

Our Society Member Shree Erach K. Bharucha & Miss Ernavez K. Bharucha has lost / misplaced the Original Share Certificate No. 51 to 55 of their Bangalow No. 22 and not traceable. The said shares have not been dealt / transferred or mortgaged with any bank / Financial Institution / Person whatsoever by him or his nominees. In View of the above fact objection if any is invited by the Society within 15 days, other wise the Society will issue duplicate Share Certificates, thereafter objection if any shall be deemed to have been waived.

For Valentina Co-op. Hsg. Soc. Ltd.
Chairman

CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED

Corporate Office: Chola Crest, Super B, C54 & C55, 4, Thiru Vi Ka Industrial Estate, Guindy, Chennai-600 032.

PUBLIC NOTICE

Through this notice, we do hereby inform the public in general that **Mrs. Anusaya Maruti Ghodake**, Borrower along with **Mr. Maruti Ramchandra Ghodake**, Co-Borrower(s) had availed the financial facilities from **M/s. Cholamandalam Investment and Finance Company Ltd.** (The Company) under **Loan Account No(s).** **XOHLNUP00001796688** against mortgage of property being All That Piece and Parcel of The Property Bearing Flat No. 202 Built-up Area Admeasuring About 590.38 Sq. Ft. i.e. 54.86 Sq. Mtrs. On The 2nd Floor In The Building Known As "Niranjan" Constructed On Land Bearing Survey No. 33, Hissa No. 2 Area Admeasuring 00 H 05 R, Situated At Ambegaon Khurd, Tal. Haveli Dist. Pune. Bounded as: **East:** Passage, **West:** Open Space, **South:** Flat No. 201, **North:** Flat No. 203.

This property was mortgaged with the Company by executing Memorandum Relating to Deposit of Title Deed/NOI in favor of The Company which was got registered with the office of the Sub Registrar, Haveli vide Document No. 2729/2016 dated **19-11-2016**. Due to defaults committed by the above-named Principal Borrower, Co-borrowers and Guarantors, their Loan Account No. **XOHLNUP00001796688** was declared as **NON-PERFORMING ASSET** and an action under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 was initiated by the Company.

In the course of execution of notices under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, it came to the knowledge of the Company that **Mr. Maruti Ramchandra Ghodake**, Co-Borrower has expired and efforts to trace out the details of his legal heirs were made by the Company. However, despite best efforts, we are unable to get the details of his legal heirs.

Now, through this notice, we do hereby inform the legal heirs of Late **Mr. Maruti Ramchandra Ghodake**, Co-Borrower and public in general that the Company is in the process of initiating legal proceedings on the above said mortgaged property under the SARFAESI Act, 2002, as per Law.

In case any legal heirs of the deceased **Mr. Maruti Ramchandra Ghodake**, Co-Borrower have any objection or claim in respect of the above said mortgaged property, they may contact/intimate/inform **Mr. Amit Jayanarayan Bairagi**, the Authorized Officer of the Company in writing along with evidence/proof in support of their claim within 7 days from the date of this notice/publication of this notice at our local branch office at 4th Floor, Saihyadri Business Park, Mico Circle, Nashik - 422005.

Date : 07.05.2025
Place : Pune
Sd/-
Authorized Officer
Cholamandalam Investment and Finance Company Ltd.

NIDO HOME FINANCE LIMITED

(formerly known as Edelweiss Housing Finance Limited) (Nido), Registered Office Situated At Tower 3, 5th Floor, Wing B, Kohinor City Mall, Kohinor City, Kirod Road, Kurla (W), Mumbai – 400070. Regional office at: Office No. 407-410, 4th Floor, Kakade Bizz Icon, CTS 2687B, Ganeshkhind Road, Bhamburda, Shivaji Nagar, Pune, Maharashtra 411015.

DEMAND NOTICE UNDER SECTION 13(2) OF THE SARFAESI ACT, 2002

Notice is hereby given that the following borrower/s have defaulted in the repayment of principal & interest of the loan facilities obtained by them from the Nido and the said loan account/s have been classified as Non-Performing Assets (NPA). The Demand notice was issued to them under Section 13(2) of The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (SARFAESI Act) on their last known address. In addition to said demand notice, they have been informed by way of this public notice.

