

ART HOUSING FINANCE (INDIA) LIMITED
(Formerly known as ART Affordable Housing Finance (India) Limited)
Regd. Office: 1st Floor, Best Sky Tower, Netaji Subhash Place, Patliputra, New Delhi-110004
Branch Office: 43, Vijay Vihar Phase 4, Gurgaon, Haryana 122015

APPENDIX-IV (See rule 8(1))
POSSESSION NOTICE
(For Immovable Property)

Whereas, the undersigned being the Authorized Officer of ART HOUSING FINANCE (INDIA) LIMITED [CIN No. U65990DL2013PLC255432] 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 09.07.2024 for Loan Accounts No. LXPPN05517-17000161 calling upon the borrower(s) BHABAT OASH SAMBHU PAUL & JOLLY BHABAT OASH PAUL to repay the amount mentioned in the notice being Rs.7.79.99/- (Rupees Seven Lakh Seventy-Nine Thousand Nine Hundred Ninety-One Only) as on 09.07.2024 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(s) and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on 03.02.2025.

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 the ART Housing Finance (India) Limited for an amount of Rs.7.79.99/- (Rupees Seven Lakh Seventy-Nine Thousand Nine Hundred Ninety-One Only) as on 09.07.2024 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 Asset.

DESCRIPTION OF THE IMMOVABLE PROPERTY

PROPERTY BEING FLAT NO. 510, 5TH FLOOR, BUILDING NO. C2, COMPLEX KNOWN AS 'IRBIA EIFFEL CITY' SITUATED AT GATE NO. 1527/2, 1447, 1448, 1450/1, 1526, 1450/2, 1451, 1438, 1467, 1470, 1474, 1440, 1468, 1585, 1468, 1545, 1445, 1550, 1527/3, 1527/3A, 1478, 1445, 1464, 1461, 1548, 1540, 1468, 1463, 1462, 1537, 1454, 1535, 1534, 1446, 1477, 1443, 1458, 1455, 1459, 1461, 1478 AND 1525 AT VILLAGE-CHAKAN, TALUKA-KHED, DIST.-PUNE, MAHARASHTRA WHICH IS BOUNDED AS UNDER

EAST : AS PER LAYOUT PLAN WEST : AS PER LAYOUT PLAN
NORTH : AS PER LAYOUT PLAN SOUTH : AS PER LAYOUT PLAN

DATE : 03.02.2025 AUTHORISED OFFICER
PLACE : PUNE (MAHARASHTRA) ART HOUSING FINANCE (INDIA) LIMITED

PUBLIC NOTICE

This is to inform to the Public at large that, property mention in schedule was previously owned by Mr. Motilal Gaurishankar Khanna and Mrs. Veena Motilal Khanna. Out of the said owners, one of the owner i.e. Mr. Motilal Gaurishankar Khanna was expired on 02.06.2012 at Mumbai leaving behind his legal heirs Smt. Veena Motilal Khanna, Mrs. Shalini Dharmendra Sharma and Mr. Vishal Motilal Khanna.

The present Owners i.e. Smt. Veena Motilal Khanna, Mrs. Shalini Dharmendra Sharma and Mr. Vishal Motilal Khanna are assured that, the said Flat is having clean and clear marketable title. The said Flat is not subject to any lien, charge, mortgage or interest of any person other than present owner. That Smt. Veena Motilal Khanna, Mrs. Shalini Dharmendra Sharma and Mr. Vishal Motilal Khanna had concluded negotiations and agreed to Sell the schedule property with Mr. Ambuj Gupta and Mrs. Richa Porwal. After scrutiny of the all the documents, the property mentioned in schedule will be mortgage with State Bank of India, RACP V, Aundh Pune.

That any person is having right, interest, title in the said Flat, is hereby called upon to state in writing on the below mentioned address within 8 days from today with their original documents and may object this notice and submit their objections. Hence this Public Notice.

