

PUBLIC NOTICE

Notice is hereby given that **Mr. Machindra Ramakant Pandit R/at:** Flat number 11, Kadambani CHS- 68, Shukrawar Peth, Pune-411 002, represented by my client that, they are the absolute owner, possessor and sufficiently entitled to the below stated property in schedule and have agreed to sale and transfer all their right, title and interest in the below mentioned property in favor of my client and availed token amount from my client and assured to my client that, the below mentioned property is free from all encumbrances, charges, claims and demands whatsoever. Thus this notice is given to the public at large informing my client's intention to purchase below stated property and if any persons/having any right, title or interest or any claim against or in the below stated property or any part thereof, whether by way of mortgage, inheritance, possession, lease, gift, trust, license, maintenance, easement or having any agreement of any nature, howsoever are hereby required to make the same known to the undersigned in writing at the address given below within **15 days** from the publication of this notice, failing which it shall be presumed that no person has any right, title, interest, charge and claim whatsoever, and if there be any the same involuntarily abandoned, waived, released & given up and the same shall not be entertained and binding on my client, which please note.

SCHEDULE

All that piece and parcel of the Property of **Flat no. 11, on 3rd Floor**, admeasuring about **531 sq. fts. i.e. 49.34 sq. mtrs. built-up area** in the building known as **Kadambani Co-operative Housing Society Ltd.**, constructed on **City Survey No. 68 of village Peth Shukrawar Peth** and within the limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar, Haveli No. 1 to XXVII, Pune together with the 5 (Five) fully paid up shares of the face value of Rs. 50/- (Rs. Fifty Only) each, bearing distinctive numbers 1 to 5 (both inclusive), comprises in Share Certificate No. 35 issued **Kadambani Co-operative Housing Society Ltd.**, and together with the right to common facilities, fixtures, fitting, MSEB meter, ancillary, consequential and other incidental rights thereto. Dated this 25th day of November 2024.

Shri. Rajendra Gokul Jaigude, Advocate
356, Narsinhprasad Soc., Near Ramnabhaug Highschool,
Shaniwar Peth, Pune 411030 Mobile: 9226107410

AU SMALL FINANCE BANK LIMITED (A Scheduled Commercial Bank)
Regd. Office: 19-A, Dhuleshwar Garden, Ajmer Road, Jaipur - 302001 (CIN:L36911R11996PLC011381)
APPENDIX IV [SEE RULE 8(I)] POSSESSION NOTICE

Whereas, The undersigned being the Authorized Officer of the AU Small Finance Bank Limited (A Scheduled Commercial Bank) 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 issued demand notice on the date as mentioned below calling upon the borrowers to repay the amount mentioned in the said notice within 60 days from the date of receipt of the said notice as per the details given in the following table:-

Name of Borrower/Co-Borrower/Mortgagor/Guarantor/Loan A/c No.	13(2) Notice Date & Amount	Description of Mortgaged Property	Date of Possession Taken
(Loan A/c No.) L9001070526913575 & L9001070626444741, Chandrakant Laxman Sonawane (Borrower), Smt. Dipali Chandrakant Sonawane (Co-Borrower)	14-Aug-24 ₹ 6,18,097/- Rs. Six Lac Eighteen Thousand Ninety-Seven Only & 16-Aug-24 ₹ 7,87,416/- Rs. Seven Lac Eighty-Seven Thousand Four Hundred Sixteen Only on 13-Aug-24	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Property Situated At- Municipal Corporation Cts No 828 829 Flat No 301 3rd Floor Arihant Complex Mauje Otur Tal Junnar Pune ,Maharashtra Admeasuring 543 Sqft	21-Nov-24

The borrower having failed to repay the amount, therefore notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein above mentioned table in exercise of powers conferred on him/her under section 13(4) of the said [Act 2002] read with Rule 8 of the said rule on the date mentioned in the above table.
"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 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 AU Small Finance Bank Limited (A Scheduled Commercial Bank) for the amount and interest thereon mentioned in the above table.

Date : 26/11/2024 Place : Pune Authorised Officer AU Small Finance Bank Limited

Outward No- 4774/2024
Public Trust Registration Office Pune Division,
45/2, Late B.S Dole Patil Marg Pune-2
Date- 21/11/2024
BEFORE THE COURT OF JOINT CHARITY COMMISSIONER PUNE REGION, AT PUNE

Application No- 42/ 2024
Application filed usec 47 of the M.P.T. Act. 1950 in the matter of Nav Prabhat Education Society, P.T.R. No-F-3732 (Pune)

PUBLIC NOTICE
In the matter of **Nav Prabhat Education Society, Shri Nagar Rahatani Pune P.T.R No-F-3732 (Pune)**. Regarding appointment of trustee of NavPrabhat Education Society Trust. By Which **Mrs. Jessica Vasant Shelar & 4 others** in the matter of NavPrabhat Education Society, ShriNagar, Rahatani, Pune P.T.R No-F-3732(Pune) has done an application Under Section 47 of the M.P.T. Act, 1950 for appointment of the Trustees. Therefore, through this public notice all the people are informed that anyone who wants to say something or raise an objection regarding the appointment of trustee should submit his written statement or objection to the following address **within 30 days** from the publication of the said notice. Otherwise it should be noted that no one has anything to say or objection in this regards and the following appropriate order will be passed in the matter. Also those who want to apply for the post of Trustee for the said Trust should send their personal information in the prescribed form as per Circular No-148 to the following address **within 30 days** from the publication of this notice.
The said notice under the order and seal of Joint Commissioner of Charity ,Pune dated this day under my Seal. Given on 21/11/2024

Sd/-
Superintendent
Public Trust Registration Office Pune Division,
45/2 Late.B.S Dole Patil Marg Pune-1.

SOFTTECH ENGINEERS LIMITED
CIN: L30107PN1996PLC016718
Registered Office : SoftTech Towers, S NO 11/A/7 8 15 16 17 Plot No. B.C.D. 1-Baner, Opp. Royal Enfield Showroom, Baner Road, Pune: 411045. Tel: +91 20 67183711 E-mail: investors@softtech-engr.com
Website: www.softtech-engr.com / www.softtechglobal.com/investors

CORRIGENDUM – EXTRA ORDINARY GENERAL MEETING NOTICE

Dear Shareholders,
SoftTech Engineers Limited ("the Company") had issued Extra Ordinary General Meeting Notice dated November 15, 2024 seeking approval of members for preferential issue of upto 9,87,998 (Nine Lakhs Eighty-Seven Thousand Nine Hundred and Ninety-Eight) equity shares of the Company. The Notice convening Extra Ordinary General Meeting ("EGM") has already been circulated to all the Shareholders of the Company in due compliances with the provisions of the Companies Act, 2013 read with rules made thereunder and applicable provisions of SEBI Regulations. The Company through this communication wishes to bring to the notice of the Shareholders, certain omissions and typo error in the original Notice and Explanatory Statement of the EGM for the Item No. 1- To consider preferential issue of equity shares of the Company and the revised Explanatory Statement is as follows:

- In Explanatory Statement - Point (vii): **Basis or justification for the price (including the premium, if any) has been arrived at: (at page no. 23)** shall be read as follows:
The articles of association of the Company does not provide for any method of determination for valuation of shares. Considering that the allotment shall be more than 5% of the post-issue fully diluted share capital of the Company, to the Proposed Allottees, the price, ₹405 (Rupees Four Hundred and Five) of the Equity Shares to be issued and allotted has been determined taking into account the valuation report dated November 14, 2024 issued by M/s Maitri Valuation Pvt. Ltd and is signed by one of the Director, Mr. Hiten Prajapati (SFA) (Registration no. IBBVI/RV-E/11/2023/184), in accordance with Regulation 164 and 166A of the SEBI ICDR Regulations ("Valuation Report").
The Valuation Report shall be available for inspection by the Members and the same may be accessed on the Company's website at the link www.softtech-engr.com.
In terms of the SEBI ICDR Regulations, 2018, the offered price at which the equity shares can be issued is Rs. 405/- (Rupees Four Hundred Five only) per equity share, as per the pricing formula prescribed under the SEBI ICDR Regulations for the Preferential Issue and is not less than the higher of the following:
i) 90 (ninety) trading days volume weighted average price (VWAP) of the equity shares of the Company preceding the Relevant Date;
ii) 10 (ten) trading days volume weighted average price (VWAP) of the equity shares of the Company preceding the Relevant Date.
Further, given that the equity shares of the Company have been listed for a period of more than 90 (ninety) trading days prior to the Relevant Date, the Company is not required to re-compute the issue price as per Regulation 164(3) of the SEBI ICDR Regulations.
- In Explanatory Statement - Point (x): **Shareholding Pattern of the Company before and after the preferential issue: (at page no. 24 & 25)** shall be read as follows:

Sr. No.	Description	Pre-Issue shareholding		*Post issue shareholding	
		No. of shares	% of shares	% of shares	% of shares
(A)	Promoter and Promoter Group's Shareholding				
1.	Indian				
a)	Individuals	25,90,334	20.21%	25,90,334	18.76%
b)	Body Corporates	17,538	0.14%	17,538	0.13%
2.	Foreign	0	0	0	0
	Sub-Total (A)	26,07,872	20.34%	26,07,872	18.89%
(B)	Public / Non-Promoter shareholding				
1.	Institutional Investor				
a)	Foreign Portfolio Investor	9,600	0.07%	9,600	0.07%
2.	Non Institutional Investor				
a)	Individuals	27,10,845	21.15%	27,10,845	19.63%
b)	Trusts	-	-	-	-
c)	Hindu Undivided Family	83,677	0.65%	83,677	0.60%
d)	Non Resident Indians	3,42,311	2.67%	3,42,311	2.48%
e)	Foreign Companies	25,00,000	19.50%	32,41,000	23.47%
f)	Body Corp-Ltd Liability Partnership	28,99,142	22.63%	31,46,140	22.79%
g)	Bodies Corporate	16,65,693	12.99%	16,65,693	12.06%
	Sub Total (B)	1,02,11,268	79.66%	11,19,9266	81.11%
	GRAND TOTAL (A + B)	1,28,19,140	100%	13,80,7138	100%

3. In Explanatory Statement - Point (xii): **The names of the Proposed Allottee and the percentage of post preferential offer capital that may be held by them and identity of the natural persons who are the ultimate beneficial owners of the shares and/or who ultimately control the proposed allottee, and change in control:** (at page no. 26) shall be read as follows:

Sr. No.	Name of the Allottee	Category	Pre-Issue holding %	Pre Preferential issue shareholding	Post-Issue holding %	Post Preferential issue shareholding	Ultimate Beneficial owners of Shares/ Proposed Allottee
1.	Florintree Technologies LLP	Non-Promoter	15.60%	20,00,000	16.27%	22,46,998	The details of the Individual(s) who are ultimate beneficial owners of Florintree Technologies LLP are:- 1. Mathew Cyriac 2. Gautham Madhavan
2.	Einstein Work Pte. Limited	Non-Promoter	19.50%	25,00,000	23.47%	32,41,000	The details of the Individual who is ultimate beneficial owner of Einstein Work Pte. Limited is: 1. Thomas Wolf

Note: There shall be no change in the management or control of the Company pursuant to the aforesaid issue and allotment of the Equity Shares.

- In Explanatory Statement - Point (xvi): **Issue Price and Relevant Date:** (at page no. 27 & 28) shall be read as follows:
The Company intends to raise an amount to the extent of ₹40,01,39,190/- (Rupees Forty Crores One Lakhs Thirty-Nine Thousand One Hundred Ninety only) by issuing 9,87,998 (Nine Lakhs Eighty Seven Thousand Nine Hundred and Ninety-Eight only) fully paid-up equity shares of face value of ₹ 10/- each of the Company to the "Proposed Allottees", at an issue price of ₹405/- (Rupees Four Hundred and Five only) per equity share (which includes a premium of ₹395/- per share). The issue price is determined in accordance with the preferential issue guidelines given in SEBI ICDR Regulations, 2018 and subsequent amendments thereto which is based on the relevant date i.e., November 11, 2024, which is thirty days prior to this meeting of shareholders.
- In Explanatory Statement - Point (xvii): **Disclosures specified in Schedule VI of the SEBI (ICDR) Regulations, if the issuer or any of its promoters or directors is a willful defaulter or a fraudulent borrower:** (at page no. 28) shall be read as follows:
It is confirmed that the issuer, its promoters or any of its directors is not categorized as willful defaulter(s) or a fraudulent borrower by any bank or financial institution or consortium thereof, in accordance with the guidelines on willful defaulter(s) or a fraudulent borrower issued by Reserve Bank of India. It is also hereby confirmed that the provisions of Regulation 164A of the SEBI ICDR Regulations, are not applicable in the instant preferential issue.
All the Proposed Allottees have also confirmed that:
a) They are eligible under all statutory laws including Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018 and qualified for above referred preferential allotment; and
b) They are not barred by the Securities and Exchange Board of India, Reserve Bank of India, Ministry of Corporate Affairs or any other statutory authority including any court or tribunal for the aforesaid preferential allotment.
- In Explanatory Statement - Point (xviii): **Holding of shares in demat form, non-disposal of shares by the Proposed Allottee and lock-in period of shares:** (at page no. 30) shall be read as follows:
The entire pre-preferential allotment shareholding of such allottees, if any, shall be in dematerialized form and under lock-in from the relevant date up to a required period from the date of trading approval from both the BSE Limited and National Stock Exchange of India Limited, the stock exchanges where the securities of the Company are listed. The shareholder who has sold their shares during the ninety trading days period prior to the relevant date shall not be eligible for allotment of equity shares on a preferential basis. The Company has obtained and verified the details of the Permanent Account Number (PAN) of each of the Proposed Allottee. The Company shall issue and allot the equity shares to the Allottees in dematerialized form and seek final approval from the Stock Exchanges for listing the equity shares allotted to the Allottees. After the necessary approvals, all equity shares shall be credited into the demat account of Allottees after allotment of equity shares.

