





**Can Fin Homes Ltd**  
(Sponsor CANARA BANK)  
TRANSFORMING DREAMS INTO REALITY

101, First Floor, Om Supreme Building, Near D-Mart  
Kalyan (West)- 421301  
Email: Kalyan@canfinhomes.com  
Ph: 0251-2304040/7625079218  
CIN: L85110KA1987PLC006899

### DEMAND NOTICE

**Under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (SARFAESI Act) read with Rule 3(1) of the Security Interest (Enforcement) Rules, 2002 (Rules)**

Whereas the undersigned being the Authorised Officer of Can Fin Homes Ltd., under SARFAESI Act and in exercise of powers conferred under Section 13(2) read with Rule 3, issued Demand Notice under Section 13(2) of the said Act, calling upon the Borrowers / guarantors listed hereunder (hereinafter referred to as the "said Borrowers"), to repay the amounts mentioned in the Notice, within 60 days from the date of receipt of Notice, as per details given below.

The said Notices have been returned undelivered by the postal authorities / have not been duly acknowledged by the borrowers. Hence the Company by way of abundant caution is effecting this publication of the demand notice (as per the provisions of Rule 3 (1)). The undersigned has, therefore, caused these Notices to be pasted on the premises of the last known addresses of the said Borrowers, as per the said Act.

As security for due repayment of the loan, the following assets have been mortgaged to the Company by the respective parties as detailed below.

No.	Name of Borrowers/ Guarantors with address	Amount claimed as per Demand Notice *	Description of the Secured Asset	Date of NPA
1	Mrs. KARISHMA KIRAN NIKAM (Borrower) Flat No. 404, 4th Floor, 'B' Wing, 'Mariya Apartment', New Survey No.96/124 Part 123, House No 1172, Narpoli, Tal. - Bhiwandi, Dist. -Thane - 421308	Rs.26,20,040/- (RUPEES TWENTY SIX LAKHS TWENTY THOUSAND FOURTY ONLY) Only as on 07-05-2025	Flat No. 401 Admeasuring About 497 Sq.ft. (i.e. 46.18 Sq.mtrs) Build Up Area Situated On A Wing, 4th Floor In A Building Known As 'Mariya Apartment', Old Survey No. 301, 36/37, New Survey No. 196/124, Plot No. 123, old Municipal House No. 1172, Mouje Narpoli, Taluka Bhiwandi, District Thane-421302 North: Open To Air South: Flat No 403 East: Passage And Flat No. 401 West: Open To Air	01-05-2025

\* Payable with further interest at contractual rates as agreed from the date mentioned above till date of payment.

You are hereby called upon to pay the above said amount with contracted rate of interest thereon within 60 days from the date of publication of this notice, failing which the undersigned will be constrained to initiate action under SARFAESI Act to enforce the aforesaid security. Further, the attention of borrowers / guarantors is invited to provisions of Section 13 (8) of the Act, in respect of time available to them to redeem the secured assets

DATE: 16.05.2025  
PLACE: Kalyan

Sd/-  
Authorised Officer  
Can Fin Homes Ltd.

**Phoenix ARC Private Limited**

Regd. Office: 3rd Floor, Welltower Tower 139-140/B/L, Crossing of Sahar Road and Western Express Highway  
Vile Parle (East) Mumbai-400 057 Tel: 022-6949 2450, Fax: 022- 6744 2343  
CIN: U67490MH2007PTC168303 Email: info@phoenixarc.co.in, Website: www.phoenixarc.co.in.

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 Mitali Caid Home Finance Limited (Earlier known as Aspire Home Finance Corporation limited - assignment) 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:

Sr. No.	Borrower(s) / Guarantor(s) / Loan Account	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price, EMD & Last Date of Submission of EMD	Date and time of E-Auction
1.	LAN: LXVIR00417-180062525 Branch: Virar Borrower: Santosh Ananda More Co-Borrower: Sunanda Santosh More	17-02-2020 For Rs: 10,69,812/- (Rupees Ten Lakh Sixty Nine Thousand Eight Hundred & Twelve Only)	Flat No. 201, 2nd Floor, B Wing, Shudham Apartment, S No 31, H No 11, Village Chinchpada, Kalyan, Thane, Kalyan, Thane, Maharashtra - 421305	Reserve Price: Rs.12,00,000/- (Twelve Lakh Only) EMD: Rs. 1,20,000/- (One Lakh Twenty Thousand Only) Last date of EMD Deposit: 24-06-2025	Date: 25-06-2025 11:00 AM to 12:00 PM (with unlimited extensions of 5 minute each)
2.	LAN: LXKAL00116-170022976 Branch: Kalyan Borrower: Vishal Shashikant Mhaske Co-Borrower: Savendra Vishal Mhaske	24-05-2019 For Rs: 12,60,577/- (Rupees Twelve Lakh Sixty Thousand Five Hundred & Seventy Seven Only)	R.N.004, Ground Floor, Shree Odhav Park, S No 33 H.No 1/6 Adilvi Chokli, Ek Ka Ka Chokli, Kalyan, Thane, Maharashtra - 421308	Reserve Price: Rs.11,00,000/- (Eleven Lakh Only) EMD: Rs. 1,10,000/- (One Lakh Ten Thousand Only) Last date of EMD Deposit: 24-06-2025	Date: 25-06-2025 11:00 AM to 12:00 PM (with unlimited extensions of 5 minute each)

Terms and Conditions of E-Auction: 1. 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 to the Web Portal: <https://www.auctionbazaar.com/> of our e-Auction Service Provider: M/s. ARCA EMART PRIVATE LIMITED for bidding information & support, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online. The interested buyers may through the auction terms & conditions of the same portal and may contact to Chandrasekhar Shivram Kumbhar 9327204932 & Kiran Powar 9327205151, Ishan ved 8382873231, details available in the above mentioned Web Portal and may contact their Centralized Help Desk: +91 83709 69696, E-mail ID: contact@auctionbazaar.com. 2. 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 above. 3. 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 PAN/ARC, 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. 4. At any stage of the auction, the Authorized Officer may accept/reject/modify/cancel the bid offer or post-poned the auction without assigning any reason thereof and without any prior notice. 5. 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. 6. The intending bidders should make their own independent enquiries regarding encumbrances, title of secured asset put up on auction and claim/validity of the secured assets, including statutory dues, etc. prior to submitting their bid. The auction advertisement does 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 claim/damage/due. 7. The prospective/ intending bidder shall furnish an undertaking that he/she is not disqualified as per provisions of Sec 29 (4) 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: MUMBAI  
Date: 17.05.2025

Sd/-  
Authorized Officer  
Phoenix ARC Private Limited

### PUBLIC NOTICE

NOTICE is hereby given to public at large that (1) MR. RAVINDER SINGH LAKHMIR SINGH GUPTA, (2) MR. ATAMJIT SINGH LAKHMIR SINGH GUPTA, (3) SMT. HARJIT Kaur HARBAN SINGH GUPTA, (4) MR. INDERMEET SINGH HARBAN SINGH GUPTA, (5) TRUSTEES OF ATAMJIT SINGH FAMILY TRUST, (6) MR. KANWARJEET SINGH ATAMJIT SINGH GUPTA AND (7) MR. MANMEET SINGH ATAMJIT SINGH GUPTA, the Owners of the property more particularly described in the First Schedule hereunder written and hereinafter referred to as "the First Property" and (1) MR. RAVINDER SINGH LAKHMIR SINGH GUPTA, (2) MR. ATAMJIT SINGH LAKHMIR SINGH GUPTA, (3) SMT. HARJIT Kaur HARBAN SINGH GUPTA, (4) MR. INDERMEET SINGH HARBAN SINGH GUPTA, (5) TRUSTEES OF HARBAN SINGH FAMILY TRUST, (6) MRS. GUNJEET Kaur SAWHNEY NEE GUNJEET Kaur HARBAN SINGH GUPTA, (7) MRS. HARPREET Kaur CHAWLA NEE HARPREET Kaur HARBAN SINGH AND (8) MRS. TARANJEET NITIN GARG NEE TARANJEET Kaur HARBAN SINGH, the Owners of the property more particularly described in the Second Schedule hereunder written and hereinafter referred to as "the Second Property", have entered into the Development Agreement dated 15th March, 2023, duly registered under No. BBE-5/3808/2023 with our client M/S. ADITI CONSTRUCTIONS and have thereby granted the redevelopment rights in respect of the First Property and the Second Property respectively. The First Property and the Second Property are hereinafter collectively referred to as "the said Property".

