Final Plot No. 31, Situated Within The Taluka: North Solapur Dist. Solapur And Within The Limits Of Solapur Municipal Corporation, Solapur Which Is Bounded By:- On Or Towards East : Staircase; On Or Towards West : Flat No. 601; On Or Towards North : 12 Mtr D.P. Road; On Or Towards South : Common Passage. (The Secured Assets) | 1.Rs. 16,53,200/- (Sixteen Lakh Twenty Seven Thousand Only), 2.Rs. 1,65,320/- (One Lakh Sixty Five Thousand Three Hundred Twenty Only), 3. Rs. 10,000/- (Ten Thousand Only), 4. Rs. 17,52,192/- (Seventeen Lakh Fifty Two Thousand One Hundred Ninety Two Only) | 20-09-2025 & 3pm-4pm | Physical |

Inspection Date and Time: - of all properties from 14-08-2025 to 28-08-2025 between 10 AM to 5 PM contact to Mr. Vaibhav Chandanshive, Mobile- 8010687657, Mr. Vishal Gaikwad, Mobile- 7875722009, between 11am to 6pm.

Date and time of submission of EMD for E-auction dated 30-08-2025 is on or before 30-08-2025 up to 12 PM, and for E-auction dated 20-09-2025 up to 12PM with request letter of participation KYC, Pan Card, Proof of EMD at email id vaibhav.chandanshive@dcbbank.com and hemanth.kondarkar@dcbbank.com.

The intending purchasers/bidders are required to deposit EMD amount by way of Demand Draft Only in the favor of DCB Bank LTD.

TERMS AND CONDITIONS OF THE E-AUCTION

- The properties are being sold on an "as is where is", "as is what is", "as is how is" or on a "No Recourse" basis without any kind of warranties & indemnities.
- All Statutory Dues/Attendant Charges/ Other Dues including registration charges, stamp duty, taxes, etc. shall have to be borne by the purchaser and the Authorizes Officer or the bank shall not be responsible for any charges, lien in encumbrances or any other dues to the government or anyone else in respect of the e-auctioned property not known to the bank, the Bidder is advised to make their own independent enquiries regarding the encumbrances on the property including Statutory Liabilities, Areas of Property Tax, Electricity Dues etc.
- (Contact T.Jaya Prakash Reddy, Mob. No: 8142000664 - Back End Office: 8142000663/62, Office mail id: info@bankauctions.in & Mail id: prakash@Bankauctions.in at their web portal <http://bankauctions.in> on the dates as mentioned in the table above with Unlimited Extension of 5 Minutes. Bidders are advised to detailed terms and conditions of auction sale before submitting their bids refer to the link <http://www.dccb.com/cms/showpage/page/customer-corner>.
- The interested bidders are required to register themselves with the portal and obtain login ID and Password well in advance, which is mandatory for e-bidding, from auction service provider (4csores.com), Mob. No: 8142000664, Back End Office: 8142000663/62, Prospective bidders may avail online training on e-auction from their registered mobile number only.
- Online E-auction participation is mandatory in the auction process by making application in prescribed format which is available along-with the offer tender document on the website.

