Sr. No.	Nature of Activity	Day & Date[(1)]
4)	Last date for public announcement for competing offer(s)	Friday, January 31, 2025
5)	Last date for receipt of SEBI observations on the DLoF (in the event SEBI has not sought clarifications or additional information from the Manager)	Friday, February 07, 2025
6)	Identified Date [(2)]	Tuesday, February 11, 2025
7)	Last date by which this LoF is to be dispatched to the Public Shareholders whose names appear on the register of members on the Identified Date	Tuesday, February 18, 2025
8)	Last date by which the committee of the independent directors of the Target Company is required to publish its recommendation to the Public Shareholders for this Open Offer	Friday, February 21, 2025
9)	Last date for upward revision of the Offer Price and/or Offer Size	Monday, February 24, 2025
10)	Date of Public Announcement for Opening the Offer	Tuesday, February 25, 2025
11)	Date of Commencement of the Tendering Period ("**Offer Opening Date**")	Thursday, February 27, 2025
12)	Date of Closing of the Tendering Period ("**Offer Closing Date**")	Wednesday, March 12, 2025
13)	Last date for communicating Rejection/acceptance and payment of consideration for accepted equity shares or equity share certificate/ return of unaccepted share certificates/credit of unaccepted shares to Demat Account	Wednesday, March 26, 2025

(1) *The above timelines are indicative (prepared on the basis of timelines provided under the SEBI (SAST) Regulations, 2011) and are subject to receipt of relevant approvals from various statutory/regulatory authorities and may have to be revised accordingly.*

(2) *Identified Date is only for the purpose of determining the names of the Eligible Equity Shareholders as on such date to whom the Letter of Offer will be sent. It is clarified that all the holders (registered or unregistered) of Equity Shares of the Target Company except the Acquirers, Promoter/Promoter Group Sellers of the Target Company, are eligible to participate in this Offer any time during the tendering period of the Offer.*

