

E-AUCTION SALE NOTICE

Sale of Asset under Insolvency and Bankruptcy Code, 2016 Pursuant to Schedule I under Regulation 33 of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016)

PHADNIS INFRASTRUCTURE LIMITED (IN LIQUIDATION)
 Regd Office: 'Kalpavriksh', 2nd Floor, S. No. 46/1C/1, D.P. Road, Karve Nagar, Pune 411052

Liquidator:	Milind Balkrishna Kasodekar
Liquidator Address:	3rd Floor, Satyagni Apartment 77, Vijayanagar Colony, 2147, Sadashiv Peth, Pune - 411030
Email:	milind.kasodekar@mdscs.com
Contact No	91-9175925075

Details of E-Auction

Date and Time of Auction:	04.10.2023, Between 11.00 a.m. to 1.00 PM. (With unlimited extension of 5 minutes each)
Last date for submission of application to participate in the auction & eligibility documents by the prospective bidder along with Submission of EMD	26.09.2023
Declaration of the name of the Qualified Bidder/s	27.09.2023
Inspection of property & consultation for due diligence	27.09.2023 to 03.10.2023

Notice is hereby given for the sale of the properties of Phadnis Infrastructure Limited (in liquidation). Sale will be processed by the Liquidator through the E-Auction Platform (https://ncltauction.auctiontiger.net). Offer is invited by the undersigned Liquidator for sale of properties as more particularly described in the schedule hereunder.

SCHEDULE OF THE PROPERTIES

Sr. No.	Description of Asset	Total Area	Reserve Price	EMD Amount	Incremental Value
1	Office No. 201, 202, 203 The 2nd Floor, along with covered parking GS, G5A, G5B, G6, G6A, G6B, 'Kalpavriksha, Vartak Baugh, Plot No. 2, S. No. 46/1C/1, CS No. 1477, Near Patwardhan Baugh & Behind Saket Co-Operative Housing Society Ltd., D.P. Road, (River side), Hingane Bk., Karve Nagar, Pune.	Built Up Area (Sqft) 201-1229 sqft 202-2241 sqft 203-1037 sqft	3,74,67,000/-	37,46,700/-	5 Lakhs
2	Office No. 305A, 3rd Floor, Kalpavriksha, Vartak Baugh, Plot No. 2, S. No. 46/1C/1, CS No. 1477, of Hingane Budruk, D.P. Road, Karve Nagar, Pune, Ground floor covered parking spaces-G3, G3A	305A-1009 sqft.	84,07,800/-	8,40,780/-	5 Lakhs

