

**CLASSIFIED CENTRES IN MUMBAI**

**Deeply Ads.**  
**Open House**  
 Phone : 23692926 / 56051035.

**Color Spot,**  
**Diyalite (E),**  
 Phone : 23749048 / 23714748.

**PC & Communications,**  
**Narman Point,**  
 Phone : 40026550 / 51.

**Fairfax Adm. & Mktg.**  
**Current Bill**  
 Phone : 24159661  
 Mobile : 9769238274 / 9969400835

**Graphic Advertising,**  
**Mumbai Central Street,**  
 Phone : 2342 9163 / 2341 4596.

**J.K. Advertisers,**  
**Horminal Circle, Fort,**  
 Phone : 22637322.

**Man's Agencies,**  
**Opp. G. P. Road, Fort,**  
 Phone : 2263 00232,  
 Mobile : 9892992527.

**Manoj Ads.**  
**Carry Road (E),**  
 Phone : 24700338,  
 Mobile : 9834602622.

**OM San Rom Advtg.,**  
**Carry Road (E),**  
 Phone : 9967375573.

**Photo Advertising,**  
**Mazgaon,**  
 Phone : 23701070,  
 Mobile : 9869040181.

**Premier Advertisers**  
**Mumbai Central,**  
 Mobile : 901991116

**Surjan Advertising,**  
**Jarjod,**  
 Phone : 66626963

**NOTICE OF SALE THROUGH PRIVATE TREATY OF IMMOVABLE ASSETS CHARGED TO THE PNB HOUSING FINANCE UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002 (SARFAESI ACT)**

**Amol Prakash Narakhed And Sadhna Amol Narakhed Resident Building A, 7th Floor, 708, Sara Sanskruti, Gat No 62 G3 65, Village Kharabwadi, Taluka Khed, Pune, Maharashtra-410501, India LAN-HOU/PUN/02/19653759**

**Address of the Branch: PNB Housing Finance Limited, 5 A.B.C.D, Fifth Floor, Sheerang House, Opp. Jangli Maharaj Temple, J.M Road, Shivaji Nagar, Pune, Maharashtra-411005. Authorized Officer's Details: Name: Amol Mane, Phone Nos: 02025576000 E-mail id: amol mane1@pnbhousing.com Mobile No:8657503411 Landline No.(Office):02025576000 Private Treaty to Be Executed on 31-12-2024 Purchaser Identified**

The Undersigned As Authorized Officer of PNB Housing Finance Ltd. Has Taken Overpossession of The Schedule Property(ies) U/s/ 13(4) of The Sarfaesi Act, 2002. All Pre-emptive/Auction Through Inviting Public Bid Failed. Hence, Public At Large is Being Informed That The Secured Property/ies As Mentioned in The Schedule is Available for Sale. Through Private Treaty, As Per The Terms Agreeable To The PNB Housing Finance Ltd. For Realisation of Dues on 'ASIS WHERE IS BASIS' And 'AS IS WHAT IS BASIS' Standard Terms & Conditions For Sale Of Property through private treaty are as under:

1. Sale through Private Treaty will be on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS". Thus no public bid shall be invited.
2. Such purchaser shall be required to deposit 25% of the sale consideration on the next working day of receipt of acceptance of offer for purchase of property and the remaining amount within 15 days thereafter.
3. The purchaser has to deposit 10% of the offered amount along with application which will be adjusted against 25% of the deposit to be made as per clause (2) above.
4. Failure to remit the amount as required under clause (2) above, will cause forfeiture of amount already paid including 10% of the amount paid along with application.
5. In case of non-acceptance of offer of purchase by the PNB Housing Finance, the amount of 10% paid along with the application will be refunded with out any interest.
6. The property/ies being sold with all the existing and future encumbrances whether known or unknown to the PNB Housing Finance. The Authorized Officer/Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues.
7. The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his satisfaction. The purchaser shall not be entitled to make any claim against the Authorized Officer/Secured Creditor in this regard at later date.
8. The PNBHFL reserves the right to reject any offer of purchase without assigning any reason.
9. In case of more than one offer, the PNBHFL will accept the highest offer.
10. The interested parties may contact the Authorized Officer for further details/clarifications and for submitting their application.
11. The purchaser has to bear stamp duty, registration fee, and other expenses, taxes, duties in respect of purchase of the property.
12. Sale shall be in accordance with the provisions of SARFAESI Act/Rules.

