

FINANCIAL EXPRESS



Phoenix ARC Private Limited

REGISTERED OFFICE: 3rd Floor | Wallace Towers (earlier known as Shiv Building) | 139/140/B/1 Crossing of Sahar Road and Western Express Highway | Vile Parle (E), Mumbai - 400 057

POSSESSION NOTICE

Whereas, the Authorized Officer of Phoenix ARC Private Limited (acting as trustee of Phoenix Trust as mentioned on the below table column) (Phoenix) under the securityization and reconstruction of financial assets and enforcement of security interest act, 2002 and in exercise of the powers conferred under section 13(2) read with rule 3 of the security interest (enforcement) rules, 2002 issued demand notices to the borrowers, co-borrowers, guarantors as detailed hereunder, calling upon the respective borrowers, co-borrowers, guarantors to repay the amount mentioned in the said notices within 60 (sixty) days from the date of receipt of the same. The said borrowers, co-borrowers, guarantors having failed to repay the amount, notice is hereby given to the borrowers, co-borrowers, guarantors and public in general that the authorized officer of the company has taken possession of the property described hereunder in exercise of powers conferred on him under section 13(4) of the said act/rule 8 of the said rules on the dates mentioned along with the borrowers, co-borrowers, guarantors in particular and public in general are hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of Phoenix for the amount specified therein with future interest, costs and charges from the respective dates.

Details of the borrowers, co-borrowers, guarantors, properties mortgaged, name of the trust, outstanding dues, demand notices sent under section 13(2) and amounts claimed there under are given as under:

Name of Trust	Name and Address of the borrower, Co-Borrower, Loan account No., Loan amount	Details of the securities
(Trustee of Phoenix Trust FY20-9)	1. SUMEDHA ABHAY HUPARIKAR (S/D/W of Abhay Huparik) Flat No.9 Laxmi Prasad App Mangalwar Peth Satara Satara Maharashtra India 415002 2. ABHAY ARVIND HUPARIKAR (S/D/W of Arvind Huparik) Flat No.9 Laxmi Prasad App Mangalwar Peth Satara Satara Maharashtra India 415002 Loan Account Number: LXAT00216-170045361 Loan Amount Sanctioned: Rs.6,38,011/- (Rupees Six Lakh Thirty Eight Thousand Six Eleven Only)	All That Piece And Parcel Of Mortgaged Property Of Sr No. 78/ Plot No. 114, Area Ad Measuring 89.75 Sq.Mtrs.Gaon Tarf Satara.Nr Krushneshwar Temple Satara Maharashtra-415002 1) Demand Notice Date 05-08-2025 2) Date of Symbolic Possession-19-01-2026 3) Amount due in Rs. 21,28,369/- (Rupees Twenty One Lac Twenty Eight Thousand Three Hundred Sixty Nine Only) Due And Payable As of 31-07-2025 With Applicable Interest From 01-08-2025 Until Payment In Full.
(Trustee of Phoenix Trust FY21-6)	1. Manojkumar Chandrakant Jadhav (S/D/W of Chandrakant Jadhav) Vitthal Mandir, Shejari AlPost Kodol, Satara, Maharashtra- 415004 2. ASHWINI HAMBIRRAO SHinde (S/D/W of Hambirrao Shinde) Vitthal Mandir, Shejari AlPost Kodol, Satara, Maharashtra- 415004 Loan Account Number: LXPUN00416-170040843 Loan Amount Sanctioned: Rs.15,27,728/- (Rupees Fifteen Lakh Twenty Seven Thousand Seven Hundred & Twenty Eight Only)	All That Piece And Parcel Of Mortgaged Property Of Sr No 22/2 Plot No 17/B, Ad Measuring 500.84 Sq.Mtr. Sawari Jawali Satara Pune Maharashtra-415013 1) Demand Notice Date 24-06-2025 2) Date of Symbolic Possession-17-01-2026 3) Amount due in Rs. 37,15,793/- (Rupees Thirty Seven Lac Fifteen Thousand Seven Hundred Ninety Three Only) Due And Payable As of 31-05-2025 With Applicable Interest From 01-06-2025 Until Payment In Full.
(Trustee of Phoenix Trust FY21-14)	1. AMAR TUKARAM JADHAV (S/D/W of Tukaram Jadhav) S.No. 392/B P.No. 140 Shri Datta Darshan Co-Op. Soc. Shahapur Satara Satara Maharashtra India 415002 2. POONAM AMAR JADHAV (S/D/W of Amar Jadhav) S.No. 392/B P.No. 140 Shri Datta Darshan Co-Op. Soc. Shahapur Satara Satara Maharashtra India 415002 Loan Account Number: LXPUN00416-170040847 Loan Amount Sanctioned: Rs.13,74,868/- (Rupees Thirteen Lakh Seventy Four Thousand Eight Hundred & Sixty Eight Only)	All That Piece And Parcel Of Mortgaged Property Of S No 22/2/Plot No 18, Ad Measuring 500.46 Sq.Mtr. Sawari Taluka Jawali Satara, Pune Maharashtra-415013 1) Demand Notice Date 24-06-2025 2) Date of Symbolic Possession-17-01-2026 3) Amount due in Rs. 29,76,404/- (Rupees Twenty Nine Lac Sixty Seven Thousand Four Hundred Four Only) Due And Payable As of 31-05-2025 With Applicable Interest From 01-06-2025 Until Payment In Full.
(Trustee of Phoenix Trust FY21-2)	1. VIJAY RAMCHANDRA JADHAV (S/D/W of Ramchandra Jadhav) Vijaynagar Al - Post - Bhujni Wai Tal - Dist. Satara Satara Maharashtra India 415515 2. JYOTI VIJAY JADHAV (S/D/W of Vijay Jadhav) Vijaynagar Al - Post - Bhujni Wai Tal - Dist. Satara Satara Maharashtra India 415515 Loan Account Number: LXAT00316-17028778 Loan Amount Sanctioned: Rs.12,52,868/- (Rupees Twelve Lakh Fifty Two Thousand Eight Hundred & Sixty Eight Only)	All That Piece And Parcel Of Mortgaged Property Of Sr.No. 22/2/ No-32 Sawari Jaoli Satara 0 N. Dr. Adhar Ashram Jawali 415002 Satara Satara Maharashtra 1) Demand Notice Date 24-06-2025 2) Date of Symbolic Possession-17-01-2026 3) Amount due in Rs. 17,94,170/- (Rupees Seventeen Lac Ninety Four Thousand One Hundred Seventy Only) Due And Payable As of 31-05-2025 With Applicable Interest From 01-06-2025 Until Payment In Full.