Terms and Condition of the E-Auction are as under

- To the best of knowledge and information of the Liquidator, there are no encumbrances on the property. The intending bidders should make their own independent enquiries regarding encumbrances, title of property put on auction and claims/rights/dues affecting the property prior to submitting their bids. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of Liquidator. The property is being sold with all existing encumbrances whether known or unknown to Liquidator. The Liquidator / Secured Creditor shall not be responsible in any way for any third party claims/rights/claims.
- E-auction will be held for the entire property as stated above on "As is where is", "As is what is" and "As is Whatever Condition There is and No Recourse Basis" and will be conducted under "online electronic bidding" through service provider M/s. e-Procurement Technologies Ltd. (Auction Tiger) at website: <https://ncltauction.auctiontiger.net> (web portal of M/s. e-Procurement Technologies Ltd.). E-auction tender document containing online e-auction bid form, declaration, Technical Terms and Conditions of online e-auction sale are available on website: <https://ncltauction.auctiontiger.net>
- The intending bidder shall hold a valid e-mail address. The contacts of M/s. e-Procurement Technologies Ltd. (Auction Tiger) are - Praveenkumar Thevar, E-mail: praveen.thevar@auctiontiger.net, Landline: 079 6813 8854, Mobile no: 972 277 8823
- The registration of the intended bidders will be carried out by the service provider and the user ID or Password will be communicated to the bidders through e-mail. The bidders will be provided necessary training on e-auction free of cost. Neither Liquidator nor the service provider will be responsible for any lapses/failure on the part of bidder on account of network disruptions. To ward off such incidents, bidders are advised to make all necessary arrangements such as alternative power back-up etc.
- No bid below the reserve price mentioned above will be accepted. Bids in the prescribed format given in the tender document shall be submitted to Liquidator on the provided contact details. The bid form or EMD received late for any reason whatsoever will not be entertained. Bid without EMD shall be rejected summarily.
- The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part of sale consideration and the EMD of unsuccessful bidders shall be refunded in the same way. The EMD shall not bear any interest. The bidders are requested to give particulars of their bank account to facilitate quick and proper refund.
- The successful bidder shall immediately i.e. on the same day or not later than next working day, as the case may be, deposit 25% of the sale price (inclusive of EMD amount deposited) to the Liquidator.
- As per clause 12 of Schedule I of IBCI (Liquidation process) Regulation, 2016 on the close of the auction, the highest bidder will be invited to provide balance sale consideration within ninety days of the date of such demand, provided that payment made after 30 days will attract interest at the rate of 12% p.a., provided further that sale shall be cancelled if payment is not received within 90 days.
- The Bids without EMD amount and/or less than the Reserve price shall not be accepted/confirmed.
- The intending purchasers / bidders are required to deposit EMD amount either through NEFT / RTGS in the Account No. : 3693315556, with Central Bank of India, Tilak Road Branch, IFSC Code : CBN0280663. Name of the Beneficiary : Phadnis Infrastructure Limited, In Liquidation' or by way of Demand Draft or a Cheque drawn in favour of 'Phadnis Infrastructure Limited, In Liquidation' drawn on any Nationalized or Scheduled Bank and payable in Pune
- The Liquidator has every right to accept or reject any or all offers and/or modify any terms/conditions without assigning any reasons therefor.
- The successful bidder would bear the charges/fees payable for registration, stamp duty, registration fee, incidental expenses, all statutory dues payable to government, taxes and rates, outgoing both existing and future relating to the property as applicable as per law.
- On compliance of the terms and condition of sale and on confirmation of the sale the Liquidator shall issue CERTIFICATE OF SALE in favour of the successful Bidder.
- The highest bid will be subject to approval of the Liquidator.

Date: 13.09.2023
 Place: Pune
 Milind Balkrishna Kasodekar
 Liquidator
 IBB/IBA-002/IP-N00116/2017-18/10285

ADITYA BIRLA HOUSING FINANCE LIMITED

Registered Office: Indian Rayon Compound, Veraval, Gujarat-362266 Branch Office: 1st Floor Lohia Jain Arcade, S.No. 106, Near Charturshring Temple Senapati Bapat Road, Pune-411016

APPENDIX IV [See Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002] Possession Notice (For Immovable Property)

Whereas, the undersigned being the authorized officer of Aditya Birla Housing Finance Limited under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 had issued a demand notice dated 29-11-2022 calling upon the borrowers Deepak Pawar, Rohini Dipak Pawar and Hotel Dattakrupa seeking repayment of the amount mentioned in the notice being of Rs. 63,88,282.35/- (Rupees Sixty Three Lakh Eighty Eight Thousand Two Hundred Eighty Two and Thirty Five Paise Only) within 60 days from the date of receipt of the said notice.

The borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the Physical possession given by Nayab Tahsilidar, Haveli, Tal- Haveli Pune under Section 14 of the Securitization and Construction of Financial Assets and Enforcement of Interest Act 2002, on this 11th Day of Sept of the year 2023.