**Description of the Property(ies)**

**Building A, 7th Floor, 708, Sara Sanskruti, Gat No 62 G3 65, Village Kharabwadi, Taluka Khed, Pune, Maharashtra-410501, India**

**SCHEDULE**

Reserve Price (Rs.) (Below which the properties will not be sold): Rs. 1224000/- (Twelve Lakhs Twenty four thousand only)

**Place: Pune For PNB Housing Finance (AUTHORIZED OFFICER)**

**APPENDIX-IV-A - E-AUCTION PUBLIC SALE NOTICE OF IMMOVABLE PROPERTY/IES**

**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 PROVISION TO RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002**

**B.O. KHARADI, Third Floor, Ganxami Complex, Survey No.08, Hadapsar Kharadi Bypass Road, Kharadi, Pune, Maharashtra- 411014, B.O. KOLHAPUR: 401/402, Fourth Floor, Matoshri Plaza, Venus Corner, Shatapur, Kolhapur, Maharashtra- 416001, B.O. NASHIK : 201/202, 2nd Floor, Metro 99 Commercial Complex, Collage Road, Nashik, Maharashtra - 422005**

Notice is hereby given to the public in general and in particular to the borrower(s) and/or guarantor(s) indicated in Column no-A that the below described immovable property (ies) described in Column no-D mortgaged/charged to the Secured Creditor, the constructive/Physical Possession of which has been taken (as described in Column no-C) by the authorized Officer of M/s PNB Housing Finance Limited/Secured Creditor, will be sold on "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS BASIS" as per the details mentioned below.

Notice is hereby given to borrower(s)/Mortgagor(s)/Legal Representative, (whether known or unknown), executor(s), administrator(s), successor(s), assignee(s) of the respective borrower(s)/Mortgagor(s) (since deceased) as the case may be indicated in Column no-A under Rule 8(6) & 9 of the Security Interest Enforcement Rules, 2002 amended as on date. For detailed terms and conditions of the sale, please refer to the link provided in M/s PNB Housing Finance Limited/Secured Creditor's website i.e. www.pnbhousing.com.

Loan No. Name of the Borrower/Co-Borrower/Guarantor (Legal heirs(A))	Demand Amount (B)	Nature of Possession (C)	Description of the Properties mortgaged (D)	Reserve Price (Rs.) (E)	EMD (10% of Reserve Price) (F)	Last Date of Submission of Bid (G)	Bid Increment Rate (H)	Inspection Date & Time (I)	Date of Auction & Time (J)	Enam Encumbrances (K)
HOU/KRDI/0522/995544, Ashish Dilip Kedari / Kharat Nayana Manikrao, B.O. : KHARADI	Rs. 1637889.01 & 16-03-2023	Physical Possession	Flat No 606, 6th Floor Wing C Shubharambh Sr No 64/3/6 + 3/9/2 + 3/9/3 + 3/9/4 Hadapsar Pune Maharashtra-411014 Pune India.	Rs. 1264000	Rs. 126400	30-12-24	Rs. 10000	17.12.24 Between 12:00pm to 4:00pm	31.12.24 Between 2:00PM to 3:00PM	Not Known
NHL/KOP/0218/497877 / HOU/KOP/0218/497874, Shrikant Yashwant More / Shilpa Shrikant More, B.O. : KOLHAPUR	Rs. 1,72,78,229.26 & 19,08,501.82 & 17-12-2021	Physical Possession	Row House Tenament, No.22/25, S.K Plaza, C.S No.250b/15/22, E.Ward, Near D.C Plaza, Nagala Park, Kolhapur, Maharashtra, India, 416003	Rs. 8135000	Rs. 813500	20-01-25	Rs. 20000	10.01.25 Between 12:00pm to 4:00pm	21.01.25 Between 2:00PM to 3:00PM	Not Known
NHL/KOP/0218/492081, Shrikant Yashwant More / Shilpa Shrikant More, B.O. : KOLHAPUR	Rs. 1,72,78,229.26 & 17-12-2021	Physical Possession	C.S No.250b/1a/3, E.Ward, Nagala Park, Nagala Park, Kolhapur, Maharashtra, India, 416001	Rs. 1725900	Rs. 172590	20-01-25	Rs. 50000	10.01.25 Between 12:00pm to 4:00pm	21.01.25 Between 2:00PM to 3:00PM	Not Known
HOU/NSK/1116/331230 / HOU/NSK/1116/332145, Sunil Pramod Bhavsar / Pallavi Kamikar Jogi, B.O. : NASHIK	Rs. 1980086.65 & 31-03-2021	Physical Possession	Residential Single Building, 7.703 Gajanan Darshan Plot No 15 Sr No-323/11/B, Near Atul Sweets Pathardi Phata Pathardi Nashik Maharashtra-422001, India. (built Up Area:659)	Rs. 1755000	Rs. 175500	30-12-24	Rs. 10000	27-12-24 Between 12:00pm to 4:00pm	31-12-24 Between 2:00PM to 3:00PM	Not Known

\* Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred upto the date of payment and/or realization thereof. \*\* To the best knowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances in respect of above mentioned immovable assets except what is disclosed in the Column No-K. Further such encumbrances to be catered/paid by the successful purchaser/bidder at his/her end. The prospective purchaser(s)/bidders are requested to independently ascertain the veracity of the mentioned encumbrances.

(1) As on date, there is no order restraining and/or court injunction PNBHFL the authorized Officer of PNBHFL from selling, alienating and/or disposing of the above immovable properties/Secured assets and status is mentioned in column no-C.

(2) The prospective purchaser/bidder and interested parties may independently take the inspection of the pleading in the proceedings/orders passed etc. if any, stated in column no-K including but not limited to the title of the documents of the title pertaining there available with the PNBHFL and satisfy themselves in all respects prior to submitting tender/bid application form or making offer(s). The bidder(s) has to sign the terms and conditions of this auction along with the Bid Form.

(3) Please note that in terms of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002, the bidder(s) the purchaser is legally bound to deposit 25% of the amount of sale price, (inclusive of earnest money) on the same day or not later than next working day. The sale may be confirmed in favour of bidder(s) only after receipt of 25% of the sale price by the secured creditor in accordance with Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the sale consideration amount has to be deposited by the purchaser within 15 days from the date of acknowledgement of sale confirmation letter and in default of such deposit, the authorized officer shall forfeit the part payment of sale consideration amount within 15 days from the date of expiry of mandatory period of 15 days mentioned in the sale confirmation letter and the property/Secured asset shall be sold as per the provisions of Sarfaesi Act.

(4) M/s C. India Private Limited would be assisting the Authorized Officer in conducting sale through an e-Auction having its Corporate office at Plot No. 88, 3<sup>rd</sup> Floor, Sector 44, Gurgaon, Haryana 122003 Website - www.bankauctions.com. For any assistance related to inspection of the property or obtaining the Bid Documents and for any other query or for registration, you have to co-ordinate with PANKAJ TIWARI/AMOL MANE, Toll Free No. - 1800 120 8800, E-Mail: auction@pnbhousing.com, is authorised Person of PNBHFL or refer to www.pnbhousing.com

**PLACE:- MAHARASHTRA DATE:- 16.12.2024 SD:-AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED**

**Kadepathar Gramin Bigarsheti Sahakari Patsanstha Ltd**  
**Jejuri, Tal-Purandar, Dist-Pune**  
**Form-Z**  
**Possession Notice (For Immovable Property)**

(under section 156 of the Maharashtra state co-operative act 1960 and rule 107 of (D-1) of the Maharashtra state co-operative societies Rules 1961)

Whereas The undersigned Special Recovery officer for Kadepathar Gramin Bigarsheti Sahakari Patsanstha. Ltd. Jejuri, Tal-Purandar, Dist-Pune Notice has been issued according to the result of court dated 04/03/2024 of Rs. 52,96,924/- (Rupees Fifty Two Lakh Ninety Six Thousand Nine Hundred and Twenty Four only) default borrower of above mentioned patsanstha Shri. Vikas Tanaji Gaikwad Residence - Talewadi, Vadki, Tal. Haveli, Dist. Pune.

