

To,
The Assistant Manager,
National Stock Exchange of India Limited
Listing Department, 'Exchange Plaza', Bandra
Kurla Complex,
Bandra (East),
Mumbai – 400051

To,
The General Manager,
BSE Limited,
Corporate Relationship Department,
1st floor, Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai – 400001

Date: 06 April 2025

Sub: Submission of an extract of Newspaper Advertisement of Corrigendum to the Notice of Extra-Ordinary General Meeting of Company

ISIN: Equity: INE094I01018 and Debt: INE094I07049, INE094I07064 and INE094I07072.

**Ref: NSE Symbol and Series: KOLTEPATIL and EQ
BSE Code and Scrip Code - Equity: 9624 and 532924;
BSE Security Code and Security Name – Debt: 974771 and KPDLZC33;
BSE Security Code and Security Name – Debt: 975276 and KPDL221223;
BSE Security Code and Security Name – Debt: 976030 and 0KPDL34.**

Dear Sir/Madam,

Pursuant to Regulation 30 and Regulation 47 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended from time to time, please find attached herewith the copies of the advertisements published today in the following newspapers for attention of the Members of the Company in respect of Corrigendum to the Notice of Extra-Ordinary General Meeting of the Company to be held on Thursday, 10 April 2025 at 11.30 AM (IST) through Video Conferencing/Other Audio Visual Means:

1. Financial Express (English newspaper)
2. Loksatta (Marathi newspaper)

Thanking you,

For Kolte-Patil Developers Limited

Vinod Patil
Company Secretary and Compliance Officer
Membership No. A13258


Encl.: Newspaper advertisement published in English and Marathi newspapers.

KOLTE-PATIL DEVELOPERS LTD.

CIN : L45200PN1991PLC129428

Pune Regd. Office: 8th Floor, City Bay, CTS NO. 14 (P), 17 Boat Club Road, Pune - 411001, Maharashtra, India. Tel.: + 91 20 6742 9200 / 6742 9201
Bangalore Office: 121, The Estate Building, 10th floor, Dickenson Road, Bangalore 560042, India. Tel.: 080- 4662 4444 / 2224 3135/ 2224 2803

Web.: www.koltepatil.com Email id: info.kpdl@koltepatil.com



indianexpress.com

I arrive at a conclusion not an assumption.

Inform your opinion with detailed analysis.

The IndianEXPRESS

JOURNALISM OF COURAGE

PUBLIC NOTICE

DOCUMENTS MISSING

Notice is hereby given that the property being vacant land Bearings Survey No. 63/1B/7/Plot/11, Village, Hadapsar Pune, Taluka -Haveli, District - Pune, there about belong to Mr. Sadik Ibrahim Khan & Other 4, Residing at S. No. 435, Nalland Chawl, Pune Solapur Road, Hadapsar Pune 411028 and the said Mr. Sadik Ibrahim Khan & Other 4 purchased the Said Land vide Sale Deed dated 07/04/2022, Registered as Document No.7855/2022, at the Office of the Sub Registrar, Haveli No. 23. On 01/03/2025 at about 02.00 pm, my client was travelling on Hadapsar Road, Hadapsar Pune by his Vehicle, unfortunately, the above said original documents have fell down from the vehicle and the same are not traceable. And Mr. Sadik Ibrahim Khan done the FIR in Wamash Police Station on 04/04/2025 vide its FIR No.57018/2025. If anybody is in possession of the Original Documents relating to the said property they are requested to hand over the same to the below address:

ADY. IRFAN H. KAZI
Office: No.8/131A, Convent Place,
Pune Solapur Road, Hadapsar Pune - 411013
Date: 06/04/2025 Mob. No. 966838106/97675740

EXPRESSION OF INTEREST (EOI) NOTICE FOR REDEVELOPEMENT

Sealed Offers are invited from Reputed Developers for Redevelopment Project of **Rahul Nagar Co-operative Housing Societies Co- Operative Association Ltd.**, Survey No. 4/1+2, 5/1+2, 6/6+7+12, CTS No. 435, 436 & 439, Karve Road, Kothrud, Pune – 411038 by Demolishing existing buildings and Constructing new buildings on the said plot.

