

**KERALA STATE ROAD TRANSPORT CORPORATION**  
**Transport Bhavan , Fort P.O, Thiruvananthapuram-695023**  
**E-TENDER NOTICE**

Name of Item	Qty	Last Date of Bid submission
Supply of RFID Cards	650000 Nos.	10.06.2025, 06.00 PM
Pre-bid meeting: 05.06.2025, 12.00 pm For the detailed tender document visit: <a href="http://www.etenders.kerala.gov.in">www.etenders.kerala.gov.in</a> , <a href="http://www.keralartc.com/tenders/purchase">www.keralartc.com/tenders/purchase</a> , e-mail: <a href="mailto:edpc.krtc@kerala.gov.in">edpc.krtc@kerala.gov.in</a>		

**sd/-**  
**Chairman & Managing Director**  
 03.06.2025

**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](mailto:info@phoenixarc.co.in), Website: [www.phoenixarc.co.in](http://www.phoenixarc.co.in)

**PUBLIC NOTICE**  
**FOR E-AUCTION**  
**CUM SALE**

**E-Auction Sale Notice for Sale of Immovable Asset(s) 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](http://www.phoenixarc.co.in) as per the details given below

Date and time of E-Auction -14.07.2025 11:00 Am to 02:00 Pm (with unlimited extensions of 5 minute each)	Last date of EMD Deposit:13-07-2025
<b>Borrower(s) /Co-Borrower(s) / Guarantor(s) /Loan Account</b> LAN: LXPUN00314-150003724 <b>Branch: Pune</b> <b>Borrower: Harishchandra Ramlu Jadhav</b> <b>Co-Borrower: Lilataei Harishchandra Jadhav</b>	<b>Description of the Immovable property</b> Flat No. 403, 4th Floor, Shri Sai Residency, B-Wing, Survey No. 33, Hissa No. 1A/14, Hanuman Nagar, Sheri Nagar Chowk Pune, Near Shankar Temple, Ambegaon Khurd, 411046 Pune Maharashtra <b>Reserve Price:</b> <b>Rs.12,00,000/- (Twelve Lakh Only)</b> <b>EMD: Rs. 1,20,000/- (One Lakh Twenty Thousand &amp; Fifty Three Only)</b>

**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 go through the auction terms & conditions and process on the same portal and may contact to **Ashish Sharad Dhapte 8976791951 & Tushar Sutar 7260808947, Ashok Dnyaneshwar Gopale 9321924161 Ishan dev 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](mailto: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 aforesaid. 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 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. 4.At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the bid/offler or post-pone 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/its favour as per the applicable law.6.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 is not be responsible in any way for any third-party claims/rights/ due. 7. 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 : 04.06.2025  
**Sd/- Authorized Officer,Phoenix ARC Private Limited**

**Protium Finance Limited**  
 (Formerly known as Growth Source Financial Technologies Ltd.)  
 Nirlon Knowledge Park (NKP) B-2, Seventh Floor, Pashadi Village, Off. The Western Express Highway, Cama Industrial estate, Goregaon (E), Mumbai, Maharashtra- 400063

**PUBLIC NOTICE**

(Under Rule 3 (1) of Security Interest (Enforcement) Rules, 2002)

SUBSTITUTED SERVICE OF NOTICE U/S.13 (2) OF SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.

Notice is hereby given to the Borrowers as mentioned below that since they have defaulted in repayment of the Credit facility availed by them from Protium Finance Limited (Formerly known as Growth Source Financial Technologies Ltd. and before that known as Growth Source Financial Technologies Pvt. Ltd.), their loan credit facility has been classified as Non-Performing Assets in the books of NBFC as per RBI guidelines thereto. Thereafter, NBFC has issued demand notices to below mentioned respective borrower under section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) on the last known addresses of the said borrowers thereby calling upon and demanding from them to pay the amounts mentioned in the respective Demand Notice/s within 60 days from the date of the respective Notice/s, as per details given below, together with further interest at the contractual rate or the below mentioned amount and incidental expenses, cost, charges etc. as stated in the said demand notices. However, the service is also being done by us by way of this publication as per Rule 3 of the Security Interest (Enforcement) Rules, 2002 (SARFAESI Rules)

Loan Account No. Name and Address of Borrower and Co Borrower/s	Date of NPA	Date of Demand Notice	Total Outstanding Dues (INR) as on below date*
<b>Loan Account No. - G5033EEL1494986, (BORROWER), 1. J V ENTERPRISES through its Proprietor RUPALI SACHIN ZAGADE (CO-BORROWER), 2. RUPALI SACHIN ZAGADE, 3. SACHIN VASANT ZAGADE, 4. SUNITA DIPAK TILEKAR. Addresses as under - SR N0148/149, BUILDING NO. HCG, Flat No. 202, AJMERA COMPLEX, NEAR GURUDATT MANDIR, PIMPRI CHINCHWAD PCMC, PUNE 411018 AND ALSO, At - SR 82, OPP. BHAIKARNATH MANDIR, HINGANE MALA, PUNE HADAPSAR PUNE 411028</b>	03.05.2025	19 <sup>th</sup> May, 2025	<b>27,59,653.04/- (Rupees Twenty Seven Lakh Fifty Nine Thousand Six Hundred Fifty Three and Four Paise only)</b>

**Description of the Secured Assets/Mortgaged Properties - ALL THAT PIECE AND PARCEL OF THE LAND PROPERTY SURVEY NO. 48, AREA ADMEASURING 00H 02R SITUATED AT VILLAGE MOUJE DEHU, TALUKA HAVELI, DISTRICT PUNE & BOUNDED AS FOLLOW: ON OR TOWARDS EAST – BY PROPERTY OF MR. KALOKHE, ON OR TOWARDS SOUTH – BY PROPERTY OF MR. TILEKAR, ON OR TOWARDS WEST – BY COMMON ROAD, ON OR TOWARDS NORTH – BY PROPERTY OF PLOT NO. 15, A) ALL THAT PIECE AND PARCEL OF THE FLAT NO. 102 ON FIRST FLOOR AREA ADM. 397 SQ. FTS, IN THE BUILDING CONSTRUCTED ON LAND PROPERTY MENTIONED ABOVE, B) ALL THAT PIECE AND PARCEL OF THE FLAT NO. 103 ON FIRST FLOOR AREA ADM. 414SQ. FTS, IN THE BUILDING CONSTRUCTED ON LAND PROPERTY MENTIONED ABOVE, C) ALL THAT PIECE AND PARCEL OF THE FLAT NO. 202 N SECOND FLOOR AREA ADM. 397 SQ. FTS, IN THE BUILDING CONSTRUCTED ON LAND PROPERTY MENTIONED ABOVE, D) ALL THAT PIECE AND PARCEL OF THE FLAT NO. 203 ON SECOND FLOOR AREA ADM. 414 SQ. FTS, IN THE BUILDING CONSTRUCTED ON LAND PROPERTY MENTIONED ABOVE**

We hereby call upon the borrower stated herein to pay us within 60 days from the date of this notice, the outstanding amount of more particularly stated in respective Demand Notices issued, together with further interest thereon plus cost, charges, expenses, etc. thereto failing which we shall be at liberty to Sale proceed against the above Secured Asset(s)/Immovable Property (ies) under Section 13(4) of the said Act and the applicable Rules not limited to taking possession and selling the secured asset entirely at the risk of the said borrower(s)/co borrower (s)/Legal Heir(s)/Legal Representative(s)at your own cost and consequences.