Shri. Vikas Tanaji Gaikwad having failed to repay as per demand notice issued by Special Recovery officer notice is hereby given to the borrower that the undersigned has issued a notice for attachment of the property described here in below (dated 06/05/2024) and the undersigned has attached the property notice is hereby given to the default borrower Shri. Vikas Tanaji Gaikwad and the public in general that the undersigned has taken symbolic possession (dated 05/12/2024) as per the Maharashtra state co-operative societies act 1960 and rule 1961-107 of section 11(D-1).

The default borrower Shri. Vikas Tanaji Gaikwad 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 Kadepathar Gramin Bigarsheti Sahakari Patsanstha Ltd. Jejuri, Tal.- Purandar, Dist-Pune for as amount of Rs. 52,96,924/- (Rupees Fifty Two Lakh Ninety Six Thousand Nine Hundred and Twenty Four only) and interest thereon.

**Description of immovable property**  
 Sub Registrar, Haveli & District Council, Pune, Taluka Panchayat Samiti, Haveli Under The Jurisdiction of Division Pune, Subdivision Taluka Haveli under village Mauje Vadki, Tal. Haveli, Dist. Pune 1) Gat No. 301 Shri. Vikas Tanaji Gaikwad Residence - Talewadi, Vadki, Tal. Haveli, Dist. Pune is owner of total area 00 He. 57 R. + Poktharaba 00 He. 10 R. total area 00 He. 67 R. aakar 00 Rs. 36 Paise mortgaged to the institution area 00 He. 28 R. + Poktharaba 00 He 05 R total area 00 He. 33 R. out of area 01 He. 79 R. + Poktharaba 00 He. 32 R. total area 02 He. 11 R. aakar 01 Rs. 12 Paise agriculture land property. 2) Gat No. 331 Shri. Vikas Tanaji Gaikwad Residence - Talewadi, Vadki, Tal. Haveli, Dist. Pune is owner of total area 00 He. 13.67 R. + Poktharaba 00 He. 5.33 R. total area 00 He. 19 R. aakar 00 Rs. 09 Paise mortgaged to the institution area 00 He. 07 R. + Poktharaba 00 He. 03 R. total area 00 He. 10 R. out of area 00 He. 72 R. + Poktharaba 00 He. 16 R. total area 00 He. 88 R. aakar 00 Rs. 47 Paise agriculture land property.

**Seal** Shri D. S. Shevkari (Special Recovery Officer) Kadepathar Gramin Bigarsheti Sahakari Patsanstha Ltd, Jejuri, Tal-Purandar, Dist-Pune

Date: 05/12/2024  
 Place: Talewadi, Vadki

**Kadepathar Gramin Bigarsheti Sahakari Patsanstha Ltd**  
**Jejuri, Tal-Purandar, Dist-Pune**  
**Form-Z**  
**Possession Notice (For Immovable Property)**

(under section 156 of the Maharashtra state co-operative act 1960 and rule 107 of (D-1) of the Maharashtra state co-operative societies Rules 1961)

Whereas The undersigned Special Recovery officer for Kadepathar Gramin Bigarsheti Sahakari Patsanstha. Ltd. Jejuri, Tal-Purandar, Dist-Pune Notice has been issued according to the result of court dated 04/03/2024 of Rs. 53,01,924/- (Rupees Fifty Three Lakh One Thousand Nine Hundred and Twenty Four only) default borrower of above mentioned patsanstha Shri. Shahaji Tanaji Gaikwad Residence - Talewadi, Vadki, Tal. Haveli, Dist. Pune.