PLACE: PUNE
DATE: 22.01.2026
AUTORISED OFFICER
FOR PHOENIX ARC PRIVATE LIMITED,

FORM A
PUBLIC ANNOUNCEMENT
(Regulation 14 of the Insolvency and Bankruptcy Board of India
(Voluntary Liquidation Process) Regulations, 2017)
FOR THE ATTENTION OF THE STAKEHOLDERS OF
SIL TRANSMISSION (RAJASTHAN) PRIVATE LIMITED

1. NAME OF CORPORATE PERSON	SIL TRANSMISSION (RAJASTHAN) PRIVATE LIMITED
2. DATE OF INCORPORATION OF CORPORATE PERSON	20-12-2006
3. AUTHORITY UNDER WHICH CORPORATE PERSON IS INCORPORATED/ REGISTERED	Registrar Of Companies Ahmedabad
4. CORPORATE IDENTITY NUMBER / LIMITED LIABILITY IDENTITY NUMBER OF CORPORATE PERSON	U40100GJ2006PTC049608
5. ADDRESS OF THE REGISTERED OFFICE AND PRINCIPAL OFFICE (IF ANY) OF CORPORATE PERSON	Registered office: Office No. 611, 6th Floor, Sun Central Place, SP Ring Road, Near Bopal Ambali Cross Road, Ahmedabad - 380058 Principal Office: C-6, Phase 1, Liberty Co-operative Society, North Main Road, Korgaon Park, Pune, Maharashtra, India, 411001
6. LIQUIDATION COMMENCEMENT DATE OF CORPORATE PERSON	17-04-2026
7. NAME, ADDRESS, EMAIL ADDRESS, TELEPHONE NUMBER AND THE REGISTRATION NUMBER OF THE LIQUIDATOR	Uday Shreemant Sekhriar 303 Rahul Vilas A Lane Nos 8, Dahanukar Colony Kothrud Pune 411038 Email:upadhyaysekhar@gmail.com Process Specific: IP Registration Nos: IBBI/PA/001/PI-PO1230/2018-19/11927 AFA Nos A1/11927/02/300627/109014, valid till 30.06.2027
8. LAST DATE FOR SUBMISSION OF CLAIMS	16-02-2026

Notice is hereby given that the **SIL TRANSMISSION (RAJASTHAN) PRIVATE LIMITED** has commenced voluntary liquidation on **17-01-2026**.

