

Whereas, the undersigned being the authorised officer of Manappuram Home Finance Ltd ("MAHOFIN") under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest ("Act, 2002 (54 of 2002) and in exercise of powers conferred under section 13(12) read with rule 9 of the security interest (Enforcement) Rules, 2002 issued a Demand Notice calling upon the borrower and co-borrowers to repay the amount mentioned in the notice and interest thereon within 60 days from the date of receipt of the said notice. The borrower has failed to repay the amount, notice is hereby given to the borrower and the public in general that the property mortgaged/charged to the Secured Creditor, the constructive/physical/ symbolic possession of powers exercisable under section 13(4) of the said ("Act) read with rule 9 of the said rules. The borrower in person and the public in general is hereby directed to deal with the property and any dealings with the property will be subject to the charge of the Manappuram Home Finance Ltd as mentioned below for each of the respective properties.

Sr. No.	Name of Borrower and Co-borrower/ Branch	Description of Secured Asset in Respect of Which Interest has been Created	Date of Demand Notice sent & Outstanding Amount	Date of Possession
1	Minakshi Chandrasekhar Yerpude Chandra Sekhar Devay Yerpude Ramabai Gajanan Bhatbhe /MA909MLN00005009732/ Nagpur	Gaoutham Panchayat House/ Malmatta No. 638, Total Admeasuring 139.72 Sq.mtr. (i.e. 1504 Sq. Ft.) Situated At Mouza- Chacher, Ward No. 3 Tah. Mauda, Dist. Nagpur, Maharashtra, Pin: 441106. East-House Of Wankhede.	20-12-2024 & Rs. 381623/-	02-04-2025
2	Mankarna Manohar Dhone Nagesh Manohar Dhone /MA909COL000005009594/ Akola	A) G.P. Sukali Varkhed Property No. 100, Measuring About 51.09Sq.mtrs of Mauje Varkhed. Situated Within The Limit Of G.P.Sukali Varkhed, Tq. Barshitali & Dist. Akola Which is Bounded By: East Road, West Road, North Nagesh Dhone. South: Mr. Sanjay Dhone & G.P. Sukali Varkhed Property No. 101 Mauje Varkhed, Abo. 51.09 Sq.mtrs. Measuring Situated Within The Limit Of G.P. Sukali Varkhed, Tq. Barshitali & Dist. Akola Which is Bounded By: East Road, West Road, North Mr. Viraj Dhone. South: Mr. Nitesh Dhone, Maharashtra, Pin: 444006. East: West, South: North	20-12-2024 & Rs. 347769/-	02-04-2025
3	Mands Shiwa Kamthe Shiwa Raghunath Kamthe /MLH00060010096/ Nagpur	Land Bearing Mouza-Kosara, Panning Residential House No. 137/2, Total Admeasuring 142.50 Sq.mtr. Within The Jurisdiction Of Gram Panchayat Kosara, Within The Limit Of Sub Register Panvi, Tahsil- Panvi & District-Bhandara, Maharashtra, Pin: 441908. East-Gram Panchayath Road, West-House of Shri Suresh Kamthe, South-House of Shri Dattu Kamthe, North-House of Shri Dashrath Kamthe	20-12-2024 & Rs. 201529/-	02-04-2025

Date: 7th April 2025  
 Place: MAHARASHTRA

Authored Officer  
 Manappuram Home Finance Ltd



## NOTICE

**Proceedings under Section 45-A of the E.S.I. Rules, 1948**  
 The following employers are being provided opportunities to present their stand before the authorized officer for initiating proceedings under Section 45-A of the ESIC Act. Therefore, the employers are requested to be present personally or representing authorized person on the date of PH to present their case. According to E.S.I. Act of the Rules, 1948, a notice is being issued giving an opportunity to the following employers to present their views before determining the outstanding amount.

Sr. No.	Employer Code	Factory Name and Address	Employer Name and Address	Notice Date	Period of Default& Amt	PH Date & Time
1	23-13328-1001	M/s. Akhilesh Kumar Enterprises C/o. Uddhao Narayan Bhojar 47, Chandra Kiran Nagar, Hudkeshwar Naka, Nagpur-440034	Shri. Akhilesh Yadav C/o. Uddhao Narayan Bhojar 47, Chandra Kiran Nagar, Hudkeshwar Naka, Nagpur-440034	25.03.25	02/20 to 09/24 Rs. 5,45,160/-	08.04.25 At 11 am
2	23-3311-803	M/s. Jalarum Flexo Laminates Pvt Ltd U-137, MUJC, Nildoh, Hingna Rd, Nagpur-440016 Kh No. 201, Mouza WadhamnaAmravatirrd, Nagpur-440023	Shri. Hardik Vasant Khakkar R/o Vedant Residency 24, Shivaji Nagar, Nagpur-440010	25.03.25	03/20 to 12/24 Rs. 2,67,960/-	08.04.25 At 11 am
3	23-9734-704	M/s. Kesar Motors Plot No. 33, Inox Road, Shashtri Nagar Chowk, Wardhaman Nagar, Nagpur-440008	Shri. Anil MahadeoRaoKhondekar Plot No. 100, Nagar Vikas Society, Manish Nagar, Nagpur-440015	27.03.25	03/20 to 05/24 Rs. 1,41,372/-	11.04.25 At 11 am