Description Of The Immovable Property

- Item-1 All That Piece And Parcel Of Shop No. 103, Admeasuring 15.98 Sq. Mtrs. (Carpet Area) And 260 Sq. Ft. (Built Up Area), First Floor Of A-Wing In Project "Nandavan" Constructed On Land Bearing Gat No. 1460 Situated At Village-Uruli Kanchan, Taluk-Haveli, District-Pune And Within The Limits Of Zilla Parishad Pune And Taluka Panchayat Samiti Haveli And Bounded: East: Open Terrace Of Wing-A First Floor, West: Shop No. 104 North: Open Space Of Society, South: Open Space Of Society.
- Item-2 All That Piece And Parcel Of Shop No. 104, Admeasuring 15.98 Sq. Mtrs. (Carpet Area) And 260 Sq. Ft. (Built Up Area), First Floor Of A-Wing In Project "Nandavan" Constructed On Land Bearing Gat No. 1460 Situated At Village-Uruli Kanchan, Taluk-Haveli, District-Pune And Within The Limits Of Zilla Parishad Pune And Taluka Panchayat Samiti Haveli And Bounded: East: Shop No. 103, West: Shop No. 105 North: Open Space Of Society, South: Open Space Of Society.
- Item-3 All That Piece And Parcel Of Shop No. 105, Admeasuring 15.98 Sq. Mtrs. (Carpet Area) And 260 Sq. Ft. (Built Up Area), First Floor Of A-Wing In Project "Nandavan" Constructed On Land Bearing Gat No. 1460 Situated At Village-Uruli Kanchan, Taluk-Haveli, District-Pune And Within The Limits Of Zilla Parishad Pune And Taluka Panchayat Samiti Haveli And Bounded: East: Shop No. 104, West: Staircase And Ther After Shop No. 106 North: Open Space Of Society, South: Open Space Of Society.

Date: 11/09/2023
 Place: PUNE
 Authorised Officer
 Aditya Birla Housing Finance Limited

ADITYA BIRLA HOUSING FINANCE LIMITED

Registered Office: Indian Rayon Compound, Veraval, Gujarat-362266 Branch Office: 1st Floor Lohia Jain Arcade, S.No. 106, Near Charturshring Temple Senapati Bapat Road, Pune-411016

APPENDIX IV [See Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002] Possession Notice (For Immovable Property)

Whereas, the undersigned being the authorized officer of Aditya Birla Housing Finance Limited under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 had issued a demand notice dated 20-03-2023 calling upon the borrowers Rahul Himmatlal Shah, Shilpa Rahul Shah, M/S Surya Ceramic And Distributors seeking repayment of the amount mentioned in the notice being of Rs. 64,04,229.64/- (Rupees Sixty Four Lakh Four Thousand Two Hundred Twenty Nine and Sixty Four Paise Only) within 60 days from the date of receipt of the said notice.

The borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the Physical possession given by Nayab Tahsilidar, Haveli, Tal- Haveli Pune under Section 14 of the Securitization and Construction of Financial Assets and Enforcement of Interest Act 2002, on this 08th Day of Sept of the year 2023.

Description Of The Immovable Property

- Item-1 All That Piece And Parcel Of Shop/Office No. 110, On First Floor, Admeasuring 37.87 Sq. Mtrs., Carpet Area Together With Enclosed Balcony Admeasuring 4.70 Sq. Mtrs., In The Building/Wing "A1" Of Phase 1 Of The Housing Complex/Project Known As "Vishwakarma Business Center" Constructed On Plot No. 108, Land Or Ground Admeasuring 3815 Sq. Mtrs., Land Bearing Gat Nos. 849 To 854 (Old Gat No. 850 To 855) Situated At Village Wagholi, Within The Registration Sub-District Of Taluka Haveli, District Pune And Within The Limits Of The Grampanchayat Wagholi, Pune, Maharashtra-412207, And Bounded As: North: Door Entry/Passage, South: Open Space East: Adj. Shop No. 109, West: Adj. Shop No. 111
- Item-11 All That Piece And Parcel Of Shop/Office No. 111, On First Floor, Admeasuring 39.41 Sq. Mtrs., Carpet Area Together With Enclosed Balcony Admeasuring 4.70 Sq. Mtrs., In The Building/Wing "A1" Of Phase 1 Of The Housing Complex/Project Known As "Vishwakarma Business Center" Constructed On Plot No. 108, Land Or Ground Admeasuring 3815 Sq. Mtrs., Land Bearing Gat Nos. 849 To 854 (Old Gat No. 850 To 855) Situated At Village Wagholi, Within The Registration Sub-District Of Taluka Haveli, District Pune And Within The Limits Of The Grampanchayat Wagholi, Pune, Maharashtra-412207, And Bounded As: North: Door Entry/Passage, South: Open Space East: Adj. Shop No. 110, West: Adj. Shop No. 112.