VIII. PROCEDURE FOR TENDERING THE SHARES IN CASE OF NON-RECEIPT OF LETTER OF OFFER:

1) Persons who have acquired Equity Shares but whose names do not appear in the register of members of the Target Company on the Identified Date i.e., the date falling on the tenth (10th) Working Day prior to the commencement of Tendering Period, or unregistered owners or those who have acquired Equity Shares after the Identified Date, or those who have not received the Letter of Offer, may also participate in this Offer. An accidental omission to send the Letter of Offer to any person to whom the Offer is made or the non-receipt or delayed receipt of the Letter of Offer by any such person will not invalidate the Offer in any way.
2) The Public Shareholders may also download the Letter of Offer from the website of SEBI i.e., www.sebi.gov.in or obtain a copy of the same from the Registrar to the Offer on providing suitable documentary evidence of holding of the equity shares and their folio number, DP Identity, Client Identity, Current Address and Contact Details.
3) In the event that the number of Equity Shares validly tendered by the Public Shareholders under this Offer is more than the number of Equity Shares agreed to be acquired in this Offer, the Acquirers shall accept those Equity Shares validly tendered by such Public Shareholders on a proportionate basis in consultation with the Manager to the Offer.
4) The Open Offer will be implemented by the Acquirers subject to applicable laws, through the stock exchange mechanism made available by the stock exchanges in the form of a separate window ("**Acquisition Window**"), as provided under the SEBI (SAST) Regulations, 2011 and SEBI circular bearing number CIR/CFD/POLICY/CELL/1/2015 dated April 13, 2015, as amended from time to time, read with the SEBI circular bearing number CFD/DCR2/CIR/P/2016/131 dated December 09, 2016, as amended from time to time ("**Acquisition Window Circulars**") and SEBI Circular bearing number SEBI/HO/CFD/DCR-III/CIR/P/2021/615 dated August 13, 2021 issued by SEBI. As per SEBI Circular bearing number SEBI/HO/CFD/DCR-III/CIR/P/2021/615 dated August 13, 2021, a lien shall be marked against the shares of the shareholders participating in the tender offer. Upon finalisation of the entitlement, only the accepted quantity of shares shall be debited from the demat account of the shareholders. The lien marked against unaccepted shares shall be released. The detailed procedure for tendering and settlement of shares under the revised mechanism is specified in the Annexure to the said circular.
5) BSE Limited, Mumbai ("**BSE**") shall be the Stock Exchange for the purpose of tendering the equity shares in the Open Offer.
6) The Acquirers will appoint a registered broker as a Buying Broker for the purpose of this Open Offer through whom the purchases and settlements on account of the Offered Shares tendered during the tendering period under this Open Offer will be made.
7) All Public Shareholders who desire to tender their Equity Shares under the Offer would have to intimate their respective Stock Broker ("**Selling Broker**") within the normal trading hours of the secondary market, during the Tendering Period.
8) A separate Acquisition Window will be provided by BSE to facilitate the placing of orders. The Selling Broker would be required to place an order / bid on behalf of the Public Shareholders who wish to tender Equity Shares in the Open Offer using the Acquisition Window of the BSE. Before placing the order/bid, the Selling Broker will be required to mark lien on the tendered Equity Shares. Details of such Equity Shares marked as lien in the demat account of the Public Shareholders shall be provided by the depository to the Indian Clearing Corporation ("**Clearing Corporation**").
9) As per the provisions of Regulation 40(1) of the SEBI (LODR) Regulations, 2015, as amended and SEBI's press release dated December 03, 2018, bearing reference no. PR 49/2018, requests for transfer of securities shall not be processed unless the securities are held in dematerialised form with a depository with effect from April 01, 2019. However, in accordance with the circular issued by SEBI bearing reference number SEBI/HO/CFD/CMD1/CIR/P/2020/144 dated July 31, 2020, shareholders holding securities in physical form are allowed to tender shares in an open offer. Such tendering shall be as per the provisions of the SEBI (SAST) Regulations, 2011. Accordingly, Public Shareholders holding Equity Shares in physical form as well are eligible to tender their Equity Shares in this Open Offer as per the provisions of the SEBI (SAST) Regulations, 2011.
10) **Equity Shares should not be submitted/tendered to the Manager to the Open Offer, the Acquirers or the Target Company.**
11) The detailed procedure for tendering Equity Shares in the Open Offer will be available in the Letter of Offer, which shall be available on the website of SEBI i.e., www.sebi.gov.in.

IX. THE DETAILED PROCEDURE FOR TENDERING THE SHARES IN THE OFFER WILL BE AVAILABLE IN THE LETTER OF OFFER.

X. OTHER INFORMATION:

1) For the purpose of disclosures in this DPS relating to the Target Company, the Acquirers have relied on the publicly available information and information provided by the Target Company and have not independently verified the accuracy of details of the Target Company. Subject to the aforesaid, the Acquirers accept the responsibility for the information contained in the Detailed Public Statement and also for the obligations of the Acquirers as laid down in the SEBI (SAST) Regulations, 2011 and subsequent amendments made thereof.
2) Pursuant to Regulation 12 of SEBI (SAST) Regulations, 2011, the Acquirers have appointed Mark Corporate Advisors Private Limited as Manager to the Offer.
3) The Acquirers have appointed Bigshare Services Private Limited, as Registrar to the Offer having Registered Office at Office No. S6-2, 6th Floor, Pinnacle Business Park, Next to Ahura Centre, Mahakali Caves Road, Andheri (East), Mumbai-400093 , Tel. No.: +91 22 62638200, Email ID: investor@bigshareonline.com; Contact Person: Maruti Eate, SEBI Reg. No.: INR000001385.
4) In this DPS, any discrepancy in any table between the total and sums of the amount listed is due to rounding off and/or regrouping.
5) This DPS and the PA will also be available on the website of SEBI i.e., www.sebi.gov.in.