NOTICE is hereby further given that we are investigating the title of the said Property with a view to ascertain that the same is clear, marketable, free from all encumbrances and reasonable doubts. Any and all persons/entities having or claiming any right, title, claim, demand or estate interest in respect of the said Property or to any part thereof by way of sale, exchange, mortgage, lease, tenancy, sub-tenancy, release, relinquishment, lien, charge, maintenance, license, gift, inheritance, development rights, share, possession, easement, trust, bequest, possession, assignment, easement, occupation, family arrangements/settlement, litigation, any other method through any allotment, agreement, deed, document, writing conveyance deed, devise, decree or order of any Court of Law, contracts, agreements, partnership, FSI consumption, or TOR, project manager, development manager, or encumbrance of whatsoever nature or otherwise are hereby required to make the same known in writing with all particulars and documentary evidence thereof to the undersigned at their office at S. P. Centre Society, 2nd Floor, 70, Nagindas Master Road, Fort, Mumbai-400 023 or by Electronic Mail on Email ID: hemant@mehtalawfirm.com and/or mehtalawfirm@yahoo.com, within 14 days from the date hereof, which if not registered and/or made known within the said period shall be presumed or deemed to have been waived and/or abandoned.

### THE FIRST SCHEDULE ABOVE REFERRED

(Description of the First Property)

All that piece and parcel of land known as Plot No. 18-B of Gokuldas Pasta Estate, and bearing Cadastral Survey No. 17B/78 and Laughtons Survey No. Parts 1/2019, 2, 4, 5/2089 and 3/2019P, measuring 404.88 Square Meters or thereabouts, of Dadar Naigaon Division, in the Registration District and Sub-District of Mumbai City, situated at 527-542, Gokuldas Pasta Road Dadar (East), Mumbai-400 014 and bounded on the East by land bearing C.S. No.17C/78, on the West by land bearing C.S. No. 17/78, on the North by Gokuldas Pasta Road and on the South by land bearing C.S. No.75.

### THE SECOND SCHEDULE ABOVE REFERRED

(Description of the Second Property)

All that piece and parcel of land known as Plot No. 18-C of Gokuldas Pasta Estate, and bearing Cadastral Survey No. 17C/78 and Laughtons Survey No. Parts 4, 5/2089 and 3/2019P, measuring 419.74 Square Meters or thereabouts, of Dadar Naigaon Division, in the Registration District and Sub-District of Mumbai City, situated at 527-542, Gokuldas Pasta Road Dadar (East), Mumbai-400 014 and bounded on the East by land bearing C.S. No.17A/78, on the West by land bearing C.S. No. 17B/78, on the North by Gokuldas Pasta Road and on the South by land bearing C.S. No.75.

Dated this 17th day of May, 2025

For Mehta & Co.  
Advocates & Solicitors  
Sd/- H. C. Mehta  
Proprietor

**बैंक ऑफ इंडिया BOI**  
Bank of India  
Relationship beyond banking

### Asset Recovery Department, Mumbai North Zone

Address: Bank of India Building, 2nd Floor, Opp. Natraj Market, S V Road, Malad (West), Mumbai 400 064  
Tel No. 022- 28828080 / 0792, Mob- 7012960954/9689743173  
Email- Assetrecovery.MNZ@bankofindia.co.in

### E - Auction of properties By Bank of India, Mumbai North Zone, E - Auction Date - 25-06-2025.

Sr. No.	Branch Name & Phone Number	Borrower's Details	Property ID & Location of the Property (Full Address)	Reserve Price / EMD (₹ in Lakhs)
1.	GOKHIVARE (Gokhivare.mumbainorth@bankofindia.co.in) Mob: 9765069365	Mr. Parag Ashok Kundaikar & Mrs. Shubhalaxmi Parag Kundaikar Outstanding Rs. 109.04 Lakhs + Uncharged Int+ other incidental charges Bid A/C No - 013190200000033, IFSC Code - BKID0000131	Flat No. A.702, A.703 & A.704 on 7th Floor in Vrindavan Gardens, Sector 5, Yashwantrao Chavan Road at Village Achole Nalasopara East, Tal-Vasai, Dist-Palghar Pin 401209 Property ID: BKIDMNZ0131PARAAG (Under Symbolic Possession)	134.74 / 13.47
2.	SAKINAKA (Sakinaka.mumbainorth@bankofindia.co.in) Mob: 8610105925 9003053487	Mr. PRATAP VITHALBHAI WALA & Mrs. MANISHA PRATAP WALA Outstanding Rs. 28.95 Lakhs + Uncharged Int+ other incidental charges Bid A/C No - 003890200000033, IFSC Code - BKID0000038	Flat No.303, 3rd Floor, Madhukunj Apartment, Village Pashthal, Near Renuka Complex, Boisar Tarapur Road, Pashthal, Boisar(W), Tal-Palghar, Dist-Palghar-401504 Property ID: BKID0038PRATAP03 (Under Physical Possession)	7.86 / 0.78
			Flat No.304, 3rd Floor, Madhukunj Apartment, Village Pashthal, Near Renuka Complex, Boisar Tarapur Road, Pashthal, Boisar(W), Tal-Palghar, Dist-Palghar-401504 Property ID: BKID0038PRATAP1 (Under Physical Possession)	10.53 / 1.05
3.	VILE PARLE (EAST) C & P BANKING (vileparle.mumbainorth@bankofindia.co.in) Mob: 9664706029	Mr. SANTOSH SHANKAR DONGARE & Mrs. ARTI SANTOSH DONGARE Outstanding Rs. 26.51 Lakhs + Uncharged Int+ other incidental charges Bid A/C No - 004690200000033, IFSC Code - BKID0000046	Flat No. 105, 1st Floor, I Wing, Building No. 5 known as Prayag City Phase I, Near Vihigah Lake, Off Panvel Nare Road, Village Vihigah, Tal-Panvel, Dist-Raigad 410206 Property ID: BKIDMNZ046SANTOSH (Under Physical Possession)	33.51 / 3.35
4.	BORIVALI LINK ROAD (Borivalilinkroad.mumbainorth@bankofindia.co.in)	MR. PUKHRAJ ACHALARAM MOBARSA & MRS. PUSHPA PUKHRAJ MOBARSA Outstanding Rs. 18.14 Lakhs + Uncharged Int+ other incidental charges Bid A/C No - 018090200000033, IFSC Code - BKID0000180	Flat No.103, 1st Floor, Building No.1, Known as Mathura, Village Narangli Railway Phatak, Virar (East), Taluka Vasai, District Palghar 401305 Property ID : BKIDMNZ0180PUKHRAJ	34.00 / 3.40

The auction sale will be "online E-auction / Bidding through website - <https://baanknet.com> on 25-06-2025 between 11:00 AM and 05:00 PM with unlimited extensions (Subject to additional payment of Rs. 25,000 for each extension) of 10 minutes each. Bidder may visit <https://baanknet.com>, where "Guidelines" for Bidders are available with educational videos. Bidders have to complete following formalities well in advance:-

- Step 1:** Bidder / Purchaser Registration: Bidder to Register on e-Auction portal <https://baanknet.com> using his mobile no. and E-mail ID. (PDF/Buyer Manual) describing the step by step process for registration is available for download in the home page under Help option at the bottom of the page.)
- Step 2:** e-KYC Verification to be done by the Bidder / Purchaser.
- Step 3:** Transfer of EMD amount to his global EMD wallet: Online / Off-line transfer of funds using NEFT / Transfer, using challan generated on e-auction portal.
- Step 1 to Step 3** must be completed by bidder well in advance, before e-auction date. Bidder may also visit <https://baanknet.com> for registration and bidding guidelines.
- Helpline Details / Contact Person Details of eBKray:**