Kindly note that if the employer failed to attend personal hearing on the date of PH, further action will be initiated as per section 45-A of the E.S.I. Act.  
 (Manoj Kumar Yadav)  
 Assistant Director  
 Sub Regional Office, Nagpur, E. S. I. Corporation



## BUSINESS BUSINESS OFFERS

Business Offer to work in Flexible Hours for Housewife, Profession, Retired Person or Anyjob Background 9157702220. 01300507812

## OTHER CLASSIFIEDS

### CHANGE OF NAME

I, Muktabai Spouse of No 1228030N (Late Hav) Vithoba Pawar resident of Ajispur Po Nandrakoli Dist Buldana have changed my Name From Muktabai to Muktabai Vithoba Pawar & Date of Birth from 03 Oct 1948 to 01 Jan 1948 vide Affidavit no 36AB240343 dated 01/04/2025

0050264032-1

## SMALL ADVT. BIG RESPONSE -Contact- 0712-2236897 0712-2236873

### "IMPORTANT"

Whilst care is taken prior to acceptance of advertising copy, it is not possible to verify its contents. The Indian Express (P) Limited cannot be held responsible for such contents, nor for any loss or damage incurred as a result of transactions with companies, associations or individuals advertising in its newspapers or Publications. We therefore recommend that readers make necessary inquiries before sending any monies or entering into any agreements with advertisers or otherwise acting on an advertisement in any manner whatsoever.



## Phoenix ARC Private Limited

Regd. Office:3rd Floor, Wallace Tower 139-140/B/1, Crossing of Sahar Road and Western Express Highway Vile Parle (East) Mumbai-400 057 Tel: 022- 6849 2450, Fax : 022- 6741 2313 CIN: U67190MH2007PTC168303 Email: info@phoenixarc.co.in, 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 read with provision to rule 8 & 9 of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and to the borrowers/guarantors/mortgagors in particular, that the under mentioned property mortgaged to Phoenix ARC Private Limited pursuant to assignment of debt by Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited -Assignor) will be sold on "AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOUSE 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 the 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

Sl. No.	Borrower(s) / Guarantor(s) / Loan Account	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price, EMD & Last Date of Submission of EMD	Date and time of E-Auction
1.	LAN: LXA000316-170206799 Branch: AKOLA 1. Borrower: Aqueel Ghafoor Syed Co-Borrower: Saira Bee Aqueel Sved	15-03-2019 For Rs: 953254/- (Rupees Nine Lac Fifty Three Thousand Four Hundred Fifty Four Only)	Flat No 404, 4th Floor, Noor Residency, Plot No/81, Srinagar 441/1, Mouje Akoli Kh, Dongare Layout, Akola 444001, Maharashtra	Reserve Price: Rs.600000/- (Six Lakh Only) EMD: Rs. 60000/- (Sixty Thousand Only) Last date of EMD Deposit: 12-05-2025	Date: 13-05-2025 11:00 AM to 02:00 PM (with unlimited extensions of 5 minute each)

