

GRIHUM HOUSING FINANCE LIMITED
(FORMERLY KNOWN AS POONAWALLA HOUSING FINANCE LTD)
Registered Office: 6th Floor, B Building, Ganga Trueno, Lohagaon, Pune, Maharashtra 411014

APPENDIX IV (See rule 8(1))
POSSESSION NOTICE
(For Immovable Property)

Whereas, the undersigned being the Authorised Officer of Grihum Housing Finance Limited (formerly known as Poonawalla Housing Finance Limited as the name Poonawalla Housing Finance Limited changed to Grihum Housing Finance Limited with effect from 17 Nov 2023 (Previously known as Magma Housing Finance Limited and originally incorporated with name of GE Money Housing Finance Public Unlimited Company) herein after referred as Secured Creditor of the above Corporate/ Register office under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred as the "said Act") and in exercise of the powers conferred under Section 13 (2) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued a demand notice below dated calling upon the below Borrowers to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

The borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken 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 8 of the said rules of the Security Interest Enforcement Rules 2002 on the dates mentioned herein below.

The borrowers 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 secured Creditor the amount and interest thereon. The borrower's attention is invited to provisions of sub-section (6) of section 13 of the Act, in respect of time available, to redeem the secured assets. Details of Property taken in possession are herein below.

Sr. No.	Name of Borrowers	Description of Property	Possession taken Date	Date of statutory Demand Notice	Amount in Demand Notice (Rs.)
1.	SACHIN A JAITPAL, PRIVANKA SACHIN JAITPAL	All That Piece And Parcel Of The Flat No. 302, On 03rd Floor, Building No. 6-U, Ad-measuring Area 531.00 Sq. Fts., Carpet Area, In The Building Known As "Shubh Vastu" Constructed Of N.A. Land Bearing Plot No.6, Admeasuring About 14.210.00 Sq.Mtrs., Bearing Survey/Gut No.122, 123, 124, 125, 126, 127, 128, 131, 134, 143a, 143b, 144, 146b An 147, Site/Lying & Being At Village Khatalvi, Taluka Shahapur, Dist. Thane And Within The Limits Of Grampanchayat Khatalvi And Also Within Registration District Thane, Subregistration District Shahapur. And Boundaries Of The Property East - Survey No. Na West - Survey No. Na North - Survey No. Na South - Survey No. Na	26/05/2025	06/02/2025	Loan No. HL0023510000005041084 Rs. 30,12,950/- (Rupees Thirty Lakh Twelve Thousand Nine Hundred Fifty Only) payable as on 06/02/2025 along with interest @ 11.85 p.a. till the realization.
2.	BAIJNATH GUPTA, URMILA BAIJNATH GUPTA	All That Piece And Parcel Of The Flat No. 104, On 1st Floor, B Wing, Area Admeasuring 430 Sq. Ft., Carpet Area, Type B, Building Known As " Shree Samarth Apartment", Bearing Gut No. 102 Area Adm 0-13-0hr & 103/2 Area Adm. 0-24-0hr, Lying Being And Situate At Village Salwad Taluka District-Palghar. Particularly Mentioned In Sale Deed Executed.	27/05/2025	08/09/2024	Loan No. HL00491100000005011633 Rs. 14,05,289/- (Rupees Fourteen Lakh Five Thousand Two Hundred Eighty Nine Only) payable as on 08/09/2024 along with interest @ 13.00 p.a. till the realization.
3.	NITIN CHHABIRAJ PARMAR, DOLLY NITIN PARMAR, KANTA CHHABIRAJ PARMAR	All That Premises Of Flat No. 101, Area Adm. 920 Sq. Ft. (Built Up) On 01st Floor, In Building No. 3, In The Building Known As "Matoshri Complex Constructed On Bearing Survey No. 69, Hissa No. 6 Area Adm. 1950 Sq. Mtr., Lying, Being And Situate At Village Devrung, Tal. Bhiwandi, District Thane Within The Registration District Thane, Sub Registration District Bhiwandi (Hereinafter For The Sake Of Brevity Called And Referred To As The "Said Property"), And Boundaries Of The Plot East- Building No. 10 West- Open Plot North-Building No. 4 South- Building No. 2	28/05/2025	06/02/2025	Loan No. HF0235H21100161 Rs. 23,05,350/- (Rupees Twenty Three Lakh Five Thousand Three Hundred Fifty Only) payable as on 06/02/2025 along with interest @ 12.85 p.a. till the realization.