Issued by Manager to the Offer:

MARK

MARK CORPORATE ADVISORS PRIVATE LIMITED
CIN: U67190MH2008PTC181996
404/1, The Summit Business Bay, Sant Janabai Road (Service Lane),
Off Western Express Highway, Vile Parle (East),
Mumbai-400 057. Maharashtra. India.
Contact Person: Mr. Manish Gaur
Telephone No.: +91 22 2612 3207/08
Email ID: openoffer@markcorporateadvisors.com
Investor Grievance Email ID: investorgrievance@markcorporateadvisors.com
SEBI Registration No.: INM000012128

For and on behalf of the Acquirers:

Sd/- **Sudhir Reddy Posireddy** **("Acquirer 1")**	**Sd/-** **Naraharisetty Mohan Krishna** ("**Acquirer 2**")
Sd/- **Swathi Ramreddy** ("**Acquirer 3**")	For **Arka Defence Private Limited** ("**Acquirer 4**") **Sd/-** **Swathi Ramreddy** **Authorised Director**

Date : January 10, 2025
Place : Hyderabad

THE KOLHAPUR URBAN CO-OPREATIVE BANK LIMITED, KOLHAPUR

Head Office: 514, 'D' Ward, Gangawesh, Kolhapur, Tal-Karvir, Dist-Kolhapur Tel. No: (231) 2547242, 2547243, **E-mail: lavad@kopurbanbank.com**

PUBLIC SALE NOTICE No.1

PUBLIC NOTICE FOR SALE OF LAND AND INDUSTRIAL,COMMERCIAL,RESIDENCY BUILDING ICHALKARANJI INDUSTRIAL CO-OP. ESTATE LTD.: WITHIN MUNICIPAL LIMITS OF ICHALKARANJI, TAL-HATKANANGALE, DIST-KOLHAPUR UNDER PROVISIONS OF SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 AND RULES FRAMED THEREUNDER

The undersigned being the Authorized Officer of The Kolhapur Urban Co-operative Bank Ltd; Kolhapur under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "the said Act") invites offers in the prescribed tender forms from interested parties to purchase the properties detailed in the table herein below put up for sale by the Bank on 'AS IS WHERE IS WHAT IS' basis under provisions of the said Act and Rules framed there under to recover its dues. The properties are in symbolic possession of the Bank under section 13(4) of the said Act.

Names of Borrower	Outstanding amount due	Description of property under sale	Reserve price
(1) M/s. R.N. Kulkarni and Sons Textile Private Limited, 18/442, Industrial Estate, Ichalkaranji, Tal-Hatkangale, Dist-Kolhapur ("Borrower Company"), (2) **Shri Shirish Ramchandra Kulkarni,** ("Director"),(3) **Mrs. Smita Shirish Kulkarni,** ("Director"), (4) **Shri Dhananjay Shirish Kulkarni,** ("Director"), (5) **Shri Shirish Ramchandra** Kulkarni, ("Guarantor"), (6) **Mrs. Smita Shirish Kulkarni,** ("Guarantor"), (7) **Shri Dhananjay Shirish Kulkarni,** ("Guarantor") No 2 to 7 Address -CTSNo 586/587/601 to 604 And 609 Plot B-34 TP Scheme -2 Final Plot no -6 Near Shahu Putala Ichalkaranji Tal-Hatkangale, Dist-Kolhapur	Rs.5,00,79,023.00 due as on 30/04/2024 in aggregate as detailed in two demand notices dated 18/05/2024 issued u/s.13(2) of the said Act by the Bank to the Borrower, which now aggregate amounts of Rs.5,38,19,479.41 due as on 31/12/2024 in aggregate with further interest, cost etc.	All that piece and parcel of the non-agricultural plot of land bearing and known as Plot No.34 B, out of R.S. No.586, 601 and 609, New TP Scheme No. II, Final Plot No.6 (part), C.T.S. No.13081, situated at Ichalkaranji Industrial Co-op. Estate Ltd.: within municipal limits of Ichalkaranji, Tal-Hatkanangale, Dist-Kolhapur admeasuring about 920.00 sq. meters together with industrial godown, commercial space, residiantial building with parking area & garden space, compound wall etc.	Rs.6,65,34,000.00