Date: 08/09/2023
 Place: PUNE
 Authorised Officer
 Aditya Birla Housing Finance Limited

OFFICE OF THE RECOVERY OFFICER - I/II DEBTS RECOVERY TRIBUNAL PUNE

Unit no 307 to 310 3rd floor, Kakade Biz Icon Building, Shivaji Nagar, Pune - 411005

WARRANT OF ATTACHMENT OF MOVABLE PROPERTY UNDER RULE 20 OF THE SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS & BANKRUPTCY ACT, 1993.

RC/245/2017 07-09-2023
STATE BANK OF INDIA Versus AMAN KUMAR SHARMA

To (CD 1) Aman Kumar Sharma, S. No. 50/1/2A, Plot No. 6, Om Sai Building, Wadeshwar Nagar, Wadgaon Sheri, Pune 411014, Maharashtra.

Whereas (C.D.) was ordered by the Recovery Certificate of this Tribunal passed on the day of 22/07/2017 in OA/91/2016 to pay to the Certificate holder Bank STATE BANK OF INDIA an Recovery Certificate for Rs. 13,23,073.00 (Rupees Thirteen Lakhs Twenty Three Thousands Seventy Three Only along with interest and future interest @ 10.60% w.e.f. 11/01/2016 till realization and costs of Rs. 36,010/- (Rupees Thirty Six thousand ten only), and whereas the said has not been paid.

2. This is to command you to serve a copy of this warrant on the Certificate Debtor (s) and attach the movable property of the said Certificate Debtor(s) as set forth in the schedule below/annexed, or which shall be pointed out to you by the said CHB and unless the said CD shall pay to you the above said sum and the costs of this attachment, to hold the same until further orders from the Recovery Officer DEBTS RECOVERY TRIBUNAL PUNE.

3. You are further commanded to return this warrant on or before the 22/11/2023 with an endorsement certifying the day on which and manner in which it has been executed, or why it has not been executed.

DESCRIPTION OF MOVABLE PROPERTY:
 TATA Dicor VX bearing Registration No. MH12 JU 2182
 Given under my hand and the seal of the Tribunal, on this date: 07.09.2023

(S. J. SATBHAI), I/C RECOVERY OFFICER-I DEBTS RECOVERY TRIBUNAL, PUNE.

पंजाब नैशनल बैंक Punjab National Bank

Corporate Office : Sector-10, Dwarka, New Delhi
 Circle SASTRA - Kolhapur: 1182/17, Ground Floor, Rajarampuri, 4th Lane, Takaia, Kolhapur, Maharashtra-416008
 Email id: cs8264@pnb.co.in

POSSESSION NOTICE (For Immovable property)

WHEREAS, the undersigned being the Authorised Officer of the Punjab National Bank under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13 read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a Demand Notice dated 07/06/2023 calling upon the Borrower Hotel Satish Palace, Prop Satish Laxman Mane to repay the amount mentioned in the notice being Rs. 94,70,808.45 (Rupees Ninety Four Lakh Seventy Thousand Eight Hundred Eight and Forty Five Paise only) with further interest and costs until payment in full, within 60 days from the date of notice/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 Act read with Rule 8 of the of the Security Interest (Enforcement) Rules, 2002 on this 05th day of Sep of the year 2023.

The Borrower's/Guarantor's/Mortgagor's attention is invited to provisions of sub-section (8) of section 13 of the act, in respect of time available, to redeem the secured assets.

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 Punjab National Bank for an amount of Rs. 94,70,808.45 (Rupees Ninety Four Lakh Seventy Thousand Eight Hundred Eight and Forty Five Paise only) and interest and costs thereon. Description of Immovable Property:

Equitable Mortgage of Property of Hotel Satish Palace, Plot No. 6 and 11, R.S. No-153/15+13B/2, Kolhapur-Sangli Road, Jaysinghpur, Tal-Shirol, Dist-Kolhapur admeasuring 588.50 SQ.Mtr Bounded by-On East: Plot No 7 & 10, On West: Plot No. 5 & 12, On North: Colony Road, On South: Sangli-Kolhapur Main Road

(Sh. Subhash Khadgi)
 Chief Manager & Authorised Officer,
 Punjab National Bank
 Date : 05/09/2023
 Place : Jaysingpur,Jaysingpur