This Corrigendum to the Notice of the EGM shall form an integral part of the Notice of the EGM which has already been circulated to the shareholders of the Company and on and from the date hereof, the Notice of the EGM shall always be read in conjunction with this Corrigendum. This Corrigendum is available on the website of BSE Limited (www.bseindia.com) and NSE (www.nseindia.com) and on the website of the Company www.softtech-engr.com.
All other contents of the Notice of the EGM, save and except as modified or supplemented by this Corrigendum, shall remain unchanged.

Thanking you,
Yours Faithfully,
For SoftTech Engineers Limited
Shalaka Khandelwal
Company Secretary and Compliance Officer

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

PUBLIC NOTICE FOR E-AUCTION CUM SALE

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 and 9 of the Security Interest (Enforcement) Rules, 2002.

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

Date and time of E-Auction Date: 16-12-2024 11:00 AM to 02:00 PM (with unlimited extensions of 5 minute each)	Last date of EMD Deposit: 15-12-2024		
Borrower(s)/Guarantor(s) / Loan Account	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price, EMD
LAN: LXPUN00214-150003396 Branch: PUNE2 Borrower: SUDHIR YUVRAJ BHOSALE Co-Borrower: DIPALI SUDHIR BHOSALE	24-06-2019 For Rs. 1435846/- (Rupees Fourteen Lacs Thirty Five Thousand Eight Hundred Forty Six Only)	Flat No - 503, 5th Floor, Rukmini Building, Keshavnagar, S.No. - 5, Hissa No. - 1, Mhadwana, Pune, Maharashtra - 411036	Reserve Price: Rs.1125000/- (Eleven Lakh Twenty Five Thousand Only) EMD: Rs. 112500/- (One Lakh Twenty Five Hundred Only)
LAN: LXPUN00116-170047316 Branch: PUNE2 Borrower: SUNIL BHIVA SONAWANE Co-Borrower: JYOTI SUNIL SONAWANE	02-04-2020 For Rs: 2295413/- (Rupees Twenty Two Lac Ninety Five Thousand Four Hundred Thirteen Only)	Plot No - 02, Rutu Vista, Pathare Wasti, Lohegaon, Pune, Maharashtra - 411047	Reserve Price: Rs.2500000/- (Twenty Five Lakh Only) EMD: Rs. 250000/- (Two Lakh Fifty Thousand Only)

Terms and Conditions of E-Auction:

- The auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may visit the Web Portal: <https://www.auctionbazaar.com/> of our e-Auction Service Provider, **M/s. ARCA EARTH PRIVATE LIMITED** for bidding information & support, the details of the secured asset put up for e-Auction and the Bid Form will be submitted online. The interested buyers may go through the auction terms & conditions and process on the same portal and may contact to **ASHISH SHARAD DHAPTE-8976791951/AJIT DATATRAY GAIKWAD-9321972466/ASHOK DNYANESHWAR GOPALE-9321924161** Ishan deo 8828273231, details available in the above mentioned Web Portal and may contact their Centralised Help Desk: + 91 83709 69696, E-mail ID: contact@auctionbazaar.com.
- All the intending purchasers/ bidders are required to register their name in the portal mentioned above as <https://www.auctionbazaar.com/> and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned aforesaid.
- For participating in the 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 asset along with copies of the PANCARD, Board Resolutions in case of Company and Address Proof on or before the Last date for submission of EMD mentioned above. Intending purchasers/bidders are required to submit separate EMDs for each of the Items/Properties detailed herein above.
- At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-pone the auction without assigning any reason thereof and without any prior notice.
- The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, applicable GST on the purchase consideration, stamp duty, registration fees, etc. that is required to be paid in order to get the secured asset conveyed/ delivered in his/her/favour as per the applicable law.
- The intending bidders should make their own independent enquiries regarding encumbrances, title of secured asset put on auction and claims/rights/dues affecting the secured assets, including statutory dues, etc. prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of Phoenix. The authorized officer of Phoenix shall not be responsible in any way for any third-party claims/rights/dues.
- The prospective/intending bidder shall furnish an undertaking that he/she is not dis-qualified as per provisions of Sec.29 (A) of Insolvency and Bankruptcy Code, 2016 and failure to furnish such undertaking along with the KYC documents, shall automatically disqualify or he/she bid will be rejected.

Place : Maharashtra
Date : 27.11.2024

Sd/-
Authorized Officer
Phoenix ARC Private Limited

बैंक ऑफ महाराष्ट्र Bank of Maharashtra
पुणे पूर्व क्षेत्र : जानामंगल बिल्डिंग, 2^थ फ्लोर, S. No. 7 A/2, Opp. Kirloskar Pneumatics Co. Ltd., Hadapsar Industrial Estate, Hadapsar, Pune 411 013. Ph. : 020-24459184 / 24514007
Email : cmmarc_per@mahabank.co.in

Possession Notice
(Appendix IV under the Act- Rule- 8(1))

Whereas the undersigned being the Authorized Officer of the Bank of Maharashtra under the Securitization 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 Security Interest (Enforcement) Rules, 2002 issued Demand Notices on the dates as mentioned below calling upon the following Borrowers to repay the amounts mentioned in the notices within 60 days from the date of receipt of the said Notice.

The Borrower/s as well as guarantor/s mentioned hereinbelow failed to repay the amount, Notice is hereby given to the Borrower/s as well as guarantor/s mentioned hereinbelow in particular and the Public in general that the undersigned has taken Possession of the properties described herein below in terms of the powers vested under the provision of section13(4) of the said Act read with Rule 8 on the dates mentioned below.

The Borrower/s as well as guarantor/s in particular and the Public in general is hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of the Bank of Maharashtra for an amount mentioned hereinbelow. The Borrower as well as Guarantors' 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.

This notice is also being published in vernacular. The English version shall be final if any question of interpretation arises.