Please note that as per section 13(13) of the SARFAESI Act, all of you are prohibited from transferring by way of sale, lease or otherwise, the aforesaid secured assets without prior written consent of the Bank. Any contravention of the said section by you shall involve the penal provisions as laid down under section 29 of the SARFAESI Act and / or any other legal provision in this regard.

Please note that as per sub-section (8) of section 13 of the Act, if the dues of Protium Finance Limited (Formerly known as Growth Source Financial Technologies Ltd together with all costs, charges and expenses incurred by Protium Finance Limited (Formerly known as Growth Source Financial Technologies Ltd are tendered to Protium Finance Limited (Formerly known as Growth Source Financial Technologies Ltd at any time before the date fixed for sale or transfer, the secured asset shall not be sold or transferred by Protium Finance Limited (Formerly known as Growth Source Financial Technologies Ltd, and no further step shall be taken by Protium Finance Limited (Formerly known as Growth Source Financial Technologies Ltd for transfer or sale of that secured asset.

**Place : PUNE, MAHARASHTRA, Date : 04.06.2025** **Sd/-, Authorized Officer , Protium Finance Limited**

**पंजाब नेशनल बैंक**  
**punjab national bank**  
 ...मोमें का प्रतीक !  
 ...the name you can BANK upon !

**Asset Recovery Management Branch, Kolhapur : 1182/17, Ground Floor, Rajaram Puri, 4<sup>th</sup> Lane, Takaia, Kolhapur- (Maharashtra) -416008 Email: cs8264@pnb.co.in, Ph : 0231-2524017**

**Sale Notice for Sale of Immovable Properties**

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

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive/physical/symbolic possession of which has been taken by the Authorised Officer of the Bank/ Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

Lot No.	Name of the Branch Name of the Account Name & Addresses of the Borrower / Guarantors Account	Description of the Immovable Properties Mortgaged / Owner's Name (Mortgagors of property(ies)) & Details of the encumbrances known to the secured creditors	A) Date of Demand Notice u/s 13(2) of SARFESI ACT 2002 B) Outstanding Amount as on 31/05/2025 C) Possession Date u/s 13(4) of SARFESI ACT 2002 D) Nature of Possession Symbolic / Physical / Constructive	Reserve Price EMD Bid Increase Amount	Date / Time of E-Auction
1	<b>Branch : Ichalkaranji</b> <b>A/c Name : Prashant Pundalik Shinde</b> <b>Borrower : Prashant Pundalik Shinde</b> <b>Co-Borrower: NA</b> <b>Guarantor: NA</b>	Flat No. 302, Riya Apartment, 3rd Floor, RS No. 419/1, Plot No. 1 & 419/2, Plot No.10 on Old Chandur Road, Ichalkaranji, Tal- Hatkangale, Dist. Kolhapur admeasuring 62.82 SQ.MTR. and bounded by North: Passage & Flat No. 303 of Mr. Sandip Majale, South: Shrushti Apartment, East: Side Margine, West: Side Margine, Up: Flat No. 402, Down: Flat No. 202 <b>Encumbrances : Not known</b>	<b>A) 27.10.2022</b> <b>B) Rs. 44,11,992.85 + further interest &amp; Charges</b> <b>C) 09.01.2023</b> <b>D) Symbolic Possession</b>	<b>Rs. 14.60 Lac</b> <b>Rs. 1.46 Lac</b> <b>Rs. 0.10 Lac</b>	<b>Dt. 27.06.2025</b> <b>11.00 A.M. to 4.00 P.M.</b>
2	<b>Branch : Ichalkaranji</b> <b>A/c Name: Jaisingh Prahladsingh Shekhawat</b> <b>Borrower: Jaisingh Prahladsingh Shekhawat</b> <b>Co-Borrower: Payal Jaisingh Shekhawat</b> <b>Guarantor: NA</b>	Residential Flat Situated At At R.s. No. 549 (part), Plot No. Abcd, C.s. No. 13925 (part), Flat No. 103 At 1st Floor, 'b' Wing, Khamakars's County, Pujari Malia, Ichalkaranji, Tal- Hatkanangale, Dist- Kolhapur, Maharashtra Bounded By East: Ramp & Open Space, West: Passage, Lift & Thereafter Flat No.102, South: Property Of Flat No:101, North: Open Space Plot <b>Encumbrances : Not Known</b>	<b>A) 11.10.2021</b> <b>B) Rs. 39,33,539.20 + further interest &amp; Charges</b> <b>C) 05.02.2022</b> <b>D) Symbolic Possession</b>	<b>Rs. 29.00 Lac</b> <b>Rs. 2.90 Lac</b> <b>Rs. 0.10 Lac</b>	<b>Dt. 27.06.2025</b> <b>11.00 A.M. to 4.00 P.M.</b>
3	<b>Branch : Kolhapur</b> <b>A/c Name: M/s Vaishnavi Enterprises</b> <b>Borrower: Sanjay Mahadeo Patil</b> <b>Co-Borrower: NA</b> <b>Guarantor: NA</b>	Land and Building situated at Gat No. 113, H.No.14, (G.P. Milkat No.1622), Samarth Nagar, Khapare Mal, Gokul Shrigaon, Tal. Karveer, Dist. Kolhapur, plot admeasuring 200 Sq.Mtr (Construction built up area 63.09 Sq.Mtr) Bounded by East : Property of Vaishali A Patil, West: Property of Shivaji Patil, South: 6 Ft. Road, North: Property of Mahadeo S Patil <b>Encumbrances : Not Known</b>	<b>A) 18.03.2021</b> <b>B) Rs. 44,18,167.90 + further interest &amp; Charges</b> <b>C) 06.07.2021</b> <b>D) Physical Possession</b>	<b>Rs. 19.00 Lac</b> <b>Rs. 1.90 Lac</b> <b>Rs. 0.10 Lac</b>	<b>Dt. 27.06.2025</b> <b>11.00 A.M. to 4.00 P.M.</b>

**TERMS & CONDITIONS :** The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions: 1) The property/ies are being sold on "AS IS WHERE IS", "AS IS WHAT IS BASIS" WHATEVER THERE IS BASIS". 2) The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation, 3) The Sale will be done by the undersigned through e-auction platform provided at the Website <https://baanknet.com> on Date & Time Mentioned as above. 4) For detailed term and conditions of the sale, please refer <https://baanknet.com> & [www.pnbindia.in](http://www.pnbindia.in).

**Date : 03/06/2025**  
**Place: Kolhapur**

**Abhijeet Katavare,**  
**Authorised Officer, Punjab National Bank (Secured Creditor)**

**STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002**

**IDBI BANK LTD., RETAIL RECOVERY**  
 IDBI House, 1st Floor, Dnyaneshwar Paduka Chowk, F.C. Road, Shivaji Nagar, Pune- 411004.

**SALE NOTICE**

**PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTY**  
**APPENDIX IV-A (See proviso to Rule 8(6)/9(1) \***

E-auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6)/9(1) \* of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of IDBI Bank Ltd., Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" and "without recourse" on 19-6-2025 for recovery of Rupees as mentioned in table below due to IDBI Bank Ltd., Secured Creditor from Borrower(s) as mentioned below. The reserve price and earnest money deposit will be as under:

Name of the Borrowers & Owner of the Property	A/c No & Outstanding loan amount as on 10-09-2024	Date of Demand Notice / Possession	Reserve Price & EMD amount. (Rs.)	Date of Inspection	Description of Property
<b>Shri Umesh Deepak Kale (Borrower) &amp; Mrs. Snehal Umesh Kale (Co-Borrower)</b> <b>A/C-0520675100005364</b>	0520675100005364 Total Outstanding of all accounts Rs. 28.30 lakh plus unapplied interest from 11-09-2024	<b>07-10-2024</b> <b>23-01-2025</b>	<b>Rs. 20,55,000/- 6</b> <b>Rs 2,05,500/-</b>	<b>17/06/2025</b>	Shop No. 03, measuring built up area 15.62 Sq. Mtrs. & Shop No. 04, measuring built up area 14.03 Sq. Mtrs. on Ground floor in the building known as Kanhayya Apartment' constructed at Plot No. 4B /5B out of Survey No. 222 /223/1 at Baramati near Indian oil Saraf petrol pump on Patas road Taluka Baramati.