Details of the Borrowers, Securities, Outstanding Dues, Demand Notice sent under Section 13(2) and Amount claimed there under are given as under:
1. Name and Address of the Borrower, Co Borrower, Guarantor And Loan Amount:-
RUPALI SUNIL VADGAVE (BORROWER) & SHUBHAM SUNIL VADAGAVE (CO-BORROWER) Res. Address: 345/5/A, Pai Mane Park, Village Uchagaon, Taluka – Karver, District- Kolhapur, Pin Code- 416 004.
Loan No.: LKLP0HL0000084169 **Loan Agreements Date:** 30-09-2020
Loan Amount: Rs.24,08,397.00/- (Rupees Twenty Four Lakhs Eight Thousand Three Hundred Ninety Seven Only)

Amount Due in Rs.25,07,522.76/- (Rupees Twenty Five Lakhs Seven Thousand Five Hundred Twenty Two and Twenty Six Paise Only) With further interest from the date of **Demand Notice 14-04-2025**

SCHEDULE OF THE PROPERTY:- All The Peace And Parcel Of The Land And Construction Thereon Of Bearing Row House/Unit No. 02 Admeasuring Area Of 50.60 Sq.Mtrs. On The Plot No. 5 Area Admeasuring Of 51.15 Sq.Mtrs Out Of Total Plot Area Admeasuring Of 102.31 Sq. Mtrs, Having Grampanchayat Assessment Sr. No. 1933, Bearing Property No. 1483/1, Situated In R.S. No. 8/6/1, At Village Samobatwadi, Taluka Karver, District Kolhapur Within The Local Limits Of Kolhapur Municipal Corporation. **That The Said Property Is Bounded As Under: North:** Road **South:** R.S. No. 7 **East:** Unit No. 1 **West:** Plot No. 4

You the above Borrower/s are therefore called upon to make payment of the outstanding dues as mentioned hereinabove in full Within 60 Days of this Notice failing which the undersigned shall be constrained to take action under the SARFAESI act to enforce the above mentioned securities. Please note that as per Section 13(13) of the said Act, you are restrained from transferring the above-referred securities by way of sale, lease or otherwise without our consent.

Place: PUNE
Date: 07.05.2025
Sd/- Authorized Officer
FOR NIDO Home Finance Limited
(formerly known as Edelweiss Housing Finance Limited)

NIDO HOME FINANCE LIMITED

(formerly known as Edelweiss Housing Finance Limited) Regd Office: Tower 3, Wing B, Kohinor City Mall, Kohinor City, Kirod Road, Kurla (W), Mumbai-4000 70. Regional Office at: 746,kormangala 4 th Bock, Bengaluru 560034

E-AUCTION – STATUTORY 15 DAYS SALE NOTICE

Sale by E-Auction under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and The Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to public in general and in particular to borrower and guarantor that below mentioned property will be sold on **“AS IS WHERE IS, “AS IS WHAT IS” AND “WHATEVER THERE IS”** for the recovery of amount as mentioned in appended table till the recovery of loan dues. The said property is mortgaged to **M/s Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited)** for the loan availed by Borrower(s), Co borrower(s) and Guarantor(s). The secured creditor is having physical possession of the below mentioned Secured Asset.

Name of Borrower(s)/Co Borrower(s) Guarantor(s)	Amount of Recovery	Reserve Price and EMD	Date & Time of Auction
RAUF SAIPANSAB MULLA (Borrower) & GUDUMA RAUF MULLA (Co-Borrower)	Rs.31,42,996/- (Rupees Thirty One Lakh Forty Two Thousand Nine Hundred Ninety Six Only) as on 06.05.2025 + Further Interest there-on* Legal Expenses for Lan no. LPM-CBOB0000097663	Rs.29,16,000/- (Rupees Twenty Nine Lakh Sixteen Thousand Only) Earnest Money Deposit:- Rs.2,91,600/- (Rupees Two Lakh Ninety One Thousand Six Hundred Only)	06-06-2025 Between 11am to 12 Noon (With 5 Minutes Unlimited Auto Extensions)

Date & Time of the Inspection:- 14-05-2025 between 11.00 am to 3.00 pm **Physical Possession Date:-** 09-01-2025

Description of the secured Asset: All The Part And Parcel Of Flat No. 201, 2nd Floor Carpet Area Adm. 400 Sq. Ft. I.E. 37.54 Sq Mtr Along With Terrace Of 74.59 Sq. Ft. I.E. 6.93 Sq Mtr G. P. Milkat No. 05806 In Rishabh Residency Co Op. Housing Society, Gat No. 593 Wagholi (Avalhadi) Pune 412027 Within The Limits Of Pune Municipal Corporation And Sub Registrars Haveli Pune.