Sr. No.	Borrower & Guarantors	Dues In Rs.	Date of Demand Notice
			Date & Type of Possession
1	Branch : Baramati Borrower : Mr. Suhas Sureshchandra Madhavi, Mrs. Saroj Sureshchandra Madhavi and Mrs. Pranali Suhas Madhavi	Rs. 9,95,396.26/- (Rupees Nine Lakh Ninety-Five Thousand Three Hundred Ninety Six and Paise Twenty Six Only) plus unapplied interest w.e.f. 26/08/2024.	26/08/2024 21/11/2024 (Symbolic Possession)
Description of the Property : Registered Mortgage of Gat No. 131/1, Plot No. 49, Kavivarya Moropant Sahakar Gruhrachana Sansha Maryadi, Malmatta No. 1860 (Grampanchayat Old Milkat No. 1336) Jalochi, Tal- Baramati, Dist - Pune - 413102			
2	Branch : Jalochi Borrower : Mr. Anil Vishwanath Gawali and Mr. Sunil Vishwanath Gawali and Guarantors Mrs. Anjali Anil Gawali and Mrs. Sonali Sunil Gawali	Rs. 22,23,096.55/- (Rupees Twenty-Two Lakh Twenty-Three Thousand Ninety Six and Paise Fifty Five Only) plus unapplied interest w.e.f. 16.08.2024.	16/08/2024 21/11/2024 (Symbolic Possession)
Description of the property : Plot No. 17, Out of Survey No. 275/1/A situated at Tal. Baramati, Dist. Pune - 413102 admeasuring 139.41 sq. mt. together with all the building and construction thereon and all the fixed assets attached thereto.			
3	Branch : Jalochi Borrower : M/s Sanyag Agro Industries through its Proprietor Mr. Ratnappa Dhanayakumar Jain	Rs. 14,57,716.00/- (Rupees Fourteen Lakh Fifty-Seven Thousand Seven Hundred Sixty Six and Paise Unapplied interest w.e.f. 09/05/2023.	09/05/2023 21/11/2024 (Physical Possession)
Description of the Immovable Property : Mortgage of NA Land, Gat No. 22, Plot No. 38 Adm. 156.13 Sqm. Situated at Pimpri village, Tal. Baramati Owned by Mr. Ratnappa Dhanayakumar Jain Bounded by East : Plot No. 39, South : Road, West : Plot No. 37 and North : Open Space.			
4	Branch : Jalochi Borrower : M/s Sawant Promoters and Developers through its Proprietor Ganesh Shashikant Sawant and Co-Borrower : Mrs. Reshma Nanasaheb Rajeshirke	Rs. 30,04,774.51/- (Rupees Thirty Lakh Four Thousand Seven Hundred Seventy Four and Paise Fifty One Only) plus unapplied interest w.e.f. 05.08.2024	05/08/2024 21/11/2024
Description of the Immovable Property : 1) Open N.A. Plot No. 20, Gat No. 256/1/2 in the name of Mr. Ganesh Shashikant Sawant, admeasuring 201.40 Sq.M. Airport Road, Satawnagar, Baramati Dist. Pune - 413133. (Physical Possession) 2) Open N.A. Plot No. 16, Gat No. 256/1/2 in the name of Mrs. Reshma Nanasaheb Rajeshirke, admeasuring 296.43 sqm, Airport Road, Satawnagar, Baramati, Dist. Pune - 413133 (Symbolic Possession)			
5	Branch : Jalochi Borrowers : M/s Bhairavnath Security and Labour Services, Proprietor Mr. Kiran Mahadev Chaudhar, R/ at Village Rui, Bayaji Nagar, Tal. Baramati, Dist. Pune - 413133 and Guarantors : Mahadev Pandurang Chaudhar and Vinod Mahadev Chaudhar, At Post Rui, Bayajinagar, Tal. Baramati, Dist. Pune - 413133	Rs. 11,49,474/- (Rupees Eleven Lakh Forty Nine Thousand Four Hundred Seventy Four Only) plus further interest at applicable rate w.e.f. 22.06.2023 plus other cost and expenses thereon	22/06/2023 21/11/2024 (Symbolic Possession)
The details of the property mortgaged to the Bank and taken possession by the Bank is as follows: All that pieces and parcel of leasehold Land bearing Plot No. R-1/11, Admeasuring 800 Sq.m., MIDC, Village Tandulwadi, Tal. Baramati, Dist. Pune, lessee being Mr. Mahadev Pandurang Chaudhar.			
Date : 21/11/2024	Chief Manager & Authorised Officer, Bank of Maharashtra, Pune East Zone		

KOKAN MERCANTILE CO-OP BANK LIMITED Multi State Bank
Registered Office : 1st Floor, Harbour Crest, Mazgaon T.T. Mumbai 400010. Phone : 23723753, 23729696, 23729970, 23729971, 23734202, 23734311. Fax : 23748589 | W : www.kokanbank.net

POSSESSION NOTICE

Whereas the Authorized Officer of the Kokan Mercantile Co-op Bank Ltd 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 8 & 9 of the Security Interest (Enforcement) Rules 2002 issued a demand notice dated 02.02.2024 calling upon 1) **Ms. Sabah Farhad Kadri - Borrower, 2) Mr Asif Gaus Khan-Surety 3) Mr Saeed Zakir M.Jameel - Surety, 4) Mr.Farhad M.Kadri - Surety**, to repay an amount of **Rs.20,81,799 (Rupees Twenty Lacs Eighty One Thousand Seven Hundred Ninety Nine Only)** towards loan account bearing no. 8069/8407 as on 30.01.2024 along with future interest @ 12% p.a. and other charges thereon 60 days from the date of receipt of the said notice against you.

The Borrower and Sureties having failed to repay the amount, notice is hereby given to the Borrower, Sureties, and Public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under section 13 (4) of the said Act read with Rule 8 & 9 of the said rule on this 21st day of November of the year 2024.

The Borrower, Sureties in particular and 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 Kokan Mer.Co.op Bank Ltd for **Rs.20,47,516.28 (Rupees Twenty Lacs Fourty Seven Thousand Five Hundred Sixteen and Paise Twenty Eight Only)** towards loan account no. 8069/8407 as on 26.11.2024 along with future interest @ 12% p.a. and other charges there on.

Description of property	
Flat no.302, 3rd floor, Fortune Apartments, Ale Phata, Tal.Junjer, District Pune ,Adm. area 735 sq.ft., gut no.2989 to 2993, plot no.19+20, Village Ale, Tal.Junjer In the registration district and sub registration district of Narayangaon District.	

STATUTORY 30 DAYS SALE NOTICE UNDER SARFAESI ACT 2002 read with rule 8 (6).
The Borrower, Guarantors are hereby notified to pay the sum as mentioned in the demand notice along with interest up to date and ancillary expenses from 30 days from today failing which the property will be put up for sale /sold and balance dues if any will be recovered with interest and cost.

PLACE : Pune For/Kokan Mer.Co.op Bank Ltd
DATE : 27/11/2024 Sd/
Authorised Officer

TATA CAPITAL HOUSING FINANCE LTD.
Regd. Office : 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013.
CIN No. U67190MH2008PLC187552.
Contact No. (022) 61827414, (022) 61827375

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)
(As per Rule 8(1) of the Security Interest Enforcement Rules, 2002)

Whereas, the undersigned being the Authorized Officer of the TATA Capital Housing Finance Limited, under the Securitization 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 as below calling upon the Borrowers to repay the amount mentioned in the notice within 60 days from the date of the said notice.