Rahul Nagar Co-operative Housing Societies Co- Operative Association Ltd.- Having 256 residential units and 5 commercial units owned by the society members in land totally admeasuring about 1,60,383.60 sq. Ft. The society expects proposals through intending developers which will be chosen hereafter by the members of the society for proposed Redevelopment of new buildings

in lieu of FSI/ T.D.R./TOD/Ancillary F.S.I. etc. The EOI document forms can be purchased from the consultant Architect's office from 06th April 2025 onwards between 10am - 6 pm on working days on payment of Rs.75,000/- (Seventy-Five Thousand Rupees Only) by Demand Draft (Non-refundable) in favour of **"Rahul Nagar Cooperative Housing Societies Co- Operative Association Ltd."** of any nationalised bank payable at Pune. The issue date for collection of Blank EOI document is from 07th April 2025 to 6th May 2025 between 10.00 Am to 6.00 Pm from PMC office on working days only. The submission of sealed envelopes shall be done on 22nd May 2025 between 11.00 am to 5.00 pm in the Association's office at Rahul Nagar Kothrud Pune 411038.

Contact Details for EOI collection:
Ar. Harshal Kavdikar,
Partner, Nilay Sarathi (PMC)
Chintamani Apt., Advait Nagar, Paud Road, Kothrud, Pune 411038.
Contact No: 8390184254

The Society has reserved the rights to accept or reject any or all proposals/EOI without assigning any reason whatsoever.

Pune **Dr.Tushar V Dagade** **J.S. Todkar**
Date: 06.04.2025 **Chairman** **Secretary**
(Mob: 9934806606) (Mob: 9881259025)
Rahul Nagar Co-op. Hsg. Soc. Co-op. Association Ltd.



KOLTE-PATIL DEVELOPERS LIMITED

Corporate Identity Number (CIN): L45200MH1991PLC129428
Registered Office : 8th Floor, City Bay, CTS No. 14(P), 17 Boat Club Road, Pune - 411001. Tel. No. +91 20 67429200 / 67429201
Email ID : investorrelation@koltepatil.com | Website: www.koltepatil.com

CORRIGENDUM TO THE NOTICE OF EXTRA ORDINARY GENERAL MEETING TO BE HELD ON THURSDAY, 10 APRIL 2025 AT 11.30 AM (IST)

The Company through this communication wishes to bring to the notice of the shareholders that the Company on 05 April 2025 has issued a Corrigendum to its notice of Extraordinary General Meeting ("EGM") scheduled to be held on **Thursday, 10 April 2025 at 11.30 AM (IST)** through Video Conferencing ("VC") or Other Audio Visual Means ("OAVM"). Notice of EGM together with Explanatory Statement was already circulated to all the shareholders of the Company through electronic mode on Wednesday, 19 March 2025 in due compliance with the provision of the Companies Act, 2013.

The Corrigendum forms an integral part of the Notice of EGM and should be read in continuation of and in conjunction with the Notice of EGM. Except as detailed in this corrigendum, all other contents and disclosures of the Notice of EGM dated 19 March 2025 shall remain unchanged.

The aforesaid Corrigendum to the Notice of EGM is available on our website <https://www.koltepatil.com/investor/preferential-issue-2025> and also on website of Stock Exchanges i.e. BSE Limited at www.bseindia.com and National Stock Exchange of India Limited at www.nseindia.com and also on Central Depository Services (India) Limited at www.evotingindia.com.

By order of the Board of Directors
For Kolte-Patil Developers Limited
Sd/-
Vinod Patil
Place: Pune **Company Secretary and Compliance Officer**
Date : 05 April 2025 **Membership No. A13258**



HERO HOUSING FINANCE LIMITED

Regd. Office: 09, Community Centre, Bassant Lok, Vasant Vihar, New Delhi - 110057 Phone: 011 49267000, Toll Free Number: 1800 212 8800, Email: customer.care@herohfi.com
Website: www.herohousingfinance.com | CIN: U65192DL2016PLC03146
Contact Address: Office No.301, 302, on 3rd Floor, A-wing, Kapil Towers, Sangam wadi, Taluka Haveli, Dist Pune-411001

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

(As per Appendix IV read with rule 9(1) of the Security Interest Enforcement Rules, 2002) Whereas, the undersigned being the Authorized Officer of the Hero Housing Finance Limited, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notices as mentioned below calling upon the Borrowers to repay the amount mentioned in the notices within 60 days from the date of the said notice. The borrower, having failed to repay the amount, notice is hereby given to the borrower, in particular and the public, in general, that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with rule 6 of the said Rules.