Place: MUMBAI Date: 01.02.2025

Sd/- Authorised Officer, Grihum Housing Finance Limited, (Formerly known as Poonawalla Housing Finance Limited)

Office of the Executive Engineer, Drinking Water & Sanitation Division, Sahibganj

Very Short Term Tender e-Procurement Notice (9th Call)
e-Tender Reference No. :- DWSD/SAHIBGANJ- 11/2024-25

Date- 30.05.2025

Sl.	Name of Work	Name of Scheme	Group No.	Model No.	No. of Schemes	No. of FHTC	Estimated Cost (In Lac)	Earnest Money (In Lac)	Cost of BOQ (In Rs.)	Month
1	2	3	4	5	6		7	8	9	10
1	1. Construction of rural water supply Scheme with 1.0 HP DC Solar motor pump complete set &Construction of DT/GPT/HYDT/HYGPT (as applicable) Bore wellfor Tolas/Village/Areas which is not included in MVS and has no electricity or less electricity to supply water 2000 LPH at least 15/30 year for 24x7 supply under JJM in the state of Jharkhand. (Model-1B) 2. Construction of rural water supply Scheme with 2 Nos. 1.00 HP DC Solar motor pump complete set for Tolas/ Village/ Areas which is not included in MVS and has no electricity or less electricity on 2 Nos. DT/GPT/HYDT/HYGPT (as applicable) having potential to supply water 2000 LPH maximum at least 15/30 years for 24 x 7 supply under JJM in the state of Jharkhand. (Model-3) 3.Construction of rural water supply Scheme with 2 Nos. 2.00 HP DC Solar motor pump complete set for Tolas/ Village/ Arc as which is not included in MVS and no electricity or less electricity on 2 Nos. DT/GPT/HYDT/HYGPT (as applicable) having potential to supply water 2000 LPH maximum at least 15/30 years for 24 x7 supply under JJM in the state of Jharkhand.(Model-4)	Topara Group of SVS	SVS-03	1B	21	616	193.38	3.90	10000.00	6 Months
2	Date & Time of Publication of Tender on website						03.06.2025/ 05:00 P.M			
3	Last Date & Time for receipt of Bid						10.06.2025/ 05:00 P.M			
4	Last date/ time of Online submission of Earnest Money and Cost of BOQ(As per Letter No.-120, dated-03.10.2023 of Secretary to Govt., Information Technology & e-Governance Department, Govt. of Jharkhand)						10.06.2025/ 05:00 PM			
5	Date & Time of Opening of Tender						11.06.2025 / 05:00 PM			
6	Name & address of office inviting tender					Executive Engineer, Drinking Water & Sanitation Division,Sahibganj, Jharkhand				
7	Name & address of Opening office					Executive Engineer, Drinking Water & Sanitation Division, Sahibganj Jharkhand				
8	Contact No. of Procurement Office					9264195681				
9	Helpline No. of e-procurement cell					9264195681				

Note:-


- No Claim shall be entertained because of disruption of internet service being used by the bidders. Bidders are advised to upload their bids well in advance to avoid last minute technical snags.
- Further details can be seen on website <http://jharkhandtenders.gov.in>
- Estimated cost may be increase or decrease.

Executive Engineer

Drinking Water and Sanitation, Division Sahibganj

PR 353983 Drinking Water and Sanitation (25-26)_D

AAVAS FINANCIERS LIMITED
(CIN:L65922RJ2011PLCO34297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020



AUCTION NOTICE

Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8(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 physical possession of which has been taken by the Authorised Officer of AAVAS FINANCIERS LIMITED Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis. The details of the cases are as under.