SCHEDULE

All that piece and parcel of the Flat No. 304, Third Floor, Building No.A, Carpet area measuring 692 Sq.Fts i.e. 64.85 Sq. Mtrs and Adjoining Terrace area measuring 13.75 Sq. Mtrs and Single Car Parking No. U-269 area measuring 9 Sq. Mtrs., in the society known as "Mont Vert Seville Co-operative Housing Society Ltd." Constructed upon Land bearing Survey No. 181/4-5-6 to Survey No. 182/1+2, situated at Wakad, Taluka Mulshi, District Pune within limits of Pimpri Chinchwad Municipal Corporation limits and Sub Registrar Haveli Pune.

Pune. Sd/-
Date: 08.02.2025. Adv. Neeraja Petkar
For Advocate Pramod Pawar and Associates
Off- Office No. 1, CTS No. 286/287, Narayan Peth,
Pune- 411 030. Contact No. 020-2448 8064, 7588 12 8064, 762 041 1252

VIDYA SAHAKARI BANK LTD.
Ph 020-2447748-49 CTS No. 1355, Plot No. 72, Shukrawar Peth, Pune - 411002 Mail - vidya.ho@vidyabank.com

RE - AUCTION NOTICE / PUBLIC SALE

The Authorized Officer of Vidya Sahakari Bank Ltd. has taken Actual Physical Possession of the following Mortgaged Property on 20/02/2024 from Mortgagee/Owner and decided to Sale the immovable to recover Bank dues of the following defaulted borrowers as mentioned below under the Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 rule (8) & (9) on 05/04/2024, 11/07/2024 and 09/01/2025 but No Bidder has come in auction. Hence The Authorized Officer decided to Re-Auction / Public Sale on 25/02/2025 'As is where is basis'

Name of the Borrowers / Mortgagee / Guarantors Name A/C Nos. and Branch	Date of Demand Notice & balance on 31/01/2025	Description of the Mortgage Property	Reserve Price, EMD Amount, Re-Auction Date, Time & Place
A) M/s Goverdhan Motiram Mehta & Sons. Prop. Mr. Sunil Goverdhan Mehta, [A/C No. CC/39]	1] Demand Notice dated 01/12/2021 and also Published in local news paper on 16/12/2021 Both loan Accounts outstanding balance with interest as on 31/01/2025	Flat No. 306, Third Floor of the Building known as "Swojas Solitaire" S. No. 92/21, & S. No.92/2/2 of village Baner, Taluka - Haveli, Dist. Pune, in P.M.C. limits. measuring about 36.88 sq. mtrs. carpet (i.e. 48.87 sq. mtrs. saleable) along with Terrace measuring about 12.20 sq. mtrs. carpet (i.e. 16.16 sq. mtrs. saleable (total saleable 700 sq. ft. i.e. 65.03 sq. mtrs.).	Reserve Price Rs.45,00,000/- Earnest Deposit Money (EMD) Rs.4,50,000/- Auction Date/Time/Place Tuesday Dated: 25/02/2025 at 11.00 a.m. Vidya Sahakari Bank Ltd., Head Office, City Survey No. 1355, Plot No.72, Shukrawar Peth, Pune-411002.
B) Mr. Sunil Goverdhan Mehta, [A/C No. EML/144] Mortgagee & Guarantors of both Loan a/c's:- 1. Mr. Sunil Goverdhan Mehta 2. Mrs. Smita Sunil Mehta 3. Mr. Suhas Sunil Mehta 4. Mr. Shival Nandeo Bhosale (Deceased) Through its Legal Heir a) Smt. Hema Shival Bhosale (Wife) b) Mr. Rushikesh Shival Bhosale (Son) c) Mrs. Rutuja Ajinkya Kanchar (Daughter) 5. Mr. Kedar Sahebrao Taware Bhavani Peth Branch, Pune	a) Loan a/c no. CC/39 outstanding balance with interest Rs.1,01,35,223=47 Plus Interest & Recovery expenses from dated 01/02/2025 at actual b) Loan a/c no. EML/144 outstanding balance with interest Rs.92,94,779=00 Plus Interest & Recovery expenses from dated 01/02/2025 at actual 2] Actual Physical Possession of Mortgaged property received from Owner/Mortgagee on 20/02/2024.		