For detailed terms and conditions of the sale, please refer to the link provided in [www.bankauctionwizard.com](http://www.bankauctionwizard.com) and IDBI Bank's website i.e. [www.idbibank.in](http://www.idbibank.in) For any clarification and E Auction Support, the interested parties may contact Shri. Gyan Ranjan, 020-66004122 Authorised Officer, IDBI Bank Ltd Retail Recovery, IDBI House, 1st Floor, Dnyaneshwar Paduka Chowk, F.C. Road, Shivaji Nagar, Pune-411004 Ms.Preeti Satish Mohan on (T) 8983070075 (e-mail) [preeti.satish@idbi.co.in](mailto:preeti.satish@idbi.co.in) or Mr. Ravi Shankar Raj 8878785488, Mr.Upendra Kumar 8709249507 The Bid document, which contains the detailed terms and conditions of sale, bid forms etc. may be obtained from any of our branch office free of charge, on all working days or can be downloaded from IDBI's website [www.idbibank.in](http://www.idbibank.in) and [www.bankauctionwizard.com](http://www.bankauctionwizard.com) from 04.06.2025

**Sd/-**  
**Authorised Officer**  
**IDBI Bank Ltd.**  
**Date : 04/06/2025**  
**Place : Pune**

**PUBLIC NOTICE**

This public notice is hereby given, on behalf of my client, pertaining to check the title of immovable properties owned and possessed by Mr. Nikhil Ramdas Deshmukh which described herein below:-

**PROPERTY DESCRIPTION:-** 1) Land of Village Pisaware, Taluka Bhor, District Pune :-

Gat No.	Area of Gat	Area owned by Mr. Nikhil Deshmukh	Boundaries of whole Gat
	Cultivation Area H.Ares.SqM	Potkharaba H.Ares.SqM	East Gat No. South Gat No. West Gat No. North Gat No.
674	1.39.00	0.00.00	667 Road 675 667, 669, 673, 675
751	3.16.60	0.84.50	752 704 -708, 747, 748, 750, 730-732 Boundary of Mahude Budruk

2) Land of Village Mahude Budruk, Taluka Bhor, District Pune :-

Gat No.	Area of Gat	Area owned by Mr. Nikhil Deshmukh	Boundaries of whole Gat
	Cultivation Area H.Ares.SqM	Potkharaba H.Ares.SqM	East Gat No. South Gat No. West Gat No. North Gat No.
192	3.69.00	0.18.00	194, 193, 205 Boundary of Pisavare 191 Boundary of Bamanghar

That Mr. Nikhil Ramdas Deshmukh, has represented and affirmed to my client that he is, being the exclusive owner and possessor of the above mentioned immovable properties, and that his rights, title and interests in the below mentioned immovable properties are clear and marketable one. He has further assured and represented that there are no encumbrances of whatsoever nature including mortgage, agreement to sell, gift, will, development agreement, any kind of Power of Attorney, and like. My client is intending to purchase the said immovable properties for valuable consideration on the aforementioned assurances and representations of the owner. Nevertheless, if any one has any claims of whatsoever nature in respect of the immovable properties mentioned below, may raise their objections, and or claims, supported by authenticated documents, in writing within 7 clear days from the publication of this notice. If no claim or objection is received within the stipulated time, my client would enter into the transaction with the owner mentioned above, and no such objection and or claims shall be entertained thereafter.

**Sd/-**  
**Pune, Date : 02.06.2025**

**Adv. Sachin S. Khopkar**  
 Add:- Flat No. B-401, C.T.S. No. 1229, Plot No. 56, S. No. 89/2, 90/2 & 91/2, Suhasini Co-operative Housing Society, Sahakarnagar No. 2, Parvati, Pune - 411009.  
**Email ID:- khopkar.associates@gmail.com Mob. No. +918087846223**

**PUBLIC NOTICE**

This public notice is hereby given, on behalf of my client, pertaining to check the title of immovable properties owned and possessed by Mr. Sunil Damodar Patil which described herein below:-

**PROPERTY DESCRIPTION:-** Land of Village Pisaware, Taluka Bhor, District Pune:-

Gat No.	Area of Gat	Area owned by Mr. Sunil Patil	Boundaries of whole Gat
	Cultivation Area H.Ares.SqM	Potkharaba H.Ares.SqM	East Gat No. South Gat No. West Gat No. North Gat No.
752	4.09.00	0.73.00	753, 754, 756, 758 Boundary of Mahude Budruk
525	3.98.00	1.09.00	523 524 524, 526 531
524	7.74.00	3.67.00	514 Boundary of Ghagar 528 526, 525, 523

That Mr. Sunil Damodar Patil, has represented and affirmed to my client that he is, being the exclusive owner and possessor of the above mentioned immovable properties, and that his rights, title and interests in the below mentioned immovable properties are clear and marketable one. He has further assured and represented that there are no encumbrances of whatsoever nature including mortgage, agreement to sell, gift, will, development agreement, any kind of Power of Attorney, and like. My client is intending to purchase the said immovable properties for valuable consideration on the aforementioned assurances and representations of the owner. Nevertheless, if any one has any claims of whatsoever nature in respect of the immovable properties mentioned below, may raise their objections, and or claims, supported by authenticated documents, in writing within 7 clear days from the publication of this notice. If no claim or objection is received within the stipulated time, my client would enter into the transaction with the owner mentioned above, and no such objection and or claims shall be entertained thereafter.

**Sd/-**  
**Pune, Date : 02.06.2025**

**Adv. Sachin S. Khopkar**  
 Add:- Flat No. B-401, C.T.S. No. 1229, Plot No. 56, S. No. 89/2, 90/2 & 91/2, Suhasini Co-operative Housing Society, Sahakarnagar No. 2, Parvati, Pune - 411009.  
**Email ID:- khopkar.associates@gmail.com Mob. No. +918087846223**

**Head Office, New Infra Project & Implementation**  
 Lokmangal, 1501, Shivajinagar, Pune-411005. Ph : 020-25537239/446

**Request for Proposal (RFP)**

Bank of Maharashtra invites sealed tenders for "Rate Contract for Supply & Installation of Physical Security Equipment from OEM (viz. : Cash Safes, Gold safes, Strong Room Doors, Safe Cum Safe Deposit Locker Cabinets) at Branches / Offices of Bank of Maharashtra (Pan India)". Prospective bidders may download the tender document of the RFP from Bank's website [www.bankofmaharashtra.in](http://www.bankofmaharashtra.in).

Pre-Bid Meeting is arranged on 11.06.2025 (11:00 AM), Last Date for submission of RFP is 23.06.2025 up to 03:00 PM. Technical Bids will be opened at 04:00 PM on 23.06.2025 & Bidders are requested to remain present for the same.

Any further Addenda/Corrigenda/Extension of dates/Clarifications/ Responses to bidder's queries in respect to the above tender shall only be posted on Bank's website [www.bankofmaharashtra.in](http://www.bankofmaharashtra.in) and no separate notification will be issued in newspaper.

