

NOTICE

NOTICE IS HEREBY GIVEN THAT SHARE CERTIFICATE(S) NO. 190, 193, 29561, 33238 FOR 600 EQUITY SHARES OF RS. 10/- (RUPEES TEN/- ONLY) EACH BEARING DISTINCTIVE NOS 1055571 TO 1055620, 1055721 TO 1055770, 3980891 TO 3980990, 8553301 TO 8553700 BEARING FOLIO NO. 0002617 OF SWARAJ ENGINES LIMITED, REGISTERED IN THE NAME OF THE DECEASED SHRIKANT DNYANESHWAR PATHAKAR AND LATA DNYANESHWAR PATHAKAR AND CHARUSHILA SANJAY BORKAR HAS/HAVE BEEN LOST/HAS/HAVE APPLIED TO THE COMPANY TO ISSUE DUPLICATE CERTIFICATE(S). ANY PERSON WHO HAS/HAVE ANY CLAIM IN RESPECT OF THE SAID SHARES CERTIFICATE(S) SHOULD LODGE SUCH CLAIM WITH THE COMPANY AT ITS REGISTERED OFFICE 1, SWARAJ ENGINES LIMITED, PHASE IV, INDUSTRIAL AREA, MOHALI 160055, PUNJAB WITHIN 15 DAYS OF THE PUBLICATION OF THIS NOTICE, AFTER WHICH NO CLAIM WILL BE ENTERTAINED AND THE COMPANY WILL PROCEED TO ISSUE DUPLICATE SHARE CERTIFICATE(S).

PUBLIC NOTICE

Notice is hereby given by **MRS. MANISHA ANIL MEMANE R/at** - Plot no. 69, S. no - 48, Ichchatripu Society, Near Anand Park, Ganesh Nagar, Vadgaonsheri, Pune-411014 is the owner of the property mentioned hereinbelow. The said owner has agreed to sell the said property to my client by receiving earnest amount. The said owner assured unto my client that the said property is free from all encumbrances, charges, loans, liabilities, mortgaged, lease, lein etc. and the title of the said owner to the said property is good, clear, marketable. If any person's claiming any rights, title or interest in the said property, must make the same known to me in writing at the address mentioned hereinbelow within the period 15 (Fifteen) days from the publication of this notice along with all copies of documents by which such title, interest etc. is to be claimed, failing which any such alleged claim will be deemed to have been waived and no such rights will be deemed to exist.

SCHEDULE OF THE PROPERTY

All that piece and parcel of land bearing S.no-35, Sanction Layout Plot n- 34, Lying in "PADMACHAYA CO-OP HOUSING SOCIETY LTD" area adm. 333.52 Sq.mtrs. having CTS no- 1746 and as per CTS record area adm. 305 Sq.mtrs, situated at revenue Village Khadri, Taluka- Haveli, Dist- Pune and within the local limits of Pune Municipal corporation and under the jurisdiction of Sub registrar Haveli no- 1 to XXVII, Dist- Pune and bounded as follows - ON OR TOWARDS EAST- - By plot No. 36, ON OR TOWARDS SOUTH- - By Road, ON OR TOWARDS WEST- - By part of S. No- 31, ON OR TOWARDS NORTH- - By part of S.No. 37, Date: 01/10/2025

Mr. Naavien Dhekayal, (Advocate)
S. No. 49, Garje Market, 1st floor, Chandan Nagar, Pune -14
Mobile no. 9860504011 / 9552111003

**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.in, Website: www.phoenixarc.co.in

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 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 Home Finance Corporation limited -Assignor) will be sold on **"AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RE COURSE BASIS"**, by way of online e-auction for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002 through website : www.phoenixarc.co.in/ as per the details given below

Date and time of E-Auction:- Date: 27-10-2025 11:00 AM to 02:00 PM (with unlimited extensions of 5 minute each)

Sl. No. Borrower(s)/ Co-Borrower(s)/Loan Account Demand Notice Date and Amount Description of the Immovable property Reserve Price, EMD & Last Date of Submission of EMD