BAANKNET Helpdesk Number				
Name	E-mail ID	Landline No.	Mobile No.	
Helpdesk	support.BAANKNET@psbaliance.com support.ebkray@procure247.com	-	8291220220	

- Last date of EMD and KYC submission will be up to 25-06-2025 (subject to website availability).
- First bid must be above Reserve Price by Rs. 25,000/- Bid increment value will be in multiple of Rs. 25,000/- for all properties.
- The intending purchasers can inspect the property (under physical possession) on 16-06-2025 between 11.00 am and 03.00 pm. Interested parties are to contact the branch and inform in advance regarding the same.
- Inspection of all the properties under symbolic possession by intending purchasers can only be done, subject to the willingness / cooperation from the borrowers / tenants.
- The property will be sold in "AS IS WHERE IS" AND "AS IS WHAT IS" WHATEVER THERE IS CONDITION".
- All the properties which are under symbolic possession and if the property is sold in E-Auction, property will only be handed over after taking physical possession in due course however payment of the auction amount to be done as mentioned below.
- 25 % of the bid amount including the EMD amount to be deposited within 1(one) day and balance amount within 15(Fifteen) days after successful bidding.
- GOKHIVARE BRANCH-** TUSHAR BUNGLOW NEAR GOKHIVARE, VASAI EAST DIST-PALGHAR-401208.
- SAKINAKA BRANCH-** SAGAR TECH PLAZA, ANDHERI KURBA ROAD, SAKINAKA JUNCTION, ANDHERI E MUMBAI 400072.
- VILE PARLE (EAST) C & P BANKING-** C & P BANKING-SHOP No. 13 to 17 LUMBINI PALACE, EIPAL ROAD, PO VILE PARLE (EAST) MUMBAI 400057.
- BORIVALI LINK ROAD BRANCH-** BORIVALI MANORATH CHS LTD., TPs II-29th ROAD, OFF LINK ROAD, NEAR MTNL EXCHANGE, BORIVALI (W), MUMBAI-400092.
- Prospective bidders are advised to peruse the copies of the title deeds within the bank premises and verify the latest Encumbrance certificate and other revenue / municipal records to exercise diligence and satisfy themselves on title and encumbrances if any over the property.
- Bids once made shall not be cancelled or withdrawn. All bids made from the registered user ID will be deemed to have been made by him only.
- Bidder shall be deemed to have read and understood the terms and conditions of sale and be bound by them.
- The sale is subject to the conditions prescribed in the SARFAESI Act, Rules 2002 amended from time to time and the conditions mentioned above and also subject to pendency of cases / litigation if any pending before any court / tribunal are averted thereof.
- The bidders may participate in E-auction for bidding from their place of choice / internet connectivity shall have to be ensured by the bidder himself. Bank / service provider shall not be held responsible for internet connectivity, network problems, systems crash down, power failures etc.,
- The unsuccessful bidder will not get any interest on their bid amount and further no interest will be paid in the eventuality of litigation on the bid amount or any other amount paid by the bidder in this process.
- The authorised officer is having absolute right and discretion to accept or reject any bid or adjourn / postpone / cancel the sale / modify any terms and conditions of the sale without any prior notice or assigning any reasons.
- Purchaser shall bear the stamp duties charges including those of sale certificate / registration / charges including all statutory dues payable to the government, taxes and rates and outgoing both existing and future relating to the property.
- Buyer shall bear the TDS wherever applicable including other statutory dues, registration charges, stamp duty etc.
- Any society dues which exists on the property (Subject to increase on Monthly basis as per the society's terms and conditions) is exclusive of the proposed Reserve Price and shall be borne by the successful bidder.
- The sale certificate will be issued in the name of successful bidder only.
- This notice is also applicable to borrower / guarantors and public in general.

PLACE: MUMBAI  
DATE: 17-05-2025  
SALE NOTICE TO BORROWER AND GUARANTORS

**Dear Sir/Madam,** The undersigned being the Authorized Officer of the Bank of India is having full powers to issue this notice of sale and exercise all powers of sale under Securitisation and Reconstruction of Financial Assets and Enforcement of Interest Act, 2002 and the Rules framed there under. You have committed default in payment of outstanding dues and interest with the monthly rent, cost and charges etc., in respect of the advances granted by the bank mentioned above. Hence, the Bank has issued demand notice to you under section 13(2) to pay the above mentioned amount within 60 days. You have failed to pay the amount even after the expiry of the 60 days. Therefore, the Authorized Officer in exercise of the powers conferred under section 13(4), took (Symbolic & Actual) possession of the secured assets more particularly described in the schedule mentioned above and a sale notice was issued to you by the respective Branches, even otherwise this Notice is also construed as Notice under Rule 8 (6) under enforcement rules of the Act of 2002. Notice is hereby given to you to pay the same as mentioned above before the date fixed for sale, failing which the property will be sold and balance I am will be recovered with interest and cost from you. Please note that all expenses pertaining to demand notice, taking possession, valuation and sale assets etc. shall be first deducted from the sale proceeds which may be realized by the undersigned and the balance of the sale proceeds will be appropriated towards your liability as aforesaid. You are at liberty to participate in the auction to be held on the terms and conditions thereof including deposit of earnest money.

PLACE: MUMBAI  
AUTHORISED OFFICER

**GE VERNOVA**

**GE POWER INDIA LIMITED**  
CIN: L74140MH1992PLC068379

Registered Office: Regus Magnus Business Centres, 11th floor, Platina, Block G, Plot C-59, BKC, Bandra (E), Mumbai, Maharashtra - 400051 Tel. No.: T + 91 22 68841741  
Website: <https://www.gevernova.com/regions/asia/in/ge-power-india-limited>

### NOTICE TO MEMBERS

### Compulsory Transfer of equity shares of the Company to Investor Education and Protection Fund

NOTICE is hereby given pursuant to Section 124 of the Companies Act, 2013 ("the Act") read with Investor Education and Protection Fund Authority (Accounting, Audit, Transfer and Refund) Rules, 2016 as amended from time to time ("the Rules") and other applicable provisions of the Act, if any, that the Company will credit the shares in respect of which dividend has remained unclaimed for seven (7) consecutive years to the DEMAT Account of the Investor Education and Protection Fund Authority ("IEPF").

The Company has dispatched reminder letters to each of the shareholder(s) at their latest available address who have yet not claimed the dividend from the financial year 2017-18 onwards to claim the same on or before Wednesday, 20 August 2025. Further, the list containing the details of such shareholders including their names, folio number or DP ID, Client ID and the number of share(s) due for transfer are available on the website of the Company i.e., <https://www.gevernova.com/> regions/asia/in/ge-power-india-limited. Shareholder(s) are requested to verify the details of their share(s) liable to be transferred to the IEPF from the aforesaid list.

In the event, no communication is received from such shareholders by Wednesday, 20 August 2025, the Company will transfer the shares to the DEMAT Account of IEPF in compliance with the Rules. The concerned shareholder(s), holding shares in physical form and whose shares are liable to be transferred may note that the Company would be issuing duplicate share certificate(s) held by them for the purpose of transfer of shares to DEMAT Account of IEPF as per the Rules and upon such issue, the original share certificate(s) which stand registered in their name will stand automatically cancelled and be deemed non-negotiable.

Shareholder(s) may further note that the details uploaded by the Company on its website shall be deemed adequate notice in respect of issue of the Duplicate Share Certificate(s) by the Company for the purpose of transfer of physical shares to IEPF.

Shareholder(s) can claim back from the IEPF Authority the share(s) so transferred as well as unclaimed dividends and corporate benefits accruing on such shares, if any, by following the prescribed procedure in the Rules. No claim shall lie against the Company with respect to the unclaimed dividends and share(s) transferred to the IEPF pursuant to the Rules.

In case shareholder(s) have any query on the subject matter and the Rules, they may contact KFin Technologies Limited, Company's Registrars & Share Transfer Agent at Selenium Tower B, Plot 31-32, Gachibowli, Financial District, Nanakramguda, Serilingampally, Hyderabad - 500032, Telangana at Toll Free No.: 1800-4258-998 or write an email at [enward.ris@kfhntech.com](mailto:enward.ris@kfhntech.com).