The borrower, in particular and the public in general, are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Hero Housing Finance Limited, for an amount referred to below along with interest thereon and penal interest, charges, costs etc. from date mentioned 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

Loan Account No.	Name of Obligor/s/ Legal Heir(s)/Legal Representative(s)	Date of Demand Notice/ Amount as per Demand Notice	Date of Possession (Constructive/ Physical)
HHFKOLH023	Namdev Pandurang Jadhav,	16/01/2025, Rs.	03.04.2025
000040265 & HHFKOLLP24	Savitri Namdev Jadhav Gosavi, Sangarsingh Namdev Jadhav, Poonam Sangarsingh Jadhav	17,44,891/- as on date 16/01/2025	(Symbolic)
HHFKOLLP 23000044065	Vijay Ramchandra Koli, Chaitany Vijay Koli, Maithili Vinod Koli, Vaishali Vijay Koli	16/01/2025, Rs. 5,75,630/- as on date 16/01/2025	(Symbolic)
Description of Secured Assets/Immovable Properties:	Description Of Property: All That Piece And Parcel of Row House Unit No.1, Vyankatesh Residency, Admeasuring 26.80 Sq. Mt. And Construction Admeasuring 56.720 Sq. Mt Constructed On Plot No. 8 To 11 Totally Admeasuring 478.00 Sq. Mtrs. Out of R.S. No.756 At Hupari, Tal-halkanagale, Dis-Kohapur, Maharashtra. Bounded By North : 6 Mtr Wide Road, East: Row House No.10, South : Row House No.2, West : 9.14 Mtr Wide Road		
HHFPUN HOU2300 0032962	Rajendra Dada Jadhav, Sulochana Rajendr Jadhav, Prajwal Rajendra Jadhav, Priyanshu Rajendra Jadhav	16/01/2025, Rs. 23,77,016/- as on date 16/01/2025	03.04.2025 (Symbolic)
Description of Secured Assets/Immovable Properties:	All That Piece And Parcel Of Land Milkat/house No.39/1/1, Admeasuring 1488.108 Sq. Feet, And A Total Area Of 276.60 Sq.m As Per Property Card, C.s.No. 405 Situated At Village Maue Chinchwad, Taluka Karver, District Kohapur, Maharashtra- 416119. Boundries As Follows: East : Bhau B. Koli West : ravan B. Koli, South : Road, North : Apalal B. Mujawar.		
HHFPUN HOU2300 0032962	Rajendra Dada Jadhav, Sulochana Rajendr Jadhav, Prajwal Rajendra Jadhav, Priyanshu Rajendra Jadhav	16/01/2025, Rs. 23,77,016/- as on date 16/01/2025	03.04.2025 (Symbolic)
Description of Secured Assets/Immovable Properties:	All That Piece And Parcel Of Flat No.09 On Second Floor, Admeasuring Area 510 Sq.ft. i.e. 47.39 Sq.mtrs In The Building Known As Moraya Apartment, Situated At Survey No.66/1b/9, Cis.No.1632 And 1633 And Survey No.66/106 At Village Sangvi, Taluka Haveli, Dist. Pune, Within The Local Limits Of Pimpri Chinchwad Municipal Corporation And Within The Jurisdiction Of Sub-registrar Haveli. And Having Pmc: Property No.54/03671 00 Alongwith All Common Amenities And Facilities Provided By The Promoter And Builder.		
Date: 06/04/2025	Sd/-		
Place:- Kohapur/Pune	Authorised Officer For Hero Housing Finance Limited		



PUNE WEST ZONAL OFFICE

'Janamangal', 1st Floor, Old Mumbai-Pune Highway, Above Bank of Maharashtra Pimpri Branch, Pimpri, Pune - 411018. Ph : 020-2733 5351

Public Notice

Notice is hereby given to all the locker account holders of Bank of Maharashtra, Narayangaon Branch. We are shifting our Bank of Maharashtra Narayangaon Branch to a new premises in **Shop No G1, G2, G3, G4, S. No. - 288/5, Landmark Business Park, Pune-Nashik highway, Narayangaon, Tal. Junnar, Pune-410504**. If you have availed locker facility, we request you to vacate your locker at the earliest to ease the shifting process. The locker facility can be availed again after shifting process.