Date: 13-08-2025
Place: Pune
Sd/- Authorized Officer,
DCB Bank Limited

PUBLIC NOTICE


Notice is hereby given that is owner of Mr. Ashok Venilal Suratwala to all those pieces and parcels of lands lying, being and situate at Village Sambhave, Taluka Mulshi, District Pune and within the limits of Grampanchayat Sambhave and comprising of (a) Thirty-one (31) independent residential plots bearing Gat No. 20/21 (Part)/22 to 24/32/39/A/Plot no. 1 to Gat No. 20/21 (Part)/22 to 24/32/39/A/Plot no. 31 and having an aggregate area of 10,560.39 square meters, (b) Gat No. 20/21 (Part) 22 to 24/ 32/39/A/136-meter road admeasuring 2,544.45 square meters, (c) Gat No. 20/21 (Part)/22 to 24/32/39/A/4/Internal Road admeasuring 5,697.88 square meters and (d) Gat No. 20/21 (Part)/22 to 24 /32/39/A/S/Open Space admeasuring 2,181.77 square meters, and being part of the layout of residential plots sanctioned by the Pune Metropolitan Region Development Authority in respect of amalgamated lands bearing Gat nos. 20, 21 (Part), 22, 23, 24 (Part), 32 and 39 lying, being and situate at Village Sambhave, Taluka Mulshi, District Pune and are collectively bounded on or towards East by Gat No. 20/21 (Part)/22 to 24/32/39/A/3/Steep downhill B, Gat nos. 16, 17, 19 and 27 and 7.5 meter wide road, on or towards South by Gat No. 20/21 (Part)/22 to 24/32/39/A/7/Amenity Space 2, Gat nos. 25, 26, 27, 30, 31 and 33, on or towards West by Gat no. 33 and on or towards North by Gat No. 20/21 (Part)/22 to 24/32/39/A/6/Amenity Space 1, Gat nos. 42 and 43 and Gat No. 20/21 (Part) / 22 to 24/32/39/A/2/Steep downhill A and all easementary rights appurtenant thereto (the "Property")

Along with ALL persons having any claim against or to or in respect of the Property by way of sale, transfer, assignment, exchange, pre-emption, agreement, development agreement, mortgage, lien, charge, trust, gift, purchase, its pendens or otherwise howsoever are hereby required to make the nature of their right, title and interest and/or the nature of their objection known in writing to my office with valid documents and other proofs in support thereof, within twelve (12) days from the date.

KIRAN WAGAJ Advocate

Office.: Nakoda Court, 1st Floor Flat No. 104,
Near Canara Bank Regional Office, Shivajinagar,
Pune-411005. Phone No.: 020-25510359.

Pune: 13/08/2025
advkiranwagaj@gmail.com



Sakore Nagar Branch,
Sakore Nagar Pune
Email -
Ubin0554430@unionbankofindia.bank
[Rule-8(1)]
POSSESSION NOTICE
(For immovable property)

Whereas

The undersigned being the authorised officer of Union Bank of India, Pune Sakore Nagar Branch, under the Securitisation and Reconstruction of Financial Assets and Enforcement Security Interest (Second) Act, 2002 (Act No. 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 a demand notice dated 22/05/2025 calling upon the borrower/guarantor M/s Balaji Milk Industries (Proprietor Mr. Janardan Dattatray Khaire) and Guarantor Mr. Somnath Tukaram Langhe to repay the amount mentioned in the notice being Rs.13,80,768.74/- (Rs. Thirteen Lakh Eighty Thousand Seven Hundred Eighty-Six and Seventy-Four Paise only) and interest thereon within 60 days from the date of receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower 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 the Act read with rule 8 of the Security Interest Enforcement Rules, 2002 on this the 8th day of the August, 2025.

The borrower 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 Union Bank of India, Sakore Nagar Pune Branch, for an amount Rs.13,80,768.74/- and interest thereon. The borrower's attention is invited to provisions of sub-section (8) of section 13of the Act, in respect of time available to the borrower to redeem the secured assets.

Description of immovable property

All That piece and parcel of flat No. 401, Fourth Floor, Javer Heights Co-op Housing Society, No. 34A/7C/2/5, Sopan Nagar, Wadgaon Sheri, Pune Dist – Pune 411048.