[Please Note That Allotted Parking is not Available for the Said Flat.]
Terms and Conditions : 1. The Authorized Officer has absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the auction without assigning any reason there of.
2. The Terms & Conditions of the Sale will be available at above mentioned registered address during office hours.
3. The Sale/Auction of the above mentioned immovable property will be conducted on 25/02/2025 at above given Sale/Auction Venue.

Place - Pune
Date - 07/02/2025

Sd/
(Milind M. Patankar)
Authorized Officer
Vidya Sahakari Bank Ltd., Pune.

AUTHUM AUTHUM INVESTMENT & INFRASTRUCTURE LIMITED
Branch Office: Office No.209 & 210, 2nd Floor, City Square, Near Pride Hotel, Shivaji Nagar, Pune - 411005
Corporate Office: - The Ruby 11th Floor, North-West wing, Plot No.29, Senapati Bapat Marg, Dadar (west), Mumbai-400028 (Maharashtra)

NOTICE OF SALE THROUGH PRIVATE TREATY

That is pursuant to the approved resolution plan of the Reliance Home Finance Limited. (RHFL) by its Lenders in terms of RBI Circular dated June 7, 2019 on Prudential Framework for Resolution of Stressed Assets, the order of Hon'ble Supreme Court of India dated March 3, 2023 and the Special Resolution passed by the Shareholders on March 25, 2023, RHFL has entered into the agreement to transfer its Business by way of a slump sale on a going concern basis, to Reliance Commercial Finance Limited ("RCFL") and whereas all the rights and liabilities pertaining to the loan account (s) of the Borrower has/have also been transferred to RCFL.

Sale of immovable property mortgaged to Authum Investment & Infrastructure Limited ("AII") (Resulting Company pursuant to the demerger of lending business from Reliance Commercial Finance Limited ("RCFL") to AII vide NCLT order dated 10.05.2024), having Corporate Office at The Ruby 11th Floor, North-West wing, Plot No.29, Senapati Bapat Marg, Dadar(west), Mumbai-400028 (Maharashtra) and Branch Office at- Authum Investment & Infrastructure Limited, Office No.209 & 210, 2nd Floor, City Square, Near Pride Hotel, Shivaji Nagar, Pune - 411005 under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter "Act").

The undersigned being Authorised Officer of Authum Investment & Infrastructure Limited ("AII") hereby inform that Borrower's ANIL TUKARAM ZODAGE, SUNITA ANIL ZODAGE & SUNIL TUKARAM ZODAGE have availed financial facilities and agreed under the terms and conditions of the Loan A/C No. RHCPUN000024490. Due to the default committed by the borrowers, the undersigned has constrained to invoke the provisions of SARFAESI Act, 2002 by issuance of demand notice dated 14th November 2017 for Rs.1,40,90,759/- (Rupees One Crore Forty Lakh Ninety Thousand Seven Hundred Fifty Nine Only) and thereby, has taken possession of the property as per Act on dated 17th December, 2018. The scheduled property had put on public auction under the SARFAESI Act on several times, however, same could not be succeeded, hence, an offer of purchase IMMOVABLE SECURED ASSETS UNDER RULES 8 (5) (d) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002, BY WAY OF PRIVATE TREATY under the provisions mentioned in Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read along with Section 13(8) of the Security Interest (Enforcement) Rules, 2002, has been received and undersigned has accepted the same as per the agreed terms.

It is informed to the Public at large that the Authorised Officer has decided to sell the below mentioned property through private treaty on 24 Feb 25 under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, read with the Security Interest (Enforcement) Rules, 2002, for recovery of secured debts as per below mentioned details. The Property to be sold on "As is Where is" and "As is Whatever there is basis" and on before recourse basis. If anyone has any objection/s or better offer than the offered amount may approach the undersigned on or before 22nd Feb 25 till 5.30 PM. No objection or offer will be entertained, thereafter.