For GE Power India Limited  
Sd/  
Kamna Tiwari  
Company Secretary

Place : Noida  
Date : 16 May 2025

**Piramal Finance Limited**  
Regional Office: PCRI, 5th Floor, 100 Rana House Complex VJP Road, New Ramdaspath Nagpur 440010.  
Registered Office: Unit No-601, 6th Floor, Piramal Amul Building, Piramal Agastya Corporates Park, Kamani Junction, Opp. Fire Station, LBS Marg, Kuria (West), Mumbai- 400 070

### APPENDIX IV POSSESSION NOTICE (for immovable property)

Whereas, the undersigned being the Authorized Officer of Piramal Finance Limited (Formerly Piramal Capital & Housing Finance Limited) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(2) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, Demand Notice(s) issued by the Authorized Officer of the company to the Borrower(s) / Guarantor(s) mentioned herein below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The borrower having failed to repay the amount, notice is hereby given to the Borrower(s) / Guarantor(s) and the public in general that the undersigned has taken possession of the property mentioned herein below in exercise of powers conferred on him under Sub-section (4) of the said Act read with Rule 8 of the Security Interest Enforcement Rules, 2002. 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's particular aid to 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 Piramal Capital & Housing Finance Limited (Formerly known as Dewan Housing Finance Corporation Limited) for an amount as mentioned herein under with interest thereon.

Sr. No.	Name of the Borrower(s) / Guarantor(s)	Description of secured asset (Immovable property)	Demand Notice Date and Amount with NPA date	Date of Possession
1.	(Loan Code No. 10400007362 / Aurangabad Branch / Vithal Sangram Yalmate (Borrower))	All the Part & Parcel of Property - c/s no. 4622, House No 259, Tar Gali, Ganesh Ghat, at pathan, Aurangabad Aurangabad Maharashtra - 431106	2024-07-25 For Rs 372493 / Rupees Three Lakhs Seventy Two Thousand Four Hundred Ninety Three Only	13-05-2025
2.	(Loan Code No. 02100006754/ Nagpur Branch/ Gajendra Bindhakar (Borrower))	All the Part & Parcel of Property - c/s no. D/201, House No 259, Tar Gali, Ganesh Ghat, at pathan, Aurangabad Aurangabad Maharashtra - 440022	2025-01-24 For Rs 1139987/- Rupees Eleven Lakhs Thirty Nine Thousand Nine Hundred Eighty Seven Only	13-05-2025
3.	(Loan Code No. 10400002079/ Aurangabad Branch/ Prakash Raghunath Chaudhari (Borrower))	All the Part & Parcel of Property - Flat No G-6, Chintamani B, Ashwinkunj Vasthasth Phase 2 G No 99 Gangapur jaghori Aurangabad Maharashtra - 431001	2025-01-24 For Rs 494420/- Rupees Four Lakhs Ninety Four Thousand Four Hundred Twenty Only	12-05-2025
4.	(Loan Code No. BLSA0012571/ Yavatmal Branch/ Shahanaz Parveen Abdul Sajid (Borrower))	All the Part & Parcel of Property - Flat No.21, Khapri, Gut No.51/2, Near Hanuman Mandir, Mouza Khapri, Yavatmal-445301	2024-11-18 For Rs 1066881.34/- Rupees Ten Lakhs Sixty Six Thousand Nine Hundred Eighty One and Paise Thirty Four Only	13-05-2025
5.	(Loan Code No. M0106325/ Nagpur Branch/ Ranganath Dandekar (Borrower))	All the Part & Parcel of Property - Rai Town II, 2nd Floor, Plot No. 17 Block A, Plot No. 1 to 18, Khate Kramach 35 PH No.46, KH No.9, Near Lata Mangeshkar Hospital, Mouza- Wagdara, Tahsil- Hingna, Nagpur-440019.	2024-12-20 For Rs 611861/- Rupees Six Lakhs Eleven Thousand Eight Hundred Sixty One Only	12-05-2025
6.	(Loan Code No. HLSA00088089/ Aurangabad Branch/ Koushika Munji Solanki (Borrower))	All the Part & Parcel of Property - Flat No D - 25, old third floor, guru sakti building, 33 Mitthia Aurangabad Maharashtra 431002	2025-01-24 For Rs 1290054/- Rupees Twelve Lakhs Ninety Thousand Fifty Four Only	13-05-2025
7.	(Loan Code No. BLSA0004832/ Nagpur Branch/ Mangesh Mahadakar Chauhan (Borrower))	All the Part & Parcel of Property - Plot No.155 Ground And First Floor, Off The Residential House Hudheshwar, Kh. No.11 And 12, 2, Mr Bidgode H No.39, CS No.1439, Shri. No.433, Samsang Ghat Nirmal Sahakar Sanstha Mayradd, Near Hanuman Mandir Road, Nagpur-440034.	2025-01-24 For Rs 475813/- Rupees Forty Seven Lakhs Seventy Five Thousand Eight Hundred Thirteen Only	13-05-2025
8.	(Loan Code No. 10400001067/ Aurangabad Branch/ Ramesh Ananda Chaurhe (Borrower))	All the Part & Parcel of Property - Rai Town II, 2nd Floor, Plot No. 17 Block A, Plot No. 1 to 18, Khate Kramach 35 PH No.46, KH No.9, Near Lata Mangeshkar Hospital, Mouza- Wagdara, Tahsil- Hingna, Nagpur-440019.	2024-10-16 For Rs 355032.3/- Rupees Three Lakhs Fifty Five Thousand Thirty Two and Paise Thirty Only	13-05-2025
9.	(Loan Code No. BLSA0002619/ Aloia Branch/ LAXMIKANT PANDE (Borrower))	All the Part & Parcel of Property - Plot No.42/4, Sheet No.27-C, Near kalka mata temple, Juni basti, tanga chok, Murzapur okla Maharashtra 444102	2024-10-16 For Rs 68565.88/- Rupees Six Lakhs Eighty Six Thousand Five Hundred Sixty Five and Paise Eighty Eight Only	13-05-2025
10.	(Loan Code No. HLSA0005358/ Jalgaon Branch/ Shital Laxman Thanwal (Borrower))	All the Part & Parcel of Property - West side Block no.1, plot no.3, Soni nagar, gut no 276, mouje pimpri, Near Swayamshiksha Temple Jalgaon Maharashtra 425001	2025-01-24 For Rs 1957338/- Rupees Nineteen Lakhs Fifty Seven Thousand Three Hundred Thirty Eight Only	13-05-2025
11.	(Loan Code No. 16400000842/ Yavatmal Branch/ Sanjay Gopal Devdara Wadhwa (Borrower))	All the Part & Parcel of Property - Royal Apartment, Flat No. G-03 Ground Floor, Vailbhav Nagar, Plot No 35 N: Old Water Tank Lahara Yavatmal-445001 Yavatmal Maharashtra - 445001	2024-08-17 For Rs 1859253.8/- Rupees Eighteen Lakhs Fifty Nine Thousand Five Hundred Fifty Three and Paise Eighty Only	12-05-2025
12.	(Loan Code No. 02100007036/ Nagpur Branch/ Ruchand Patil (Borrower))	All the Part & Parcel of Property - Flat No. 203, 2nd Floor, Gajinar Vaidika, Godhri (H), Muzga-Godhri Dist. Nagpur Nagpur Maharashtra - 441111	2025-01-24 For Rs 1081139/- Rupees Ten Lakhs Eighty One Thousand One Hundred Thirty Nine Only	13-05-2025
13.	(Loan Code No. 01700009133/ Aloia Branch/ Shankar N Sasane (Borrower))	All the Part & Parcel of Property - Row House No 71, Mouje Aloia, Nandera Nagar, dabi road n balapur naka, at 33 Aloia Aloia Maharashtra - 444001	2025-01-24 For Rs 1208863.73/- Rupees Twelve Lakhs Eight Thousand Eight Hundred Fifty Three and Paise Seventy Three Only	14-05-2025
14.	(Loan Code No. 01700009162/ Aloia Branch/ Digambar P Gedam (Borrower))	All the Part & Parcel of Property - Plot No 4, S No 124/1, Rudha Nagar, Old Dharmangan Railway Dharmangan Railway Annavadi Amravati Maharashtra - 444709	2022-05-23 For Rs 367650/- Rupees Three Lakhs Sixty Seven Thousand Six Hundred Fifty Only	13-05-2025
15.	(Loan Code No. BLSA0000970/ Aloia Branch/ GOKUL BHADANGA (Borrower))	All the Part & Parcel of Property - Naad Plot No. 1066, Property No.97/1, 97/2, Naad Street No.27, Ward No.4, Gandhi Nagar, Near Central Bank Of India, Goukathan Chowk, Mouje Banosa Dargapur, Amravati-444803.	2024-10-16 For Rs 932750.28/- Rupees Nine Lakhs Thirty Two Thousand Seven Hundred Fifty and Paise Twenty Eight Only	13-05-2025
16.	(Loan Code No. M0261768/ Amravati Branch/ Abdul Akash Jami Abdul Jami (Borrower))	All the Part & Parcel of Property - Plot No 181		