The borrower, having failed to repay the amount, notice is hereby given to the borrower, in particular 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 section 13(4) of the said Act read with rule 8 of the said Rules.

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 TATA Capital Housing Finance Limited, for an amount referred to below along with interest thereon and penal interest, charges, costs etc. from date of demand notice.

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 assets.

Loan Account No.	Name of Obligor(s)/ Legal Heir(s)/Legal Representative(s)	Amount & Date of Demand Notice	Date of Possession
TCHHF027 900010008 8890	MR MILIND MADHUKAR JOSHI & MRS SHUBHANGI MILIND JOSHI	As on 10-09-2024 an amount of Rs. 31,86,009/- (Rupees Thirty One Lakh Eighty Six Thousand and Nine Only) & 10-09-2024	25.11.2024

Description of Secured Assets/Immovable Properties : - Schedule - A
1) All the consisting of shop no 211, admeasuring 111.95 Sq fts i.e 10.40 Sq Mtrs. on second floor in Gandharv Galaxia constructed on land bearing C.T.S No- 4979 Sr No-135, Hiss No -2/2A/2 Situated at Village - Hadapsar Tal-Haveli Dis-Pune.
2) All the consisting of shop no 516, Admeasuring 229.38 Sq fts i.e 21.31 Sq Mtrs

TENDER DOCUMENT FOR E AUCTION

Whereas Phoenix ARC Private Limited acting in its capacity as Trustee of Phoenix Trust FY _____ (hereinafter referred to as Phoenix) pursuant to Assignment of debt by Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited -Assignor), in exercise of its powers under The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI ACT, 2002) has decided to sell through **e-Auction** the secured asset mentioned of the **ANNEXURE - I** for realization of the secured debts due to Phoenix mentioned in the sale notice **with future interest, cost, charges and other expenses till realisation of the payment mentioned in demand notices issued under section 13(2) of the SARFAESI Act, 2002** to the borrower/Co-Borrowers under SARFAESI Act, 2002. The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:

Auctioneer Name	Phoenix ARC Private Limited acting in its capacity as Trustee of Phoenix Trust FY_____ (hereinafter referred to as Phoenix) pursuant to assignment of debt by Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation Limited-Assignor) 3 rd Floor, Wallace Towers (earlier known as Shiv Building), 139/140/B/1, Crossing of Sahar Road and Western Express Highway, Vile Parle East, Mumbai, Maharashtra – 400057, India
Auction held with the aid by	E-Auction details Help Line No: Help Line e-mail ID:
Auction Schedule	Date of Auction: - As per Sale Notice (Mentioned in Annexure – I) Timings: - As per Sale Notice (Mentioned in Annexure – I) Auction Website: -
Annexure	<ol style="list-style-type: none">1) Terms & conditions of e-Auction2) Soft Copy of Auction Notice published in newspapers (Annexure – I)3) Details of Bidder (Annexure – II)4) Declaration by Bidder (Annexure – III)5) KYC documents to be submitted as per the Annexure-(IV)6) Confirmation by Bidder Regarding Receipt of Training (Annexure – V)7) Price Confirmation Letter by H1 Bidder (Annexure – VI)
Special Instructions	<u>Bidding in the last minutes and seconds should be avoided in the bidders own interest. Neither the Service Provider nor Phoenix will be responsible for any lapses / failure on the part of the bidder, in such cases.</u>

E-Auction bidding Terms and Conditions

1. Computerized e-Auction shall be conducted by Service Provider on behalf of Phoenix, on pre-specified date, while the bidders shall be quoting from their own offices / place of their choice. Internet connectivity and other paraphernalia requirements shall have to be ensured by bidders themselves. Please note that failure of Internet connectivity (due to any reason whatsoever it may be) shall be the sole responsibility of bidders and neither Phoenix nor the Service Provider shall be responsible for these unforeseen circumstances. In order to ward-off such contingent situation, bidders are requested to make all the necessary arrangements / alternatives whatever required so that they are able to circumvent such situation and still be able to participate in the e-Auction successfully. However, the bidders are requested not to wait till the last moment to quote their bids to avoid any such complex situations.
2. The Service Provider shall arrange to train the bidder(s), without any cost. The Service Provider shall acquaint bidder regarding the bidding process, functions and e-Auction rules. All the bidders required to ensure that compliance regarding receipt of training before start of bid process.
3. **Material for Bid:** Sale of secured assets by Phoenix under SARFAESI Act, 2002.
4. **Type of Auction:** E-Auction.
5. **Bidding Currency & Unit of Measurement:** Bidding will be conducted in Indian Rupees (INR) Only.
6. **Starting (Opening) Price / Bid Increment:** The opening price of the auction and the bid Increment value shall be as per Sale Notice and available to the bidders on their bidding screen.
7. **Bid Price:** The bidder has to quote the total price for each of the item.
8. **For other terms and conditions, please see the e-auction notice published by Phoenix**
Procedure of e-Auctioning
 - i. **e-Form Submission**

All interested bidders need to fill online form available on e-Auction domain with necessary details.
 - ii. **Online e-Auction:**
 - Phoenix will declare its **Opening Price (OP)**, which shall be visible to all bidders during the start of the e-Auction. Please note that the Reserve price of an item in online e-Auction is open to all the participating bidders. Any bidder can start bidding, in the online e-Auction, from the above Reserve price. Hence, the first online bid that comes in the system during the online e-Auction shall be above the auction's Reserve price, by one increment and in multiples of increment specified in the sale notice. The second online bid and onwards will have to be higher than the H1 rate by one increment value, or higher than the H1 rate by multiples of the increment value. In case of a sole bidder, the said bidder has to mandatorily increase one bid over and above the reserve price in compliance with Rule 9(2) of SARFAESI Act, 2002.
 - The **"Bid Increase Amount"** has been fixed in respect of the secured assets which the bidders can view on their bidding screen and the bidders will have to increase the bid amount in the multiple of **"Bid Increase Amount"**.
 - Online Auction shall be open for **1 hour**. If a bidder places a bid in the last 5 minutes of closing of the e-Auction and if that bid gets accepted, then the auction's duration shall automatically get extended for another 5

minutes, from the time that bid comes in. Please note that the auto-extension shall be **Unlimited** and will take place only if a valid bid comes in last 5 minutes of closing. If valid bid is not received, the auto-extension will not take place even if that bid might have come in the last 5 minutes. In case, there is no bid in the last 5 minutes of closing of e-Auction, the auction shall get closed automatically without any extension. *However, bidders are advised not to wait till the last minute or last few seconds to enter their bid during the auto-extension period to avoid complications related with internet connectivity, network problems, system crash down, power failure, etc.*