Bank of Maharashtra, Branch Mob No: 7066340414

PUBLIC NOTICE

All the people are hereby informed by this Public Notice that (1) **Mumtaz Shaukatali Khoja**, (2) **Arif Shaukatali Khoja** through his Power of Attorney Holder - **Mumtaz Shaukatali Khoja**, No. 1 and 2 Residing at Flat No. 303, C-1, Chinar Building, Silver Oak Society, Kalyani Nagar, Pune – 411014, and (3) **Ashma Khoja Hashambhai**, Residing at E-1501, Purva Palm Beach, Elus Road, Hanumanthappa Layout, Off Hennur Main Road, Kothanur, Bengaluru – 560077, who are the joint owners of the property, which is more particularly described in the **"Schedule of the Property"** written hereunder, are negotiating to transfer/sell the said property to my client/s, and they have assured my client/s that the said property is free from all encumbrances of whatsoever nature and that they have a clean, clear and marketable title in the said property. If any person has any right, title or interest in the said property by way of Lease, Gift, Charge, Lien, Sale, Exchange, Loan, Mortgage or in any other way, he should inform me **within 7 days**, in writing from the date of publishing this Public Notice, along with the related original documents, showing his/her right, title or interest in the said property. Otherwise my client/s shall complete the transaction, presuming that the said property is free from all encumbrances and no body has any right, title or interest in the said property and all such prior claims, if any, have been waived by the respective persons, and my client/s shall not be responsible in any way, if any objection is raised afterwards.

SCHEDULE OF THE SAID PROPERTY

All that piece and parcel of **Shop No. 1**, situated on the **Ground floor**, in the building known as **"Hari Kripa"**, situated at land bearing **City Survey No. 326-D**, Rasta Peth, Pune, situated within Registration Sub District Taluka Haveli, District Pune and also within the limits of Pune Municipal Corporation, along with proportionate undivided share in the common areas, amenities and facilities appurtenant thereto, and along with the fixtures and fittings therein. Pune
Dated : 05/04/2025

H. L. HEMRAJANI
B.Com, LL.B. (Advocate)
Kalpataru Plaza, B-212, 2nd Floor,
224 Bhawani Peth, Pune - 411 042. Ph. No. 26387101

PUBLIC NOTICE

Know all men by this notice that we Ritesh Kumar Saxena and Sukhvindar Saxena having ownership rights in the property described in the schedule written hereunder. However, OriginalDeed of Apartment executed between M/S G. K Group through Partners Kanhaiyalal Hotchand Matani (Promoter/ Developer) AND Kamal Vitthal Gunjal and others (Consenting Party) AND Ritesh Kumar Saxena and Sukhvindar Saxena(Purchaser). The said Deed of Apartment is registered in the office of Sub registrar Haveli No Haveli No. 11 at serial No. 305/2011 on 11/01/2011 along with registration receipt and Index 11is misplaced/lost.

If any person has got the same, please submit it on below mentioned address. The Bank of Baroda is going to mortgage the said property. Bank of Baroda as well as Ritesh Kumar Saxena and Sukhvindar Saxenawill not be responsible If anybody mortgaged the said property by using said original Deed.

If, Any person is having any interest, claim, lien, mortgage, attachment, charge, maintenance right, easementary right, or any other right, title, etc. whatsoever, in the said property or any part thereof are hereby required to inform the undersigned/named, in writing along with documentary evidence within 07 days from publication of this public notice or else the said Bank shall presume that no person has any interest in the said property. Any right then after claimed shall be deemed to be knowingly waived.

SCHEDULE

Flat/Apartment No. 703, in Building A, situated on 7th Floor, in Project known as "Rajveer Palace Phase II", constructed on Survey Nos. 141/2, 141/3,141/4 and 141/5 corresponding CTS No. 718 (P), 719(P), 1101(P), 726(P) situated at Village – "Pimple Saudagar", Taluka Haveli District Pune and within the local limits of Pune Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, District. Pune, having admeasuring area about 58.45 Sq. Mts. Carpet + terrace admeasuring area about 3.44 Sq. Mts.+0.52% Undivided share

Pune
Adv. Vaidehii Tulpuley
Flat No. 402, Nidish, 292/A/B
Narayan Peth, Pune- 30

Date: - 06/04/2025

KALLAPPANNA AWADE JAWAHAR SHETKARI SAHAKARI SAKHAR KARKHANA LTD., OPERATOR OF SHRIRAM SAHAKARI SAKHAR KARKHANA LTD., PHALTAN PHALTAN - 415523 DIST : SATARA (Maharashtra State)

Phone (02166) 222223 & 222224.