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagors	Dues As on	Date & Amount of 13(2)Demand Notice	Date of Poss-ession	Description of Property	Reserve Price For Property	Earnest Money For Property	Date & Time of Auction	Place of Tender Submission, Tender Open & Auction at Aavas Financiers Ltd.
GANESH BHAGVAN SONAWANE, BHAGVAN GOVIND SONAWANE,VIDYA GANESH SONAWANE (AC NO.) LNNAS00319-200133575	Rs. 14,23,479.00/- DUES AS ON 26 MAY 2025	8 MAR 24 Rs. 1148191/- DUES AS ON 7 MAR 24	5 SEP 24	ROW HOUSE NO 05 IN THE SCHEM KNOWN AS RUSABH ROW HOUSES CONSTRUCTED ON PLOT NO 74 TO 82/I IN GAT NO 5/B, VILLAGE PIMPALGAON NAIJK TAL NIPHAD, DIST NASHIK, MAHARASTRA ADMEASURING 28.60 SQ. MTR.	Rs. 980244/-	Rs. 98024/-	11.00 AM TO 01.00 PM 03 JULY 2025	SHOP NO 46R.FLOOR, MADHAV PLAZA NR.KINARA HOTEL MUMBAI NAKA NASIK- 422001, MAHARAS HTRA-INDIA
RUPESH RAMESH PATIL, R.S. REKHA RUPESH PATIL (AC NO.) LNB5R00617-180068594	Rs. 11,55,289.00/- DUES AS ON 26 MAY 2025	24 NOV 21 Rs. 954011/- DUES AS ON 24 NOV 21	15 OCT 24	HOUSE NO 4004709, VILLAGE ALYALI, BENDAR PADA, PALGHAR WEST, THANE, MAHARASHTRA ADMEASURING 585 SQ. FT.	Rs. 736920/-	Rs. 73692/-	11.00 AM TO 01.00 PM 03 JULY 2025	1ST FLOOR ,A.D.J.RESIDENCY , ROYAL HOUSE, BEHIND WOOD MALL, LBS MARG, THANE (W)- 400601, MAHARAS HTRA-INDIA
BRUEESH KUMAR, POOJA POOJA (AC NO.) LNTIT00321-220214385	Rs. 18,88,489.00/- DUES AS ON 26 MAY 2025	9 JAN 24 Rs. 1486009/- DUES AS ON 4 JAN 24	25 OCT 24	FLAT NO. 303 SITUATED ON THE THIRD FLOOR IN WING A IN THE BUILDING KNOWN AS KHUSHI PARADISE & BEING LYING AND SITUATED ON LAND BEARING GUT NO. 53/3PT/IAT VILLAGE WAFE,TALUKA SAHAPUR DIST. THANE ADMEASURING 39.45 SQ MTRS (CARPET AREA)	Rs. 1377000/-	Rs. 137700/-	11.00 AM TO 01.00 PM 03 JULY 2025	1ST FLOOR, A.D.J.RESIDENCY , ROYAL HOUSE, BEHIND WOOD MALL, LBS MARG, THANE (W)- 400601, MAHARAS HTRA-INDIA
VIRAJ BHASKAR NAIK, SUSHILA BHASKAR NAIK (AC NO.) LNVIR01421-220208240	Rs. 20,09,704.00/- DUES AS ON 26 MAY 2025	11 JUL 24 Rs. 1722170.5/- DUES AS ON 10 JUL 24	26 OCT 24	FLAT NO.501 A, 5TH FLOOR, BUILDING KNOW AS PRAGATI CO. OP. HSG SOCIETY LTD, NEAR NAGAR PALIKA GARDEN NALLASOPARA WEST , PRAGATI CHSL, SURVEY NO. 16 (OLD 166), PLOT NO. 4, SAMELPADA,VILLAGE SAMEL, TALUKA VASAI, NALLASOPARA WEST, DIST PALGHAR(THANE) PIN-401203 MAHARASHTRA ADMEASURING 39.86 SQ. MTR	Rs. 1470888/-	Rs. 147089/-	11.00 AM TO 01.00 PM 03 JULY 2025	SHOP NO. 236B, 259B & B237, B258, 2ND FLOOR, OSTWAL EMPIRE, ARIHANT E-TYPE, TAL-DIST- PALGHAR-BOISAR- 401501, MAHARAS HTRA-INDIA
KIRAN ANAND SAWANT, KAVYA KIRAN SAWANT,ANAND BALKRISHNA SAWANT GUARANTOR : SURENDRA SHIVA SAWANT (AC NO.) LNB5R00316-170032476	Rs. 8,37,264.00/- DUES AS ON 26 MAY 2025	14 FEB 24 Rs. 606268/- DUES AS ON 13 FEB 24	16 AUG 24	FLAT NO.10411ST FLOORA WINGSAI LILA APT VILTRI MORE NALLASOPARA NTHANE PIN: 401201 ADMEASURING 21.37 SQ. MTR.	Rs. 508824/-	Rs. 50882/-	11.00 AM TO 01.00 PM 03 JULY 2025	SHOP NO. 236B, 259B & B237, B258, 2ND FLOOR, OSTWAL EMPIRE, ARIHANT E-TYPE, TAL-DIST- PALGHAR-BOISAR- 401501, MAHARAS HTRA-INDIA
LAXMAN BABAN UGALE, MRS. SONAL ANKUSH KANGANE GUARANTOR : SAGAR KISAN KHAVALA (AC NO.) LNTHA00321-220210005	Rs. 20,28,700.00/- DUES AS ON 26 MAY 2025	26 DEC 23 Rs. 1613650/- DUES AS ON 26 DEC 23	6 AUG 24	FLAT NO.003, GROUND FLOOR, SUKH VASTU RESIDENCY PHASE III, SURVEY NO.76/7 HISSA NO.7, AT VILLAGE BAPGAON-DEVRUNG, TALUKA BHIWANDI, DISTRICT THANE, WITHIN THE LIMITS OF GRAMPANCHAYAT BAPGAON/DEVRUNG ADMEASURING 580 SQ. FT. EQUIVALENT TO 53.88 SQ. MTRS BUILT UP AREA PIN CODE-421302	Rs. 1294196/-	Rs. 129420/-	11.00 AM TO 01.00 PM 03 JULY 2025	1ST FLOOR,A.D.J.RESID ENCY , ROYAL HOUSE, BEHIND WOOD MALL, LBS MARG, THANE (W)- 400601, MAHARAS HTRA-INDIA
RAHES MUKHTAR SHAIKH, SANA RAEES SHAIKH (AC NO.) LNPAV02122-230266248 & LNPAV09322-230271056	Rs. 16,10,781.00/- & Rs. 4,28,752.00/- DUES AS ON 26 MAY 2025	16 MAY 24 Rs. 1395081/- & Rs. 337626/- DUES AS ON 14 MAY 24	30- AUG- 24	FLAT NO. 305 ON THE 3RD FLOOR, B-WING, THE GREEN CREST, SURVEY NO. 134, HISSA NO. 1/A/1/2 AND SURVEY NO. 134 HISSA NO. 1/A/2, OF VILL- TALOJEMAUKUR, TALUKA- PANVEL, DIST- RAIGAD MAHARASHTRA ADMEASURING 19.012 SQ. MTR.	Rs. 1484856/-	Rs. 148486/-	11.00 AM TO 01.00 PM 03 JULY 2025	NEELKANT LANDMARK,5TH FLOOR,OFFICE, NO.502,BEHIND ORION MALL,NEAR ST STAND,OLD PANVEL-410206, MAHARASHTRA- INDIA
PRASAD SHRIKRISHNA VETURKAR, USHABEN MAHENDRABHAI TARAR (AC NO.) LNBVR02219-200137955	Rs. 17,99,700.00/- DUES AS ON 26 MAY 2025	13 DEC 23 Rs. 1399420/- DUES AS ON 11 DEC 23	17 AUG 24	UNIT NO SS-IB IN SOCIETY KNOWN AS PREANA CHS LTD. UNDER BUDP SCHEAM CONSTRUCTED ON PLOT NO F-76 AND SUB PLOT NO 18 SECTOE 12 SITUATED AT VILLAGE KHARGHAR SITUATED AT NAVI MUMBAI TAL PANVEL DIST RAIGHAD PIN- 402107 ADMEASURING 24 SQ. MTR.	Rs. 4469760/-	Rs. 446976/-	11.00 AM TO 01.00 PM 03 JULY 2025	NEELKANT LANDMARK,5TH FLOOR,OFFICE, NO.502,BEHIND ORION MALL,NEAR ST STAND,OLD PANVEL-410206, MAHARAS HTRA-INDIA