Name of Borrower/ Guarantor	Property / Security Interest details	Total O/S as on date	Agreed Price (Rs.)	Date of Sale
1. ANIL TUKARAM ZODAGE 2. SUNITA ANIL ZODAGE 3. SUNIL TUKARAM ZODAGE	All that piece and parcel of land OFFICE NO. 910, 9TH FLOOR, MARVEL FUEGO, SR NO. 137/1 C (PART) 137/8 CTS, NO. 4983 (P), HADAPSAR, PUNE, MAHARASHTRA-411028	Rs. 3,32,44,169/- (Rupees Three Core Thirty-Two Lakh Forty-Four Thousand One Hundred Sixty Nine Only) As on dated 30th December, 2024	Rs. 1,60,00,000/- (One Core Sixty Lakh Only)	24th Feb 25

Terms and Conditions:
1) Sale through Private Treaty will be on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS".
2) The purchaser will be required to deposit total sale consideration price on the same day of receipt of Bank's acceptance of offer for purchase of property.
3) The property is being sold with all the existing and future encumbrances whether known or unknown to the Bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third-party claims / rights / dues.
4) The purchaser should conduct due diligence on all aspects related to the property to his satisfaction. The purchaser shall not be entitled to make any claim against the Authorized Officer / Secured Creditor in this regard at a later date.
5) The purchaser must bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of purchase of the property.
6) Sale shall be in accordance with the provisions of SARFAESI Act / Rules.
7) The validity of the offer is 24 Feb 2025 and post that Authum Investment & Infrastructure Limited, shall have to right to forfeit the deposit without any prior intimation.

Place: - Pune Sd/-, Authorized Officer
Date: 07.02.2025 For Authum Investment & Infrastructure Limited.

HINDUJA LEYLAND FINANCE LIMITED
Corporate Office: 27 A, Developed Industrial Estate, Guindy, Chennai - 600032, Branch office at Office No 101, Manikchand Galleria, Deep Bungalow Chowk, Model Colony, Pune 411016 CIN: U65993MH2008PLC384221.

Demand Notice

Under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002.

You the below mentioned borrower has availed loan by mortgaging the schedule mentioned property and you the below mention has stood as borrower/co-borrower guarantor for the loan agreement. Consequently to the defaulters committed by you, your loan account has been classified as non-performing asset under the provisions of the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (in short SARFAESI Act). We Hinduja Leyland Finance Limited had issued Demand Notice u/s 13(2) read with section 13(13) of the SARFAESI Act to the address furnished by you. The notices sent to you by the Registered Post/ Blue Dart Courier are served, received back & returned evidence. The contents of the said notices are that you have committed default in payment of the various loans guaranteed to you. Therefore, the present publication carried out to serve the notice as the provision of Section 13(2) of SARFAESI Act and in terms of provision to the rule 3(1) of the Security Interest (Enforcement) Rules, 2002.