Bounded as under:

East :- 6 Mtr. Road
West :- Plot No. 4
South :- 6 Mtr. Road
North :- 9 Mtr. Road
Date: 08.08.2025
Place: Pune
Authorised Officer
Union Bank Of India

Form No. 3
[See Regulation- 13 (1)(a)]
DEBTS RECOVERY TRIBUNAL, PUNE
Unit no 307 to 310 3rd floor, kakade Biz Icon Building, Shivaji Nagar, Pune 411005
Case No.: OA/1334/2023
Summons under sub-section (4) of section 19 of the Act, read with sub-rule (2A) of rule 5 of the Debt Recovery Tribunal (Procedure) Rules, 1993.
Exh. No.: 11828

PUNJAB NATIONAL BANK

VS

M/S AYAANS KITCHEN LLP.

To,
(1) M/S AYAANS KITCHEN LLP.
Ta Flat No 801 ONE NORTH TOWER SPICA SURVEY NO 133P, 136P. 137P
MAGARPATTA RD HADAPSAR PUNE, MAHARASHTRA-411014
Also At:
UNIT NO 46 DESTINATION CENTER I NANDED CITY 6 AND 7 SINHGAD ROAD
PUNE, MAHARASHTRA-411041
Also At:
FLAT NO 903 9TH FLOOR TOWER F RESIDENCY WADGAON SHERI PUNE
MAHARASHTRA-411014
(2) MS RENU RATAN
SEA SHELL C WING 404 SECTOR 8 CHARKOP KANDIVALI WEST MUMBAI
MAHARASHTRA-400067
Also At:
FLAT NO 801 ONE NORTH TOWER SPICA SURVEY NO 133P 136P 137P
MAGARPATTA RD HADAPSAR PUNE MAHARASHTRA-411028
Also At:
FLAT NO 903 9TH FLOOR TOWER I RESIDENCY WADGAON SHERI PUNE
MAHARASHTRA -411014
(3) MRS PARJEEKAUFER
HOUSE NO 18 RAFFICOR HOSTEL NEAR FOUNTAIN CHOWK LINES, LUDHIANA
PUNJAB-141001

SUMMONS

WHEREAS, OA/1334/2023 was listed before Hon'ble Presiding Officer/ Registrar on 01/08/2025.
WHEREAS this Hon'ble Tribunal is pleased to issue summons/notice on the said Application under section 19(4) of the Act. (OA) filed against you for recovery of debts of Rs. 28779585/- (application along with copies of documents etc. annexed).
In accordance with sub-section (4) of section 19 of the Act, you, the defendants are directed as under-
(i) to show cause within thirty days of the service of summons as to why relief prayed for should not be granted, (ii) to disclose particulars of properties or assets other than properties and assets specified by the applicant under serial number 3A of the original application; (iii) you are restrained from dealing with or disposing of secured assets or such other assets and properties disclosed under serial number 3A of the original application, pending hearing and disposal of the application for attachment of properties; (iv) you shall not transfer by way of sale, lease or otherwise, except in the ordinary course of his business any of the assets over which security interest is created and/ or other assets and properties specified or disclosed under serial number 3A of the original application without the prior approval of the Tribunal; (v) you shall be liable to account for the sale proceeds realised by sale of secured assets or other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with the bank or financial institutions holding security interest over such assets.

You are also directed to file the written statement with a copy thereof furnished to the applicant and to appear before Registrar on 13/11/2025 at 10:30A.M. failing which the application shall be heard and decided in your absence.

For Paper Book follow the following Uri:

<https://cis.drt.gov.in/drtlive/paperbook.php?Pr-2025113990804>

Given under my hand and the seal of this Tribunal on this date: 04/08/2025.

Signature of the Officer Authorised to issue summons.