Terms & Conditions: 1). The person, taking part in the tender, will have to deposit his offer in the tender form provided by the AFL which is to be collected from the above branch offices during working hours of any working day, super scribing "Tender Offer for name of the property " on the sealed envelope along with the Cheque/DD/pay order of 10% of the Reserve Price as Earnest Money Deposit (EMD) in favour of AAVAS FINANCIERS LIMITED payable at Jaipur on/before time of auction during office hours at the above mentioned offices. The sealed envelopes will be opened in the presence of the available interested parties at above mentioned office of AAVAS FINANCIERS LIMITED The Inter-se bidding, if necessary will also take place among the available bidders. The EMD is refundable if the bid is not successful. 2). The successful bidder will deposit 25% of the bidding amount adjusting the EMD amount as initial deposit immediately or within 24hrs after the fall of the hammer towards the purchase of the asset. The successful bidder failing to deposit the said 25% towards initial payment, the entire EMD deposited will be forfeited & balance amount of the sale price will have to be deposited within 15 days after the confirmation of the sale by the secured creditor; otherwise his initial payment deposited amount will be forfeited. 3). The Authorised officer has absolute right to accept or reject any bid or adjourn/postpone the sale process without assigning any reason therefore. If the date of tender depositing or the date of tender opening is declared as holiday by Government, then the auction will be held on next working day. 4). For inspection and Interested parties who want to know about the date of tender may contact AAVAS FINANCIERS LIMITED 201,202, 1ind Floor, South End Square, Mansarovar Industrial Area, Jaipur-302020 or [Pushendra Meena - 9875896876](tel:9875896876) or respective branch during office hours. Note: This is also a 15/30 days notice under Rule 9(1)(8)(6) to the Borrowers/Guarantors/Mortgagor of the above said loan accounts about tender inter se bidding sale on the above mentioned date. The property will be sold, if their out standing dues are not repaid in full.