KIRTI INVESTMENTS LIMITED					
CIN No. L99999MH1974PLC017826					
Reg. Office : 202, A-Wing, Bldg. No. ३, Rahul Mittal Industrial Estate, Sir. M. V. Road, Andheri (East), Mumbai - 400 059					
Audited Financial Result for the Quarter and Year Ended 31 March, 2025					
Extract of Statement of Audited Financial Results for the Quarter and Year Ended 31st March, 2025					
Particulars	Rs. in Lakhs (Except per share data)				
	Quarter Ended		Year Ended		
	31-Mar-2025	31-Dec-2024	31-Mar-2024	31-Mar-2025	31-Mar-2024
	Audited	Un-Audited	Audited	Audited	
Total Income from Operations	18.70	10.01	12.47	52.24	50.49
Net Profit for the period (before Tax, Exception and/ or Extraordinary Items)	(57.16)	35.65	145.35	49.37	484.09
Net Profit for the period before Tax (after Exception and/ or Extraordinary Items)	(57.16)	35.65	145.35	49.37	484.09
Net Profit for the period after Tax (after Exception and/ or Extraordinary Items)	(61.41)	34.22	144.15	38.72	477.17
Total Comprehensive Income for the period (Comprising Profit for the period (after Tax) and other comprehensive Income (after tax))	(61.41)	34.22	144.15	38.72	477.17
Equity Share Capital	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00
Earning per Share (of Rs. 5/- each) Basic and Diluted	(0.279)	0.156	0.655	0.176	2.169
<b>Notes :</b>					
(1) The above results have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on 16th May, 2025.					
(2) The Company is engaged in business of consultancy services and there is no separate reportable segment as per Ind AS 108.					
(3) Figures of previous period have been regrouped and / or recasted wherever considered necessary to confirm the grouping of current period.					
(4) The Financial Results of the Company are submitted to MCX Stock Exchange and are available on Company's website at www.kirtinvestments.in					
(5) There are no complaints received or pending as on quarter ending 31st March, 2025.					
For KIRTI INVESTMENTS LIMITED VIJAY KUMAR KHOWALA Director Mumbai, 30th day of January 2025					
DIN No. : 00377686					

KEDIA CONSTRUCTION CO. LIMITED					
CIN No. L45200MH1981PLC025083					
Reg. Office : 202, A-Wing, Bldg. No. ३, Rahul Mittal Industrial Estate, Sir. M. V. Road, Andheri (East), Mumbai - 400 059					
Audited Financial Result for the Quarter and Year Ended 31st March, 2025					
Extract of Statement of Audited Financial Results for the Quarter and Year Ended March, 31 2025					
Particulars	Rs. in Lakhs (Except per share data)				
	Quarter Ended		Year Ended		
	31-Mar-2025	31-Dec-2024	31-Mar-2024	31-Mar-2025	31-Mar-2024
	Audited	Un-Audited	Audited	Audited	
Total Income from Operations	15.76	3.75	3.85	30.36	17.60
Net Profit for the period (before Tax, Exception and/or Extraordinary Items)	4.96	(1.45)	0.42	0.50	(31.94)
Net Profit for the period before Tax (after Exception and/or Extraordinary Items)	4.96	(1.45)	0.42	41.63	(31.94)
Net Profit for the period after Tax (after Exception and/or Extraordinary Items)	3.17	(0.83)	0.39	0.53	(32.28)
Total Comprehensive Income for the period (Comprising Profit for the period (after Tax) and other comprehensives Income (after tax))	3.17	(0.83)	0.39	0.53	(32.28)
Equity Share Capital	150.00	150.00	150.00	(8.72)	150.00
Earning per Share (of Rs. 5/- each) Basic and Diluted	0.11	(0.03)	0.01	8.38	(1.08)
<b>Notes :</b>					
(1) The above results have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on 16th May, 2025.					
(2) The Company is engaged in Construction business and there is no separate reportable segment as per Ind AS 108.					
(3) Figures of previous period have been regrouped and / or recast wherever considered necessary to confirm the grouping of current period.					
(4) The Financial Results of the Company are submitted to BSE and are available on Company's website at www.kcclindia.in					
(5) Neither any complaints were received nor any complaints are pending as on quarter ending 31st March, 2025.					
(6) A court case is going on by the company along with group company against LIC of India for the Ridge Road Property which is shown at Rs. 67.40 lakhs under inventory and no provision for diminution in value is made as the matter is subjudice.					
For KEDIA CONSTRUCTION CO. LTD. VIJAY KUMAR KHOWALA Director Mumbai, 16th day of May, 2025					
DIN No. : 00377686					