REGISTRAR

DEBTS RECOVERY TRIBUNAL PUNE

PUBLIC NOTICE

This is to inform that the project proponent M/s. Sukhwani Associates through its partner Mr. Gurmukh Jangaldas Sukhwani has been granted Environment Clearance for Proposed Residential Project "Sukhwani Twin Tower" located at S. No. 155B/1, CTS No. 5758/6, Village Pimpri Waghare, Taluka Haveli, Pune-411018 vide EC Identification no. EC22B038MH110629 dated 29th August 2022. This clearance is in accordance with provisions of EIA notification 2006. The copies of this Environmental Clearance letter can be seen on website <http://parivesh.mca.in>
Date:- 12.08.2025
Place:- Pune

M/s. Sukhwani Associates

Through its partner

Mr. Gurmukh Jangaldas Sukhwani



Phoenix ARC Private Limited
Regd. Office: 3rd Floor, Wallace Tower 139-140/B/1, Crossing of Sahar Road and Western Express Highway Vile Parle (East) Mumbai-400 057 Tel: 022- 6849 2450, Fax: 022- 6741 2313
CIN: U67190MH2007PTC168303 Email: info@phoenixarc.co.in, Website: www.phoenixarc.co.in.

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.
Notice is hereby given to the public in general and to the borrowers/guarantors/mortgagors in particular, that the under mentioned property mortgaged to Phoenix ARC Private Limited pursuant to assignment made by Mottlal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited - Assignor) will be sold on "AS IS WHERE IS, AS IS WHAT EVER THERE IS AND WITHOUT RECOURSE BASIS" by way of "online e-auction" for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002) through website : www.phoenixarc.co.in/ as per the details given below