पंजाब नैशनल बैंक Punjab National Bank

Circle SASTRA Recovery Centre Pune, Ground Floor, Aurora Towers, 9, Moledina Road, Pune-411001. Ph : 020-26133926, Email : cs8762@pnb.co.in

DEMAND NOTICE

[Under Security Interest Act, 2002 (SARFAESI ACT) read with Rule 3 (1) of the Security Interest (Enforcement) Rule, 2002]

The account of the following Borrower with Punjab National Bank, being classified as NPA, the Bank has issued notice under S.13(2) of the SARFAESI Act on the dates mentioned below. In view of the non service of the notice on the last known address of below mentioned Borrowers/Guarantors, this public notice is being published for information of all concerned.

The below mentioned Borrowers/Guarantors is called upon to pay to Punjab National Bank within 60 days from the date of publication of this Notice the amounts indicated below due on the dates together with future interest at contractual rates, till the date of payment, under the loan/and other agreements and documents executed by the concerned persons. As security for the Borrowers' obligation under the said agreements and documents, the respective assets shown against the names have been charged to Punjab National Bank.

Sr. No.	Branch & Name & Address of the Borrower / Mortgagor & Guarantor	Outstanding Amount in Rs.
1	M/S S AND S Foods (Borrower) : Having Address At A-408, Fortuna Apartment, Lane No. A-17, Raikar Nagar, Garmal, Dhayari, Singhad Rd, Baner- Pune - 411041 Also Having Address At Address: S. No. 36/1/3/3 Zeal College Road, Next To Canara Bank, Opposite Varad Hotel, Near Rolex Electronics & Shree Crains, Narhe, Vadgaon Budruk, Pune 411041	
2	Shilpa Vishnupant Deshmukh (Partner & Guarantor) Having Address At A-408, Fortuna Apartment, Lane No. A-17, Raikar Nagar, Garmal, Dhayari, Singhad Rd, Baner- Pune 411041 Also Having Address At Gat No. 587/1, Residential Plot No. 7 (Open N.A. Land), Gulmohar, Village Padali, Tal. Khandala, Dist. Satara, 415521	Rs. 24,12,613.70 (Rupees Twenty Four Lakh Twelve Thousand Six Hundred Thirteen Paise Seventy Only) as on 25/07/2023
3	Vaishnavi Shilpa Deshmukh (Partner & Guarantor) : Having Address At A-408, Fortuna Apartment, Lane No. A-17, Raikar Nagar, Garmal, Dhayari, Singhad Rd, Baner- Pune - 411041	
4	Ojas Ashish Kulkarni (Partner & Guarantor) Having Address At Flat No. 7, Building - C, Ikenomidori Housing Society Ltd., NDA-Pashan Road, Bavdhan Khurd, Near Maratha Mandir, Pune - 411021	
5	Sheetal Ashish Kulkarni (Partner & Guarantor) : Having Address At Flat No. 7, Building - C, Ikenomidori Housing Society Ltd., NDA-Pashan Road, Bavdhan Khurd, Near Maratha Mandir, Pune - 411021	
Type of Loan : 167710JY0000038 (Term Loan), 167710TL00000118 (Term Loan), 16777021000029 (Term Loan), 16774011000366 (Cash Credit), 16777121000110 (GECL)		Demand Notice Date : 28-07-2023
Details of Mortgaged Property : Gat No. 587/1, Residential Plot No. 7 (Open N.A. Land), Gulmohar, Village Padali, Tal. Khandala, Dist. Satara, Pin Code 415521		
2	Sh. Nilesh Mahadev Pawar (Borrower) : Having Address At Sr. No. 153, Near Marathi School, Vitahi Niwas, Near Sonigara Jewellers, Hinjewadi, Mulshi Pune, 411057 Also Having Address At Gangotri Niwas, S. No. 164/1, Near Marathi Gold Hotel, Jiwan Nagar, Sarpanch Wasti, Tathwade , Mulshi Pune 411033 Also Having Address At Flat No. 106, 1st Floor, Wing B, Swaraj Pride, S. No. 40, Hissa No. 3/2, Near Shreenath Super Market, Punawale, Pune Also Having Address At Flat No. 303, 3rd Floor, Wing B, Swaraj Pride, S. No. 40, Hissa No. 3/2, Near Shreenath Super Market, Punawale, Pune Also Having Address At Flat No. 503, 5th Floor, Wing B, Swaraj Pride, S. No. 40, Hissa No. 3/2, Near Shreenath Super Market, Punawale, Pune	Rs. 40,58,785.30 (Rupees Forty Lakh Fifty Eight Thousand Seven Hundred Eighty Five And Paise Thirty Only) As On 31/07/2023
2	Sh. Sagar Mahadev Pawar (Borrower) Having Address At Flat No. 303, 3rd Floor, Wing B, Swaraj Pride, S. No. 40, Hissa No. 3/2, Near Shreenath Super Market, Punawale, Pune Also Having Address At Flat No. 106, 1st Floor, Wing B, Swaraj Pride, S. No. 40, Hissa No. 3/2, Near Shreenath Super Market, Punawale, Pune Also Having Address At Flat No. 503, 5th Floor, Wing B, Swaraj Pride, S. No. 40, Hissa No. 3/2, Near Shreenath Super Market, Punawale, Pune	Rs. 30,87,802.46 (Rupees Thirty Lakh Eighty Seven Thousand Eight Hundred Two And Paise Forty Six Only) As On 17/08/2023
Type of Loan : 08616011002494 (Housing Loan)		Demand Notice Date: 18/08/2023
Details of Mortgaged Property : Residential Flat No 305, 3rd Floor, Samarth Siddhi, Gat No. 1415, Village Chikhali, Haveli, Pune - 412114		Date of NPA : 02-05-2023
4	Sh. Gopal Uddhav Chavan Having Address At Flat No. 101, B Wing, First Floor, Niramaya, Kolhemala, Opposite Indian Gas Agency, Narayangaon, Tal. Junnar, Dist. Pune 410504 Also Having Address At Village Lawani, Taluka Mantha, Dist. Jalna 410504	Rs. 24,69,553.37 (Rs. Twenty-Four Lakh, Sixty Nine Thousand Five Hundred Fifty Three Paise Thirty Seven Only) As On 30.06.2023
Type of Loan : 16566011000350 (Housing Loan) 16566511000355 (Car Loan)		Demand Notice Date: 20/07/2023
Details of Mortgaged Property : Flat No. 101, B Wing, First Floor, Niramaya, Kolhemala, Opposite Indian Gas Agency, Narayangaon, Tal. Junnar, Dist. Pune 410504		Date of NPA : 29/05/2023