Note:- 1) The auction sale will be conducted online through the website <https://sarfaesi.auctiontiger.net> and Only those bidders holding valid Email, ID PROOF & PHOTO PROOF, PAN CARD and have duly remitted payment of EMD through DEMAND DRAFT/ NEFT/RTGS shall be eligible to participate in this "online e-Auction".

2) The intending bidders have to submit their EMD by way of remittance by DEMAND DRAFT / RTGS/NEFT to: **Beneficiary Name: NIDO HOME FINANCE LIMITED, BANK: STATE BANK OF INDIA Account No. 65226845199 - SARFAESI- Auction, NIDO HOME FINANCE LIMITED, IFSC code: SBIN0001593.**

3) Last date for submission of online application BID form along with EMD is 05-06-2025.

4) For detailed terms and condition of the sale, please visit the website <https://sarfaesi.auctiontiger.net> or Please contact Mr. Maulik Shrimali Ph. +91-6351896643/9173528727, Help Line e-mail ID: Support@auctiontiger.net.

Mobile No. 7400110339/ 7400113287
Date: 07.05.2025
Sd/- Authorized Officer
Nido Home Finance Limited, (Formerly known as Edelweiss Housing Finance Limited)



GIC HOUSING FINANCE LTD.

CORPORATE OFFICE / HEAD OFFICE :

GICHFL, National Insurance Building 6th Floor, 14, Jamshedji Tata Road, Churchgate, Mumbai – 400020.
Tel No.-022-43041900. Email: investors@gichf.com, corporate@gichf.com Website : www.gichfindia.com

- **CHINCHWAD BRANCH**—Office No. 202 & 203, 2nd Floor, Premier Plaza II, G-Wing, Old Pune- Mumbai Highway, Above Hastakala Saree Shop, Chinchwad, Pune-411019 Email : chinchwad@gichfindia.com

- **PUNE BRANCH** —Neelkanth, C.t.s No 1018, F.p.no 370, Deep Bungalow Chowk, Near Model Colony, Shivaji Nagar, Bhamburda, Pune-411016 Email : pune@gichfindia.com

CONTACT DETAILS: RAJENDRA GIRI : 9552161428 / AMEY MAIRAL:9824833606

E-AUCTION SALE NOTICE

E-AUCTION DATE : 22-05-2025 / Last Date for Bid Submission : 21-05-2025

WHEREAS the undersigned being the Authorized Officer of GIC Housing Finance Ltd. (GICHFL), under Securitization & Reconstructions of Financial Assets and Enforcement of Security Interest Act, 2002 & in exercise of powers conferred under section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 had issued Demand Notice to following Borrowers/ Mortgagees calling upon them to repay the outstanding due amount mentioned in the said notices. However, The Borrower/Mortgagor having failed to repay the said due amount, the undersigned has taken **PHYSICAL POSSESSION** of the following property in exercise of powers conferred U/s 13(4) and U/s 14 of the said Act read with the Rule 8 of the said Rules.