9. Successful Bidder shall be required to submit the final prices quoted during the e-Auction as per Annexure after the completion of e-Auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of auction. During e-Auction, if no bid is received within the specified time, Phoenix at its discretion may decide to revise Opening price / scrap the e-Auction process / proceed with conventional mode of tendering.
10. The bid once submitted, cannot be cancelled / withdrawn and the bidder shall be bound to buy the secured asset(s) at the final bid price. **The failure on part of bidder to comply with any of the terms and conditions of the e-auction notice and Tender Document will result in forfeiture of the amount paid by the defaulting bidder.**
11. The bidders will be able to view the following on their screen along with the necessary fields in the E Auction:
 - a. Leading Bid in the Auction (H1 – Highest Rate)
 - b. Bid placed by bidder
 - c. Opening Price & Minimum Increment Value.
 - d. The bid rank of bidder in the auction.
12. The decision regarding declaration of successful bidder shall be finalized by the Authorised Officer of Phoenix.
13. At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-pone the auction without assigning any reason thereof and without any prior notice.
14. Phoenix / Service Provider shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the cause.
15. The bidders are required to submit acceptance of the terms & conditions and modality of e-Auction given above before participating in the E-Auction.
16. **Successful bidder:** At the end of the E-Auction, the Authorised Officer of Phoenix will evaluate all the bids submitted and thereafter declare the highest bidder in the auction sale. The decision of the Authorised Officer shall be final & binding on all the bidders.

Terms & Conditions for Sale of Secured Assets

- i) The E-Auction is being held on **“AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS”** condition.
- ii) The intending bidders should make their own independent enquiries regarding the encumbrances, title of property/ies put on auction and claims/rights/dues affecting the secured assets, including the statutory dues, etc. prior to submitting their bid. The auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of Phoenix. The secured assets are being sold with all the existing and future encumbrances whether known or unknown to Phoenix. The Authorised Officer of Phoenix shall not be responsible in any way for any third-party claims/rights/dues.
- iii) It shall be the responsibility of the bidders to inspect and satisfy themselves about the secured assets and specification before submitting the bid.

- iv) The particulars specified in the auction notice published in the newspapers and annexed herein below as **ANNEXURE I**, have been stated to the best of the information of the undersigned; however, undersigned shall not be responsible / liable for any error, misstatement or omission.
- v) The inspection of secured asset put on auction will be permitted to interested bidders at sites on the day and time mentioned in the public notice annexed as **ANNEXURE-I**.
- vi) The tender form shall be accompanied by pay order/Demand Draft drawn on a scheduled Bank in favour of "Motilal Oswal Home Finance Limited" towards Earnest Money Deposit (EMD). EMD amount can also be transferred directly to account bearing details HDFC BANK, A/C 00600340073530 IFSC Code HDFC0000060, Lower Parel branch beneficiary name as "Motilal Oswal Home Finance Limited" Transfer acknowledgement to be attached along with the tender form.
- para (vi) above, the intending purchaser/ bidder is required to get the copies of following documents uploaded in the website before last date of submission of the bid(s) (as mentioned in the public auction notice published in the newspapers and copy of which is attached below as ANNEXURE-I) (Kindly take note that minimum offer amount cannot be less than the reserve price mentioned in the public auction notice published in the newspapers and copy of which is attached below as ANNEXURE-I below.)
1. Copy of the RTGS challan;
 2. Copy of Demand Draft
 3. Copy of PAN Card
 4. Proof of identification (KYC) viz. attested copy of Voter ID Card/ Driving License/ Passport etc.
 5. Copy of proof of address, without which the bid is liable to be rejected.
- vii) The E-Auction will take place through web portal "<https://www.auctionbazaar.com/>" on the time specified in the E- Auction notice published in the newspaper and annexed herewith as **ANNEXURE-I**.
- viii) The bid/s shall be accompanied by an Earnest Money Deposit (EMD) equal to 10 % of the Reserve Price, by NEFT / RTGS. **The secured assets shall not be sold at and/or below the reserve price.**
- ix) The conditional bids may be treated as invalid. **Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained.**
- x) If the dues of Phoenix together with all costs, charges and expenses incurred by it or part thereof as may be acceptable to Phoenix are tendered by or on behalf of the borrower or guarantor/s at any time on or before the date fixed for sale, the sale of assets may be cancelled.
- xi) The auction is by way of inter-se bidding amongst the bidders and the bidders shall increase the bid amount for each item(property) in the multiple of amount mentioned in **ANNEXURE-I** against the secured assets under column "**Bid Increment Amount**". The inter-se bidding amongst the bidders shall commence online exactly on the date & time specified in the public notice annexed as **ANNEXURE-I**.
- xii) The EMD of unsuccessful bidders will be refunded to their respective A/c No. shared in e-Auction Portal (<https://www.auctionbazaar.com/>) online within 72 hours of the working days from the auction. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).
- xiii) The Authorised Officer of Phoenix is not bound to accept the highest offer and the Authorised Officer of Phoenix has absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the auction, at any stage of auction, without assigning any reason thereof.
- xiv) The successful bidder shall deposit 25 % (inclusive of EMD) of its/his offer by way of RTGS / NEFT to the account mentioned in public notice annexed as ANNEXURE – I, on the date of auction mentioned in the Sale Notice or not later than next working day before closing of banking hours, which deposit will be confirmed by Phoenix, failing which the sale would be deemed to have failed, and the EMD of the said successful bidder shall be forfeited. The balance amount of the purchase consideration is payable on or before 15th day from the date of confirmation of the sale

of the secured asset or such extended period as may be agreed upon in writing by the Authorised Officer at his/her discretion. In case of failure to deposit the balance amount within prescribed period, the amount deposited by the defaulting bidder shall be forfeited and the defaulting bidder shall neither have claim on the secured asset nor on any part of the sum for which may it be subsequently sold.

- xv) 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.
- xvi) The payment of all statutory/non statutory dues, taxes, rates, assessments, charges, fees etc. owing to anybody shall be the sole responsibility of successful purchaser/bidder only.
- xvii) The successful purchaser/bidder shall be solely responsible for any cost / expenses /fees / charges / transfer charges etc. payable to society or any other authority towards the transfer of the rights in its / his / her favour.
- xviii) In case of any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Authorised Officer shall be final. In such an eventuality, Authorised Officer of Phoenix shall in its sole discretion be entitled to call off the sale and put the secured assets to sale once again on any date and at such time.
- xix) The sale certificate shall be issued on the receipt of entire sale consideration. Sale Certificate shall be issued by Authorised Officer of Phoenix in the name of the successful bidder and/or his/her/its nominee only. Addition/deletion of name of any persons / institution shall not be possible. Compliance of all formalities and payment of the required fees as desired by the Government for transfer/delivery of the secured asset/s sold will be completely borne by the successful Bidder.