If the concerned Borrower / Guarantors fails to make payment to Punjab National Bank as aforesaid, then the Punjab National Bank shall be entitled to exercise all or any of the rights mentioned under S 13(4) of the Act and the applicable Rules entirely at the risk of concerned Borrowers / Guarantors as to cost and consequences. In terms of provisions mentioned in sub-section 13 of sec. 13 of the Act, all you shall not transfer by way of sale, lease, or otherwise any of the asset stated under security referred to in this notice without prior written consent of our Bank. As per the provision of the aforesaid act, Borrower / Guarantor are prohibited from transferring the above said assets, in any manner, whether by way of sale, lease etc. Any contravention of the said provisions will render the concerned person liable for punishment and/or penalty in accordance with SARFAESI Act. For more details the unserved returned notices may be collected from the undersigned.

Date : 08/09/2023
 Place : Pune
 Authorized Officer, Chief Manager,
 Punjab National Bank

L&T Finance Limited
 Registered Office: 15th Floor, PS Srijan Tech Park Plot No. 52, Block DN, Sector V, Salt Lake City Kolkata 700 091, District 24-Palcoona North.
 CIN No.: U65910WB1993PLG06810
 Branch office: Pune



PUBLIC AUCTION FOR SALE OF MORTGAGED PROPERTY

The Authorised Officer of L&T Finance Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under the said Act is auctioning the following property on "AS IS WHERE IS BASIS" and "AS IS WHAT IS CONDITION" by way of "PUBLIC AUCTION" for recovery of its dues and further interest, charges and costs etc.