Name of the Account Borrower(s) & Co-Borrower(s)	Loan Account No.	Details of the Security to be enforced	Date of NPA	Date of Demand Notice	Amount due as per Demand Notice
1. M/s. Jaysree Thread Company (Borrower), Address: 204 Vishwanath Co-Op. Hsg.Society, Phadtare Chowk, 629 Sadashiv Peth, Pune-411030, Property Address 1: Shop No. 04, and Shop No. 9 Ground Floor, Vishwanath Market, CTS No. 629, Near Vishrambaug Wada, Smarmily Chowk, Sadashiv Peth, Pune-411030, Property Address 2: Flat No. 204, 2nd Floor, Vishwanath Market, CTS No. 629, Near Vishrambaug Wada, Smarmily Chowk, Sadashiv Peth, Pune-411030.		All that piece and parcel of land bearing Flat no.204 on Second Floor area measuring 380 sq. ft. Built-up in Vishwanath co-operative Housing society Ltd. constructed on property bearing city survey No.629 Sadashiv Peth, Tal: Haveli, Dist-Pune within the limits of Pune Municipal Corporation, and the same is bounded as under East By: CTS No.624 Sadashiv Peth West: Staircase, South By: Open Chowk, North By Plot No: CTS No. 630 Sadashiv Peth.			
2. Mr. Mukesh Chhatrabhuj Parekh (Co-Borrower), Address : B 15 ASHWINI CO OP HOUSING SOCIETY PUNE MUMBAI ROAD, Near Shopper Stop, SHIVAJINAGAR PUNE 411005, Property Address 1 : Shop No. 04, and Shop No. 9 Ground Floor, Vishwanath Market, CTS No. 629, Near Vishrambaug Wada, Smarmily Chowk, Sadashiv Peth, Pune-411030, Property Address 2 : Flat No. 204, 2nd Floor, Vishwanath Market, CTS No. 629, Near Vishrambaug Wada, Smarmily Chowk, Sadashiv Peth, Pune-411030.		All that piece and parcel of land bearing Shop no.4 on Ground Floor area measuring 115 Sq. ft. Built-up in Vishwanath Co-Operative Housing Society Ltd. constructed on property bearing City Survey No. 629 Sadashiv Peth, Tal-Haveli, Dist-Pune within the limits of Pune Municipal Corporation. East By: CTS No.624 Sadashiv Peth, West: Staircase, South By: Open Chowk, North By Plot No: CTS No. 630 Sadashiv Peth.	16/08/2024	25/01/2025	Rs. 34,26,591.97 As On 23/01/2025
3. Mr. Sameer Chhatrabhuj Parekh (Co-Borrower), Address : Near Gaonks Maruti Mandir 1437 Kasba Peth Pune 411011, Property Address 1 : Shop No. 04, and Shop No. 9 Ground Floor, Vishwanath Market, CTS No. 629, Near Vishrambaug Wada, Smarmily Chowk, Sadashiv Peth, Pune-411030, Property Address 2 : Flat No. 204, 2nd Floor, Vishwanath Market, CTS No. 629, Near Vishrambaug Wada, Smarmily Chowk, Sadashiv Peth, Pune-411030.	MHPUPN01926	All that piece and parcel of land bearing Shop no.9 on Ground Floor area measuring 110 Sq. ft. Built-up in Vishwanath co-operative Housing society Ltd' constructed on property bearing city survey No. 629 Sadashiv Peth, Tal-Haveli, Dist-Pune within the limits of Pune Municipal Corporation, East By: CTS No.624 Sadashiv Peth, West: Staircase, South By: Open Chowk, North By Plot No: CTS No. 630 Sadashiv Peth.			
4. Mr. Ashwin Chhatrabhuj Parekh (Co-Borrower), Address : 1437 Kasba Peth Near Gaonkose Maruti Mandir Kasba Peth Pune 411011 Property Address 1 : Shop No. 04, and Shop No 9 Ground Floor, Vishwanath Market, CTS No 629, Near Vishrambaug Wada, Smarmily Chowk, Sadashiv Peth, Pune-411030, Property Address 2 : Flat No. 204, 2nd Floor, Vishwanath Market, CTS No. 629, Near Vishrambaug Wada, Smarmily Chowk, Sadashiv Peth, Pune-411030.		All that piece and parcel of land bearing Shop no.9 on Ground Floor area measuring 110 Sq. ft. Built-up in Vishwanath co-operative Housing society Ltd' constructed on property bearing city survey No. 629 Sadashiv Peth, Tal-Haveli, Dist-Pune within the limits of Pune Municipal Corporation, East By: CTS No.624 Sadashiv Peth, West: Staircase, South By: Open Chowk, North By Plot No: CTS No. 630 Sadashiv Peth.			

Date: 08.02.2025, Place: Pune

Sd/- Authorised Officer,
Hinduja Leyland Finance Ltd.

SBI STATE BANK OF INDIA, Stressed Assets Recovery Branch, (SARB) Pune : Vardhaman Building, 2nd Fir, Seven Loves Chowk, Shankarsheth Road, Pune- 42. Ph:020 - 26446043/44 Email : sbi.10151@sbi.co.in.