1. LAN: LPXNU00815-16010095 Branch: Pune2 Borrower: Avinash Anand Bhide Co-Borrower: Reshma Avinash Bhide 09-01-2023 For Seven: 742379/- (Rupees Seven Lakh Forty Two Thousand Three Hundred & Seven Only)

Flat No-503, 5Th Floor, Nilmank Plaza, S.No-7/2/182/ Near Kalash Jeevan, Dharavi, Pune, Maharashtra 411038

Reserve Price: Rs.75000/- (Seven Lakh Fifty Thousand Only) EMD: Rs. 75000/- (Seventy Five Lakh Eighty One Hundred & Seventy Only)

Last date of EMD Deposit: 26-10-2025

2. LAN: LPXNU00215-16000819 Branch: Pune2 Borrower: Somnath Yashwant Nangre Co-Borrower: Sandhya Somnath Nangre 15-03-2019 For: 1418844/- (Rupees Fourteen Lakh Eighteen Thousand Eight Hundred & Forty Four Only)

Flat No-202 2nd Floor Chandan Heights, Survey No. 37 Hissa No. 2, Narhe Near Par Company, Haveli Lane-41001 Pune Maharashtra

Reserve Price: Rs.118000/- (Eleven Lakh Eighty Eight Thousand Only) EMD: 118000/- (One Lakh Eighteen Thousand Eight Hundred Only)

Last date of EMD Deposit: 26-10-2025

3. LAN: LPXNU00415-160010127 Branch: Pune2 Borrower: Tanaji Jijaba Choudhari Co-Borrower: Manisha Tanaji Choudhari Guarantor: Shera Daniel Anthony 28-10-2017 For: 1217375/- (Rupees Twenty One Lakh Twenty Seven Thousand Three Hundred & Seven Only)

Flat No. 402, 4th Floor, A-Bldg, Happy Complex Ghati 19/20 Kirtikwadi, A-Wing, Haveli Pune Near Cwps 41/20-A Haveli Pune Maharashtra

Reserve Price: Rs.120000/- (Twelve Lakh Only) EMD: Rs. 120000/- (One Lakh Twenty Seven Only)

Last date of EMD Deposit: 26-10-2025

4. LAN: LPXNU00151-160014748 Branch: Pune2 For: 1883200/- (Rupees Eighteen Lakh Eighty Three Thousand Two Hundred Only)

Flat No.- 103, 1St Floor, Katraj View, Survey No. - 8/26 / 29, Nimbalkar Gujurwadi Road, Near Khopade Nagar, Pune, Maharashtra- 411046

Reserve Price: Rs.80000/- (Eight Lakh Only) EMD: Rs. 80000/- (Eighty Thousand Only)

Last date of EMD Deposit: 26-10-2025

5. LAN: LXDAU00115-160018785 Branch: Baramati Borrower: Gautam Ek Nath Sonkamble Co-Borrower: Vimal Ek Nath Sonkamble 13-12-2017 For: 987338/- (Rupees Nine Lakh Eighty Seven Thousand Three Hundred & Thirty Eight Only)

All That Piece And Part Of The Flat Bearing No. 502, On The Fifth Floor, Admeasuring Around 45 Sq. Ft. I.E 14.82 Sq. Meters Built Up. In The Project Called As "Shri Balaji Heights", The Plot No. 24 (Part) Area Admeasuring About 0.0 H. R. Out Of Land Bear

Reserve Price: Rs.70000/- (Seven Lakh Only) EMD: Rs. 70000/- (Seventy Thousand Only)

Last date of EMD Deposit: 26-10-2025

6. LAN: LPXNU00316-170024731 Branch: Pune2 Borrower: Prashant Parshuram Chavan Co-Borrower: Kartiki Prashant Chavan 05-02-2018 For: 1484651/- (Rupees Fourteen Lakh Sixty Eight Thousand Four Hundred & Sixty Five Only)