Tender documents containing terms and conditions of sale are available at the Bank's Head Office at the address mentioned above. Offers are invited in sealed envelope accompanied with payment of tender fee of Rs.1180.00 with GST (non-refundable) and earnest money deposit of Rs.66,53,400.00 (re-fundable to unsuccessful bidders without interest within 30 days from date of opening of tenders) by demand draft/pay order drawn in favor of the Bank payable at Kolhapur. Offers below reserve price and/or with conditions will be invalid. Offers in the manner stipulated in the tender document will be received till **12/02/2025 up to 4.30 p.m.** and will be opened on **14/02/2025 at 04.30 p.m** in the Head Office of the Bank at the addresses mentioned above. For inspection of properties and more details the undersigned may be called upon during office hours on working days of the Bank on **Mobile No.9552586125, 9890652001.**

STATUTORY NOTICE UNDER RULE 8 (6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

This is also a notice under rule 8(6) of the Security Interest (Enforcement) Rules, 2002 to the Borrowers and other obligors in the matter.

Place: Kolhapur.
Date: 09/01/2025.

Sd/- (S.B.Bandar) Authorized Officer,
The Kolhapur Urban Co-op. Bank Ltd., Kolhapur.

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homefirst
We'll take you home

Home First Finance Company India Limited

CIN: L65990MH2010PLC240703, Website: homefirstindia.com,
Phone No.: 180030008425, Email ID: loanfirst@homefirstindia.com

DEMAND NOTICE U/s 13(2)

You the below mentioned borrower has availed loan by mortgaging the schedule mentioned property and you the below mention has stood as borrower/co- borrower guarantor for the loan agreement. Consequent to the defaults committed by you, your loan account has been classified as non- performing asset on 03-01-2025 under the provisions of the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (in short SARFAESI Act). We Home First Finance Company India Limited have issued Demand Notice u/s 13(2) read with section 13(13) of the SARFAESI Act to the address furnished by you. The said notices are issued as on **03-01-2025** and these notices state that you have committed default in payment of the various loans sanctioned to you. Therefore, the present publication carried out to serve the notice as the provision of Section 13(2) of SARFAESI Act and in terms of provision to the rule 3(1) of the Security Interest (Enforcement) Rules, 2002:

Sr. No.	Name and Address of the Account, Borrower(s)& Guarantor(s)	Details of the security to be enforced	Total Outstanding as on date of Demand Notice plus further interest and other expenses (in Rs.)
1	Mangal Valmik Aher,Late Valmik Popat Aher (Deceased),Avinash Walmik Aher,Other Legal Representatives of Late Valmik Popat Aher (Deceased)	Plot No. 111 & 138,Niwas Apartments, A & B Wing, S. No. 194/A, Pimpalgaon Bahula Shiwar, Shramik Nagar, Shivaji Nagar, Satpur,Nashik,Maharashtra,422007 Bounded by East-Plot No.110 & 139, West-Plot No.112 & 137, South-25.00 Feet wide Colony Road, North-25.00 feet wide colony road.	17,37,952
2	Keshav Uttam Jagtap,Pravin uttam Jagtap,UTTAM TULSHIRAM JAGTAP,Chhayabai Uttam Jagtap	Flat No.A-404,Fourth Floor, WING A,Laxminarayan Hills, Plot No. No 44+45+46+47,S.No.288/1/A/44 to 47, CTS No-5530, Pathardi Shiwar ,Pathardi Phata,Nashik,nashik,Maharashtra,422010 Bounded by East- Flat No.A-403, West-Open, North-Passage Duct & Flat No.A-405, South-Open	20,31,231
3	Shashikumar Bhola Prasad,Ramnti Shashi Prasad,Gopal Shashi Prasad	Row House No.01, Row House No. 01, Gut No. 194/A, Plot No. 188, Swapnil Apartment, Pimpalgaon Bahula, Shramik Nagar, Satpur,Nashik,Maharashtra,422007 Bounded by East-Colony Road, West-Open Space, North-Row House No.02, South-Open Space.	16,18,830
4	Pooja Dilip Shinde,Dilip Laxman Shinde,	Bungalow-Plot No 11 South Side, Survey No 185/2A/A2, Bardiya Nagar, Near Manmad Bus Stand, Manmad, Nandgaon, Nashik,Maharashtra,423104 Bounded by North- Remaining Plot Area, South-6 Mts Road, East- Zhakeriya Shoki /Plot No-10, West- N.A Property of Survey No.185/A/B/C/D.	9,78,855