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/ charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of State Bank of India, the Secured Creditor, will be sold on "As is Where is", "As is What is" and "Whatever there is" basis on 27.02.2025 16:00 to 27.02.2025 16:00 for recovery respective amount, due to the State Bank of India (Secured Creditor) from the respective Borrower(s) and the Guarantor(s) as specified here under:

Sr. No.	Name of Borrower(s)	Total dues for recovery	Description of the immovable properties	Reserve Price (in Rs.)	Earnest Money Deposit (EMD) (in Rs.)	Date & Time for inspection of the properties
1)	Mr. Yogesh Balkrishna Gurav, Address: At & Post Nurur, Dewoolwada Tal. Kudal, Dist- Sindhudurg	Rs. 30,34,271.00 (Rupees Thirty Lakh Thirty Four Thousand Two Hundred Seventy One Only) as on 31.01.2016 with further interest incidental expenses, and costs etc. thereon	Property ID: SBIN10151122024015 All that piece and parcel of property bearing Survey No. 76, Hissa No. 24, Plot No. 13, Building Known as "Ashlesha", At Village Sangirde, Taluka- Kudal, District-Sindhudurg-416520. Possession: Physical	Rs 40,70,000.00 (Rupees Forty Lakh Seventy Thousand Only)	Rs 4,07,000.00 (Rupees Four Lakh Seven Thousand Only)	From 20-02-2025 15:00:00 To 20-02-2025 17:00:00

The e-auction will be conducted through Bank's approved service provider M/s SISL Infotech Pvt. Ltd. at their web portal <https://baanknet.com>. The interested bidders shall ensure that they get themselves registered on the e-auction website and deposit earnest money in the virtual wallet created by service provider as per guidelines provided on <https://baanknet.com>.

The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid documents, Training/ Demonstration, Terms & conditions on online Inter-se Bidding etc., may visit the website <https://baanknet.com>.

For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the Secured Creditor's website <https://www.sbi.co.in/> and website <https://baanknet.com>.

Statutory Notice under Rule 8(6) of the SARFAESI Act : This is also a notice to the Borrower/Guarantor of the above loan under Rule 8(6) of the SARFAESI Act 2002 about holding of Auction for the sale of secured assets on above mentioned date.

Enquiry: Ms. Akashdeep, CHIEF MANAGER, Mobile No. 9167466792.
Date : 06.02.2025.
Place : Pune

Sd/- Authorized Officer
State Bank of India

TATA CAPITAL HOUSING FINANCE LIMITED
Regd. Off.: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013.
Branch Off.: TATA CAPITAL HOUSING FINANCE LIMITED, ABIL, 1st Floor Avanti Residency, Abhinav Chowk, Tilak Road, Pune - 411030

NOTICE FOR SALE OF IMMOVABLE PROPERTY
(Under Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules 2002)

E-Auction Notice of 30 days for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the below mentioned Borrower and Co-Borrower, or their legal heirs/representatives (Borrowers) that the below described immovable property mortgaged to TATA CAPITAL HOUSING FINANCE LTD. (TCHFL), the Possession of which has been taken by the Authorised Officer of TCHFL, will be sold on 11-03-2025 on "As is where is" & "As is what is" & "Whatever there is" & "without any recourse basis" for recovery of outstanding dues from below mentioned Borrower and Co-Borrowers. The Reserve Price and the Earnest Money Deposit is mentioned below. Notice is hereby given that, in the absence of any postponement/ discontinuance of the sale, the said secured asset / property shall be sold by E-Auction at 02:00 PM on the said 11-03-2025. The sealed envelope containing Demand Draft of EMD for participating in E-Auction shall be submitted to the Authorised Officer of the TCHFL on or before 10-03-2025 till 05:00 PM at Branch address TATA CAPITAL HOUSING FINANCE LIMITED, ABIL, 1st Floor Avanti Residency, Abhinav Chowk, Tilak Road, Pune - 411030.