**Deputy General Manager,**  
**New Infra Project & Implementation**  
**Date : 03/06/2025**

**PUBLIC NOTICE**

Notice is hereby given that MR. P. T. MOHANRAJ R-at-S.No. 46 Hissa no. 9/1, Sagur Park, Vadgaon Sheri, Pune 411014 is agreed to sell the premises mentioned hereinafter and negotiating with my client.

**SCHEDULE OF THE PROPERTY**

All that piece and parcel of Land Admeasuring 12227 Sq. Meters i.e., 1315.62 Sq.Ft. and R.C.C. construction thereon area admeasuring about 62.74 Sq.Mtrs i.e., 675.08 Sq.Ft. (Out of area admeasuring 213.75 Sq. Meters i.e., 2300 Sq. Ft. R.C.C. construction thereon area admeasuring about 132.20 Sq.mtrs i.e., 1422.47 Sq.Ft.) Situated at Survey No. 46 Hissa No. 9/1, Situated at Village Vadgaon Sheri, Pune within the local limits of Pune Municipal Corporation, and also within the Jurisdiction of Sub-registrar Haveli No. 1 to 28, Pune and which is bounded as follows :-

**East -** By Property of Pathan & Mundhwa Road, South - By S.No. 47, West - By Property of Ram Mame, North - By Colony Road.

The said owner has assured my client that the said property is free from any encumbrances of whatsoever nature and the title of the owner is good, clear and marketable and he is absolute and in sole possession of the said Flat property mentioned above.

If any person having any interest or claim by way of sale inheritance exchange possession succession, lien, lease, donation, mortgage attachment, charge, maintenance, easementary rights or otherwise in or over the said property is hereby called upon to inform in writing to the undersigned the objections giving details of such interest or claim along with documentary evidence in support thereof within 15 (fifteen) days from the date of publication hereof, if no such objection is received within the aforesaid period my client will presume that no one has any objection to the said property and all such claims if any, shall deemed to have been waived and or abandoned my client shall complete the transaction with the said owner as if there are no claims of whatsoever nature on the said property and no objection/s will thereafter be entertained by my client.

**Sd/-**  
**Pune, Date : 02.06.2025.**  
**ADV. J. J. KARANJIKAR**  
 Add -13<sup>th</sup> Floor, Mahasankar/Tule Building, Near Shri Ganesh Mandir, Above Nagarkar Saraf, Old Bhaji Market, Chaudan Nagar, Pune - 411014. **Mobile No.-9921332365**

**PUBLIC NOTICE**

(for Loss of document)

Notice is hereby give to the Public Agreement Sr. No. 3535/2010 dated 28/04/2010 executed between Mr. B. Gopalrao N. Sarvapalli & Miss. Prineet Kekan which is duly registered in the office of Sub-Registrar Haveli No. 7, along with Index II and Receipt for the property bearing address at the Flat No. 002, admeasuring carpet area 47.84 sq.mtrs. on Ground/1<sup>st</sup> Floor, in the scheme known as Prince Complex, constructed on land bearing Survey No. 33/1/1+1/2, Plot No. 18 Situate, lying and being at Revenue Village Dhanori, Taluka Haveli, District Pune. The said original Index II was misplaced from Miss. Prineet Kekan. The said Miss. Prineet Kekan sold the said flat to Mr. Tushar Kokate & Mrs. Vandana Shankar Kokate by way of Assignment Deed & said Assignment Deed is duly registered in the Sub-Registrar Office Haveli No. 8 side Serial No. 12260/2025 on dated 29/05/2025. All person are hereby informed not to deal or carry out any transaction with anyone on the basis of the said missing documents. If anyone has already carried out or being carried out kindly inform the undersigned in writing on the below mentioned address within 15 (fifteen) days from this present.

**Saily Tasgaonkar, Advocate**  
 Place: Pune.  
 Date: 03/06/2025 "Tasgaonkar Bunglow", Sr. No. 67/1, Plot No. 8, Tingrenagar, Pune – 411032.  
**Mob: 9764620011 Email: adv.saily@gmail.com**

**Head Office,**  
**Corporate Services Department**  
 Lokmangal, 1501, Shivajinagar, Pune - 411005 Ph.: 020-25537239 / 243

**Request For Proposal (RFP)**

Bank of Maharashtra invites sealed tenders for "Internal and External Renovation of Mumbai North Zonal Office, Bandra, Mumbai". Prospective bidders may download the tender document of the RFP from Bank's website [www.bankofmaharashtra.in/tenders](http://www.bankofmaharashtra.in/tenders).

Pre-Bid Meeting is arranged on 09.06.2025 at 11:00 AM at Bank of Maharashtra, Mumbai North Zonal Office, Plot No. 632, Yashomangal Building, Gandhi Nagar, Bandra East, Mumbai - 400051. Last Date for submission of RFP is 19.06.2025 up to 03:00 pm at Bank of Maharashtra, Head Office, Lokmangal Building, 1501, Shivaji Nagar, Pune. Technical Bids will be opened at 04:00 pm on 19.06.2025 at Bank of Maharashtra, Head Office, Lokmangal Building, 15

**Repro Home Finance Limited**  
WAGHOLI BRANCH: No.2, 1st Floor, Parijat Heights,  
Near Reliance Smart, Pune Nagar Road, Wagholi, Pune-412207

**E - AUCTION SALE NOTICE**

Sale of Immovable Properties Mortgaged to Repco Home Finance Ltd. Under Securitisation and Reconstruction of Financial Assets And Enforcement of Security Interest Act 2002

Whereas the Borrower, Mrs. Pratibha Shankar Ghag, W/o Mr. Sanjay Soni, Co-Borrower: Mr. Sanjay Soni, S/o Mr. Ashok Kumar Soni, Guarantor: Mr. Shaulendra Munnisingsh Kashyap, S/o Mr. Munnisingsh Kashyap, have borrowed money from Repco Home Finance Limited, Wagholi Branch against the mortgage of the immovable property more fully described in the schedule hereunder. Since, the Borrowers failed to repay the loan amount, the Company has issued Demand Notice under Section 13(2) of the SARFAESI Act, 2002 on 17.11.2023 calling upon them to repay the amount mentioned in the notice vide Loan Account No. 226187000653 being ₹22,57,980/- with further interest from 14.11.2023 together with costs and expenses within 60 days from the date of the said notice.

Whereas the Borrower, Co-Borrower & Guarantor, having failed to pay the amount due to the Company as called for in the said demand notice, the Company has taken possession of the secured asset more fully described in the schedule hereunder by issuing Possession Notice under Section 13(4) of the Act on 18.05.2024.

Whereas the Borrower, Co-Borrower & Guarantor, having failed to pay the dues in full, the secured creditor, Repco Home Finance Limited has decided to sell the under mentioned secured asset in "As is where is condition" and "As is what is condition" under Section 13(4) of the Act read with Rules 8 & 9 of the Security Interest (Enforcement) Rules 2002 for realization of the debts due to the Company. The dues of the Borrower vide Loan Account No. 226187000653 being ₹ 27,65,799/- as on 23.05.2025.