You are hereby called upon to pay Home First Finance Company India Limited within the period of 60 days from the date of publication of this Notice the aforesaid amount with interest and cost failing which Home First Finance Company India Limited will take necessary action under the Provisions of the said Act against all or any one or more of the secured assets including taking possession of secured assets of the borrowers, mortgagors and the guarantors. The power available to the Home First Finance Company India Limited under the said act include (1) Power to take possession of the secured assets of the borrowers/guarantors including the rights to transfer by way of lease, assignment of sale for releasing secured assets (2) Take over management of the secured assets including rights to transfer by ways of lease, assignment or sale and realize the secured assets and any transfer as of secured assets by Home First Finance Company India Limited shall vest in all the rights and relation to the secured assets transferred as it the transfer has been made by you.

In terms of the Provisions of the Section 13(13) of the said act, you are hereby prohibited from transferring, either by way of sale, lease or otherwise (other than in the normal course of your business), any of the secured assets as referred to above and hypothecated/mortgaged to the Home First Finance Company India Limited without prior consent of the Home First Finance Company India Limited.

Place: Nashik, Date: 10-01-2025 **Signed by: AUTHORISED OFFICER, Home First Finance Company India Limited**

महाराष्ट्र ग्रामीण बँक

MAHARASHTRA GRAMIN BANK

PUBLIC NOTICE FOR SALE

Head Office : Plot No. 42, Gut No. 33 (Part), Golwadi Village, Growth Center, Waluj Mahanagar IV, CIDCO, Ch. Sambhajinagar 431 136
Regional Office: Rashminagar, Near Auditor Society, Harsul T-Point, Ch. Sambhajinagar

SALE NOTICE THROUGH E-AUCTION (ONLINE AUCTION) UNDER SARFAESI ACT, 2002 CUM NOTICE TO BORROWERS/GUARANTORS SALE NOTICE UNDER SARFAESI ACT, 2002 (HEREAFTER REFERRED TO AS ACT) r/w SECURITY INTEREST (ENFORCEMENT) RULES,2002 (Hereafter referred to as Rules)

In exercise of powers conferred under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002 and pursuant to the possession of the secured assets of the borrowers(s)/ mortgagors mentioned hereunder, the public and all concerned including the concerned borrowers/mortgagors, their legal heirs/representatives, as the case may be are hereby informed that offers are invited by the Bank for purchase of the properties listed below. Whereas the Authorized Officer of the bank has decided to sell the properties described herein below on **"AS IS WHERE IS BASIS"** and **"AS IS WHAT IS BASIS"** under rules 8 & 9 of said Act, through online public auction. Maharashtra Gramin Bank is a secured creditor and any pending litigation from any other creditors of the borrower firm/partners shall not adversely affect the purchaser's right and title to the property purchased through e-auction. Moreover, there is no stay on sell of property from any Court.