Place : Jaipur Date : 01-06-2025

Authorised Officer Aavas Financiers Limited



Indian Overseas Bank
NIJE BRANCH (0386)
1/A, Nand jyot Industrial Estate, Andheri Kurla Road, Sakinaka, Mumbai-400072
TEL. : 022-28591212/28514655, Email : lob0386@lob.in

POSSESSION NOTICE
(for immovable property) [(Rule 8(1))]

Whereas the undersigned being the Authorised Officer of the Indian Overseas Bank under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 26.08.2024 calling upon the borrowers/mortgagors/ guarantors **Ilyias Ahmad S/o - Mohd Gulam Baitya, Permanent Address : Flat No. 1206 Diamond Isle1 Chsl 12th Floor, Royal Palm Gate, Aarey Milk Colony, Goregaon East, Mumbai-400065, Communication Address : Unit No. 29 Mayur Nagar Near Royal Palm Gate Aarey Milk Colony Goregaon East, Mumbai-400065, Office Address : Shop No. 118, A Wing, Orchid Rd., Mall Royal Palms Estate, Aarey Milk Colony, Goregaon East, Mumbai-400065** (hereinafter referred as 'borrowers') to repay the amount mentioned in the notice being **Rs. 46,11,591.16 (Rupees Forty-Six Lacs Eleven Thousand Five Hundred Ninety-One and Sixteen Paise Only) as on 26.08.2024** with further interest at contractual rates and rests, charges etc. till date of realization within 60 days from the date of receipt of the said notice.