**Date / Time of E - Auction: 15.07.2025, Between 11.00 a.m. and 12.00 Noon**  
(with unlimited auto extension of 5 minutes)

**Last Date & time for submitting E-Tenders: 14.07.2025, 04.00 p.m**

**DESCRIPTION OF THE PROPERTIES:** All the piece and parcel of the property bearing Row House No.15 together with Ground Floor with parking area measuring 638 sq.ft. and First Floor with terrace area measuring 648 sq.ft. together total area measuring 119.52 sq.mtrs; built-up area constructed on land measuring 1000 sq.ft., ie. 92.94 sq.mtrs. in the project known as "Dwaraka Nagar", constructed on property bearing Gat No.485, Hissa No.3/5, about admeasuring area 00H22 Aar, ie. 2200 sq.mtrs. out of larger land 06 H 60 Aar, situated at Village Lonikand, Tal. Haveli, Dist. Pune, within the limits of Gram Panchayat Lonikand and within the Jurisdiction of Sub-Registrar, Haveli, Pune, is bounded as follows: On or towards East: by property of Nanah Kakde & Sachin Kakade, On or towards West: by Gat No.485 & 30 feet Road, On or towards South: by 15 feet Road and remaining property of Gat No.485. On or towards North: by Gat No.484.

**RESERVE PRICE ₹ 26,62,000/- EMD 10% of Reserve Price ₹ 2,66,200/- Minimum Bid Increment Amount ₹ 25,000/-**

For E-Auction procedure, please Contact M/s. C1 India Pvt. Ltd., Mr. Prabhakar - 7418281709.

For inspection of the property the intending bidders may contact the Branch Head, Repco Home Finance Limited, Wagholi Branch, on all working days between 10 a.m & 5 p.m. Contact Nos. 412207 & 976511173

**Date: 29.05.2025 Authorised Officer, Repco Home Finance Limited**

**DCB Bank Limited**  
302, Cele Platina, F. C. Road,  
Shivajinagar, Pune-411005

**POSSESSION NOTICE**

The undersigned being the authorized officer of the **DCB Bank Ltd.**, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (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 a demand notice on below mentioned dates calling upon the borrowers (Borrower's and Co-Borrower's) to repay the amount mentioned in the notice as detailed below in tabular form with further interest thereon from within 60 days from the date of receipt of the said notice.

The borrower and Co-Borrower having failed to repay the amount, notice is hereby given to the borrower, Co-Borrower and the public in general that the undersigned has taken physical possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of the Act read with rule 8 of the Security Interest Rules 2002 on this 02-06-2025.

The borrower, Co-Borrower in particular and the public in general is hereby cautioned not to deal with the property (Description of the Immovable Property) and any dealings with the property will be subject to the charge of the **DCB Bank Ltd.**, for respective amount as mentioned here below.

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.

**Demand Notice Dated: 14-02-2024**

**Name of Borrower(S) and (Co-borrower): 1.Mr. Nazir Shabbir Pathan 2.Mrs. Saida Najir Pathan 3.M/S. New Apollo Welding Transformers Repering Rep.By.Mr. Nazir Shabbir Pathan Ms. Amreen Wasim Shaikh**

**Loan Account Number: DRBLPSR00422595/DRBLPSR00462427**

**Total Outstanding Amount: Rs. 1,30,92,766/- (Rupees One Crore Thirty Lakh Ninety Two Thousand Seven Hundred Sixty Six Only) as on 30th May 2025 excluding interest and FC charges.**

**Description of The Immovable Property: Property No. 1 - All Piece And Parcel Of The Property Admeasuring 1250 Sqr. Ft. I.E. 117 Sqr. Mtrs Out Of Plot bearing No.11 Total Admeasuring about 506 Sq. Mtrs I.E 5445 Sq. Ft. Out Of Which Out Of S.No.230b/3 Situated At Lohagan Tal. Haveli Dist. Pune Within The Limits Of Pune Municipal Corporation And Bounded As Under:- On Or Towards, East - By Road, On Or Towards, South - By Plot No.28, On Or Towards West - By Plot No.12 Out Of S.No.230B/3, Plot No.26, Towards North - By Remaining Land Out Of Property Rea Out Of S.No.230b/3**

**Property No. 2 - All Piece And Parcel Of The Property Admeasuring 445 Sqr. Ft. I.E. 41.36 Sqr. Mtrs With Right Of Path Ways And All The Incidental Rights Attached To The Same Out Of Property Bearing S.No.230 B.H.N.3, Plot No.26, Situated S Anjay Park, Lohagan, Tal. Haveli Dist. Pune Within The Jurisdiction Of Sub Registrar Haveli Pune And Bounded As Under:- On Or Towards, East - By Road, On Or Towards, West - By Ansari Complex, On Or Towards, South - By Property Of Mr. Bhatt, On Or Towards North - By Remaining Property Of Vendor (The Secured Assets).**

**Date: 04-06-2025 Place: Pune**

**FOR DCB BANK LTD  
AUTHORISED OFFICER**

**RBL BANK LIMITED**  
RBL BANK  
apno ka bank

**Registered Office:** 1st Lane, Shahupuri, Kolhapur-416001.  
**Branch Office at:** RBL Bank Limited, Ground Floor Shop No. 5, ICC Trade Centre, Senapati Bapat Marg, Pune-411016.

**E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSET CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("SARFAESI ACT") READ WITH RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("RULES")**

Notice is hereby given to the public in general and in particular to the Borrower, Guarantor (s) and Mortgagor (s) that the below described immovable properties mortgaged/charged (collectively referred as "Property") to RBL Bank Ltd. ("Secured Creditor/Bank"), the Symbolic / Actual Physical Possession of which has been taken by the Authorised Officer of the Bank under section 13(4) & section 14 of the SARFAESI Act read with the Rules, as detailed hereunder, will be sold on "As is where is", "As is what is", "Whatever there is" and "Without Recourse Basis" on 10/07/2025, for recovery of the Bank's outstanding dues plus interest as detailed hereunder under Rules 8 and 9 of the Rules by inviting bids as per below e-auction schedule:

**Brief Description of Parties, Outstanding dues and Property**

Name of the Borrower & Guarantor (s)	Details of Property(ies) & Mortgagor	Amount as per Demand Notice	Inspection Date and Time	Reserve Price EMD	Date/ Time of E-Auction	Last Date for Receipt of Bids along with documents	Name of Authorised Officer/ Phone No./ Email Id
1) Mr. Amol Tukaram Yadav (Applicant), 2) Smt. Sona Tukaram Yadav (Co-Aplicant and Mortgagor)	<b>Property Owned by Smt. Sona Tukaram Yadav</b> All the piece and parcel of immovable property and construction standing thereupon bearing Gram Panchayat Milkat No- 813, Admn. Area 65.40 Sq.Mtr (703.96 Sq.ft.) At Village Soni, Taluka Miraj, District Sangli-416420, <b>bounded and surrounded by:</b> Towards East-Property of Nandkumar Jagannath Patil, Towards South - Property of Pandit Shivaji Y, Towards West - Property of Pandit Shankar Patil, Towards North - Common Bol	<b>Rs.5,84,119.00/-</b> [Rupees Five Lakhs Eighty-Four Thousand One Hundred Nineteen Only] as on 06/07/2024 <b>Demand notice dated 06/07/2024</b> <b>Actual Physical Possession taken on 19/05/2025</b>	<b>26/06/2025</b> between 11:00 a.m. to 12:00 p.m.	<b>Reserve price: Rs.10,80,000/-</b> [Rupees Ten Lakhs Eighty Thousand Only] <b>EMD: 10 % of Reserve Price</b> <b>Bid Increase amount: 50,000.00</b> (Rupees Fifty Thousand Only)	<b>09/07/2025</b> 12:30 PM to 10/07/2025 01:30 PM	On or Before 10/07/2025 5:00 PM	<b>Pandurang Katkar</b>  Mobile No: 9545244646/ 8605009225  email: Pandurang.Katkar@rblbank.com