E-mail ID kprjssk@gmail.com website- www.kallappannawadejawaharssk.com

TENDER NOTICE No.1

Sealed Tenders are invited from Manufacturer's / Authorised Dealer's / Suppliers / Contractors for the following Equipments/ Supply items, Job works / IBR Work. You may also see the Tender Notice on our website under Tender Section.

A) Equipment : (1) Design, manufacturing, supply, erection & commissioning of Sulphur Burner with heat recovery unit, Capacity - 200 Kg/hr - 1 Unit

B) Supply Items: (1) Mill and other Machinery spares (2) Trash plate & scraper plates (3) Fabricated chain & chain spares (4) C.S. Crown Pinion, for 30" x 60" & 33" x 66" Mill (5) C.S. Bearing Housing for fibzitor rotor bearing (6) Gun Metal Ingot (7) S.S. Tubes

C) Job Work : (1) Remelting, Moulding & Machining of G.M. Bearing (2) Overhauling, servicing, repairing & recommissioning of Mill & power house Turbines – 7 Nos. (3) Modification of Rotor thrust collar & Main oil pump of Elin make 3 MW turbine (4) Replacement of damaged S.S.Tubes of 2800 MP

Semikstner Calendria

D) IBR Work : (1) Modification of Boiler No. 5 main steam pipe line Size - 10" (2) Labour charges for replacement of damaged IBR Pipe & valves of various sizes of boilers (3) Partial replacement of pressure parts of Boiler No.2 & 3

Terms & Conditions : (1) Blank tender forms are available at Karkhana site phaltan & Jawahar Hupari office during office hours on payment of tender form fee + 12% GST by electronic mode (RTGS/NEFT only) from 11/04/2025 to 17/04/2025 up to 2.00 PM except holidays (2) Last date of submission of tender at Karkhana site along with earnest money deposit by RTGS on or before 19/04/2025 up to 5.00 PM. (3) Our RTGS Details: Bank Name - Bank of India, Branch – Hupari., Account No. 130520110000009 IFSC Code BKID0000920 (4) For each Tender Form Fee is Rs. 1,000/- & EMD is Rs. 10,000/- (5) You have to pay Rs. 100/- 'C' Class membership fee (6) You may submit the Tender through mail also. (7) Tenders received as per Karkhana tender format only will be considered (8) Conditional tenders and tenders received without EMD will not be considered. (9) There is no negotiation in price. Hence, please quote final rates only (10) You have to submit Technical & Commercial offer separately for Sr. No A i.e. equipment (11) If your firm is registered under MSMED ACT 2006 (Micro, small & medium Enterprises Development Act), then send your valid Registration Certificate alongwith offer for our record. (12) Sr. No 'D' Tender forms will issued to valid IBR certificate holders only. (13) After paying the Tender Form fee, 'C' Class membership fee & Tender EMD amount through RTGS/NEFT/Other, please inform by separate letter by return of mail. If separate letter is not received we will not send the Tender Form to you which please note & comply accordingly. (14) Karkhana reserves the right to accept or to reject the tender in part or in full without assigning any reason thereof.

(M.G. Joshi)
PLACE : HUPARI-YALGUD
DATE : 04/04/2025
Working Partner

PUBLIC NOTICE

It is hereby informed to all the public that the flat property described in the annexure below is the property owned and managed by I. Hemant Krishnaji Dhanve, Survey No. 140, Plot No. 2/1, Near Shell Petrol Pump, Flat No. 201, Second Floor, Hinjewadi, Tal. Mulshi, Dist. Pune - 411057 Hinjewadi Gram Panchayat limits measuring 1020 sq. ft. The property is to be purchased by Shri. Anil Damodar Amle, Res. Balevadi Stadium, Near Priya Hotel, Mhalunge, Tal. Mulshi, Dist. Pune (Mo. 9284951102) as per the Sale Deed Certificate issued by Punjab National Bank, Western Branch, Pune. The registered purchaser is to purchase the property. However, it should be noted that if any objection is not received within 15 days from the date of publication of the notice, then it will be deemed that no one has any right or interest in the said property or if they do, they have consciously abandoned it forever and our assal will complete the said transaction and no complaint of any kind from anyone will be entertained thereafter.