Name of Borrower and Co-Borrower	Secured Property Address	Loan Account Number(s)	Physical Possession Taken	Earnest Money Deposit 10% or more of RP (In ₹)	Total Outstanding dues as on 08.09.2023	Reserve Price (In ₹)	Date of Inspection	Date and Time of Auction
1. Dinesh Raminikl Patel Bhat 2. Jalpa Dinesh Patel Bhat	Property Address :- Row House/Bungalow No. R1/15A, Admeasuring 232 Sq.mtrs., Approximately 2,500 Sq. feet in "Shri Swami Samarth Co-Operative Housing Society Limited" Constructed On The Land Bearing Survey No 148 Hissa No. 1A/1/2 Sud Road Pashan Situated At Pashan, Taluka Haveli, Dist. Pune Maharashtra 411045	H0098408 01210531 30/40098 40801210 53130LH 00984080 12105313 0G	11th August, 2023	Rs. 17,50,000/-	Rs. 2,65,63,398.56/-	Rs. 1,75,00,000/-	10/10/2023	19/10/2023 at 11 am
Boundaries: East: R1/14B West: R1/15B North: Society Internal Road South: R1/16A								

Terms And Conditions Of Public Auction

- The E-auction Sale is being conducted online by the Authorised Officer through the website <https://sarfaesi.e-auctiontiger.net> under the provisions of SARFAESI Act with the aid and through public e-Auction mode.
- The public e-auction will be conducted on the date and time mentioned herein above, when the secured assets mentioned above will be sold on "AS IS WHERE IS" BASIS & "AS IS WHAT IT IS" CONDITION.
- For participating in the public e-auction, intending purchasers/bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the reserve price of the secured assets along with copies of the PANCARD, Board Resolutions in case of company and Address Proof on or before 17/10/2023.
- The EMD of all other bidders who did not succeed in the public E-auction will be refunded by LTF within 7 days of the closure of the public E-auction. The EMD will not carry any interest.
- The successful purchaser/bidder shall deposit the 25% (inclusive of EMD) of his/its offer by way of D.D./P.O favoring "L&T Finance Limited" payable at Mumbai on or before 18:00 hours on 19/10/2023 i.e., day of e-auction or on the next working day i.e., 20/10/2023, which deposit will have to be confirmed by L&T Finance Limited, failing which the sale will be deemed have been failed and the EMD of the said successful bidder shall be forfeited. The balance amount i.e., 75% of purchase price payable shall be paid by the purchaser to L&T Finance Limited on or before the fifteenth day of confirmation of sale of immovable property or such extended period as per provisions of law.
- For inspection of property or more information, the prospective bidders may contact the authorised officer i.e., "Name -Shekhar Kale, L & T Finance Ltd - Office No 301, 3rd Floor, Zenith Complex, Near Sakar Sankul, Shivaji Nagar, Pune -411005 and Santosh Tiwari, contact No. 9920490126, L&T Finance Ltd. - Office: 6th Floor, Brindavan Building, Plot No 177, Kalina, CT Road, Near Mercedes Showroom, SantaCruz (East), Mumbai - 400 098". At any stage of the E-auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-poned the E-auction without assigning any reason thereof and without any prior notice.
- The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, etc. that is required to be paid in order to get the property conveyed/delivered in his/her/its favour as per the applicable law.
- The Borrower/Guarantors, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rule 8 (6) of the Security Interest (Enforcement) Rules, about the holding of above-mentioned public E-auction sale.
- The Borrower (s)/Co-Borrower (s)/Guarantor (s)/Mortgagor (s) are hereby called up on to pay the entire loan outstanding dues as mentioned above before the said E-auction date failing which the L & T Finance Ltd shall sale the property as per the provisions laid down in the SARFAESI ACT, 2002.
- The Borrower (s)/Co-Borrower (s)/Guarantor (s)/Mortgagor (s) public at large are hereby restrained from transferring by way of sale, lease or otherwise with the secured assets referred to in the notice without prior written consent of L&T Finance Limited.

Date: 13.09.2023
 Place: Pune
 Sd/-
 Authorized Officer
 For L&T FINANCE LIMITED