**Terms and Conditions:**

- The E-Auction Sale will be online through e-auction portal. The interested bidders are advised to go through the detailed terms and conditions of auction available on the website of <https://www.bankauctions.com> & <https://www.rblbank.com/pdf-pages/news> before submitting their bids and taking part in e-auction.
- It shall be the responsibility of the bidders to inspect and satisfy themselves about the Property and specification before submitting the bid.
- The interested bidders shall submit their EMD details and documents through Web Portal: <https://www.bankauctions.com> (the user ID & Password can be obtained free of cost by registering name with <https://www.bankauctions.com>) through Login ID & Password. The EMD shall be payable through DD at RBL Bank Ltd. Ground Floor Shop No.5, ICC Trade Centre, Senapati Bapat Marg, Pune-411016 before 8:00 PM on or before 09/07/2025.
- Interested bidders may avail support/ online training on E-Auction from M/s. C1 India Pvt Ltd Contact No: 7291981214/25/26. Contact Person Mr. Hareesh Gowda Mob No: 09594597555, e-mail id: hareesh.gowda@c1india.com and for any query in relation to Property, they may contact Mr. Pandurang Katkar, Authorised Officer (Mobile No. 9545244646 / 86050092 email: Pandurang.Katkar@rblbank.com)
- The Authorised Officer of the Bank reserves the right to accept or reject any or all bids, &/ or to postpone/cancel the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final and binding.
- The asset shall not be sold below reserve price.
- The EMD shall be refunded only after 02 Working days, without interest, if the bid is not successful.
- Time and manner of payment:
  - Payment of 25% inclusive of 10% of EMD of the sale amount on acceptance of the offer by the Bank on the same day of acceptance of offer or not later than next working day.
  - Balance within 15 days of the confirmation of sale by the Bank.
  - In case of default of payment, all amounts paid shall be forfeited, as per provisions of the SARFAESI Act, 2002 and SARFAESI Rules, as case may be.
- The above sale shall be subject to the final approval of Bank.
- Interested parties are requested to verify/confirm the statutory and other dues like Sales/Property tax, Electricity dues, and society dues, from the respective departments/offices. The Bank does not undertake any responsibility of payment of the above dues.
- The particulars in respect of the Secured Assets specified above have been stated to the information of the undersigned who however shall not be responsible for any error, misstatement or omission in the said particulars. The prospective purchasers, tenders are therefore requested to check and confirm in their own interest these particulars and other details in respect of the Secured Assets before submitting tenders.
- Sale is strictly subject to the terms and conditions incorporated in this advertisement and in the prescribed tender form.
- The bidders / tenderers / offerors shall improve their further offers in multiples of **Rs.50,000/- (Rupees Fifty Thousand Only)**.
- The successful bidder/officer shall bear all stamp duty, registration fees, and incidental expenses for getting sale certificate registered as applicable as per law.
- The Authorised Officer has the absolute right to accept or reject the bid or adjourn / postpone / cancel the tender without assigning any reason thereof and also to modify any terms and conditions of this sale without any prior notice.

**STATUTORY 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT**

The Borrower, Guarantor(s) and Mortgagor(s) are hereby notified to pay the aforementioned sum along with further interest thereon plus penal and other interest and amounts as per the Transaction Documents before the date of E-Auction failing which the Property will be auctioned/ sold to recover the outstanding dues.

**Date : 04/06/2025 Place: Pune/ Kolhapur**

**Sd/-  
Authorised Officer  
RBL Bank Ltd.**

**NIDO HOME FINANCE LIMITED**  
(formerly known as Edelweiss Housing Finance Limited)

Registered Office Situated At Tower 3, 5th Floor, Wing 'B', Kohinoor City Mall, Kohinoor City, Kurla Road, Kurla (West), Mumbai - 400 470. Regional Office At: Office No. 407-410, 4th Floor, Kakade Bizz Icon, CTS 2687B, Ganeshkhind Road, Bhamburde, Shivaji Nagar, Pune, Maharashtra 411016.

**POSSESSION NOTICE UNDER RULE 8(1) OF THE SARFAESI ACT, 2002**

Whereas the Undersigned being the Authorized Officer of Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (Second) Ordinance 2002 (order 3 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 Notices to the Borrower/s as detailed hereunder, calling upon the respective Borrowers to repay the amount mentioned in the said notices with all costs, charges and expenses till actual date of payment within 60 days from the receipt of the same. The said Borrowers/Co-borrowers having failed to repay the amount, notice is hereby given to the Borrowers/Co-borrowers and the public in general that the undersigned has taken symbolic/constructive possession of the property described hereunder in exercise of powers conferred on him under Section 13(4) of the said Act/ r/w Rule 8 of the said Rules in the dates mentioned along-with the Borrowers in particular and public in general are hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited). For the amount specified therein with future interest, costs and charges from the respective dates. Details of the Borrowers, Co-borrowers and Guarantors, Securities, Outstanding Dues, Demand Notice sent under Section 13(2) and Amount claimed thereunder and Date of Possession is given as under:

**1. Name And Address Of The Borrower, Co-Borrower Guarantor Loan Account No. And Loan Amount**  
**ATUL AGENCIES THROUGH ITS PARTNERS (BORROWER) & ATUL SHASHIKANT SHAH (CO-BORROWER), & KUSHAL ATUL SHAH (CO-BORROWER) & SADHANATUL SHAH (CO-BORROWER)** All R/AI. Atul Agencies, Shop No.10, 11 & 12, Ronak Residency, 'A' Building, Dava Bazaar, Near Malchakka, Chinchwad, Pune 411 019, All Also At Plot No.16, Cts No. 5238, Sr.No. 374, Panchwati Colony, Teenagan Dabhade, Tal. Haveli, District, Pune 411036  
**LAN No: LPJUNLAP0000023671 Loan Agreements Dated: 31-03-2017 Demand Notice Date:- 10-03-2025**  
**LOAN AMOUNT: Rs.1,40,70,000.00/-** (Rupees One Crore Forty Lakhs And Seventy Thousand Only)  
**Amount Due in Rs.26,08,165.63/-** (Rupees Twenty Six Lakhs Eight Thousand One Hundred Sixty Five and Sixty Three Paisa only) due and payable as on 10/03/2025  
**Symbolic/Constructive Possession date:- 02-06-2025**

**SCHEDULE OF THE PROPERTY:-** All That Part And Parcel Of Flat No. 404 Area Admeasuring about 710.00 sq. Ft, In The Building Known As 'Lotus Bhakti Sagar' Constructed On The Land Bearing Plot No. 21 And 22 Out Of The Land Of Survey No. 40/2 Situated At Village Vadgaon, Taluka Maval And District Pune And Within The Jurisdiction Of The Registration Of Stamps And Sub-Registrar Maval, Pune.

**Place: Pune Date: 03.06.2025**

**Sd/- Authorized Officer  
FOR Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited)**

**Motilal Oswal Home Finance Limited**  
Regd. Office: Motilal Oswal Tower, Rahmattulh Sayani Road Opp. Parel ST Depot, Prabhadevi, Mumbai - 400 025, CS - 829189898 Website: [www.motilaloswal.com](http://www.motilaloswal.com), Email: [info@motilaloswal.com](mailto:info@motilaloswal.com)

**POSSESSION NOTICE (FOR IMMOVABLE PROPERTY/IES)**  
(UNDER RULE 8 (1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002)

Whereas the undersigned being the authorized officer of Motilal Oswal Home Finance Limited, (Formerly known as Aspire Home Finance Corporation Ltd.), under Securitisation 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 dated mentioned hereunder calling upon the following borrowers to repay the amount mentioned in the notice being also mentioned hereunder within 60 days from the date of receipt of the said notice.