Sd/-
ADV. VISHWAS P. RASAL
Ghorpade Vasti, Loni Kalbhori,
Pune - 412201 Mob. No. 8605588591

Loan Account No.	Name of the Borrower/Co-Borrower/Guarantor	Demand Notice Date	Amount Outstanding	Date of Possession Taken	Description Of The Property Mortgaged
NHLJWR/JE/0517/382774 B.O.: Warje	Subhendu Rana, Pradip Kumar Rana	12-09-2024	Rs. 31,91,168.48/- (Rupees Thirty One Lakhs Ninety One Thousand One Hundred Sixty Eight and Forty Eight Paise Only)	03-04-2025 (Physical)	Single Building - Shops, First Floor, Office No.115, Gen's Imperium Res, Plot No. 'B, International Biotech Park, M.I.D.C Phase II, Hinjewadi, Pune, Maharashtra -411057
PLACE:- WARJE, DATE:- 05-04-2025			AUTHORIZED OFFICER, PNB HOUSING FINANCE LTD.		

Annexure 13, Form No. 22
[See Regulation 37(1)], By All Permissible Mode

OFFICE OF THE RECOVERY OFFICER
DEBTS RECOVERY TRIBUNAL PUNE
Unit No. 307 to 310, 3rd Floor, Kakade Biz Icon Building, Shivaji Nagar, Pune-411016.

RC. No. 17/2021

Proclamation of Sale: Immovable Property
Proclamation of Sale Under Rules 37, 38 AND 52 (1)(2) of Second Schedule to the Income Tax Act, 1961 Read with the Recovery of Debts & Bankruptcy Act, 1993

Punjab National Bank
Versus
Mr. Yash Nimish Munim

To,
(CD 1) **Mr. Yash Nimish Munim**, 12, Shethi Dham, 11th Road, Khar West, Mumbai-400 052, Maharashtra.

Also at : Swash Nonionics Private Limited, E-14G, Priya Pushpakunj, Pandit Nehru Road, Santacruz, Mumbai-400 055, Maharashtra

Whereas Recovery Certificate No. RC/17/2021 in OA No. 422/2018 drawn up by the Hon'ble Presiding Officer, **DEBTS RECOVERY TRIBUNAL PUNE** for the recovery of the sum of **Rs. 1,17,85,332.00 (Rupees One Crore Seventeen Lakhs Eighty Five Thousands Three Hundred Thirty Two Only)**, along with pendente lite and future interest @ 9.15% per annum with monthly rests w.e.f. 04/05/2018 till realization with costs of **Rs. 1,46,000.00 (Rupees One Lakh Forty Six Thousands Only)** from the CD and you, the CD, failed to repay the dues of the Certificate Holder Bank.

And whereas the undersigned has ordered the sale of the Mortgaged/Attached properties of the Certificate Debtor as mentioned in the Schedule hereunder towards satisfaction of the said Recovery Certificate.

Notice is hereby given that in absence of any order of postponement, the said property(s) shall be sold on **08/05/2025 between 11:00 AM to 01:00 PM** by auction and bidding shall take place through Online/Offline through the website: (www.drt.gov.in/www.baanknet.com)

The details of authorized contact person for auction service provider is, Name: **Sh Sunil Vasant Mistry, Chief Manager, Sastra Centre, 9 Moledina Road, MG Road, Camp, Pune. Mobile- 9619930799.**

The sale will be of the properties of defendants/ CDs above named, as mentioned in the schedule below & the liabilities and claims attaching to the said properties, so far as they have been ascertained, are those specified in the schedule against each lot.

The property will be put up for sale in the lot specified in the schedule. If the amount to be realized is satisfied by the sale of portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale will also be stopped if, before any lot is knocked down the arrears mentioned in the said certificate+ interest+costs (including cost of sale) are tendered to the officer conducting the sale or proof is given to his satisfaction that the amount of such certificate, interest and costs has been paid to the undersigned.