Sr. No.	Loan File No/ Branch Name Name of the Borrower/ Co Borrower/ Guarantor Name /	Property Address/ Property Area (built up in Sq Ft)	Demand Notice Issued Date	Date of Physical Possession	Total Outstanding as on 05.05.2025 (Incl. PDS, Interest and Other Charges) (In Rupees)	Reserve Price (In Rupees)
1	MH0270610004598 [CHINCHWAD BRANCH] / HEMANT JOGI/YADAV PATIRAM JOGI	Flat No - 3, Stilt Floor, "Shree Swami Samartha Nagar", Building - 1B, S. No-172/4 (New), 703/4(Old), HP Petrol Pump, Rajgunnagar, Tal - khed, Dist - Pune. B/UP AREA: 907 SQ FT	09.10.2023	16.04.2024	2641949/-	2259172/-
2	MH0270610004178 [CHINCHWAD BRANCH] / SANJAY TIWARI/ POONAM SANJAY TIWARI	Flat No - 601, 6th Floor, Building - 1, Wing - D, Raga Homes, Gat No - 1009 To 1011, Near D.Y. Patil Collage, Newale Vasti, Chikhali, Tal - Haveli , Dist - Pune B/UP ARE: 630 SQ FT	28.05.2018	12.09.2022	5433718/-	2723125/-
3	MH0270610002769 [CHINCHWAD BRANCH] / SUHAS RAMCHANDRA LOHAR/ SANDHYA RAMCHANDRA LOHAR GUARANTOR: ATUL NAMDEV BANDAL /VIJAY DASHRATH BHILARE	Flat no - 06, 3rd floor, Pote Building, S. No - 20/2, Dhankawadi, Tal - Haveli, Dist - Pune. B/UP AREA: 350 SQ FT	28.05.2018	13.11.2019	2521878/-	1291500/-
4	MH0270610003918 [CHINCHWAD BRANCH] / PADMAKAR L NAIK/SAVITA L NAIK	Flat No - C1 - 201, 2nd Floor, Building-C1, Mantra Residency, Gat No- 1, Near Nighoje Gavthan, Nighoje, Tal - Khed, Dist Pune B/UP AREA: 574 SQ FT	01.06.2021	02.02.2024	2675403/-	1828190/-
5	MH0270610002438 [CHINCHWAD BRANCH] / AVINASH CHANDRAKANT PARDESHI/ SWATI AVINASH PARDESHI	Flat No - 4, 1st Floor, Shataish Heights, S. No - 67/3 + 4 + 5/3/10 (New), (120 - Old) & Plot No - 02, Katraj, Tal - Haveli, Dist - Pune. B/UP:490 SQ FT	28.05.2018	21.08.2019	4693820/-	1808100/-
6	MH0270610002130 [CHINCHWAD BRANCH] / LATE WILSON MAHENDRA SAKPAL AND THROUGH HIS LEGAL HEIRS/ LATE MAHENDRA SHANTARAM SAKPAL AND THROUGH HIS LEGAL HEIRS	Flat No - 803, 8th Floor, Destination Ostia, Wing -C, Phase No - 01, Gat No - 216, Dudulgaon, Tal - Haveli, Dist- Pune. B/UP AREA:568 SQ FT.	09.06.2022	22.02.2024	2862515/-	2300116/-
7	MH0270610004382 [CHINCHWAD BRANCH] / RAJESH SANWALRAM CHOUDHARY	Flat No - 503, 5th Floor, Sneha Vihar, Wing A - 1, S. No - 82, Hissa No -10, Shivane, Tal - Haveli, Pune B/UP : 939 SQ FT	01.06.2021	10.10.2022	3647212/-	2129652/-
8	MH0130610001787 [PUNE BRANCH] / EKNATH VISHWASNATH SHIROLE	Flat No - 14, 4th Floor, Wing - A, Vitthal Sangam, S. No - 109/19, Dhayari, Tal - Haveli, Pune. B/UP: 515 SQ FT	20.08.2021	27.07.2022	1426014/-	1124760/-
9	MH0130610002128 [PUNE BRANCH] / DEVAKI MOHIT JANRAO/ MOHIT ARUN JANRAO	Flat no - 503, 5th floor, Krushna Vihar, S. No - 32/3, Narhe, Tal - Haveli, Dist - Pune. B/UP AREA: 585 SQ FT	22.05.2018	05.03.2019	3720103/-	1474200/-
10	MH0130610003195 [PUNE BRANCH] / DINESH UDDHAV HANGAL/SHITAL DINESH BAGAL	Flat No - G - 2, Ground Floor, Sai Prerana Apartment, Survey No - 165/1A/1 (Old), 204 (New), Hissa No - 9, Rajgad Colony, Near Sanjuda Complex, Fursungi, Pune - 412308 B/UP AREA: 305 SQ FT.	20.08.2021	15.06.2022	1529278/-	939400/-

DATE OF E-AUCTION & TIME : 22-05-2025 at the Web-Portal (<https://www.bankauctions.in>) from 3.00 PM To 04:00 PM. with unlimited extensions of 5 minutes each. Last date of submission of Tender/Sealed Bid in the prescribed tender form along with EMD & KYC either through online mode or at the above mentioned GICHF Office at 21-05-2025 before 5.00 PM.