Shri. Shahaji Tanaji Gaikwad having failed to repay as per demand notice issued by Special Recovery officer notice is hereby given to the borrower that the undersigned has issued a notice for attachment of the property described here in below (dated 08/05/2024) and the undersigned has attached the property notice is hereby given to the default borrower Shri. Shahaji Tanaji Gaikwad and the public in general that the undersigned has taken symbolic possession (dated 05/12/2024) as per the Maharashtra state co-operative societies act 1960 and rule 1961-107 of section 11(D-1).

The default borrower Shri. Shahaji Tanaji Gaikwad 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 Kadepathar Gramin Bigarsheti Sahakari Patsanstha Ltd. Jejuri, Tal.- Purandar, Dist-Pune for as amount of Rs. 53,01,924/- (Rupees Fifty Three Lakh One Thousand Nine Hundred and Twenty Four only) and interest thereon.

**Description of immovable property**  
 Sub Registrar, Haveli & District Council, Pune, Taluka Panchayat Samiti, Haveli Under The Jurisdiction of Division Pune, Subdivision Taluka Haveli, under village Mauje Vadki, Tal. Haveli, Dist. Pune 1) Gat No.301, Shri. Shahaji Tanaji Gaikwad Residence - Talewadi, Vadki, Tal. Haveli, Dist. Pune is owner of total area 00 He. 32.50 R. + Poktharaba 00 He. 06 R. total area 00 He. 38.50 R. aakar 00 Rs. 20 Paise mortgaged to the institution area 00 He. 16.25 R. + Poktharaba 00 He. 03 R. total area 00 He. 19.25 R. out of area 01 He. 79 R. + Poktharaba 00 He. 32 R. total area 02 He. 11 R. aakar 01 Rs. 12 Paise agriculture land property. 2) Gat No.331 Shri. Shahaji Tanaji Gaikwad Residence - Talewadi, Vadki, Tal. Haveli, Dist. Pune is owner of total area 00 He. 19 R. aakar 00 Rs. 09 Paise mortgaged to the institution area 00 He. 06.66 R. + Poktharaba 00 He. 02.34 R. total area 00 He. 09 R. out of area 00 He. 72 R. + Poktharaba 00 He. 16 R. total area 00 He. 88 R. aakar 00 Rs. 47 Paise agriculture land property. 3) Gat no. 289 Shri. Shahaji Tanaji Gaikwad Residence - Talewadi, Vadki, Tal. Haveli, Dist. Pune is owner of total area 00 He. 15 R. aakar 00 Rs. 22 Paise out of area 00 He. 58 R. + Poktharaba 00 He. 02 R. total area 00 He. 60 R. aakar 00 Rs. 87 Paise agriculture land property.

**Seal** Shri D. S. Shevkari (Special Recovery Officer) Kadepathar Gramin Bigarsheti Sahakari Patsanstha Ltd, Jejuri, Tal-Purandar, Dist-Pune

Date: 05/12/2024  
 Place: Talewadi, Vadki

**JM FINANCIAL ASSET RECONSTRUCTION COMPANY LTD.**  
**CIN: U67190MH2007PLC174287 JM FINANCIAL**  
**Regd. Office: 7th Floor, Energy, Appasaheb Marathe Marg, Prabhadevi, Mumbai - 400 025**  
**Authorized Officer: Vaibhav Shetty, Email: vaibhav.shetty@jmfinc.com**  
**Phone No + 91 9820387460, Website: www.jmfinc.com**