At the sale, the public generally are invited to bid either personally or by duly Authorised agent. No officer or other person, having any duty to perform in connection with this sale shall, however, either directly or indirectly, bid for, acquire attempt to acquire any interest in the properties sold.

The sale shall be subject to conditions prescribed in the second schedule to the Income Tax Act, 1961 and the rules made thereunder and to the following further conditions

I) The particulars specified in the annexed schedule below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in the proclamation.

II) The Reserve Price below which the property shall not be sold is as mentioned in the schedule.

III) The amount by which the bidding is to be increased is Rs. 1,00,000/-. In the event of any dispute arising as to the amount bid or as to the bidder the lot shall at once be again put up for auction or may be cancelled.

IV) The highest bidder shall be declared to be the purchaser of any lot provided always that he/she/they are legally qualified to bid and provided further the amount bid by him/her/ them is not less than the reserve price. It shall be in the discretion of the undersigned to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so.

V) Each intending bidders shall be required to pay Earnest Money Deposit (EMD) by way of DD/Pay order in favour of **RECOVERY OFFICER, DEBTS RECOVERY TRIBUNAL PUNE** to be deposited with R.O./Court auctioneer **DEBTS RECOVERY TRIBUNAL PUNE** Or by online through RTGS/NEFT/directly INTO The Account No. 11045459336 the name of STATE BANK OF INDIA of CH Bank having IFSC Code No. SBIN0007339 and details of the property alongwith copy of PAN card, address proof and identity proof, e-mail ID, Mobile No. and in case of the company or any other document, confirming representation/attorney of the company and the receipt/counter foil of such deposit. EMD deposited thereafter shall not be considered eligible for participation in the auction.

REALIZABLE VALUE

Lot No.	Details of property With the name of owner	EMD Amount (In Rs.)	Reserve Price (In Rs.)	Bid Increase in the multiple of (In Rs.)
1)	Flat No.14, admeasuring 54 Sq. mtrs. 05th Floor, in Building known as Kulpit Apartment, situate at Survey No. 8A, Plot No. 40A, Plot No. 40B, at Village Kondhwa Khurd, Pune within the limits of Pune Municipal Corporation within the jurisdiction of sub-Registrar Haveli, Pune and	4,14,000/-	41,40,000/-	1,00,000/-
2)	Flat No. 14A, admeasuring 42 Sq. mtrs. 06th Floor, and terrace on the 7th Floor, in Building known as Kulpit Apartment, situate at Survey No. 8A, Plot No. 40A, Plot No. 40B, at Village Kondhwa Khurd, Pune within the limits of Pune Municipal Corporation within the jurisdiction of sub-Registrar Haveli, Pune			

VII) Last date for receipt of bid and EMD is **07/05/2025**. BID/EMD received after due date & time shall be rejected & the amount paid towards the EMD shall be returned to them by way of option given by them in the E-Auction Form. Any person desirous of participating in the bidding process is required to have a valid digital signature certificate issued by the competent authority. It is the sole responsibility of the bidder to obtain the said digital signature certificate, active e-mail id and a computer terminal/system with internet connection to enable him/her to participate in the bidding. Any issue with regard to digital signature certificate and connectivity during the course of bidding online shall be the sole responsibility of the bidder and no claims in this regard shall be entertained.

VIII) If the bid is increased within the last 5 minutes of the given time of auction, the auction time is further extended by additional time of 5 minutes to enable the other bidders to increment their bids & the auction process comes to an end if no further increment(s) is/are made within the extended time of 5 minutes. In case of movable/immovable property, the price of each lot shall be paid at the time of sale or as soon after as the officer holding the sale directs, and in default of payment, the property shall forthwith be again put up for auction for resale.

IX) The successful bidder shall have to pay 25% of the sale proceeds after adjustment of EMD on being knocked down by next day in the said account/Demand draft/Banker Cheque/Pay order as per detail mentioned above. If the next day is Holiday or Sunday, then on next first office day.