| Date and time of E-Auction:- | | Date:-22-09-2025 11:00 AM to 02:00 PM (with unlimited extensions of 5 minute each) | | |
|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Sl. No. | Borrower(s) / Co-Borrower(s)/Loan Account | Demand Notice Date and Amount | Description of the Immovable property | Reserve Price, EMD & Last Date of Submission of EMD |
| 1. | LAN: LXPUN00117-180054565 Branch: Pune Borrower: Yamanappa Basappa Sandigod Co-Borrower: Chulachava Yamanappa Sandigod Guarantor: Chandrakant Bhagwan Waghmare | 28-10-2017 For Rs: 17,54,619/- (Rupees Seventeen Lakh Fifty Four Thousand Six Hundred & Nineteen Only) | Flat No. 201, 2Nd Floor, Shradha Apartment, Survey No. 48, Hissda No. 11/2/6, Charwadavasti, Vadgaon Budruk, Taluka-Haveli, District -Pune. | Reserve Price: Rs.9,00,000/- (Nine Lakh Only) EMD: Rs. 90,000/- (Ninety Thousand Only) Last date of EMD Deposit: 21-09-2025 |
| 2. | LAN: LXPUN00316-160019645 Branch: Pune2 Borrower: Yogesh Balasaheb Naikar Co-Borrower: Balu Bhiku Naikar | 22-06-2018 For Rs: 14,15,387/- (Rupees Fourteen Lakh Fifteen Thousand Three Hundred & Eighty Seven Only) | Grampanchayat Property No. 86/56, Marathi School Janabai Mandir, Kamthadi, Bhur, Pune, Maharashtra - 412206 | Reserve Price: Rs.12,00,000/- (Twelve Lakh Only) EMD: Rs. 1,20,000/- (One Lakh Twenty Thousand Only) Last date of EMD Deposit: 21-09-2025 |
| 3. | LAN: LXPUN00316-170025087 Branch: Pune Borrower: Madhukar Shripati Yadav Co-Borrower: Renuka Madhukar Yadav | 13-12-2018 For Rs: 10,21,575/- (Rupees Ten Lakh Twenty One Thousand Five Hundred & Seventy Five Only) | Flat No.103 1St Floor Jai Ganesh Heights Wing B S.No.5/1 Gajar Nimbakar Wadi Nr Grampanchayat Gajar Nimbakar Wadi 411046 Pune Maharashtra | Reserve Price: Rs.7,20,000/- (Seven Lakh Twenty Thousand Only) EMD: Rs. 72,000/- (Seventy Two Thousand Only) Last date of EMD Deposit: 21-09-2025 |
| 4. | LAN: LKAT000316-170040246 Branch: Katraj Borrower: Sunita Mahadev Sonawane Co-Borrower: Mahadev Bandu Sonawane Guarantor : Nanda Sunil Tikhe | 25-10-2018 For Rs: 16,42,084/- (Rupees Sixteen Lakh Forty Two Thousand & Eighty Four Only) | Flat No 304,2Nd Floor,Sr No 51/2/2A/Dharyi Maple Residency 411041 Pune Maharashtra | Reserve Price: Rs.25,50,000/- (Twenty Five Lakh Fifty Thousand Only) EMD: Rs. 2,55,000/- (Two Lakh Fifty Five Thousand Only) Last date of EMD Deposit: 21-09-2025 |
| 5. | LAN: LKDAU00416-170040707 Branch: Baramati Borrower: Nitin Pralhad Bhosale Co-Borrower: Kanta Pralhad Bhosale Guarantor : | 26-09-2019 For Rs: 10,57,497/- (Rupees Ten Lakh Fifty Seven Thousand Four Hundred & Ninety Seven Only) | Milkat No 27, At Bijwadi Kalelel Wasti, Near Ganesh Mandir, Tal Indapur, Pune, Maharashtra - 413106 | Reserve Price: Rs.10,00,000/- (Ten Lakh Only) EMD: Rs. 1,00,000/- (One Lakh Only) Last date of EMD Deposit: 21-09-2025 |
| 6. | LAN: LKDAU00316-160015323 Branch: Baramati Borrower: Balkrishna Shivaji Kakade Co-Borrower: Vaishali Balkrishna Kakade Guarantor : | 23-01-2018 For Rs: 18,73,875/- (Rupees Eighteen Lakh Seventy Three Thousand Eight Hundred & Seventy Five Only) | Flat No 4,2Nd Floor,Gat No 133/B, Jalochi,Krushnasagar Apartment,Nr Arbangam, Baramatnr, rajshwadi413115Punemaharashtra | Reserve Price: Rs.17,50,000/- (Seventeen Lakh Fifty Thousand Only) EMD: Rs. 1,75,000/- (One Lakh Seventy Five Thousand Only) Last date of EMD Deposit: 21-09-2025 |