Lot No.	Name of Borrower & Guarantor / Address / Branch Name / Loan A/c No.	Description Of Property	Total Dues Rupees	Reserve Price Rs. EMD Bid Increase Amt. Rs.	Date of Actual Possession
01	**Borrower:** **1. Shri. Vijay Babanrao Gaikwad &** **2.Smt.Pushpa Babanrao Gaikwad** Office Address: Sai Engineer, k238/6,MIDC Waluj,Chh.Sambhajinagar Residential Address:Sawtanagar ,Near Bhagatsing High School, At Post Ranjangaon Shenpunji Tq.Gangapur Dist.Chh.Sambhajinagar **Branch Name: Samarthnagar** **Loan A/C No. 80029503585**	Flat No C-4, Kesar Park, Sarv No 158, Mayur Park Area Harsool, Ch. Sambhajinagar Having built up area of 60.25 SQM **Boundaries of Flat No B-2:** **East:-**Flat No D-4 **West:-** Open to Sky **North:-**Flat No B-4 **South :-** Open to sky	As On 31/08/2017 **Rs. 21,07,150/-** + Unapplied interest, expenses and other charges w.e.f 01/09/2017	**Rs. 16,74,000/-** **Rs. 16,740/-** **Rs. 10,000/-**	09/01/2019

Date & Time of Inspection of the Property: 24/01/2025; 11:00 AM to 5:00 PM

Last Date For Submission Of EMD & Online Bid: 27/01/2025; Up to 5:00 PM

Date & Time Of E-Auction (With Auto Extensions of 5 Minutes In Case Bid Is Placed Within Last 5 Minutes): 29/01/2025; 11:00 AM to 1:30 PM

TERMS & CONDITIONS:

1) The auction sale will be on line E-Auction/Bidding through website https://sarfaesi.auctiontiger.net on E-Auction date as mention with auto extensions of 5 minutes duration each in case bid placed within last 5 minutes. 2) Intending bidders should hold a valid email address. For details with regard to E-auction, please contact **M/s E-Procurement Technologies Ltd. – Auction Tiger, B-704, Wall Street-II, Opp. Orient Club, Nr. Gujrat College, Ellis Bridge, Ahmedabad-380006 Gujrat (India) Tel. Help Line No.9265562821,079-68136837/80,9265562818 Mr. Praveenkumar Thevar 9722778828- 07935022145/149/182 Help Line e-mail : maharashtra@auctiontiger.net/ praveen.thevar@auctiontiger.net at the web portal https://sarfaesi.auctiontiger.net. For further details if any in this regards, kindly contact Shri. M.S. Wadkar, Authorized Officer / Regional Manager, Maharashtra Gramin Bank, Regional Office, Ch. Sambhajinagar , e-mail ID: rmaurangabad@mahagramin.co.in Mobile No. 9422708894.** 3) Bidders are advised to go through the website https://sarfaesi.auctiontiger.net for detailed terms and conditions of auction sale before submitting their bids and taking part in the e-auction sale proceedings. 4) Prospective bidders may avail online training on e-auction at the web portal https://sarfaesi.auctiontiger.net. 5) Tender shall be submitted online only in the prescribed format with relevant details; as available in the website from date of publication. 6) Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT to the credit of Account No. **80041093026** Authorized Officer/ Regional Manager, Maharashtra Gramin Bank, **Ch. Sambhajinagar** Region, **Samarthnagar** Branch, IFSC Code: **MAHG0005129** before submitting the tender online. 7) A copy of the tender form along with the enclosures submitted online (also mentioning the UTR No.) shall be forwarded to the Authorized officer / Regional Manager, Maharashtra Gramin Bank, Regional office, **Ch. Sambhajinagar** so as to reach before 48 hours of E-Auction date as mentioned. 8) The bid price to be submitted shall be above the Reserve Price and bidders shall improve their further offers in multiple of Rs.10000/-(Rs. Ten Thousand only). 9) The successful bidder shall have to deposit 25% of the purchase amount (including Earnest Money already paid), immediately on closure of the e-auction sale proceedings on the same day of the sale in the mode stipulated in clause of 6 above. The balance of the bid amount shall have to be deposited within 15 days of acceptance/confirmation of sale conveyed to them. 10) The EMD of the unsuccessful bidders will be returned on the closure of the e-auction sale proceedings, as per details provided by such bidders in the "auction bid form". 11) The sale is subject to confirmation by the Bank. If the borrower/guarantor pays the amount due to the bank in full before date of sale, no sale will be conducted. 12) The property is sold on subject strictly on "As is where is basis" and "As is what is basis" and the intending bidders should make discreet enquiries as regards to any claim, charges on the property of any authority, besides the Bank's charges and should satisfy themselves about the title, extent, quality and quantity of the property before submitting their bid. No claim of whatsoever nature regarding the property put for sale, charges/encumbrances over the property or on any other matter, etc., will be entertained after submission of the online bid. 13) The Bank has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/modify any terms and condition of the sale without any prior notice and assigning any reason. 14) The purchaser shall bear the stamp duties, charges including those of sale certificates, registration charges, all statutory dues payable to government, taxes and rates and outgoings, both existing and future relating to the properties. The sale certificate will be issued only in the name of the successful bidder. 15) The intending purchasers can inspect the property with prior appointment at his/her expenses on the time and date mentioned above. For inspection of the properties, please contact **Shri M.S. Wadkar Authorized Officer & Regional Manager, Maharashtra Gramin Bank, Chh. Sambhajinagar, Mob. 9422708894 OR Branch Managar, Mrs. S.D. Deshmukh, Mob.9637745327 OR Service Provider, Mr. Praveenkumar Thevar Mob : 9722778828- 07935022145/149/182 .**16) The sale is subject to the conditions prescribed in the SARFEASI Act/Rules 2002 and the conditions mentioned above. 17) For further details contact persons given in Sr.No.15 as above.