X) The purchaser shall deposit the balance 75% of the sale proceeds on or before 15th day from the date of sale of the property, exclusive of such day, or if the 15th day be Sunday or other Holiday, then on the first office day after the 15th day by prescribed mode as stated above. In addition to the above the purchaser shall also deposit Poundage fee with Recovery Officer, **DEBTS RECOVERY TRIBUNAL PUNE @ 2% upto Rs.1,000/-** and @ 1% of the excess of the said amount of Rs. 1,000/- through DD in favour of Registrar, **DEBTS RECOVERY TRIBUNAL PUNE**.

XI) In case of default of payment within the prescribed period, the deposit, after defraying the expenses of the sale, may, if the undersigned thinks fit, shall be forfeited to the Government and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may subsequently be sold. The property shall be resold after the issue of fresh proclamation of sale.

XII) Highest bidder shall not have any right/title over the property until the sale is confirmed by the Recovery Officer, **DEBTS RECOVERY TRIBUNAL PUNE**.

XIII) The amount of EMD deposited by the unsuccessful bidders shall be refunded through online mode in case of EMD deposited through online. In case EMD is deposited in the form of DD/BC/Pay order the same will be returned by hand. Original ID proof of the photocopy sent with the E-Auction EMD Form has to be brought. No interest shall be paid on EMD amount.

XIV) No request for inclusion/substitution in the sale certificate of names of any person(s) other than those mentioned in the E-Auction EMD Form shall be entertained.

XV) In case of more than one items of property brought for sale, the sale of such properties will be as per the convenience and it is not obligatory to go serially as mentioned in the sale notice.

XVI) NRI Bidders must necessarily enclose a copy of photo page of their passport route their bid duly endorsed by Indian Mission (Embassy). The movable/ immovable property is being sold on **"As is where and as is** what basis and is subject to Publication charges, revenue and other Encumbrances as per rules. The undersigned reserves the right to accept or reject any or all bids, if found unreasonable or may postpone the auction at any time without assigning any reason.

XVII) Details of this Proclamation of sale can be viewed at the website www.drt.gov.in/www.baanknet.com

Lot No	Description of property with the Name of Owner	Revenue assessed upon the property or part thereof	Details of any encumbrance to which property is liable	Claims, if any, which have been put forward to the property and any other known bearing on its nature and value
1)	Flat No.14, admeasuring 54 Sq. mtrs. 05 th Floor, in Building known as Kulpit Apartment, situate at Survey No. 8A, Plot No. 40A, Plot No. 40B, at Village Kondhwa Khurd, Pune within the limits of Pune Municipal Corporation within the jurisdiction of sub-Registrar Haveli, Pune and			
2)	Flat No. 14A, admeasuring 42 Sq. mtrs. 06th Floor, and terrace on the 7th Floor, in Building known as Kulpit Apartment, situate at Survey No. 8A, Plot No. 40A, Plot No. 40B, at Village Kondhwa Khurd, Pune within the limits of Pune Municipal Corporation within the jurisdiction of sub-Registrar Haveli, Pune	Not Known	Not Known	Not Known

Terms & Conditions : 1) For assistance and details contact **Sh Sunil Vasant Mistry, Chief Manager, Sastra Centre, 9 Moledina Road, MG Road, Camp, Pune. Mobile- 9619930799.** 2) Bidders are advised to go through the website: e.tender.pnb.net.in and drt.gov.in for detailed terms and conditions of auction sale before submitting their bids and taking part in the E-auction sale proceedings. Other terms and conditions are also available with Recovery Officer, DRT, Pune and CH bank, 3) The above conditions are in addition to the Terms & Conditions contained in the auction bid format and website. 4) Prospective bidders are advised to peruse the copies of title deeds, if any, available with the bank and also carry out their own inquiries to satisfy themselves regarding encumbrances, if any, over the property. 5) The Properties can be inspected on **25/04/2025 & 02/05/2025 between 11:00 AM to 03:00 P.M.** For inspection please contact **Sh Sunil Vasant Mistry, Chief Manager, Sastra Centre, 9 Moledina Road, MG Road, Camp, Pune. Mobile- 9619930799.** 6) Recovery Officer has the absolute right to accept or reject any bid or bids or to postpone or cancel the sale without assigning any reason. 7) The sale shall be subject to confirmation by Recovery Officer. Given under my hand and seal on this date **28/03/2025**

 (Ravikant Vinayak Yadav)
Recovery Officer-4,
Debts Recovery Tribunal, Pune