Other Terms & Conditions for Sale of Secured Asset

- The bidder shall not involve himself or any of his representatives in price manipulation of any kind directly or indirectly by communicating with other bidders.
- The bidder shall not divulge either his bid or any other exclusive details of Phoenix or to any other party.
- The Service Provider / Phoenix shall not have any liability to the bidders for any interruption or delay in access to the site irrespective of the cause.
- The Service Provider / Phoenix are not responsible for any damages, including damages that result from, but are not limited to negligence. The Service Provider will not be held responsible for consequential damages, including but not limited to systems problems, inability to use the system, loss of electronic information etc.

Sd/-
Authorised Officer
Phoenix ARC Private Limited
Trustee of Phoenix Trust FY

N.B.: Bidder(s) will have to go through the ANNEXURES uploaded on the Web Portal (<https://www.auctionbazaar.com/>)

and follow the following procedures:

- **Annexure – II:** All the Prospective Bidder(s) will have to –
 - get the printout
 - fill it up and sign
 - upload the scanned copy while submitting the bid
- **Annexure –III:** All the Prospective Bidder(s) will have to -
 - get the printout
 - fill it up and sign
 - upload the scanned copy while submitting the bid
- **Annexure – V:** Just after receiving Training on e-Auction, Bidder(s) will have to –
 - get the printout
 - fill it up and sign
 - e-mail the scanned copy to the Authorised Officer (e-mail ID mentioned in Sale Notice) with a copy to contact@auctionbazaar.com
- **Annexure – VI:** Just after the completion of e-Bidding Process, the H1 Bidder will have to –
 - get the printout
 - fill it up and sign
 - e-mail the scanned copy to the Authorised Officer (e-mail ID mentioned in the Sale Notice) with a copy to contact@auctionbazaar.com

Annexure -I

Auction Notice

ANNEXURE-II
DETAILS OF BIDDER

(Read carefully the terms and conditions of sale before filling-up and submitting the bid)

1. Name(s) of Bidder (in Capital) :
(In case the bidder is an entity, constitution of such entity and representative capacity supported with authorization to be submitted)
2. Father's/Husband's Name :
3. Postal Address of Bidder(s) :
4. Phone/Cell Number and E-mail ID :
5. Bank Account details to which EMD amount to be returned :
 - i) Bank A/c. No. :
 - ii) IFSC Code No. :
 - iii) Branch Name :
6. Date of submission of bid :
7. PAN Number :
8. Property Item No. :
9. Whether EMD remitted : Yes/No.
10. EMD remittance details* : Date of remittance _____
: Name of Bank _____
: Branch _____
: A/c. No. _____
: IFSC Code No. _____
12. Bid Amount quoted : _____ (Rupees _____

_____)

I/We declare that I/We have read and understood all the above terms and conditions of auction sale and the auction notice published in the daily newspaper and the tender document which are also available in the website : <https://www.auctionbazaar.com/> and shall abide by them. I/We also undertake to improve my/our bid by one bid incremental value notified in the sale notice if I/We am/are the sole successful-bidder.

.....
(Name & Signature of the Bidder)

***Mandatory: Bidders are advised to preserve the EMD Remittance Challan.**

Note: This document is required to be duly filled in and signed by the bidder and thereafter uploaded in the website : <https://www.auctionbazaar.com/> during the time of submission of the bid.

Annexure III
Declaration from Bidder /Buyer*

Date:

To,

Phoenix ARC Private Limited acting in its capacity as Trustee of Phoenix Trust FY _____ to assignment of debt by **Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited -Assignor),**

Trustee of Phoenix Trust-FY

Dear Sir/Madam,

Subject: Payment under auction dated _____/ private treaty sale

Ref: Deposit of Rs. _____/-made by me through cheque/DD/RTGS/NEFT no vide _____ on ___/___/___ being highest bidder buyer for auction held on

I / We hereby declare:

- I have participated in the bidding process of _____ (property details) and have been declared highest bidder vide _____ letter dated _____ / I am buying _____ (property details)
- The source of the amount being paid by me is _____
- My PAN is _____ (copy of which is attached) / I do not have a PAN hence I am attaching herewith Form 60 along with KYC documents.
(Strike out whichever is not applicable)
- I am responsible for declaring the same in my Income tax return.
- I am not politically exposed person
- I have not violated any provision of Foreign Exchange Management Act
- I have not received notice from Directorate of Enforcement.
- I do not have any account in the name of individuals / entities (buyers of secured assets / vendors /security receipt investors) appearing in the lists of _____ individuals and entities, suspected of having terrorist links, which are approved by and periodically circulated by the United Nations Security Council (UNSC).

The details of the two lists are as under:

- o The "ISIL (Da'esh) &Al-Qaida Sanctions List", established and maintained pursuant to Security Council resolutions 1267/1989/2253, which includes names of individuals and entities associated with the Al-Qaida is available at (<https://scsanctions.un.org/ohz5jen-alqaida.html>)
- o The "Taliban Sanctions List", established and maintained pursuant to Security Council resolution 1988 (2011), which includes names of individuals and entities associated with the Taliban is available at (<https://scsanctions.un.org/3ppp1en-taliban.htm>)

I / We hereby further declare:

1. I hereby unconditionally state, submit and confirm that I am not disqualified from purchasing the immovable property owned by _____ ("Mortgagor") mortgaged in favour of Phoenix ARC Private Limited (Trustee of Phoenix Trust- FY _____) ("Phoenix") in the loan account of _____ ("Borrower"), pursuant to the provisions Section 29A of The Insolvency and Bankruptcy Code, 2016 ("IBC") and/or otherwise._

2. I hereby state, submit and declare that none of: (a) the Bidder / Buyer, being the Proposed Investor; (b) any other person acting jointly or in concert with the Bidder / Buyer:
 - a) is an undischarged insolvent;
 - b) is a willful defaulter in accordance with the guidelines of the Reserve Bank of India ("RBI") issued under the Banking Regulation Act, 1949 (the "BR Act");
 - c) at the time of investing and subscribing to the security receipts, has an account or an account of the Borrower which is under management or control of such person(s) or of whom such person(s) is a promoter, classified as non-performing asset in accordance with the guidelines of the RBI issued under the BR Act or the guidelines of a financial sector regulator issued under any other law for the time being in force;
 - d) has been convicted for any offence punishable with imprisonment:
 - (i) for 2 (two) years or more under any Act specified under the Twelfth Schedule of the IBC; or
 - (ii) for 7 (seven) years or more under any law for the time being in force.
 - e) is disqualified to act as a director under the Companies Act, 2013;
 - f) is prohibited by the Securities and Exchange Board of India ("SEBI") from trading in securities or accessing the securities markets;
 - g) has been a promoter or in the management or control of a Borrower in which a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction has taken place;
 - h) has executed a guarantee in favour of a creditor in respect of a Borrower against which an application for insolvency resolution made by such creditor has been admitted under the IBC and such guarantee has been invoked by the creditor and remains unpaid in full or part;
 - i) is subject to any disability, corresponding to abovementioned clauses (a) to (h) above, under any law in a jurisdiction outside India;
 - j) has a connected person not eligible under the abovementioned clauses (a) to (i). A list of all the connected persons is set out in Annexure hereto.
3. I, hereby state and confirm that the Bidder / Buyer and each of its Affiliates are not Related Parties (as defined in the Companies Act, 2013 (as amended from time to time) and any other applicable law for the time being in force) of the Borrower.
4. I hereby undertake and confirm that I shall immediately intimate Phoenix, and in no event more than 5 (five) days, in the event the Bidder / Buyer or any of its Affiliates qualify to be Related Parties of the Borrower at any time.
5. I irrevocably and unconditionally submit to the Phoenix, that the list of the connected persons set out in Annexure I hereto is exhaustive in all respects and the names of all the connected persons have been set out thereunder without any omission whatsoever.
6. I submit to the Phoenix, that the Bidder / Buyer unconditionally and irrevocably agrees and undertakes that it shall make full disclosure in respect of itself and all its connected persons.