The sale of the Secured Asset / Immovable Property will be on "as is where condition is" as per brief particulars described herein below :

Sr. No.	Loan Account No.	Name of Borrower(s) / Co-Borrower(s), Legal Heir(s) / Legal Representative / Guarantor(s)	Amount as per Demand Notice	Reserve Price	Earnest Money Deposit	Type of Possession	Outstanding Amount as on 05-02-2025
1)	9922743	Ms. Shubkamma K Mrs. Manjulata Kishorekumar Chauhan	Rs. 5,91,950/- (Rupees Five Lakh Ninety One Thousand Nine Hundred and Fifty Only) 11-06-2024	Rs. 9,18,000/- (Rupees Nine Lakh Eighteen Thousand Only)	Rs. 91,800/- (Rupees Ninety One Thousand Eight Hundred Only)	Physical	Rs. 6,61,330/- (Rupees Six Lakh Sixty One Thousand Three Hundred Thirty Only)
Description of the Immovable Property: All that piece and parcel of the The Residential Flat admeasuring 14.59 Sq. Mtrs. (equivalent to 157 Sq. Ft.) carpet area bearing No. 708 situated on the Seventh Floor in "A2" Building of the said complex to be known as Xrbia Ambu, under construction on the land bearing Gat No. 36, 37, 39, 40, 339 situated at village Ambi, Tal. Maval, Dist. Pune.							
2)	9860423 & TCHIN02780 00100253753	Mr. Datta Prabhulal Pardeshi Mrs. Anjali Datta Pardeshi	Rs. 4,18,381/- (Rupees Four Lakh Eighteen Thousand Three Hundred and Eighty One Only) is due and payable by you under Agreement no. 9860423 and an amount of Rs. 4,17,448/- (Rupees Four Lakh Seventeen Thousand Four Hundred and Forty Eight Only) is due and payable by you under Agreement no. TCHIN0278000100253753 totalling to Rs. 8,35,829/- (Rupees Eight Lakh Thirty Five Thousand Eight Hundred and Twenty Nine Only) 06-06-2024	Rs. 9,93,300/- (Rupees Nine Lakh Ninety Three Thousand Three Hundred Thirty Only)	Rs. 99,330/- (Rupees Ninety Nine Thousand Three Hundred Thirty Only)	Physical	Rs. 4,91,632/- (Rupees Four Lakh Ninety One Thousand Six Hundred Thirty Two Only) is due and payable by you under Agreement no. 9860423 and an amount of Rs. 4,64,463/- (Rupees Four Lakh Sixty Four Thousand Four Hundred Sixty Three Only) is due and payable by you under Agreement no. TCHIN0278000100253753 totalling to Rs. 9,56,095/- (Rupees Nine Lakh Fifty Six Thousand Ninety Five Only)
Description of the Immovable Property: All that piece and parcel of The residential Flat admeasuring 15.33 Sq. Mtrs. (equivalent to 165 Sq. Ft.) carpet area bearing No. 515 situated on the Fifth Floor in "D1" Building of the said complex to be known as "Xrbia Abode" under construction on the land bearing Gat No. 240 situated at Village Jambluh, Tal. Maval, Dist. Pune.							

At the Auction, the public generally is invited to submit their bid(s) personally. No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the Immovable Property sold.

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions:
NOTE: The E-auction of the properties will take place through portal <http://bankauctions.in/> on 11-03-2025 between 02:00 PM to 03:00 PM with limited extension of 5 minutes each.