The following borrowers having failed to repay the amount, notice is hereby given to the following borrowers and the public in general that undersigned has taken possession of the properties described herein below in exercise of powers conferred on him under sub section (4) of section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on the date mentioned hereunder.

Sr. No.	Loan Agreement No. / Name Of The Borrower/ Co-Borrower/Guarantor	Date of Demand Notice & Outstanding	Date Of Possession Taken	Description Of The Immovable Property - All That Part And Parcel Of Property Consisting Of Property Address
1	LXKOL00316-170048774 Borrower: Maya Sandeep Todkar Co-Borrower: Sandeep Sarjekar Todkar	08-02-2022 For Rs. 1145299/-	29-05-2025	Milkat No 1486, Gat No -90, Shinde Mala, Near Halwankar Chowk, At Khotwadi, Tal. Hatkanagale, Dist. Kolhapur, 416007, Kolhapur, Maharashtra

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 Motilal Oswal Home Finance Limited for an amount mentioned herein above and interest thereon.

The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

**Place : Maharashtra Date : 04.06.2025**

**Sd/-, Authorized Officer  
(Motilal Oswal Home Finance Limited)**

**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.com](mailto:info@phoenixarc.com), Website: [www.phoenixarc.com.in](http://www.phoenixarc.com.in)

**PUBLIC NOTICE FOR E-AUCTION CUM SALE**

**E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitization 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 WHAT EVER 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.com.in](http://www.phoenixarc.com.in) as per the details given below

Date and time of E-Auction -26-06-2025 11:00 Am to 02:00 Pm (with unlimited extensions of 5 minute each)		Last date of EMD Deposit:25-06-2025	
Borrower(s) /Co-Borrower (s)/Guarantor(s) / Loan Account	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price, EMD
<b>LAN: LXWAG00317-180051107</b> <b>Branch: Wagholi</b> <b>Borrower: Sundar Sakshari Jadhav</b> <b>Co-Borrower: Mohini Sundar Jadhav</b>	<b>26-09-2019</b> <b>For Rs: 9,11,019/-</b> <b>(Rupees Nine Lakh Eleven Thousand &amp; Nineteen Only)</b>	Flat No 208, 2Nd Floor, B Wing, Kale Residency, Gat No 733&734, At Post Wadebolhai, Pune, Maharashtra - 412207	<b>Reserve Price: Rs.75,00,000/-</b> <b>(Seven Lakh Fifty Thousand Only)</b> <b>EMD: Rs. 75,000/- (Seventy Five Thousand Only)</b>
<b>LAN: LXPUN00316-170035262</b> <b>Branch: Pune</b> <b>Borrower: Somanath Rajendra Begal</b> <b>Co-Borrower: Devaki Somanath Begal</b>	<b>28-05-2018</b> <b>For Rs: 13,65,018/-</b> <b>(Rupees Thirteen Lakh Sixty Five Thousand &amp; Eighteen Only)</b>	Flat No 02, Ground Floor, Vishal Residency, S No 167, Hiss No 2/ 2/ 1/- I, Mangar Tal. Haveli, Near Samritika Colony No 2, 411023 Pune Maharashtra	<b>Reserve Price: Rs.14,00,000/- (Fourteen Lakh Only)</b> <b>EMD: Rs. 1,40,000/- (One Lakh Forty Thousand Only)</b>

**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/> or the 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 go through the auction terms & conditions and process on the same portal and may contact to Ashish Sharad Dhapte 987671957 & Tushar Sutar 72808947, Ashok Dnyaneshwar Gopale 8221924611 Ishan Desai 822673221, details available in the above mentioned Web Portal and may contact their Centralised Help Desk : + 91 83709 69696, E-mail ID: [contact@auctionbazaar.com](mailto: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 aforesaid. 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 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. 4.At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-note the auction without assigning any reason therefor and without any prior notice. 5.The successful purchaser/bidder shall have all 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/its favour as per the applicable law & 6.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/ due. 7.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 : 04.06.2025**

**Sd/- Authorized Officer,Phoenix ARC Private Limited**

**MANAPPURAM HOME FINANCE LIMITED**  
FORMERLY MANAPPURAM HOME FINANCE PVT LTD  
CIN : U65923KL2010PLC039179  
Unit 301-315, 3rd Floor, A wing, Kanakia Wall Street, Andheri-Kurla Road, Andheri East, Mumbai - 400093, Contact No. : 022-68194000/022-66211000.

**POSSESSION NOTICE (For Immovable Property)**

Whereas, the undersigned being the authorised officer of Manappuram Home Finance Ltd ("MAHOFIN") under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest "Act", 2002 (54 of 2002) and in exercise of powers conferred under section 13(12) read with rule 9 of the security interest (Enforcement) Rules, 2002 issued a Demand Notice calling upon the borrowers and co-borrowers to repay the amount mentioned in the notice and interest thereon within 60 days from the date of receipt of the said notice. The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken Actual possession of the property described herein below in exercise of powers conferred on him/her under section 13(4) of the said "Act" read with rule 9 of the said Rules. 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 Manappuram Home Finance Ltd as mentioned below for each of the respective properties:

Sr. No.	Name of Borrower and Co-borrower/ Loan account number/ Branch	Description of Secured Asset in respect of which interest has been created	Date of Demand Notice sent & Outstanding Amount	Date of Actual possession
1	Shahaji Bhikaji More, Surekha Shahaji More, Bhikaji Balwant More & Tanaji Subhash Sutar/ COBOSOLONS0000052984/ Kolhapur	G. P. Mikat No 635/16, Mikat No 203, More Galli, AP Malewadi, Taluka-radhanagri, Dist-Kolhapur, P.O. Dajipur, Kolhapur, Maharashtra, Pin. 416212	12-04-2024 & Rs.8,70,101/-	30-05-2025

**Date : 04- June-2025 | Place : KOLHAPUR**

**Sd/- Authorised Officer, Manappuram Home Finance Ltd**

**BAJAJ FINANCE LIMITED**  
Registered Office: Bajaj Finance Limited, Off Pune-Ahmednagar Road, Viman Nagar, Pune- 411014  
Branch Office: Bajaj Finance Ltd, Plot No 149/2A/3/2, Unity Arcade, Hotgi Road, Majregwadi, Opposite Sanchar Press, Solapur, Maharashtra 413003

**Demand Notice Under Section 13(2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002**

Undersigned being the Authorized Officer of M/s Bajaj Finance Limited, hereby gives the following notice to the Borrower(s) Co-Borrower(s) who have failed to discharge their liability i.e., defaulted in the repayment of principal as well as the interest and other charges accrued there on for Home loan(s)/Loan(s) Against Property advanced to them by Bajaj Finance Limited and as consequence the loan(s) have become Non Performing Assets (N.P.A.s). Accordingly, notices were issued to them under section 13(2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and rules there to on their last known addresses, however the same have been returned un-served/undelivered, as such the Borrower(s)/Co-Borrower(s) are hereby intimated/informed by way of this publication notice to clear their outstanding dues under the loan facilities availed by them from time to time.