(1) The borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken 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 8 of the said Rules on this **30th day of May of year 2025.**


(2) The borrowers in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be sub-ject to the charge of Indian Overseas Bank for an amount of **Rs. 46,11,591.16 (Rupees Forty-Six Lacs Eleven Thousand Five Hundred Ninety-Oneand Sixteen Paise Only) as on 30.05.2025** with interest thereon at contractual rates & rests as agreed, charges etc., from the aforesaid date mentioned in the demand notice till date of payment less repayments, if any, made after issuance of Demand Notice. The dues payable as on the date of taking possession is **Rs. 49,72,630.16 (Rupees Forty Nine Lac Seventy Two Thousand Six Hundred Thirty and Sixteen Paise Only)** payable with further interest at contractual rates & rests, charges etc., till date of payment.

(3) The borrowers attention is invited to provisions of Sub-section (8) of the Section 13 of the Act, in respect of time available to them, to redeem the secured assets.

Description of the Immoveable Property
All that part and parcel of the property consisting of Service Apartment No. 107 adm. 36.73 Sq.mtrs. (Built up area) on First Floor in B Wing of the Building "T-16" known as "Piccadilly-4" situated at Royal Palms Estates, Aarey Milk Colony Road, Goregaon (East), Mumbai-400065 lying on the bearing Survey No. 169 (pt) CTS No. 1627A Village-Marol Maroshi, Tal. Borivali Dist. Mumbai Suburban within the limits of Municipal Corporation of Greater Mumbaiin the name of Ilyias Ahmed.
Bounded (As per Building)
East - Road
West - Villa Building
North - Hill View
South - Road

Sd/-
Authorised Officer
Indian Overseas Bank

Date : 30.05.2025
Place : Mumbai



State Bank of India

Retail Asset Central Processing Center (RACPC)
MIDC Andheri, First Floor, UTI Bldg, Behind Tungla Paradise Hotel, Marol, Plot No.12, Road No.9, Andheri(E), Mumbai-400093

POSSESSION NOTICE

Whereas, The undersigned being the authorized officer of State Bank Of India the Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002/No.54 of 2002) and on exercise of powers conferred under section 13(2) read with rule 9 of the security interest (Enforcement) Rules, 2002, issued the demand notice calling upon the following borrower, to repay the amount being mentioned against their name.

Borrowers Name & A/ C no.	Description of secured assets.	Outstanding dues	Date of demand notice	Date of possession
Mr. Gibran Pasha (A/C No- 42842379677)	Flat No. 502, 5th Floor, L-Wing, CASA CLARA CHS, Palava City Phase-II, Vill-Khoni, Dombivali East, Kalyan Thane-41204.	Rs.66,33,932/- as on 28/01/2025	28/01/2025	27/05/2025
Mr. Gibran Pasha (A/C No- 42842287028/ 42957092855)	Flat No. 402, 4th Floor, E-Wing, Casa Lakeside, Lakeshore Greens, Palava City, Vill Khoni, Dombivali East, Kalyan Shil Road, Thane-421204.	Rs.75,76,718/- as on 28/01/2025	28/01/2025	27/05/2025


Together with further interest, incidental expenses, cost, charges etc. till the date of payment within 60 days from the date of receipt of the said notice.

The borrower having failed to repay the amount mentioned in demand notice. Notice is hereby given to the borrower and the public in general that the undersigned has taken Symbolic Possession of the properties described herein above in exercise of powers conferred on them under section 13(4) of the said act read with rule 9 of the said rules on the possession date mentioned above against their names.

The borrower in particular and the public in general are hereby cautioned not to deal with the properties mentioned above and any dealings with the properties will be subject to the charge of the State Bank Of India, for the amount mentioned herein above.

Date : 27.05.2025
Place : Mumbai

Authorised Officer
State Bank of India



punjab national bank
...the name you can BANK upon!

Stressed Asset Management Branch, Mumbai
PNB Pragati Tower, 1st Floor, Plot No. C-9, G-Block, BandraKurla Complex, Bandra(East), Mumbai-400051, Email: ZS8356@PNB.CO.IN

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 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) 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 Authorized 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.