फिनिक्स एआरसी प्रायव्हेट लिमिटेड					
सॉल कार्यालय : ३रा मजला, वॉलेस टॉवर, १३९-१४०/बी/१, सहार रोड आणि वेस्टर्न एक्सप्रेस हायवेचे क्रॉसिंग, विले पार्ले (पूर्व), मुंबई ४०० ०५७, टेलि: ०२२-६८४९ २४५०, फॅक्स: ०२२- ६७४१ २३१३ सीआयएन : एल८०३०१एमएच२००७पीटीसी१६८३०३, ईमेल: info@phoenixarc.co.in, वेब: www.phoenixarc.co.in.					
सिस्कुटिप्रॉजेशन अँड रिफरन्सइन्जन ऑफ फायनान्सियल असेट्स अँड एफोर्समेंट ऑफ सिस्कुटिरी इंस्टेरेट अँड, २००२ सहवाचता सिस्कुटिरी इंस्टेरेट (एफोर्समेंट) रुल्स, २००२ च्या नियम ८ च १ कलामा परंतुकोच्या अंतर्गत स्थावर मात्तयाचा प्रक्रीडोसाठी ई-लिलाव प्रक्रीडो सूचना.					
सर्वसाामान्य जनता आणि निवेशक: कर्जदार/हमीदार/गहाणवटदार यांना यादारे सूचना देण्यात येते की, मोतिलाल ओसवाल होम फायनान्स लिमिटेड (पूर्वी असेंयार होम फायनान्स कोर्पोरेशन लिमिटेड अशी ज्ञात-अभिहरताकनी) द्वारे कर्जाच्या अभिलेखीकनला अनुसरून फिनिक्स एआरसी प्रायव्हेट लिमिटेडकडे खालील नमुने गणवत वेळवेळी मिळकत खालील दिलेल्या तालिनामुसुतार वेबसाईट: www.phoenixarc.co.in/ मार्फत सर्वेकी अतिनिमित्तमात तलुदी सहाचता सिस्कुटिरी इंस्टेरेट (एफोर्समेंट) रुल्स २००२ च्या नियम ८ आणि ९ सुतार पुढील बाबत, प्रसार, प्रवर्ध ६ आणि कर्जाकडीच्या वसुली करिता "अंतिमलाय ई-लिलाला" च्या मार्गे "जे आहे तेथे आहे", "जे नाही आहे तेथे आहे" आणि "थिना असेल" तलाने विकण्यात येतार आत.					
अनु. क्र.	कर्जदार/ हमीदार/कर्ज खाते	मागणी सूचकीची तारीख आणि रक्कम	स्थावर मिळकतीचे वर्गीकरण	राखीव किंमत, इतर आणि इतर जमा करण्याची ग्रेवटची तारीख	ई-लिलालाची वेळ आणि तारीख
१.	सलएएन: एलएएएसीआयआर ००११६-१८००२२२५ शाखा: विलार कर्जदार: संतोष अयंदा मोरे सह-कर्जदार: सुनंदा संतोष मोरे	१०-०१-२०२० साठी रु.: १०,६९,८१३/- (रुपये दहा लाख एकोससत हजार आठशे बारा माग)	फ्लॅट क्र. २०१, २रा मजला, बी निंग, विलाला आर्टगॅलॅ, सार्जे ३३, हिरसा क्र. ११, गाव निचवाडा, कल्याण, ठाणे, कल्याण, ठाणे, महाराष्ट्र -४२१३०६	राखीव किंमत: रु. ११,००,०००/- (बारा लाख माग) इएमएडी: रु. १२,२०,०००/- (एक लाख बस हजार फक्त) इतर जमा करण्याची ग्रेवटची तारीख: २४-०६-२०२५	तारीख: २४-०६-२०२५ सकाळी ११:०० ते दुपारी ०२:०० (प्रत्येकी ५ मिनिटांच्या अवधीत विलालासह)
२.	सलएएन: एलएएएसीआयआर ००११६-१८००२२२५ शाखा: कल्याण कर्जदार: विलाल शनिकान्त मुरके सह-कर्जदार: सवेदना विलाल मुरके	२४-०५-२०२१ साठी रु.: ११,६८,५७७/- (रुपये बारा लाख सहा हजार पाचशे सव्हासह माग)	खोली क्र. ००४, तलवजला, श्री ओधप पाके, सार्जे ३३, हिरसा क्र. १,६, आडविली डोक्या, कर्जाचा दावा मागे, कल्याण, ठाणे, महाराष्ट्र -४२१३०६	राखीव किंमत: रु. ११,००,०००/- (बारा लाख माग) इएमएडी: ११,००,०००/- (रुपये एक लाख दहा हजार माग) इतर जमा करण्याची ग्रेवटची तारीख: २४-०६-२०२५	तारीख: २५-०६-२०२५ सकाळी ११:०० ते दुपारी ०२:०० (प्रत्येकी ५ मिनिटांच्या अवधीत विलालासह)
लिलालाच्या अटी आणि शर्ती: ई-लिलालाच्या अटी आणि शर्ती: १. लिलाला बोली दलाऐवजबाच्या पुढील अटी व शर्तीनुसार आणि त्यात मूलर केलेल्या प्रक्रियेसुतार आमोचित केला केला जाईल. बोलीदार बोलीची माहिती आणि मूलर, ई-लिलालासाठी ठेवलेल्या तारण मासमेतेच्या तगलिलालासाठी आमच्या ई-लिलाल सेवा प्रदान, मे. अर्का इमार्ट प्रायव्हेट लिमिटेड यांचे वेब पोर्टल <a href="https://www.auctionbazaar.com">https://www.auctionbazaar.com</a> ला भेट देऊ शकतात आणि बोली देऊ शकतात यादारे प्रसार अंतिमलाय सादर करताने आहे. इच्छुक खरेदीदार लिलालाच्या अटी आणि शर्ती आणि प्रक्रियेसुतार जुळू शकतात आणि चॅटिंगसुतार श्रीराम कुमार ९३०२०४९१३ आणि किर्तना पोतार ९३०२०४९१३, ईमेल देत ८८२८२०३३३१ यांच्याशी संपर्क सातू शकतात. तगलिलाला विलाल मुदर वेबसाईट मध्ये उपलब्ध आहे आणि आणि त्यांच्या सेटुलरईड हेलप डेस्क +९१ ८३७०९ ६९६९६, ई-मेल आयडी: <a href="mailto:contact@auctionbazaar.com">contact@auctionbazaar.com</a> ला संपर्क करू शकतात. २. सर्व इच्छुक खरेदीदार/बोलीदार यांनी तर मुदर केलेल्या पोर्टल <a href="https://www.auctionbazaar.com/">https://www.auctionbazaar.com/</a> वर त्यांचे नाव नोंदविले आणि विलाल मुदर तारिख आणि वेळी ई-लिलालात सहभागी विलालासाठी निमळूनच बुज आचडी आणि वासईई मिळकतीचे आवकथर आहे. ३. ई-लिलालात सहभागी होण्यासाठी, इच्छुक खरेदीदार/बोलीदारना विलाल मुदर हप्तडी सादर करण्याच्या अतिना ताखेस किंवा पूर्वी पंक्ताकडीनी प्रत, कंपनीच्या बाबतीत मंडळ जरात आणि त्याच्या पुतायसह तारण मासमेतेच्या राखीव किंमतीच्या १०% पायलासुतार हप्तार असेल कडेच्या सादर करताना आहे. इच्छुक खरेदीदार/बोलीदारंनी विलाल मुदरला उपलब्ध वट्ट/मिळकतीसाठी वेळेवेळी विलाली सारत करणे आवश्यक आहे. ४. लिलालाच्या कोणत्याही टप्प्यावर, अधिकृत अधिकारी कोणतेही कारण न देता आणि कोणत्याही सूचकच्या न देता बोली/ऑफर वळीक/नामक/प्राप्तर/हतर रुक अकरात किंवा लिलाल मुदर उक्कतू अकरात, ५. धावकी खरेदीदार/बोलीदारानी लागू कायदानुसार त्याच्या/तिच्या/त्यांच्या नावे तारण मासमेता मारताने आहे. ६. इच्छुक बोलीदारानी त्यांची बोली सादर करण्यापूर्वी लिलालासाठी ठेवलेल्या तारण मासमेतेचे भात, नामांकित आणि घोषित कडेकडी ६ सह तारण मासमेताला बाधित वट्ट/हक्क/पक्काकडी ६ बाबत त्यांची स्वयंसेव चौकशी करणे आवश्यक आहे. लिलालाची जाहिलत फिनिक्सची कोणत्याही वसवट्टाड किंवा कोणतेही प्रतिनिधित्व बनवत नाही आणि बनवत नाही. फिनिक्सचा अधिकृत अधिकारी कोणत्याही तृतीय-पक्षाच्या दलाम/अधिकार/देवासाठी कोणत्याही प्रकारे जबाबदार असतार नाही. ७. उभयपक्ष/द्विचित्र बोलीदाराने दिवाळखोरी आणि दिवाळखोरी संमिता, कोड २०१६ च्या कलम २९(१) च्या तलुदीनुसार ते अपात्र नसल्याचे हदीपत सादर करणे आवश्यक आहे आणि असे हदीपत सह केलायकी दलावेत. सादर करण्यात कसूर केलेल्या आरोपांआत आयच उठतील. किंवा त्याची/तिची बोली नाकसली जाईल.					
टिक्काण: मुंबई दिनांक: १६.०५.२०२५					
सही/- प्राधिकृत अधिकारी, फिनिक्स एआरसी प्रायव्हेट लिमिटेड					

**बँक ऑफ महाराष्ट्र**  
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**हाऊसिंग फायनान्स शाखा :-** ५६, निहारिका, यशोधाम, जन. ए. के. वैद्य मार्ग, गोरगाव पूर्व, मुंबई-४०० ०६३, ईमेल : bmrp2153@mahabank.co.in