Further to this **PUBLIC NOTICE** for E-Auction Sale of the above said Assets / properties (in terms and conditions of the SARFAESI, Act 2002 and rules thereunder) GICHFL invites **OFFERS EITHER** in sealed covers/ or in Online mode to purchase the said properties on **"AS IS WHERE IS BASIS"** and **"AS IS WHAT IS BASIS"**.

TERMS & CONDITIONS OF THE AUCTION SALE ARE AS FOLLOWS:-

- E-Auction is being held on 'As is where is Basis', 'As is what is Basis', 'Whatever there is' And 'Without Any Recourse Basis', and will be conducted "Online". The E-Auction will be conducted through GICHF approved Auction service provider "M/s.4 closure"
- The intending bidders should register their names at <https://bankauctions.in> and get the user id and password free of cost. Prospective bidders may avail online training on E-Auction from the service provider M/s. 4closure, #605A, 6th Floor, Matrivivanam, Ameerpet, Hyderabad-500038, Telangana. Office Land Line No: 040-23736405; Backend team: 8142000062/66. Mr. Prakash - 8142000064/8142000725, prakash@bankauctions.in, Mr. Nilesh Pawar, Manager, Mumbai, No: 8142000725, mail.id:Nilesh@bankauctions.in Property enquiries, CONTACT DETAILS : **RAJENDRA GIRI : 9552161428 / AMEY MAIRAL:9824833606 / PRAJAKTA MITHAPALE: 9766659328 / SUSHIL HENDRE: 7666615017**
- The e-auction Sale is subject to the conditions prescribed in the SARFAESI Act/Rules 2002 and the terms and conditions mentioned hereunder/website also subject to conditions in the offer/ bid documents to be submitted by the intending/participating bidders.
- Every bidder is required to have his/her own email address in order to participate in the online E-auction.
- Once Intending Bidder formally registers as a qualified tenderer before authorized officer of GICHFL, will have to express his/her interest to participate through the E-auction bidding platform, by submitting document. It shall be the tenderer's/online bidder's sole responsibility to procure his/her login ID and password from the E-auction service provider.
- The aforesaid properties shall not be sold below the reserve price mentioned above.
- Intending bidders are required to deposit Earnest Money Deposit/s (EMD) @ 10% of the above/said respective reserve prices, by way of DD/RTGS/NEFT favouring GIC Housing Finance Ltd. Bank details are as follows: **Bank Name: UNION BANK OF INDIA, A/c No: 00511101000039 - A/c Name: GIC HOUSING FINANCE LTD AUCTION A/C, Branch Name : LCB, FORT Address : UBI, 239 BACKBAY RECLAMATION NARIMAN POINT MUMBAI MAHARASHTRA PINCODE 400021. IFSC Code - UBIN0800511.**
- The said Deposit/s shall be adjusted in the case of successful bidder/s, otherwise refunded. The said earnest money deposit/s will not carry any interest.
- The offer/s along with the aforesaid Earnest Money Deposit (EMD) can be submitted either "online" through the portal <https://bankauctions.in> along with the EMD and scanned copy of KYC documents including PAN Card & address proof, to the service provider or through submitting sealed cover comprising bid form, EMD and KYC documents and it should reach the respective branch offices of GIC Housing Finance Ltd., mentioned above on or before EMD Submission due date.
- That, after opening the tenders, the intending bidders who have submitted their bids for not less than the reserve price will be given an opportunity at the sole discretion of the Authorized Officer to increase the bidding amount.
- The successful bidder/s shall deposit 25% of the amount of sale price, adjusting the EMD paid already, immediately on acceptance of offer by the Authorized officer in respect of the sale, failing which the earnest money deposited shall be forfeited. The balance 75% of the sale price is payable within 15 days from the date of confirmation of the sale solely at the discretion of the Authorized Officer. In case of failure to deposit the balance amount within the prescribed period, the amount deposited shall be forfeited. The Authorized Officer shall not be required to give any further notice of forfeiture to the successful bidder.
- Bidders are bound by the principle of 'caveat emptor' (Buyer Beware) and advised to conduct their own due diligence to find any encumbrances, statutory liabilities, arrears of property tax, Income Tax, Excise Duty, Labour Dues, electricity and maintenance dues etc., of the firm or Secured Asset. The Successful bidders shall have to bear all outgoing i.e., municipal taxes, maintenance/society charges, electricity charges, water charges, stamp duty, registration charges, (if applicable), if any and all other incidentals charges, cost including all outgoing relating to the respective properties other than the sale price...
- The successful bidder should bear the charges/fees payable on sale certificate, such as registration fees, stamp duty, taxes, or any other duties payable for getting the secured asset transferred in his/her name.
- The Sale Certificate will be issued only in the name of the successful bidder and only after receipt of the entire/sale price.
- The notice is hereby given to the Borrower/s, Mortgagor/s and Guarantor/s that they can bring the intending buyer/purchaser for purchasing the properties mentioned above, as per the terms and Conditions of the EAuction Sale.
- Inspection of the above said properties can be given on request and as per convenience of Authorized Officer.
- The Authorized Officer is not bound to accept the highest offer or any or all offers and reserves the right to accept or reject any or all the tenders without assigning any reason therefor.
- GICHFL is not responsible for any liability whatsoever pending upon the properties as mentioned above. The property shall be auctioned on **"As is where is", "As is what is", Whatever there is" and without any recourse basis.**
- In case the borrowers/mortgagor approaches GICHFL before confirmation of sale, offering contractual dues + expenses + interest @ 15 % from date of proclamation of sale + 5% of the purchase money (in case after sale which is to be paid to successful bidder) and requests for cancellation of the sale, GICHFL shall accept the amount and hand over the possession to mortgagor.
- The highest bidder has to pay 25% (inclusive of earnest money deposited) of the bid amount in terms of the sale notice immediately and the balance 75% of the bid amount is payable in 15 days or such other extended period as agreed upon between the parties (AO and the successful bidder). However, Authorized Officer is to be confirmed sale certificate after expiry of 30 days from the date of sale and in no case the sale is to be confirmed before expiry of 30 days from the date of sale. Only after receipt of full payment, sale to be confirmed and the sale certificate to be issued.
- Minimum Bid increment value is Rs.10,000/-**