Terms and Conditions of E-Auction: 1. The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may visit to the Web Portal: https://www.auctionbazaar.com/ of our e-Auction Service Provider, M/s. ARCA EMART PRIVATE LIMITED for bidding information & support, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online. The interested buyers may go through the auction terms & conditions and process on the same portal and may contact their Centralised Help Desk + 91 83709 69696, E-mail ID: contact@auctionbazaar.com. 2. All the intending purchasers/ bidders are required to register their name in the portal mentioned above as https://www.auctionbazaar.com/ and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned above. 3. For participating in the e-auction, intending purchasers/ bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the Reserve Price of the Secured asset along with copies of the PAN CARD, Board Resolutions in case of Company and Address Proof for or before the Last date for submission of EMD mentioned above. Intending purchasers/ bidders are required to submit separate EMDs for each of the Items/Properties detailed herein above. 4. At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or postpone the auction without assigning any reason thereof and without any prior notice. 5. The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, applicable GST on the purchase consideration, stamp duty, registration fees, etc. that is required to be paid in order to get the secured asset conveyed/delivered in his/her/its favour as per the applicable law. 6. The intending bidders should make their own independent enquiries regarding encumbrances, title of secured asset put on auction and claims/rights/dues affecting the secured assets, including statutory dues, etc prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of Phoenix. The authorized officer of Phoenix shall not be responsible in any way for any third-party claims/rights/dues. 7. The prospective/intending bidder shall furnish an undertaking that he/she is not dis-qualified as per provisions of Sec.29 (A) of Insolvency and Bankruptcy Code,2016 and failure to furnish such undertaking along with the KYC documents, shall automatically disqualify or he/she bid will be rejected.

Place: AKOLA  
 Date : 07.04.2025

Sd/-Authorized Officer  
 Phoenix ARC Private Limited



## Phoenix ARC Private Limited

Regd. Office:3rd Floor, Wallace Tower 139-140/B/1, Crossing of Sahar Road and Western Express Highway Vile Parle (East) Mumbai-400 057 Tel: 022- 6849 2450, Fax : 022- 6741 2313 CIN: U67190MH2007PTC168303 Email: info@phoenixarc.co.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 read with provision to rule 8 & 9 of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and to the borrowers/guarantors/mortgagors in particular, that the under mentioned property mortgaged to Phoenix ARC Private Limited pursuant to assignment of debt by Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited -Assignor) will be sold on "AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOUSE 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 the 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

Sl. No.	Borrower(s) / Guarantor(s) / Loan Account	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price, EMD & Last Date of Submission of EMD	Date and time of E-Auction
1.	LAN: LNA00315-160014158 Branch: NAGPUR 1. Borrower: Ajay Ashok Raut Co-Borrower: Pushpa Ajay Raut	23-10-2019 For Rs: 2010163/- (Rupees Twenty Lac Ten Thousand Six Hundred Thirty Only)	Flat No 101, Shaktima Nagar, Near Water Tank Wotoda, S.No. 59, 60, 61, Ward No. 21, Near Gajanan Temple, Nagpur - 440009	Reserve Price: Rs.900000/- (Nine Lakh Only) EMD: Rs. 90000/- (Ninety Thousand Only) Last date of EMD Deposit: 27-04-2025	Date: 28-04-2025 11:00 AM to 02:00 PM (with unlimited extensions of 5 minute each)

Terms and Conditions of E-Auction: 1. The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may visit to the Web Portal: https://www.auctionbazaar.com/ of our e-Auction Service Provider, M/s. ARCA EMART PRIVATE LIMITED for bidding information & support, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online. The interested buyers may go through the auction terms & conditions and process on the same portal and may contact their Centralised Help Desk + 91 83709 69696, E-mail ID: contact@auctionbazaar.com. 2. All the intending purchasers/ bidders are required to register their name in the portal mentioned above as https://www.auctionbazaar.com/ and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned above. 3. For participating in the e-auction, intending purchasers/ bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the Reserve Price of the Secured asset along with copies of the PAN CARD, Board Resolutions in case of Company and Address Proof for or before the Last date for submission of EMD mentioned above. Intending purchasers/ bidders are required to submit separate EMDs for each of the Items/Properties detailed herein above. 4. At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or postpone the auction without assigning any reason thereof and without any prior notice. 5. The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, applicable GST on the purchase consideration, stamp duty, registration fees, etc. that is required to be paid in order to get the secured asset conveyed/delivered in his/her/its favour as per the applicable law. 6. The intending bidders should make their own independent enquiries regarding encumbrances, title of secured asset put on auction and claims/rights/dues affecting the secured assets, including statutory dues, etc prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of Phoenix. The authorized officer of Phoenix shall not be responsible in any way for any third-party claims/rights/dues. 7. The prospective/intending bidder shall furnish an undertaking that he/she is not dis-qualified as per provisions of Sec.29 (A) of Insolvency and Bankruptcy Code,2016 and failure to furnish such undertaking along with the KYC documents, shall automatically disqualify or he/she bid will be rejected.

Place: NAGPUR  
 Date : 07.04.2025

Sd/-Authorized Officer  
 Phoenix ARC Private Limited



The Indian Express.  
 For the Indian Intelligent.

The Indian EXPRESS  
 JOURNALISM OF COURAGE

indianexpress.com

I look at every side before taking a side.

Inform your opinion with insightful perspectives.