**(नियम ८(१) परा) कच्चा सूचना**  
**(स्थावर मिळकतीकरिता)**

ज्याअधी निमन्सन्वाशरीकरात यांनी बँक ऑफ महाराष्ट्र, हाऊसिंग फायनान्स शाखा मुंबई, मुंबई नॉर्थ झोन, शाखेचे प्राधिकृत अधिकारी म्हणून दि सिस्कुटिप्रॉजेशन अँड रिफरन्सइन्जन ऑफ फायनान्सियल असेट्स अँड एफोर्समेंट ऑफ सिस्कुटिरी इंस्टेरेट अँड, २००२ अन्वये आणि सिस्कुटिरी इंस्टेरेट (एफोर्समेंट) रुल्स, २००२ च्या नियम ८ सहाचता कलम १३(१२) अन्वये प्रदान केलेल्या अधिकाराचा वापर करून दिनांक २४/०२/२०२५ रोजी मागणी सूचना अन्वये कलम १३(२) च्या सदर अँड आणि जारी करून तुम्ही कर्जदार- श्री. गणेश ज्ञानू वेपाले, श्री. श्रीधर ज्ञानू वेपाले यांना सूचना (कर्जदार) यांना सदर सूचने मध्ये मुदर केलेली म्हणजेच खात्यात शिल्लक: ₹५१२००३४, लागू नसलेले व्याज: ₹६३५८०, इतर शुल्क: ₹२१५४/- एकूण: ₹५,६८५,८६८ अधिक लागू न केलेले व्याज आणि इतर शुल्क: ₹३०२/२०२५ ₹८.९०% मान्य दराने, अनुसंगिक खर्च, परित्यक्ष आणि त्यावरील प्रभावाची ही रक्कम सदरहू सूचना प्राप्त झाल्याच्या तारखेपुढील ६० दिवसांच्या आत चुकी करण्यासाठी सांगितले होते.

कर्जदारानी सदरहू धकीत रक्कम चुकी करणयामध्ये कसूर केलेली आहे, म्हणून कर्जदार आणि सर्वसाधारण जनतेस यादारे सूचना देण्यात येते की, निमन्सन्वाशरीकरांनी त्याला/तिता प्रदान केलेल्या अधिकाऱ्या वापर करून सदरहू अँडच्या कलम १३ उप कलम ८ सहाचता सिस्कुटिरी इंस्टेरेट (एफोर्समेंट) रुल्स, २००२ च्या नियम ८ अन्वये १६ मे, २०२५ रोजी यात यासली बाबत केलेल्या मिळकतीचा सांकेतिक कच्चा घेतलेला आहे.

निवेशत: कर्जदार आणि सर्वसाधारण जनता यांना यादारे सावधान करण्यात येते की, त्यांनी सदरहू मिळकतीच्या देवघेवीचा व्यवहार करू नये आणि सदरहू मिळकतीवरील कोणताही देवघेवीची व्यवहार करू नये. बँक ऑफ महाराष्ट्राच्या कलम शिल्लक: ₹५१२००३४, लागू नसलेले व्याज: ₹६३५८०, इतर शुल्क: ₹२१५४/- एकूण: ₹५,६८५,८६८ अधिक लागू न केलेले व्याज आणि इतर शुल्क: ₹३०२/२०२५ ₹८.९०% मान्य दराने, अनुसंगिक खर्च, परित्यक्ष आणि त्यावरील प्रभावाच्या भाराअधीन राहिल.

तारण मात्तयाचा विमोचनकारिता उपलब्ध वेळेेत अँडचे कलम १३ चे उप-कलम (८) च्या तलुदीनुसार कर्जदारांचे लक्ष वेधण्यात येत आहे.

बँककडील गलाम आणि बँकदारे कच्चा घेतलेल्या मिळकत/तीचा तपशील खालीलप्रमाणे:

अनु. क्र.	तपशील	तपशील
१	प्राथमिक तारणाचा तपशील	फ्लॅट क्र. ८०३, विंग ए, ८वा मजला, कालिका हाईट्स, पाचपाखाडी, अन्मेडा बाग, चंदनवाडी, ठाणे, गोखले रोड, ठाणे ४००६०२

**बँक ऑफ महाराष्ट्र करिता**  
**प्राधिकृत अधिकारी,**  
**हाऊसिंग फायनान्स ब्रांच, मुंबई**

दिनांक : १६.०५.२०२५  
 टिकाण : मुंबई

## सर्वसाधारण सभेची नोंदीस

आपणास कळविण्यात येते की, "जय बजरंगबली ए.आर.ए.सहकारी गृहनिर्माण संस्था, (सियोजीत)" न.पु.क्र. ६९०,६९३ (पैकी), ६९३, १ ते ११, २६ त ५२ आणि ५४ गाव अंधेरी, बालमटवाडी, धोबीघाट, तेलींगली, क्रास रोड, अंधेरी, पुर्व, मुंबई-४०००६९. या संस्थेची सर्वसाधारण सभा दिनांक : ०९/०६/२०२५ रोजी ११.०० वाजता. प्रेस्टीज बँकवेट हॉल, एस.एन.मार्ग, सहार रोड, अंधेरी रेल्वे स्टेशन समोर, अंधेरी, पुर्व, मुंबई-४०००६९. याठिकाणी आयोजित करण्यात आलेली आहे. कृपया, सदर सभेकरिता संस्थेच्या सभासदांनी वेळेवर उपस्थित राहवे अशी नम्र विनंती आहे.

### सभेपुढील विषय :

- १) संभेच्या अध्यक्षीय निवड करणे.
- २) मुख्य प्रवर्तक याची निवड करणे.
- ३) नवीन "वास्तुविशारद" (ऑर्किटेक्ट) याची नियुक्ती करणे.
- ४) मा. अध्यक्ष यांच्या परवानगीने येणारे विषय.

तारीख:- १६/०५/२०२५.

सही/-

जय बजरंगबली ए.आर.ए.सहकारी गृहनिर्माण संस्था, (सियोजीत)

# झी लर्न लिमिटेड

सीआयएन: एल८०३०१एमएच२०१०पीएमसी१९८४०५  
नॉट, कार्यालय: कान्टिनेंटल बिल्डिंग, १३५, डॉ. अंती बेडूर रोड, वाडी, मुंबई-४०००१८.  
वेबसाईट : [www.zeelearn.com](http://www.zeelearn.com) ईमेल: [investor\\_relations@zeelearn.com](mailto:investor_relations@zeelearn.com) | फ़ोन : ९१-२२-७१५४१८५५

## ३१ मार्च, २०२५ रोजी संपलेल्या तिमाही आणि वर्षासाठी अलिस आणि एकत्रित वित्तीय निष्कर्षांचे विवरण

(₹ लाखान्त, इंडीएस माहिती सोडून)

तपशील	अलिस				एकत्रित			
	संपलेली तिमाही		संपलेले वर्ष		संपलेली तिमाही		संपलेले वर्ष	
	३१ मार्च, २०२५ (लेखापरिहित)	३१ मार्च, २०२४ (लेखापरिहित)	३१ मार्च, २०२४ (लेखापरिहित)	३१ मार्च, २०२४ (लेखापरिहित)	३१ मार्च, २०२४ (लेखापरिहित)	३१ मार्च, २०२४ (लेखापरिहित)	३१ मार्च, २०२४ (लेखापरिहित)	३१ मार्च, २०२४ (लेखापरिहित)
एकूण उत्पन्न	१३,०५८.५२	१०,७३३.७६	२६,५७६.०९	२६,२२९.७६	१६,२२९.७६	१६,३०२.१६	३९,२५३.४८	३७,८५९.९९
कार्यपे निव्वळ नफा/(तोटा)	५,५६८.६७	४,६६८.३८	७,४५५.०४	६,९१८.६२	५,९१८.६८	४,३८२.९२	४,८८८.३५	५,२५२.४५
कर आणि अपवादाल्मक बाबीस्यत निव्वळ नफा/(तोटा)	३,९९०.१२	३,४१४.०६	५,४१८.५६	५,०००.६०	१,६७५.८२	१,२७०.८५	१,२७०.३४	१५,५५६.३९
इतर सर्वसाधारणक उत्पन्न/(तोटा) (कर प्रभावामह)	३६.३५	१.४४	२.०९	३८.३५	३६.३५	१.४४	२.०९	५९.०९
कालावधीसाठी एकूण सर्वसाधारणक उत्पन्न/(तोटा)	४,०२६.४७	३,४१५.५०	५,४२०.६५	५,०३८.०३	१,७३२.६३	१,९९३.९९	१,७०४.४३	१५,६२०.४८
भरणा झालेले समभाग भांडवल (शुद्धी मूल ₹ प्रति समभाग)	३,२७०.६२	३,२६०.९३	३,२७०.६२	३,२६०.९३	३,२७०.६२	३,२६०.९३	३,२७०.६२	३,२६०.९३
प्रति समभाग प्राप्ती (अंतर्गत कालावधीसाठी अवधीक)								
- मूलभूत (₹)	१.२२	१.०५	१.६६	१.५३	०.५२	५.९९	०.३९	४.९९
- सीविकृत (₹)	१.२२	१.०५	१.६५	१.५३	०.५२	५.९९	०.३९	४.९९