Date : 10.01.2025
Place : Ch. Sambhajinagar

Authorized Officer / Regional Manager
Maharashtra Gramin Bank, Regional Office, Ch. Sambhajinagar

SHRIRAM HOUSING FINANCE

SHRIRAM HOUSING FINANCE LIMITED

Head Office: Level -3, Wockhardt Towers, East Wing C-2 Block, Bandra Kurla Complex, Bandra (East), Mumbai 400 051; **Tel:** 022 4241 0400, 022 4060 3100 ; **Website:** http://www.shriramhousing.in
Reg.Off.: Srinivasa Tower, 1st Floor, Door No.5, Old No.11, 2nd Lane, Cenatoph Road, Alwarpet, Teynampet, Chennai-600018
Branch Off : 2nd Floor, Kandi Towers, Rokda Hanuman Colony, Near Amarpreet Hotel, Jalna Road, Aurangabad – 431001

APPENDIX-IV-A [SEE PROVISION TO RULE 8(6)] SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision 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, Mortgagor/s and Guarantor/s that the below described immovable properties mortgaged/ charged to the Shriram Housing Finance Limited and the Symbolic Possession of which have been taken by the Authorized Officer of Shriram Housing Finance Limited (SHFL) Secured Creditor, will be sold on **"As is where is", "As is what is" and "Whatever there is" basis in an auction scheduled on 21/02/2025 between 11.00 A.m. to 12.00 p.m.** as per the briefs particular given herein under for recovery of balance due to the Shriram Housing Finance Limited from the Borrower(s) /Guarantor(s) and Mortgagor(s), as mentioned in the table. Details of Borrower(s) /Guarantor(s) and Mortgagor(s), amount due, Short Description of the Immovable property and encumbrances known thereon (if any), possession type, reserve price and earnest money deposit & bid increment details are also given as under:

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagers	Date & Amount of 13(2) Demand Notice	Reserve Price (Rs.) & Bid Increment	Earnest Money Deposit Details (EMD) Details.	Date & Time of Auction	Contact Person and Inspection date
1. MR. ABHIJEET BHANUDAS SALVE (Borrower) **2. MRS. BHARATI ABHIJEET SALVE (Co-Borrower)** **3. MRS. ANITA BHANUDAS SALVE (Co-Borrower)** **4. M.S. BHANU MOTORS (Co-Borrower)** **All having residence address at:** **R/o. B SECTOR, PLOT NO B 24 N 4 CIDCO, OPP MODAK HOTEL AURANGABAD H.O AURANGABAD, MAHARASHTRA-431001** **ALSO AT: PLOT NO.24, SECTOR N 4, SURVEY NO 70 PART, MUKUNDWADI,AURANGABAD HIGH COURT BUILDING, AURANGABAD, MAHARASHTRA-431005** **LAN: SLPHAURD0000615** **Date of Possession & Type** **26/12/2024 & Symbolic Possession** **Encumbrances known** Not Known	Demand Notice Date: 16/10/2024 Rs.55,09,190/- (Rupees Fifty Five Lakh Nine Thousand One Hundred and Ninty Only) as on 14-10-2024 under reference of Loan Account No. SLPHAURD0000615 with further interest at the contractual rate, within 60 days from the date of receipt of the said notice.	Rs. 2,38,17,600/- (Two Crores Thirty Eight Lakhs Seventeen Thousand Six Hundred Only) **Bid Increment** Rs. 10,000/- and in such multiples **Earnest Money Deposit (EMD) (Rs.)** Rs. 23,81,760/- (Rupees Twenty Three Lakh Eighty One Thousand Seven Hundred Sixty Only **Last date for submission of EMD :. 20th Feb, 2025** **Time 10.00 a.m. to 05.00 p.m.**	EMD amount to be deposited by way of RTGS/ NEFT to the account details mentioned herein below: **BANK NAME-** AXIS BANK LIMITED **BRANCH-** BANDRA KURLA COMPLEX, MUMBAI **BANK ACCOUNT NO-** Current Account No. 911020045677633 **IFSC CODE-** UTIB0000230	**21st Feb, 2025** **Time. 11.00 A.m. to 12.00 p.m.**	**Sunil Manekar** **8999344897** **Ashfaq Patka** **9819415477** **Mayur Bhojane** **8898527076** **Akshay Gupta** **8983552737** **Inspection Date: 18.01.2025** **Time 12.00 p.m. to 3.00 p.m.**

Description of Property

All that Piece and Parcel of immovable property Bearing Plot No.24 admeasuring 250 sq.mtr, buitup 175 sq.mtr, ground floor, chhatrapati shivaji maharaj chowk survey no.70/part at CIDCO N-4 B Sector, Mukundwadi CIDCO, Aurangabad Bounded As under:East : Road, West : Cidco Land, South : Plot No.25, North : Plot No.23

The Authorised Officer reserves the right to reject any or all bids without furnishing any further reasons. For details related to the auction terms and conditions and for the place of Tender Submission / for obtaining the bid form / Tender open & Auction process, Please visit the website, please visit the website of Shriram Housing Finance Limited at website address - https://shriramhousing.in/e-auction-Residential provided in the Shriram Housing Finance Limited website.

The online auction will be conducted on website: https://www.bankeauctions.com of our auction agency C1 India Pvt. Ltd., Address: - Plot No. 68 ,3rd Floor, Sector-44, Gurugram- 122003, Haryana, For any assistance, You may write email to on Email id: tn@c1india.com, support@bankeauctions.com

NB: Please note that the secured creditor is going to issue the sale notice to all the Borrower(s) / Guarantor(s) / Mortgagor(s) by Speed / Registered post / Courier. In case the same is not received by any of the parties, then this publication of sale notice may be treated as a substituted mode of service.

STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8 (6) OF THE SARFAESI ACT, 2002

The borrower/mortgagors/ guarantors are hereby notified to pay the sum as mentioned above along with up to dated interest and ancillary expenses before the date of e-Auction, i.e. 21/02/2025, failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.

Place : Aurangabad
Date : 10-01-2025

Sd/- Authorised Officer
Shriram Housing Finance Limited