Flat No 201, 2nd Floor, Sai Angan Sr No 105/2, Dheyari , Pune Jadhav Nagar, Raikar Mala, Oscar Gym 411041 Pune Maharashtra

Reserve Price: Rs.120000/- (One Lakh Twenty Thousand Only)

Last date of EMD Deposit: 26-10-2025

7. LAN: LXLTAL00416-170034364 Branch: Talegaon For: 1642088/- (Rupees Sixteen Lakh Forty Two Thousand & Eighty Only)

Flat No-417.4th Floor, S No-43/1, Sai Santan Nagari Hanuman Nagar Behind Shani Nagar Bus Stop 411046 Pune Maharashtra India

Reserve Price: Rs.65000/- (Six Lakh Fifty Thousand Only) EMD: 65000/- (Sixty Five Only)

Last date of EMD Deposit: 26-10-2025

8. LAN: LPXNU00316-170039136 Branch: Pimpri For: 2217798/- (Rupees Twenty Two Lakh Seven Hundred Seven Hundred & Ninety Eight Only)

Flat No., Krupa, Lane No - 02, Shela Mala, S/N - 32, Hissa No. - 3B/51, Gujarkasti, Katraj, Pune, Maharashtra - 411046

Reserve Price: Rs.160000/- (Sixteen Lakh Only) EMD: Rs. 160000/- (One Lakh Sixty Thousand Only)

Last date of EMD Deposit: 26-10-2025

9. LAN: LXKAT00416-170047347 Branch: Katraj Borrower: Raju Narayan Shelke Co-Borrower: Rajashri Raju Shelke 19-12-2020 For: 108968/- (Rupees Eleven Lakh Nine Thousand Seven Hundred Nine Hundred & Sixty Eight Only)

Flat No. - 3Rd Floor, Prayag Residency, S/N - 34, Hissa No. - 1, Amra Maia Mandir Road, Opposite Vishwabharati Hall, Maule Dhyayat, Pune, Maharashtra - 411041

Reserve Price: Rs.80000/- (Eight Lakh Only) EMD: Rs. 80000/- (Eighty Thousand Only)

Last date of EMD Deposit: 26-10-2025

10. LAN: LSXAT00416-170302633 Branch: Satara Borrower: Vijay Utam Sawant Co-Borrower: Asha Utam Sawant 25-10-2018 For: 874606/- (Rupees Eight Lakh Seventy Five Thousand & Sixty Only)

Flat No. 9, 3Rd Floor Moraya Puri, Samrath Nagar, Umbraj, Karad, Sataar Near Adarsh Vidya School 415109 Satara Maharashtra

Reserve Price: Rs.125000/- (Twelve Lakh Only)

Last date of EMD Deposit: 26-10-2025

11. LAN: LPXNU00117-180056499 Branch: Pune2 Borrower: Hemant Kashinath Bholegare Co-Borrower: Priyanka Hemant Bholegare 21-12-2018 For: 901751/- (Rupees Nine Lakh One Thousand Seven Hundred & Fifteen Only)

Flat No. 304 3rd Floor S No 1005/12A 13/1A 19 Aryan Green Park Dhayari Pimpri 411041 Pune Maharashtra

Reserve Price: Rs.74000/- (Seven Lakh Forty One Thousand Only) EMD: Rs. 74000/- (Seventy Four Thousand Eight Hundred Only)

Last date of EMD Deposit: 26-10-2025

12. LAN: LPXNU00115-160014494 Branch: Pune2 Borrower: Wasim Shoukat Ali Ankali Co-Borrower: Shoukat Ali Musabali Aslam 19-12-2020 For: 851665/- (Rupees Eight Lakh One Thousand Six Hundred & Sixty Five Only)

Flat No - 202, C Wing, Ruksar Hillas S.N. - 52, H.no. N-2/14, Kalmadi, Konki, Khandwa, Puna, Maharashtra - 411048