टीका:

- वर्ती निष्कर्षांना लेखापरीक्षण समितीने पुनर्विलीखित केले आणि १% मे, २०२५ रोजी झालेल्या त्यांच्या बैठकीत संचालक मंडळाने मंजूर केले.
- वर्ती माहिती म्हाजे सेबी (सिस्टम ऑब्लिगेसन अँड डिस्क्लोअर रिक्वायरेमेंट) रेग्युलेशन, २०१५ च्या रेग्युलेशन ३३ अंतर्गत स्टॉक एक्सचेंजकडे सादर केलेल्या कंपनीच्या लेखापरीक्षित वित्तीय निष्कर्षांच्या तगलिलतार विवरणाचा एक उतारा आहे. लेखापरीक्षित वित्तीय निष्कर्षांचे संपूर्ण विवरण स्टॉक एक्सचेंजच्या वेबसाईट ([www.bseindia.com](http://www.bseindia.com)) आणि [www.nseindia.com](http://www.nseindia.com) वर आणि कंपनीची वेबसाईट ([www.zeelearn.com](http://www.zeelearn.com)) वर मुद्रा उपलब्ध आहे.

सही /-  
चक्रि रसोनी  
सीईओ आणि पूर्व वेत्र संचालक  
जीआयएन: १००५६०२७

सही /-  
चक्रि रसोनी  
सीईओ आणि पूर्व वेत्र संचालक  
जीआयएन: १००५६०२७


मुंबई, दिनांक : १५ मे, २०२५

<div>PATANJALI</div>									
PATANJALI FOODS LIMITED									
CIN : L15140MH1986PLC038536									
Regd. Office : 616, Tulsiani Chambers, Nariman Point, Mumbai-21									
Statement of Standalone and Consolodated Financial Results for quarter and year ended 31st March, 2025									
(Rs. in Lakh)									
S. No.	Particulars	Standalone					Consolidated		
		Quarter Ended			Year Ended		Quarter Ended		Year Ended
		31.03.2025 (Audited)	31.12.2024 (Unaudited)	31.03.2024 (Audited)	31.03.2025 (Audited)	31.03.2024 (Audited)	31.03.2025 (Audited)	31.12.2024 (Unaudited)	31.03.2025 (Audited)
1	Total Income from Operations	9,69,220.96	9,12,027.28	8,22,763.52	34,15,696.73	31,74,180.96	9,69,220.96	9,12,027.28	34,15,696.73
2	Net Profit/(Loss) for the period/year (before Tax, Exceptional and/or Extraordinary items#)	45,848.50	49,124.75	29,971.83	1,72,616.43	1,06,008.52	45,846.76	49,119.58	1,72,552.91
3	Net Profit/(Loss) for the period/year before tax (after Exceptional and/or Extraordinary items#)	45,848.50	49,124.75	29,971.83	1,72,616.43	1,06,008.52	45,846.76	49,119.58	1,72,552.91
4	Net Profit/(Loss) for the period/year after tax (after Exceptional and/or Extraordinary items#)	35,853.64	37,093.18	20,631.93	1,30,134.16	76,515.09	35,851.90	37,088.01	1,30,070.64
5	Total Comprehensive Income for the period/year [Comprising Profit/(Loss) for the period/year (after tax) and Other Comprehensive Income (after tax)]	33,242.75	37,516.66	21,384.07	1,27,644.38	77,946.29	33,241.01	37,511.49	1,27,580.86
6	Equity Share Capital	7,242.02	7,238.37	7,238.37	7,242.02	7,238.37	7,242.02	7,238.37	7,242.02
7	Reserves (excluding Revaluation Reserve) as shown in the Audited Balance Sheet of the previous year				11,29,910.39	10,13,292.95			1129846.87
8a.	Earnings Per Share (of Rs. 2/- each) (for continuing operations)								
	1. Basic :	9.91*	10.25*	5.70*	35.96	21.14	9.91*	10.24*	35.94
	2. Diluted :	9.91*	10.25*	5.70*	35.96	21.14	9.91*	10.24*	35.94
8b.	Earnings Per Share (of Rs. 2/- each) (for discontinued operations)								
	1. Basic :	9.91*	10.25*	5.70*	35.96	21.14	9.91*	10.24*	35.94
	2. Diluted :	9.91*	10.25*	5.70*	35.96	21.14	9.91*	10.24*	35.94

Note :

The above is an extract of the detailed format of Financial Results filed with the Stock Exchanges under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of the Financial Results are available on the website of the Stock Exchange- [www.bseindia.com](http://www.bseindia.com) and [www.nseindia.com](http://www.nseindia.com) and website of the Company- [www.patanjalifoods.com](http://www.patanjalifoods.com)

# Exceptional and/or Extraordinary items adjusted in the statement of Profit and Loss in accordance with Ind-AS Rules



Place : Haridwar  
Date : May 15, 2025

For and On Behalf of Board of Directors

Sd/-  
**Ram Bharat**  
Managing Director







## TENDER DOCUMENT FOR E AUCTION

Whereas Phoenix ARC Private Limited acting in its capacity as Trustee of Phoenix Trust FY \_\_\_\_ Need to fill Trustee details as per Loan number which is shared in Excel \_\_\_\_\_ (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:

<b>Auctioneer Name</b>	Phoenix ARC Private Limited acting in its capacity as Trustee of Phoenix Trust FY ____ Need to fill Trustee details as per Loan number which is shared in Excel _____ (hereinafter referred to as Phoenix) pursuant to assignment of debt by <b>Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation Limited-Assignor)</b> 3 <sup>rd</sup> 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
<b>Auction held with the aid by</b>	E-Auction details <b>As per Publication copy</b> Help Line No: <b>As per Publication copy</b> Help Line e-mail ID: <b>As per Publication copy</b>
<b>Auction Schedule</b>	<b>Date of Auction: - As per Publication copy (Mentioned in Annexure – I)</b>  <b>Timings: - As per Publication copy (Mentioned in Annexure – I)</b>  <b>Auction Website: - As per Publication copy</b>
<b>Annexure</b>	<ol style="list-style-type: none"><li>1) Terms &amp; conditions of e-Auction</li><li>2) Soft Copy of Auction Notice published in newspapers (Annexure – I)</li><li>3) Details of Bidder (Annexure – II)</li><li>4) Declaration by Bidder (Annexure – III)</li><li>5) KYC documents to be submitted as per the Annexure-(IV)</li><li>6) Confirmation by Bidder Regarding Receipt of Training (Annexure – V)</li><li>7) Price Confirmation Letter by H1 Bidder (Annexure – VI)</li></ol>

Special Instructions	<b><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></b>
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### **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 15<sup>th</sup> 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](mailto: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](mailto:contact@auctionbazaar.com)



Annexure -I

Auction Notice( Publication Draft)



**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 Auction Date \_\_\_\_\_/ private treaty sale

**Ref:** Deposit of Rs. EMD Details\_-made by me through cheque/DD/RTGS/NEFT no vide \_\_\_\_\_ on \_\_/\_\_/\_\_\_\_ being highest bidder buyer for auction held on Auction Date.....

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 Amount deposits details i.e cheque/neft

- 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 \_Borrower property details\_\_\_\_\_ ("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**

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



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

#### For Non-Individuals

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

#### 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:

- 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.
- 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.
- 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](mailto: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](mailto:contact@auctionbazaar.com), immediately on completion of the bidding.**