| 7. | LAN: LKDAU00316-170034828 Branch: Baramati Borrower: Atul Husain Shaikh Co-Borrower: Nagma Atul Shaikh Guarantor : | 25-09-2018 For Rs: 19,74,427/- (Rupees Nineteen Lakh Seventy Four Thousand Four Hundred & Twenty Seven Only) | Flat No 5, 2Nd Floor,Krushnasagar Apartment, Gat No 133/7,Old S/No 133B, Near Arbangam Project, Jalochi, Baramati - 413102 Pune Maharashtra | Reserve Price: Rs.19,00,000/- (Nineteen Lakh Only) EMD: Rs. 1,90,000/- (One Lakh Ninety Thousand Only) Last date of EMD Deposit: 21-09-2025 |
| 8. | LAN: LKXSL00417-180062426 Branch: Solapur Borrower: Ramchandra Hanamatrao Chavan Co-Borrower: Phoolabai Hanumant Chavan Guarantor : | 24-01-2020 For Rs: 12,75,006/- (Rupees Twelve Lakh Seventy Five Thousand & Sixty Only) | Gph No 3059, Velapur, Malshiras, Solapur, Maharashtra - 413113 | Reserve Price: Rs.18,75,000/- (Eighteen Lakh Seventy Five Thousand Only) EMD: Rs. 1,87,500/- (One Lakh Eighty Seven Thousand Five Hundred Only) Last date of EMD Deposit: 21-09-2025 |
| 9. | LAN: LKDAU00316-160020268 Branch: Baramati Borrower: Pravin Laxman Girmre Co-Borrower: Manisha Pravin Girmre Guarantor : | 25-10-2018 For Rs: 16,05,651/- (Rupees Sixteen Lakh Ninety Six Thousand & Fifty One Only) | Flat-20,Ground Floor Sai Kunj Apartment,S/No 3049 Behind Mande Hospital Saranch Wasti,Gopawadi Road Behind Mande Hospital 413801 Pune Maharashtra | Reserve Price: Rs.11,00,000/- (Eleven Lakh Only) EMD: Rs. 1,10,000/- (One Lakh Ten Thousand Only) Last date of EMD Deposit: 21-09-2025 |
| 10. | LAN: LKDAU00216-170025292 Branch: Baramati Borrower: Popat Hashiram Jagtap Co-Borrower: Aasha Popat Jagatap Guarantor : | 04-05-2019 For Rs: 4,38,418/- (Rupees Four Lakh Thirty Thousand Four Hundred & Eighteen Only) | Milkat No/229/1A/ Jiregona Near Jadhav Wadi Daund-Baramati Road Near Jadhav Wadi 413801 Pune Maharashtra | Reserve Price: Rs.5,00,000/- (Five Lakh Only) EMD: Rs. 50,000/- (Fifty Thousand Only) Last date of EMD Deposit: 21-09-2025 |
| 11. | LAN: LKDAU00416-160011696 Branch: Baramati Borrower: Pravin Ramchandra Bhujbal Co-Borrower: Shital Pravin Bhujbal Guarantor : | 14-08-2018 For Rs: 6,30,611/- (Rupees Six Lakh Thirty Thousand Six Hundred & Eleven Only) | Ward No.4, H No 43 Marker Yard Road, Amrai Near Alkhand Bhavan,Tal- Baramati Dist- Pune 413102 Maharashtra India | Reserve Price: Rs.9,00,000/- (Nine Lakh Only) EMD: Rs. 90,000/- (Ninety Thousand Only) Last date of EMD Deposit: 21-09-2025 |
| 12. | LAN: LKDAU00117-180065824 Branch: Baramati Borrower: Dattatray Mangu Koli Co-Borrower: Jaysheela Trayala Koli Guarantor : | 19-12-2019 For Rs: 10,14,214/- (Rupees Fourteen Lakh Ten Thousand Two Hundred & Fourteen Only) | Gat No120, At Post Rupi Upadhyaya Nagar, Baramati, Pune, Maharashtra - 413102 | Reserve Price: Rs.15,00,000/- (Fifteen Lakh Only) EMD: Rs. 1,50,000/- (One Lakh Fifty Thousand Only) Last date of EMD Deposit: 21-09-2025 |