Loan Account No./Name of the Borrower(s) Mortgagor(s)/Guarantor(s)	Description of Secured Immovable Property	Demand Notice Date and Amount
453SHL48994193 & 453SHL48994219 Rajesh Ashokbhimay Belamkar (Borrower)	All that piece and parcel of the immovable property of Block No.22 Admeasuring 92.96 Sq. Mtrs. Out Of New Survey No.28/1/1/3 (Old Survey No.358) Situated At Mouje Neharu Nagar Sai Homes North Solapur Dist. Solapur. Bounded By - West:- Plot No.23, South:- 6 Mtr Road, East:- Plot No.21, North:- Open Space.	<b>15/05/2025</b> <b>Rs.34,32,279/-</b> (Rupees Thirty-Four Lakh Thirty-Two Thousand Two Hundred and Seventy-Nine Only) as on 15/05/25

This step is being taken for substituted service of notice. The above Borrowers / Co-Borrowers, Guarantors are advised to make the payments of outstanding along with future interest within 60 days from the date of publication of this notice, failing which (without prejudice to any other right remedy available with Bajaj Finance Limited) further steps for taking possession of the Secured Assets / Mortgage Property will be initiated as per provisions of Sec.13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The parties named above are also advised not to alienate, create third party interest in the above-mentioned properties. On which Bajaj Finance Limited has the charge.

**Date : 31.05.2025, Place: Solapur**

**Sd/- Authorized Officer - Bajaj Finance Limited**

**Protium Finance Limited**  
(Formerly known as Growth Source Financial Technologies Ltd.)  
Nirlon Knowledge Park (NKP) B-2, Seventh Floor, Pahadi Village, Off, The Western Express Highway, Cama Industrial estate, Goregaon (E), Mumbai, Maharashtra- 400063

**PUBLIC NOTICE (Under Rule 3 (1) of Security Interest (Enforcement) Rules, 2002)**  
**SUBSTITUTED SERVICE OF NOTICE U/s.13 (2) of SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.**

Notice is hereby given to the Borrowers as mentioned below that since they have defaulted in repayment of the Credit facility available by them from Protium Finance Limited (Formerly known as Growth Source Financial Technologies Ltd. and before that known as Growth Source Financial Technologies Pvt. Ltd.), their loan credit facility has been classified as **Non-Performing Assets** in the books of NBFC as per RBI guidelines thereto. Thereafter, NBFChas issued demand notices to below mentioned respective borrower under section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) on the last known addresses of the said borrowers thereby calling upon and demanding from them to pay the amounts mentioned in the respective Demand Notice/s within 60 days from the date of the respective Notice/s, as per details given below, together with further interest at the contractual rate on the below mentioned amount and incidental expenses, cost, charges etc. as stated in the said demand notices. However, the service is also being done by us by way of this publication as per Rule 3 of the Security Interest (Enforcement) Rules, 2002 (SARFAESI Rules)

Loan Account No. Name and address of Borrower and Co Borrower/s	Date of Demand Notice	Total Outstanding Dues (INR) as on below date*
<b>Loan Account No.: GS046EEL1038492. (BORROWER) 1. SREE SAI WHOLESALE FRUITS VENDOR, through its Proprietor CHAKKARAVARTHI MAYILVIZHI W/O CHAKKARAVARTHI (CO-BORROWER) 2. CHAKKARAVARTHI MAYILVIZHI W/O CHAKKARAVARTHI, 3. EZHUMALAI CHAKKARAVARTHI W/O CHAKKARAVARTHI. Addresses as under: SR.No148/149, BUILDING No. HC6, FLAT No. 202, AJMERA COMPLEX, NEAR GURUDATT MANDIR, PIMPRI CHINCHVAD PCMC, PUNE 411018. AND ALSO AT: SR.82, OPP. BHAIKAVNATH MANDIR, HINGANE MALA, PUNE HADAPSAR, PUNE-411028.</b>	<b>19th May,2025</b>  <b>Date of NPA 03.05.2025</b>	<b>23,82,601.67/-</b> (Rupees Twenty Three Lakh Eighty Two Thousand Six Hundred One and Sixty Seven Paise only)

**Description of the Secured Assets/Mortgaged Properties: ALL THAT PIECE AND PARCEL OF PROPERTY LAND AND BUILDING BEARING WARD NO - L, BLOCK -7, T.S.No. 32 (OLD), WARD - AF, BLOCK -7, T.S. No.322 (NEW) ARASAMARAN PILLAYAR KOVIL STREET, SALEM, SALEM WEST JOIN 1 SUB REGISTRAR OFFICE, SALEM - 638 001. TOTALLY MEASURING OF 840 Yds / SQUARE FEET BOUNDARIES: NORTH TO - SADAGOB MUDHALYAR PROPERTY EAST TO - MUNICIPAL PASSAGE SOUTH TO - PUSHAPATHI AMMAL PROPERTY WEST TO - NORTH SOUTH ARASAMARAN PILLAYAR KOVIL STREET 1ST ITEM NORTH SOUTH BOTH SIDE 81' FEET, EAST WEST NORTH SOUTH BOTH SIDE 30 FEET 2ND ITEM NORTH SOUTH BOTH SIDE 101' FEET, EAST WEST NORTH SOUTH BOTH SIDE 15 FEET 3RD ITEM NORTH SOUTH BOTH SIDE 810' FEET, EAST WEST NORTH SOUTH BOTH SIDE 356' FEET TOTALLY MEASURING 840 Yds / SQUARE FEET OF LAND WITH ALL THE MAMMOL PATHWAY AND EASEMENT ARE RIGHTS IS SITUATED AT SALEM TOWN WITHIN THE LIMITS OF SALEM CORPORATION.**

We hereby call upon the borrower stated herein to pay us within 60 days from the date of this notice, the outstanding amount of more particularly stated in respective Demand Notices issued, together with further interest thereon plus cost, charges, expenses, etc. thereto failing which we shall be at liberty to Sale proceed against the above Secured Asset(s)/Immovable Property (ies) under Section 13(4) of the said Act and the applicable Rules not limited to taking possession and selling the secured asset entirely at the risk of the said borrower(s)/co borrower (s)/Legal Heir(s)/Legal Representative(s) to your own cost and consequences.

Please note that as per section 13(13) of the SARFAESI Act, all of you are prohibited from transferring by way of sale, lease or otherwise, the aforesaid secured assets without prior written consent of the Bank. Any contravention of the said section by you shall invoke the penal provisions as laid down under section 29 of the SARFAESI Act and/or any other legal provision in this regard.

Please note that as per sub-section (8) of section 13 of the Act, if the dues of Protium Finance Limited (Formerly known as Growth Source Financial Technologies Ltd) together with all costs, charges and expenses incurred by Protium Finance Limited (Formerly known as Growth Source Financial Technologies Ltd) are tendered to Protium Finance Limited (Formerly known as Growth Source Financial Technologies Ltd) any time before the date fixed for sale or transfer, the secured asset shall not be sold or transferred by Protium Finance Limited (Formerly known as Growth Source Financial Technologies Ltd, and no further step shall be taken by Protium Finance Limited (Formerly known as Growth Source Financial Technologies Ltd for transfer or sale of that secured asset.

**Date: 04.06.2025, Place: SALEM TAMIL NADU.**

**For Protium Finance Limited, (Authorized Officer)**

**E-AUCTION SALE NOTICE**  
**EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED**  
CIN: U67100MH2007PLC174759  
**Retail Central & Regd. Office:** Edelweiss House, Off CST Road, Kalina, Mumbai 400098

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

The financial facilities of Assignor mentioned herein (hereinafter referred to as "Assignor/Original Lender") have been assigned to Edelweiss Asset Reconstruction Company Limited acting in its capacity as trustee of various trusts mentioned clearly in column provided. Pursuant to the said assignment, EARC stepped into the shoes of the Assignor and exercises its rights as the secured creditor. That EARC, in its capacity as secured creditor, had taken possession of the below mentioned immovable secured assets under 13(4) of SARFAESI Act and Rules there under.

Notice of 1530 days is hereby given to the public in general and in particular to the Borrower and Guarantor (s) that the below described immovable secured assets mortg





## 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.**