STATUTORY 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

For detailed terms and Conditions of the sale and full description of the properties please refer to the website of approved e-auction service provider M/s.4 closure and website <https://bankauctions.in>.

For GIC Housing Finance Ltd.

Sd/-
Authorized Officer

Date : 07.05.2025
Place : Chinchwad / Hadapsar / Hinjewadi / Pune

AUTHUM INVESTMENT & INFRASTRUCTURE LIMITED

Registered Office: 707, Raheja Centre, Free Press Journal Road, Nariman Point, Mumbai-400 021. Ph.: (022) 6747 2117 Fax: (022) 6747 2118 E-mail: info@authum.com

APPENDIX- IV A (See proviso to rule 8 (6)) Public Notice For E-Auction Cum Sale (Appendix – IV A) (Rule 8(6))

Sale of Immovable property mortgaged to Authum Investment & Infrastructure Limited ("AIL") (Resulting Company pursuant the demerger of lending business from Raheja Commercial Finance Limited ("RCFL") to AIL vide NCLT order dated 10.05.2024) having Corporate Office at The Ruby 14th 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 Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter "Act"). Whereas the Authorized Officer ("AO") of Authum Investment & Infrastructure Limited had taken the possession of the following properties pursuant to the notice issued U/S 13(2) of the Act in the following loan accounts/prospect nos. with a right to sell the same on **"AS IS WHERE IS BASIS & AS IS WHAT IS BASIS"** for realization of Authum Investment & Infrastructure Limited dues, The Sale will be done by the undersigned through e-auction platform provided at the website: www.bankauctions.com.

Borrower(s)/ Co-orrower(s)/ Guarantor(s)	Demand Notice Date and Amount	Date of Physical Possession	Reserve Price / Earnest Money Deposit
		Total Outstanding	
(Loan A/c No. RLALPUN000336134 Branch: PUNE 1. Rajendra Jagnnath Shinde 2. Lata Rajendra Shinde 3. Santosh Jaganath Shinde	27th Feb 2024 & Rs. 2,70,58,172/- (Rupees Two Crore Seventy Lakh Fifty-Eight Thousand One Hundred Seventy-Two Only) Bid Incremental: Rs. 100,000/- (Rupees One Lakh Only)	18th Jan 2025 Total Outstanding as of 24th Apr 2025 Rs. 3,24,02,483/- (Rupees Three Crore Twenty-Four Lakh Two Thousand Four Hundred Eighty-Three Only)	Rs. 2,97,00,000/- (Rupees Two Crore Ninety-Seven Lakh Only) Earnest Money Deposit (EMD) Rs. 29,70,000/- (Rupees Twenty-Nine Lakh Seventy Thousand only)