Sr. No.	Name of the Branch	Description of the Immoveable Properties Mortgaged/ Owner's Name (Mortgagors of Property(les))	A) Dt. Of Demand Notice u/s 13(2) of SARFESI ACT 2002 B) Outstanding Amount as on 17.02.2017 C) Possession Date u/s 13(4) of SARFESI ACT 2002 D) Nature of Possession Symbolic/Physical/ Constructive	A) Reserve Price (Amt in Lacs) B)EMD (Amt in Lacs) C) Bid Increase Amount (Amt in Lacs)	Date/Time of E-Auction	Details of the encumbrances known to the secured creditors
	Stressed Asset Management Branch, Mumbai	Property 1. Office No.1 on 2ndFloor, United Infotech Park (Core Knowledge Centre), Plot no.R-797, Trans Thane Creek (TTC) Industrial Area, within the village limits of Savli, District Thane, Opp. Millenium Business Park, Mahape, within the limits of Navi Mumbai Municipal Taluka, Navi Mumbai – 400701 Property in the name of Core Education & Technologies Ltd. (erstwhile Core Projects & Technologies Ltd.)	A- 14-03-2016 B- 99.57Cr as on 28.05.2025 plus further interest and charges thereon w.e.f. 29.02.2016 D-Physical Possession	A-1758.20 B-175.82 C-10.00	28-06-2025 1100 Hrs to 1600 Hrs	Not Known
1.	M/s. Core Education and Technologies Ltd. Registered Office : M/s. Core Education and Technologies Ltd. i. Unit No.1-4, Building No.4, Sector III, Millennium Business Park, Mahape, Navi Mumbai: 400710, Maharashtra, India And ii.Lotus Neelkamal Business Park, 10th floor, Plot no. C-21, Dalia Industrial Estate, Off Link Road, Opp. SAB TV, Andheri–West, Mumbai–400053, Maharashtra, India. 2. Sanjeev Gandhavaraj Mansotra (Director/Guarantor) 131, Monisha Towers,4thCross Lane, Lokhandwala Complex, Andheri(W), Mumbai, 400053, Maharashtra, India 3. Nikhil Champaklal Morsawala (Director) 7B/32, Sangeeta Appartment, Juhu Road, Mumbai, 400049, Maharashtra, India 4. Sunder Shyam Dua (Director) L 327, Tarapore Tower,Oshiwara, Andheri(W), Mumbai, 400058, Maharashtra, India 5. Harihar Krishna Iyer (Director) 8925 Ridgemont Dr, Atlanta, Georgia , 30350, United States Of America 6. Wisdom Global Enterprises Ltd. (Corporate Guarantor) B-101/102 Remi B13 Court veera Desai Rd, Andheri (West), Mumbai–400053, Maharashtra, India	Property 2. Office No.1A on 5th Floor, United Infotech Park (Core Knowledge Centre), Plot no.R-797, Trans Thane Creek (TTC) Industrial Area, within the village limits of Savli, District Thane, Opp. Millenium Business Park, Mahape, within the limits of Navi Mumbai Municipal Taluka, Navi Mumbai – 400701 Property in the name of Core Education & Technologies Ltd (erstwhile Core Projects & Technologies Ltd)	A- 14-03-2016 B- 99.57Cr as on 28.05.2025 plus further interest and charges thereon w.e.f. 29.02.2016 C- 06-08-2016 D-Physical Possession	A-879.14 B-87.9 C-5.00	28-06-2025 1100 Hrs to 1600 Hrs	Not Known

TERMS AND CONDITIONS: The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:

- The properties are being sold on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS".
- 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.
- The Sale will be done by the undersigned through e-auction platform provided at the Website <https://Baanknet.com> on date and time mentioned in the above table.
- The Authorised Officer reserves the right to accept or reject any / all bids, or to postpone/cancel/adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final.
- All statutory dues / attendant charges / other dues including registration charges, stamp duty, taxes, statutory liabilities, arrears of property tax, electricity dues etc. shall have to be borne by the purchaser.
- Account is under Symbolic Possession
- For detailed term and conditions of the sale, please refer <https://Baanknet.com>, www.pnbindia.in.

Place : Mumbai
Date: 01.06.2025

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

For Punjab National Bank
Chief Manager, S.A.Wasnik
Authorised Officer PNB, Secured Creditor
Contact No: 9766524873