**E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**  
 [see proviso to rule 8(6)]

E-Auction Notice for sale of immovable assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower and/or Guarantor(s) and/or Mortgagor(s) that the below described immovable property/properties mortgaged/charged to JM Financial Asset Reconstruction Company Limited, acting in its capacity as trustee of Real Estate May 2023 Trust ("JMFAARC Secured Creditor"), the physical possession of which has been taken by the authorized officer of the Secured Creditor with the co-operation of the Borrower, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on January 22, 2025 between 11:00 AM to 12:00 PM for recovery of Rs. 128,11,74,291.55/- (Rupees One Hundred Twenty Six Crore Eleven Lakh Seventy Four Thousand Two Hundred Ninety One and Fifty Five Paise only) as on September 20, 2023 along with further interest and other charges thereon due to the Secured Creditor from Marvel Landmarks Private Limited ("Borrower/MLPL"), Mr. Subhash Sitaram Goel, Mr. Rajendra Sitaram Goel, Mr. Annu Umesh Goel, Mr. Ankit Umesh Goel, Mr. Ratanlal G. Gundesh and MLPL (together "Mortgagor(s)"), and Mr. Subhash Sitaram Goel, Mr. Rajendra Sitaram Goel, Mr. Annu Umesh Goel, Mr. Ankit Umesh Goel and Mr. Vishwajit Jhavar (together "Guarantor(s)").

Detailed description of the property, its Reserve Price and Earnest Money Deposit is as given below:

Project Marvel Sangria	Reserve Price (in Rs. Cr.)	EMD (in Rs. Cr.)	Project Marvel Sangria	Reserve Price (in Rs. Cr.)	EMD (in Rs. Cr.)
I. Residential (Unit/Flat)	Area (Sq. Ft.)	Owned By	II. Commercial (Unit/Flat)	Area (Sq. Ft.)	Owned By
1 A302	6,995	MLPL	P226	1,023	MLPL
2 E101	6,995	MLPL	P231	1,031	MLPL
3 G101	6,193	MLPL	P312	1,813	MLPL
4 H102	6,995	MLPL	P313	1,822	MLPL
5 K301	6,995	MLPL	P314	873	MLPL
6 K302	6,129	MLPL	P315	1,073	MLPL
7 L101	6,129	MLPL	P316	1,060	MLPL
8 L102	6,995	MLPL	P318	1,809	MLPL
9 L301	6,129	MLPL	3.53	0.35	
10 L302	6,995	MLPL	3.53	0.35	

Forming part of Project "Marvel Sangria" constructed by the Borrower on all that piece and parcel of land or ground measuring 25,916.73 sq. mtrs. bearing Plot No. A out of the sanctioned layout in respect of the land measuring 87,350 sq. mtrs. bearing Survey No. 20B/12/11/22/12 (earlier bearing Survey No. 20 Hissa No.81, Survey No. 21 Hissa No. 1, Survey No. 11, Survey No. 21 Hissa No. 1/2, Survey No. 1/3, Survey No. 1/3, Survey No. 21 Hissa No. 1/4, Survey No. 21 Hissa No. 2/2, Survey No. 22 Hissa No. 1, Survey No. 22 Hissa No. 1/1, Survey No. 22 Hissa No. 1/2, Survey No. 22 Hissa No. 1/3, Survey No. 22 Hissa No. 1/4, Survey No. 22/2 Part) situated, lying and being at Village Mohammediwadi within the Registration Sub-District of Taluka Haveli, District Pune and within the extended limits of the Municipal Corporation of Pune, and which contiguous block measuring 55918.73 sq.mtrs has now been assigned Survey No.20B/21/22/12-Plot.A, and which is bounded as follows that is to say:

On or towards the East - By lands out of Survey Nos. 20, 21 and 22, Mohammediwadi  
 On or towards the South - By road  
 On or towards the West - By road  
 On or towards the North - By land out of Survey No. 20, Mohammediwadi

Note:- All the units mentioned above can be sold to multiple or single bidders only.  
 Encumbrances: To the best of the knowledge of JMFAARC, there are no encumbrances attached to the above mentioned Secured Assets.

A notice dated November 11, 2024 was issued to the Borrower and/or the Guarantor(s) and/or the Mortgagor(s) under rule 8(6) of the Security Interest (Enforcement) Rules, 2002, informing them the availability of right of redemption under section 13(8) of the SARFAESI Act, 2002. On account of failure of the Borrower and/or the Guarantor(s) and/or the Mortgagor(s) to exercise such right available to them, it is hereby informed that publication of this notice shall extinguish the right of redemption available to them.