Description Of The Immovable Property/ Secured Asset : All That Piece And Parcel Of Land Vibhag No. 4, Gat No. 613/2, Hotel Jagdamb & Jagadamb Dairy, Near Chaufulla, Behind Morya Hotel, At. Nagargaoan, Tal. Shirur, Dist. Pune 412211

Date of Inspection : 02nd Jun 25 11:00-17:00		EMD Last Date 09th Jun 25 till 05:00 PM		Date/Time of E-Auction 10th Jun 25 11:00-13:00			
(Loan A/c No. RLCPUN000278457 & RLPPUN000321756 Branch: PUNE 1. Parmeshwar Ashok Survasse 2. Jyoti Parmeshwar Survasse		28th Jan 2019 & Rs. 19,17,477/- (Rupees Nineteen Lakh Seventeen Thousand Four Hundred Seventy-Seven only) Bid Incremental: Rs. 20,000/- (Rupees Twenty Thousand Only)		27th Nov 2024 Total Outstanding as on 23rd Apr 25 Rs. 49,48,623/- (Rupees Forty-Nine Lakh Forty-Eight Thousand Six Hundred Twenty-Three Only)		Rs. 22,00,000/- (Rupees Twenty-Two Lakh Only) Earnest Money Deposit (EMD) : Rs. 2,20,000/- (Rupees Two Lakh Twenty Thousand only)	

Description Of The Immovable Property/ Secured Asset : All The Piece and Parcel of The Properties All that piece and parcel of Shop No. 12, Ground Floor, Kalyani Pearis, CTS No. 24, Shukrawar Path, Pune – 411002

Date of Inspection : 20th May 25 11:00-17:00		EMD Last Date 26th May 25 Till 05:00 PM		Date/Time of E-Auction 27th May 25 11:00-13:00			
(Loan A/c No. RLPPUN000258337 Branch: PUNE 1. Anil Ramu Chavan 2. Shweta Anil Chavan		22nd Sept 2022 & Rs. 38,88,989/- (Rupees Thirty-Eight lakh Eighty-Eight Thousand Nine Hundred Eighty-Nine only) Bid Incremental : Rs. 25,000/- (Rupees Twenty-Five Thousand Only)		12th Mar 2024 Total Outstanding as on 23-04-2025 Rs. 57,14,360/- (Rupees Fifty-Seven Lakh Fourteen Thousand Three Hundred Sixty Only)		Rs. 50,00,000/- (Rupees Fifty Lakh Only) Earnest Money Deposit (EMD) : Rs. 5,00,000/- (Rupees Five Lakh only)	

Description Of The Immovable Property/ Secured Asset : All That Piece And Parcel Of Flat No 3, 1st Floor, Yogesh Enclave, Plot No 1 And 2 S No 247 14 Bc1s 1462, Yerwada, Pune - 411 006.

Date of Inspection : 20th May 25 11:00-17:00	EMD Last Date 26th May 25 Till 05:00 PM	Date/ Time of E-Auction 27th May 25 11:00-13:00
Mode Of Payment:- All payment shall be made by demand draft in favour of "Authum Investment & Infrastructure Limited" payable at PUNE or through RTGS/NEFT. The accounts details are as follows: a) Name of the account: Authum Investment & Infrastructure Limited CCD A/c b) Name of the Bank: HDFC Bank Ltd., c) Account No: 99999917071990, d) IFSC Code: HDFC000119.		

TERMS & CONDITIONS OF ONLINE E-AUCTION SALE:-

- The Property is being sold on "AS IS WHERE IS, WHATEVER THERE & WITHOUT RECOURSE BASIS". As such sale is without any kind of warranties & indemnities.
 - For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service Provider M/S C1 India Pvt Ltd, Plot No- 68, 3rd floor Sector 44 Gurgaon Haryana -122003 (Contact no. 7291981124,25,26)Support Email – Support@bankauctions.com, Mr. Bhavik Pandya Mob. 8866682937. Email: Gujarat@c1india.com
 - For further details and queries, contact Authorized Officer: Mr. Sunil Mohite – (Mob: 9834951599)
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