| 13. | LAN: LKDAU00416-170050781 Branch: Baramati Borrower: Santosh Dada Somavansi Co-Borrower: Dadaso Genba Somavansi Guarantor : | 29-07-2019 For Rs: 7,89,937/- (Rupees Seven Lakh Eighty Nine Thousand Nine Hundred & Thirty Seven Only) | Milkat No 114 114/1, At Bijwadi, Phule Nagar, Pune, Maharashtra - 413106 | Reserve Price: Rs.10,00,000/- (Ten Lakh Only) EMD: Rs. 1,00,000/- (One Lakh Only) Last date of EMD Deposit: 21-09-2025 |
| 14. | LAN: LKDAU00417-180051426 Branch: Baramati Borrower: Bharat Popat Solankar Co-Borrower: Rani Bharat Solankar Guarantor : | 29-08-2018 For Rs: 9,92,089/- (Rupees Nine Lakh Ninety Two Thousand & Eighty Nine Only) | All That Piece And Parcel Of Land Bearing Kati Grampanchayat, Milkat No 868, At Village Kati, Taluka Indapur, Dist. Pune, Within The Limits Of Sub-Registrar Indapur | Reserve Price: Rs.11,00,000/- (Eleven Lakh Only) EMD: Rs. 1,10,000/- (One Lakh Ten Thousand Only) Last date of EMD Deposit: 21-09-2025 |
| 15. | LAN: LKDAU00416-170036329 Branch: Baramati Borrower: Arvind Pandurang Mhoparkar Co-Borrower: Sarika Arvind Mhopare Guarantor : | 26-03-2019 For Rs: 10,04,199/- (Rupees Ten Lakh Four Thousand One Hundred & Ninety Nine Only) | Milkat No 253 At Givri Narsinghpur Road, Near Mohi Wasti, Tal Indapur Dist Pune 413103 Maharashtra | Reserve Price: Rs.12,00,000/- (Twelve Lakh Only) EMD: Rs. 1,20,000/- (One Lakh Twenty Thousand Only) Last date of EMD Deposit: 21-09-2025 |
| 16. | LAN: LKDAU00416-170039182 Branch: Baramati Borrower: Nitin Balu Mhetre Co-Borrower: Jyoti Nitin Mhetre Guarantor : | 06-07-2018 For Rs: 10,71,063/- (Rupees Ten Lakh Seventy One Thousand & Sixty Three Only) | Milkat No.16/1, At Malwadi No.2Mhetre Wasti,Near Primary School,Tal Indapur,Dist Pune130616 Malwadi No 1Pune413106 Maharashtra, India | Reserve Price: Rs.12,00,000/- (Twelve Lakh Only) EMD: Rs. 1,20,000/- (One Lakh Twenty Thousand Only) Last date of EMD Deposit: 21-09-2025 |
| 17. | LAN: LKDAU00416-170029804 Branch: Baramati Borrower: Narayan Ganpat Jagatap Co-Borrower: Pushpa Narayan Jagtap Guarantor : | 22-03-2021 For Rs: 12,55,587/- (Rupees Twelve Lakh Eighty Five Thousand Five Hundred & Eighty Seven Only) | Milkat No/- 664, At - Bahulgona, Bedshing Road, Devkar Wasti, Indapur, Pune, Maharashtra - 413106 | Reserve Price: Rs.13,00,000/- (Thirteen Lakh Only) EMD: Rs. 1,30,000/- (One Lakh Thirty Thousand Only) Last date of EMD Deposit: 21-09-2025 |
| 18. | LAN: LKDAU00416-170042304 Branch: Baramati Borrower: Aravin Bhanudas Bhoite Co-Borrower: Bhanudas Subhedar Bhoite Guarantor : | 24-08-2021 For Rs: 5,20,642/- (Rupees Five Lakh Twenty Thousand Six Hundred & Forty Two Only) | Gat No. - 901, At Sansar, Baramati, Indapur Road, Near Shivmhara Hotel, Taluka - Indapur, District - Pune, Maharashtra - 413104 | Reserve Price: Rs.7,00,000/- (Seven Lakh Only) EMD: Rs. 70,000/- (Seventy Thousand Only) Last date of EMD Deposit: 21-09-2025 |
| 19. | LAN: LKCHA00316-170027233 Branch: Chakan Borrower: Subhash Gopal Londhe Co-Borrower: Manini Subhash Londhe | 14-08-2018 For Rs: 13,69,504/- (Rupees Thirteen Lakh Sixty Nine Thousand Five Hundred & Four Only) | 1 St Floor, S No 2011 2/2, C/s No 42,43, Kati, At Village Kati, 135/474, Alandi Road, Village - Boshani Maharashtra Chowk, Nr Durga Mata Temple 411039 Pune Maharashtra | Reserve Price: Rs.13,00,000/- (Thirteen Lakh Only) EMD: Rs. 1,30,000/- (One Lakh Thirty Thousand Only) Last date of EMD Deposit: 21-09-2025 |