7. I submit that, as and when any of the statements made hereunder are invalid, incorrect or misrepresented by us/ any other person acting in jointly or in concert with us, I agree that such an event shall be considered to be a breach of the terms and hold the Bidder / Buyer ineligible.
8. I agree and acknowledge that Phoenix is entitled to rely on the statements and affirmations made in this declaration for the purposes of determining the eligibility and assessing, agreeing and issuing the No Objection for sale in favour of the Bidder / Buyer.
9. I, unconditionally and irrevocably undertake, that we shall provide all data, documents and information as may be required to verify the statements made under this declaration, to the satisfaction of Phoenix.
10. I agree that in the event any of the above statements are found to be untrue or incorrect, then the Bidder / Buyer unconditionally agrees to indemnify and hold harmless the Phoenix against any losses, claims or damages incurred by the Phoenix, as the case may be, on account of such ineligibility of the Bidder / Buyer.

Signature:

Name of the Bidder / Buyer / Depositor:

*If the Source of fund is through some Third Party other than the Bidder / Buyer, this declaration is to be obtained from such third party as well

Annexure-IV

KYC Documents for bidder to be submitted as per the below mentioned list:

For Individuals

	Documents
Proof of identity	one copy of any one of the following: <ul style="list-style-type: none"> • PAN card • Passport • Driving License • Aadhaar Card • Voter's Identity Card • Job Card issued by NREGA duly signed by an officer of State Government • Letter issued by the National Population Register Certificate or permission from regulator for investment/remittance in India.
Proof of address	One copy of any one of the following containing addresses (if address not mentioned in identity proof): <ul style="list-style-type: none"> • Utility bill which is not more than two months old of any service provider (electricity, telephone, postpaid mobile phone, piped gas, water bill) • Aadhar Card • Property or Municipal Tax receipt • Pension or family pension payment orders (PPOs) issued to retired employees by Government Departments or Public Sector Undertakings, if they contain the address. • Letter of allotment of accommodation from employer issued by State or Central Government departments, statutory or

	regulatory bodies, public sector undertakings, scheduled commercial banks, financial institutions and listed companies and leave and license agreements with such employers allotting official accommodation.
Proof of address (Foreign National)	Documents issued by Government departments of foreign jurisdictions and letter issued by Foreign Embassy or Mission in India.

For Non-Individuals

	Documents
Auction Bidders, Promoter/Guarantors offering settlement, buyers under private treaty sale.	<ul style="list-style-type: none"> • Certificate of Incorporation / Registration Certificate (if applicable) • Memorandum & Articles of Association / Partnership Deed / Trust Deed • PAN Card • A resolution from the Board of Directors or Board of Trustee/authority letter granted to transact on its behalf. • Obtaining and verification of OVD of officers & employees holding authority to transact on its behalf. • OVD of ultimate Beneficial Owner

Annexure – V

Confirmation by Bidder Regarding Receipt of Training

To,

Phoenix ARC Private Limited acting in its capacity as Trustee of Phoenix Trust FY _____ pursuant to assignment of debt by Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited -Assignor),

As the Trustee of Phoenix Trust FY _____ (“Phoenix”)

Mumbai – 400 098.

Sub: [Confirmation regarding receipt of e- Auction Training.](#)

Dear Sir,

This has reference to the Terms & Conditions for the e-Auction mentioned in the Tender document and available on the website : <https://www.auctionbazaar.com/>

I/We confirm that:

- a. I/We have read and understood the Terms and Condition governing the e-Auction as mentioned in Tender Document available on the website : <https://www.auctionbazaar.com/> and also e-Auction notice published by Phoenix ARC Private Limited in daily newspapers and unconditionally agree to them.
- b. I/We also confirm that we have taken training on the on-line bidding/auction and confirm that we are fully conversant with the functionality and process.
- c. I/We confirm that bank shall not be liable & responsible in any manner whatsoever for my/our failure to access & bid on the e-Auction platform due to loss of internet

connectivity, electricity failure, virus attack, problems with the PC, any other unforeseen circumstances etc. before or during the auction event.

d. We, hereby confirm that we will honour the Bids placed by us during the e-Auction process.

With regards

Signature of the Bidder:

Name of Bidder:

Date:

Address of Bidder:

Copy to:

Note: This document is required to be duly filled in and signed by the bidder and thereafter sent the scanned copy of that to the Authorised Officer, Phoenix ARC Private Limited , acting in capacity of Trustee for Phoenix Trust FY 19-21 mentioned in the Sale Notice just after availing training on e-Auction with a copy to contact@auctionbazaar.com

Annexure – VI
Price Confirmation Letter by Bidder(s)

To,

Phoenix ARC Private Limited acting in its capacity as Trustee of Phoenix Trust FY _____ to assignment of debt by **Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited -Assignor)**,

Phoenix ARC Private Limited,
As the Trustee of Phoenix Trust FY _____,
Mumbai – 400 098.

Sub.: Auction Sale of Property mortgaged in _____ - Final bid quoted during e- Auction -
Sale of Property by Phoenix ARC Private Limited

Dear Sir,

We confirm that we have quoted the highest bid of Rs. _____/- (In Words _____) for the purchase of the property mentioned in the Sale Notice in the subject Auction during e-Auction of the said property conducted by the Authorised Officer of Phoenix ARC Private Limited, through the website of **M/S ARCA EMART PRIVATE**. on _____.

Yours sincerely,

Signature:

Name of Bidder:

Date:

Copy to:

Note: This document is required to be duly filled in and signed by the H1 bidder and thereafter e-mail scanned letter to the Authorised Officer, Phoenix ARC Private Limited mentioned in the Sale Notice & copy to contact@auctionbazaar.com, immediately on completion of the bidding.