Reserve Price: Rs.40000/- (Four Lakh Only) EMD: Rs. 40000/- (Forty Thousand Only)

Last date of EMD Deposit: 26-10-2025

13. LAN: LPXNU00315-160015777 Branch: Pune For: 1563686/- (Rupees Fifteen Lakh Sixty Three Thousand Six Hundred & Sixty Eight Only)

Flat No. 01, 1St Floor, Navnath Apartment, S.R. No. 47, Hissa No.13+4,Dhayari, Haveli,Pune, Maharashtra - 411030

Reserve Price: Rs.71000/- (Seven Lakh Ten Thousand Only) EMD: Rs. 71000/- (Seventy One Thousand Only)

Last date of EMD Deposit: 26-10-2025

14. LAN: LPXNU00315-160019571 Branch: Pune2 Borrower: Gauri Sagar Dhankawade Co-Borrower: Sagar Bappa Dhankawade 07-12-2020 For: 119760/- (Rupees Eleven Lakh Ninety Seven Thousand Seven Hundred & Sixty Only)

Flat No - 301, 3rd Floor, Morya Heights, Near Sasi Chidhakow, Ambegaon Pathar, Ambegaon Budruk, Haveli, Pune, Maharashtra - 411046

Reserve Price: Rs.100000/- (Ten Lakh Only) EMD: Rs. 100000/- (One Lakh Only)

Last date of EMD Deposit: 26-10-2025

15. LAN: LPXNU00115-160198080 Branch: Pune2 Borrower: Sachin Vasant Shinde Co-Borrower: Rajesh Vasant Shinde 13-10-2020 For: 1160048/- (Rupees Eleven Lakh Sixty Thousand & Forty Only)

Flat No. 201, 2ND Floor Rohan Heritage, S/N No. 33, Hissa No. 13/1A, Ambeagan Kholi, Haveli, Puna 411046 Maharashtra India

Reserve Price: Rs.80000/- (Eight Lakh Only) EMD: Rs. 80000/- (Eighty Thousand Only)

Last date of EMD Deposit: 26-10-2025

16. LAN: LXDAAU00215-160020483 Branch: Baramati For: 1201639/- (Rupees Twelve Lakh One Thousand Six Hundred & Thirty Nine Only)

Flat No 9/1 St Floor A-Wing Samruddhi Enclose Gut No/19/243 Boripadhi Ne Kedgaon Chhufula Road Keoedgaon Station Daund Nr Kedgaon Chhufula Road 413601 Pune Maharashtra

Reserve Price: Rs.90000/- (Nine Lakh Only) EMD: Rs. 90000/- (Ninety Thousand Only)

Last date of EMD Deposit: 26-10-2025

17. LAN: LXDAU00415-160020141 Branch: Baramati Borrower: Palavi Mansingh Jagtap Guarantor: Aneek Sudan Bhoyate 21-12-2018 For: 1756785/- (Rupees Seventeen Lakh Sixty Five Thousand Seven Hundred & Eighty Five Only)

Enclose Flat No 2nd Floor Samruddhi Enclose Gut No/19/243 Boripadhi Ne Kedgaon Chhufula Road Keoedgaon Station Daund Nr Kedgaon Chhufula Road 413601 Pune Maharashtra

Reserve Price: Rs.90000/- (Nine Lakh Only) EMD: Rs. 90000/- (Ninety Thousand Only)

Last date of EMD Deposit: 26-10-2025

18. LAN: LXLTAL00416-170026877 Branch: Talegaon For: 1450418/- (Rupees Eleven Lakh Sixty Thousand Five Hundred & Forty Eight Only)

Nakshatra Apartment, Kol, Near Shani Nagar, Puna Pune 411046 Maharashtra

Reserve Price: Rs.150000/- (One Lakh Fifty Thousand Only) EMD: Rs. 150000/- (One Lakh Sixty Thousand Only)

Last date of EMD Deposit: 26-10-2025

19. LAN: LPXNU0