For detailed terms and conditions of the sale, please refer to the link provided on the Secured Creditor's website i.e. https://www.jmfinc.com/home/AssetsForSale OR www.bankauctions.com

In case of any discrepancy in the present sale notice published in English and vernacular version of this notice, the contents of the English notice will prevail.

**Authorized Officer**  
 JM Financial Asset Reconstruction Company Limited  
 acting in its capacity as trustee of Real Estate May 2023 Trust

Date: December 16, 2024  
 Place: Pune

**EXPRESS Careers**

**डॉ. विठ्ठलराव विखे पाटील सहकारी प्रबंध संस्थान, पुणे**  
 राष्ट्रीय सहकारी प्रशिक्षण परिषद, नई दिल्ली का एक संस्थान  
 (सहकारिता मंत्रालय भारत सरकार द्वारा प्रशिक्षित एक स्वायत्त संस्थान)  
 फोन : 020-25433816, 25425285 ईमेल : info@icmpune.org  
 वेबसाइट : www.icmpune.org

**शैक्षणिक संसाधन पूल के निर्माण के लिए आवेदन आमंत्रित करना**

डॉ. वि. पाटील आईसीएम, पुणे संस्थान एचडीसीएम, डीसीए और डीआयएम जैसे दिग्दर्शक पाठ्यक्रमों और अत्याधुनिक प्रशिक्षण कार्यक्रमों (1 से 5 दिन) की कक्षाओं को समालने के लिए शैक्षणिक संसाधन पूल (एआरसी) के निर्माण की प्रक्रिया में है। आवेदन योग्यता और अनुभव पूर्ण उम्मीदवारों से आवेदन आमंत्रित किए जाते हैं। विवरण के लिए कृपया हमारी वेबसाइट - www.icmpune.org के डाउनलोड सेक्शन पर जाएं। इच्छुक उम्मीदवार इस विज्ञापन की तारीख से 15 दिनों के भीतर निर्धारित प्रारूप में आवेदन भेज सकते हैं।

**निदेशक**

**homefirst**  
**Home First Finance Company India Limited**  
**CIN: L65990MH2010PLC240703**  
**Website: homefirstindia.com**  
**Phone No. : 180030008425 Email ID: loanfirst@homefirstindia.com**

**POSSESSION NOTICE**  
**REF: POSSESSION NOTICE UNDER SUB-RULE (1) OF RULE 8 OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002**

WHEREAS the undersigned being the Authorized Officer of HOME FIRST FINANCE COMPANY INDIA LIMITED, pursuant to demand notice issued on its respective dates as given below, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act No. 54 of 2002) and in exercise of powers conferred under section 13(2) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 calling upon you/Borrowers, the under named to pay outstanding dues as within 60 days from the date of receipt of respective notices. You/Borrowers all, however, have failed to pay the said outstanding dues within stipulated time, hence HOME FIRST FINANCE COMPANY INDIA LIMITED are in exercise and having right as conferred under the provision of sub section (4) of section 13 of SARFAESI ACT 2002 read with rules thereunder, taken POSSESSION of the secured assets as mentioned herein below:

Sr. No	Name of Borrowers/Co-Borrowers/ Guarantors	Description of Mortgaged Property	Date of Demand Notice	Total O/s as on date of Demand Notice (in INR)	Date of possession
1.	Aadesh Sonawane, Yamuna Gajendra Sonawane	Flat-10-C, wing, Gat No.49 Sai Sankul, Near Tulja Bhawani Mandir, Wadebolai, Shiraswadi, Pune, Maharashtra, 411014. Bounded By - East : Part of Gat No. 49, West : Internal Road in Gat No. 49, South : Par of Gat No. 49, North : Shiraswadi Road.	03-10-2024	9,42,076	10-12-2024
2.	Ravikant Bajirao Babar, Pooja Ravikant Babar	Flat-Flat No.301, Varana - MHADA, New S. No. 154/3(Old S.No.215/3) Pune Housing and Area Development Board, Pune (Unit of MHADA) Sanjaynagar, AT - Sangli Tal - Miraj, Sangli, Maharashtra, 416461. Bounded by - East : Passage & Staircase, West : Side Margin, North : Flat No. 302 & Duct, South : Side Margin.	03-10-2024	21,91,378	10-12-2024
3.	Sandip Suresh Ponde, Sunita Sandip Ponde	Flat-404, Avenca Plaza, Sr No180/2/2A/1, Mauje-Ravet, at Pimpri Chinchwad (M Corp.), Haveli, Pune, Maharashtra, 412101. Bounded By - East : MIDC Road, West : Nala, North : S. No. 180 i.e. share of Mr. Prakash Bhondve, South : S.No. 187.	03-10-2024	29,15,332	10-12-2024
4.	Avadhut Dattatray Gurav, Pallavi Avadhut Gurav	House - S no. 208, C.S.No. 208, S no. 208, Near Khanderajuri road, At.Erandol, Tal.-Miraj, Dist.- Sangli, Sangli, Maharashtra, 416410. Bounded By - East : Lane & C. S. No.210, West: C. S. No. 207, North: Road, South : C. S. No. 207A.	03-10-2024	18,11,397	10-12-2024
5.	Dilidar Nivas Thakur, Shital Dilidar Thakur	Row House - A, Plot No.15, Bhu. Gat No.457A/1A/3, Gat No-457A/1A/3, Old Gat No-457/2, Plot No-15, Row House Unit No-A, Sasane Mala, Near Ganraj City, Krushiraj Hall, A.P. Wadinge, Pincode-416229, Tal. Karveer, Dist. Kolhapur, Kolhapur, Maharashtra, 416229. Bounded By - East : Property of Plot No. 8, West : Road, South : Plot No. 15 Unit No. - B, North : Plot No. 16, Unit No. - B.	03-10-2024	26,18,710	10-12-2024

The borrower having failed to repay the amount, notice is hereby given to the borrower / Guarantor and the public in general that the undersigned has taken Possession of the property described herein below in exercise of powers conferred on him/her under section 13(4) of the said Act read with rule 8 of the said rule on the date mentioned above.

The BORROWERS/ GUARANTORS and the PUBLIC IN GENERAL are hereby cautioned not to deal with the above referred Properties/Secured Assets or any part thereof and any dealing with the said Properties/Secured Assets shall be subject to charge of HOME FIRST FINANCE COMPANY INDIA LIMITED for the amount mentioned hereinabove against Properties/Secured Assets which is payable with the further interest thereon until payment in full.

The borrower's attention is invited to the provisions of subsection (8) of Section 13 of the Act, in respect of time available to redeem the secured asset.

Place: Pune, Kolhapur, Sangli  
 Date: 16-12-2024

**Authorized Officer,**  
 Home First Finance Company India Limited

**Indiabulls ASSET RECONSTRUCTION COMPANY LIMITED.**  
**CIN: U67110MH2006PLC305312**  
**Corporate Office: One International Centre, Tower-1, 4th Floor, Senapati Bapat Marg, Elphinstone Road, Mumbai- 400013**  
**Email: deepak.dawari@dhani.com Tel.: (0124) (6681212) | Authorized Officer M no.: +91 9371933015**

[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 Authorized Officer of Indiabulls Asset Reconstruction Company Limited (Indiabulls ARC). Further, the Indiabulls Assets Reconstruction Company Limited (Indiabulls ARC) (acting in its capacity as Trustee of Indiabulls ARC -IX Trust) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 30.09.2019 from IndusInd Bank Ltd (Assignor Bank) along with underlying security from assignor bank. Accordingly, Indiabulls ARC has stepped into the shoes of assignor bank and empowered to recover the dues and enforce the security. The Authorized Officer of Indiabulls ARC took handover of the physical possession of the below mentioned secured property from the assignor. The Authorized Officer of Indiabulls ARC hereby intends to sell the below mentioned secured properties for recovery of dues and hence the tenders/bids are invited in sealed cover for the purchase of the secured properties. The properties 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 Indiabulls ARC 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