| 20. | LAN: LXPUN00116-170022992 Branch: Pune Borrower: Karver Jotiba Manjare Co-Borrower: Nirmala Karver Manjare | 07-12-2020 For Rs: 5,46,687/- (Rupees Five Lakh Sixty Six Hundred & Sixty Seven Only) | Plot No - 06, Ganga Nagar, Sr No - 215, Hissa No - 16, Near Kaninhadi Mandir, Fursungi Pune, Maharashtra - 412307 | Reserve Price: Rs.8,10,000/- (Eight Lakh Ten Thousand Only) EMD: Rs. 81,000/- (Eighty One Thousand Only) Last date of EMD Deposit: 21-09-2025 |
| 21. | LAN: LKXHD00317-180063666 Branch: Hadapsar Borrower: Amol Abaso Shendkar Co-Borrower: Ranjana Abaso Shendkar Guarantor: Pawar Navnath Dashrath | 14-08-2018 For Rs: 15,65,987/- (Rupees Fifteen Lakh Sixty Five Thousand Nine Hundred & Eighty Seven Only) | Flat No/9, 4Th Floor, Laxmi Karmal Palace, Near Power House Fursungi Pune 412038 Near Power House S/ No/ 183, H/ No/ 1A/18/8A/4 412308 Pune Maharashtra | Reserve Price: Rs.9,00,000/- (Nine Lakh Only) EMD: Rs. 90,000/- (Ninety Thousand Only) Last date of EMD Deposit: 21-09-2025 |
| 22. | LAN: LXPUN00316-170035259 Branch: Pune Borrower: Balu Narayan Kamble Co-Borrower: Hema Balu Kamble | 12-12-2017 For Rs: 10,74,832/- (Rupees Ten Lakh Seventy Four Thousand Eight Hundred & Thirty Two Only) | Flat No-102,1St Floor, S.No-75,H No-6/4, Sai Heights Ektala Colony, Rahatani,Pune411017 Haveli Pune Maharashtra | Reserve Price: Rs.10,00,000/- (Ten Lakh Only) EMD: Rs. 1,00,000/- (One Lakh Only) Last date of EMD Deposit: 21-09-2025 |
| 23. | LAN: LKDAU00116-170039187 Branch: Baramati Borrower: Archana Savata Bhong Co-Borrower: Savata Kisan Bhong Guarantor : | 28-02-2019 For Rs: 12,32,630/- (Rupees Twelve Lakh Thirty Two Thousand Six Hundred & Thirty Only) | Milkat No 1523 At Nimgaon Ketli Near Kauticha Mala Tal Indapur Dist Pune - 413114 Maharashtra | Reserve Price: Rs.15,00,000/- (Fifteen Lakh Only) EMD: Rs. 1,50,000/- (One Lakh Fifty Thousand Only) Last date of EMD Deposit: 21-09-2025 |
| 24. | LAN: LKXSN00217-180057917 Branch: Sangli Borrower: Rajkumar Mahadev Co-Borrower: Punam Rajkumar Deshpande | 26-08-2019 For Rs: 4,09,464/- (Rupees Four Lakh Ninety Thousand Four Hundred & Sixty Four Only) | Milkat No 3051,S.No 40/1,Near Ganpati Temple, Swapnnagar At Haripur, Miraj, Sangali, Maharashtra - 416416 | Reserve Price: Rs.9,00,000/- (Nine Lakh Only) EMD: Rs. 90,000/- (Ninety Thousand Only) Last date of EMD Deposit: 21-09-2025 |
| 25. | LAN: LKDAU00116-160006737 Branch: Baramati Borrower: John Paul George Co-Borrower: Anna Paul George Guarantor : | 11-07-2018 For Rs: 14,60,994/- (Rupees Fourteen Lakh Sixty Thousand Nine Hundred & Ninety Four Only) | Flat No.302,2Nd Floor Gulmohar Apartment Christian Site,Bungla Site Daund,Pune 413801 Near Father High School S. No. 8/76, Mauje Lingali Tal- Daund Pune Maharashtra | Reserve Price: Rs.14,00,000/- (Fourteen Lakh Only) EMD: Rs. 1,40,000/- (One Lakh Forty Thousand Only) Last date of EMD Deposit: 21-09-2025 |