Terms & Conditions: (1) The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation. In the event of any dispute arising as to the amount bid, or as to the bidder, the Immovable Property shall at once again be put up to auction subject to the discretion of the Authorised Officer. (2) The Immovable Property shall not be sold below the Reserve Price. (3) Bid Increment Amount will be: Rs.10,000/- (Rupees Ten Thousand Only) (4) All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the "TATA CAPITAL HOUSING FINANCE LTD." Payable at Branch address. The Demand Drafts will be returned to the unsuccessful bidders after auction. For payment of EMD through NEFT/RGSS/IMPS, kindly contact Authorised Officer. (5) The highest bidder shall be declared as successful bidder provided always that he/ she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be in the discretion of the Authorised Officer to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so. (6) For reasons recorded, it shall be in the discretion of the Authorised Officer to adjourn/discontinue the sale. (7) Inspection of the Immovable Property can be done on 03-03-2025 between 11:00 AM to 05:00 PM with prior appointment. (8) The person declared as a successful bidder shall, immediately after such declaration, deposit twenty-five per cent of the amount of purchase money/bid which would include EMD amount to the Authorised Officer within 24hrs and in default of such deposit, the property shall forthwith be put to fresh auction/Sale by private treaty. (9) In case the initial deposit is made as above, the balance amount of the purchase money payable shall be paid by the purchaser to the Authorised Officer on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day, or if the 15th day be a Sunday or other holiday, then on the first office day after the 15th day. (10) In the event of default of any payment within the period mentioned above, the property shall be put to fresh auction/Sale by private treaty. The deposit including EMD shall stand forfeited by TATA CAPITAL HOUSING FINANCE LTD and the defaulting purchaser shall lose all claims to the property. (11) Details of any encumbrances, known to the TATA CAPITAL HOUSING FINANCE LTD, to which the property is liable: as per table above. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including statutory liabilities areas of property tax, electricity etc. (12) For all other details or for procedure online training on e-auction the prospective bidders may contact the Service Provider, M/s. 4 Closure, Block No. 605 A, 6th Floor, Maitrivanam Commercial Complex, Ameerpet, Hyderabad - 500038 Email: info@bankauctions.in or Manish Bansal, Email id: Manish.Bansal@tatacapital.com or Authorised Officer Mobile No. 858893696. Please send your query on WhatsApp Number - 999078669 (13) TDS of 1% will be applicable and payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by highest bidder in the PAN of the owner / borrower(s) and the copy of the challan shall be submitted to our company. (14) Please refer to the below link provided in secured creditor's website <https://surl.li/addrn> for the above details. (15) Kindly also visit the link: <https://www.tatacapital.com/property-disposal.html>.

PLEASE NOTE: TCHFL has not engaged any broker/agent apart from the mentioned auctioning partner for sale/auction of this property. Interested parties should only contact the undersigned or the Authorised officer for all queries and enquiry in this matter.

Sd/-
Authorized Officer,
Tata Capital Housing Finance Ltd.

Honeywell
Honeywell Automation India Limited
CIN: L29299PN1984PLC017951
Regd. Office: 56 & 57, Hadapsar Industrial Estate, Pune 411 013, Phone: +91 20 7114 8888
E-mail: HALL.investorservices@honeywell.com, Website: <https://www.honeywell.com/in/en/hall>

STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED DECEMBER 31, 2024

Sr. No.	Particulars	Quarter ended				Nine months ended		Year ended
		December 31, 2024	September 30, 2024	December 31, 2023	December 31, 2024	December 31, 2023	March 31, 2024	
		Unaudited*	Unaudited*	Unaudited*	Unaudited*	Unaudited*	Audited	
1.	Total Income from operations (Net)	11,408	10,651	10,991	32,106	32,087	42,010	
2.	Net Profit for the period (before Tax, Exceptional and/or Extraordinary items)	1,760	1,553	1,745	5,154	4,776	6,749	
3.	Net Profit for the period before tax (after Exceptional and/or Extraordinary items)	1,760	1,553	1,745	5,154	4,776	6,749	
4.	Net Profit for the period after tax (after Exceptional and/or Extraordinary items)	1,321	1,151	1,279	3,837	3,532	5,014	
5.	Total Comprehensive Income for the period (Comprising Profit for the period (after tax) and Other Comprehensive Income (after tax))	1,335	1,116	1,246	3,819	3,533	4,981	
6.	Equity share capital	88	88	88	88	88	88	
7.	Reserves excluding revaluation reserves						35,974	
8.	Earnings per share (EPS) -	149.35	130.18	144.60	433.89	399.42	567.13	
	(a) Basic and Diluted before extraordinary items (₹) (Not annualised)							
	(b) Basic and Diluted after extraordinary items (₹) (Not annualised)	149.35	130.18	144.60	433.89	399.42	5	