The stakeholders of **SIL TRANSMISSION (RAJASTHAN) PRIVATE LIMITED** are hereby called upon to submit a proof of their claims, on or before **16-02-2026**, to the liquidator at the address mentioned against item 7.

The financial creditors shall submit their proof of claims by electronic means only. All other stakeholders may submit the proof of claims in person, by post or by electronic means.

Submission of false or misleading proofs of claim shall attract penalties.

Name and Signature of the Liquidator:

Uday Shreemant Sekhriar
Date: 22-01-2026, Place: Pune

@ pnb Housing
Finance Limited
B.O. KOLHAPUR : 401/402, Fourth Floor, Matsoshi Plaza, Venus Corner, Shahapur, Maharashtra - 416001

REG. OFFICE: 9TH FLOOR, ANTRIKSH BHAWAN, 22 K.G. MARG, NEW DELHI - 110001.
PHONES : 011-2335711, 2335712, 2305414 WEBSITE: www.pnbhousing.com

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

Whereas the undersigned being the Authorized Officer of the PNB Housing Finance Ltd. under the Securitisation and Reconstruction of Financial Assets & in compliance of Rule 8(1) of Enforcement of Security Interest Act, 2002, and in exercise of powers conferred under section 13(2) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued demand notice/s on the date mentioned against each account calling upon the respective borrower/s to repay the amount as mentioned against each account within 60 days from the date of notice/s date of receipt of the said notice/s. The borrower/s having failed to repay the amount, notice is hereby given to the borrower/s and the public in general that the undersigned has taken possession of the properties described herein below in exercise powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said Rules on the dates mentioned against each account.

The borrower/s in particular and the public in general is hereby cautioned not to deal with the properties and any dealing with the properties will be subject to the charge of PNB Housing Finance Ltd., for the amount and interest thereon as per local agreement. The borrowers' attention is invited to provisions of Section 8(5) of Section 13 of the said Act in respect of time available, to redeem the secured assets.

Loan Account No. : HOU/KOP/0618/544331/ NHL/KOP/0618/549739 B.O. : KOLHAPUR Date : 22.01.2026

Name of the Borrower/Borrower/Guarantor : AJIT ANANDRAO CHOURALE / ARACHANA AJIT CHOURALE Date of Possession Notice : 16-10-2024

Amount Outstanding : Rs. 42,20,613.27/- (Rupees Forty-Two Lakh Twenty Thousand Six Hundred Thirteen Paise Twenty-Seven Only)

Date of Possession Taken : 17-01-2026 (Physical)

Description of the Property/ies Mortgaged : AUTHORIZED OFFICE, PNB HOUSING FINANCE LTD.

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.
Registered Office : 14th Floor, Eros Corporate Tower, Nehru Place, New Delhi-110019
Tel : 91-11-43115600 Fax : 91-11-43115618
Corporate Office : Unit No. : 502, C Wing, One BKC, Radius Developers, Plot No. : C-66, G-Block, Bandra Kurla Complex, Mumbai - 400051 Tel. : 022 68643101 | E-mail : acre.acreindia.in CIN : U65993DL2002PLC15769

APPENDIX IV-A - 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 proviso to Rule 8(6) & 9(1) of The Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to public in general and in particular to the Borrower(s), Co-Borrower(s), Mortgagor(s) and Guarantor(s) that the below described Immovable Properties mortgaged/charged to **Assets Care & Reconstruction Enterprise Ltd.** [CIN : U65993DL2002PLC15769] ("Secured Creditor"), the physical possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "as is where is", "as is what is" and "whatever there is" basis for the recovery of amount due to Secured Creditor from the following Borrower(s), Co-Borrower(s), Mortgagor(s) and Guarantor(s) along with the Reserve Price and Earnest Money Deposit mentioned below for each property:

DETAILS OF SECURED ASSET						
Sr. No.	Loan Account No. & ACRE TRUST	Name of Borrower(s) / Co-Borrower(s) / Mortgagor(s) / Guarantor(s)	Total Outstanding Dues as on 20.01.2026 (In Rs.)	Reserve Price (In Rs.)	Earnest Money Deposit (In Rs.)	Bank Account Details for EMD payment
1	26691826 ACRE 158 TRUST	Singh Agatrap Khatal / Kavita Singh Khatal	₹ 9,39,646.54/- Rupees Nine Lakhs Thirty Nine Thousand Six Hundred Forty Six And Fifty Four Paise Only	₹ 12,50,000/- Rupees One Lakh Twenty Five Thousand Only	₹ 1,25,000/- Rupees One Lakh Ninety One Thousand Only	Account Name: ACRE-158-TRUST, Account Number: 0901102000041876, Bank: IDBI Bank, IFSC Code: IBKL0000901
2	H402HLT103273 / H402HHL1026809 ACRE 178 TRUST	Suyash Ashok Joshi	₹ 8,01,32,47/- & ₹ 29,53,991.86/- Rupees Eight Lakhs One Thousand Thirty Two And Forty Seven Paise Only & Rupees Twenty Nine Lakhs Fifty Three Thousand Nine Hundred Ninety One And Eighty Six Paise Only	₹ 26,00,000/- Rupees Two Lakhs Sixty Thousand Only	₹ 2,60,000/- Rupees Two Lakhs Sixty Thousand Only	Account Name : ACRE-178-TRUST Account Number : 0901102000042617 Bank : IDBI Bank IFSC : IBKL0000901

Description of The Secured Asset: All that piece and parcel of Plot Number 09, situated at Village Mauje Shindawane, within the limits of Pune Division, Sub-Division Taluka Haveli, under the Office of the Sub-Registrar Haveli Nos. 1 to 27, and within the jurisdiction of Pune Zilla Parishad and Taluka Panchayat Samiti Haveli, forming part of Haveli Number 417 admeasuring 01 Hectare 14 Are with an assessment of Rs. 381, out of which an area admeasuring 1100 square feet is hereby conveyed, together with an iron sheet shed admeasuring 10 feet x 10 feet (100 square feet) constructed thereon and bearing Gram Panchayat Property Number 924/162, and bounded on the West by Road, on the South by Road, on the West by Plot Number 08, and on the North by Plot Number 10.

Description of The Secured Asset: All that piece and parcel of Plot Number 09, situated on the 11th Floor, admeasuring 33.69 square meters (carpet area) along with the allocated right to use all common and restricted common areas in Building "B" of the project known as "Mantra City 360", constructed on the land bearing Survey Number 389/1A (Old Survey Number 646) totally admeasuring 6 Hectares 61 Acres of which 5 Hectares 79 Acre is the subject property, situated at Village Moge Talegaon Dabhade, Taluka Maval, within the jurisdiction of Talegaon Dabhade Municipal Council and Sub-Registrar Maval, together with an enclosed balcony admeasuring 0.00 square meters, terrace admeasuring 2.67 square meters and dry balcony/dry terrace admeasuring 2.03 square meters, along with all easementary rights of way and all benefits and appurtenances attached thereto and standing over, above and below the said land, and bounded on the East by remaining part of Survey No. 389/1/A and Survey Nos. 388 and 389, on the West by DP Road, Survey No. 389/1/B and Survey No. 428, on the South by Survey No. 390 and Road, and on the North by Nala.

Description of The Secured Asset: All that piece and parcel of Flat Premises bearing Flat Number 02, admeasuring 56.18 square meters (605 square feet), situated on the First Floor of the building known as "Artey Nivas Sahakari Gruhiman Sanshala", constructed on Plot Numbers 04 and 05 bearing City Survey Numbers 1845 and 1846 (out of Old Survey No. 24 and New Survey No. 26), each admeasuring 46.89 square meters as per City Survey records, situated at Anandnagar and within the limits of Talegaon Dabhade Municipal Council, Taluka Maval, District Pune, and Registration Taluka Maval, together with an enclosed balcony admeasuring 0.00 square meters, terrace admeasuring 2.03 square meters, dry balcony/dry terrace admeasuring 2.03 square meters, along with all easementary rights available to the transferor as a member of the said society.

The above Loan Account(s) along with all right(s), title(s), interest(s), underlying security(ies), pledge(s) and/or guarantee(s), including the Immovable Properties, mentioned hereinabove had been assigned to Assets Care & Reconstruction Enterprise Ltd., acting as a trustee of various trust mentioned clearly in column provided above.

IMPORTANT INFORMATION REGARDING AUCTION PROCESS

1	EMD payment through demand draft/RTGS/NEFT shall be drawn/paid in favor of the bank accounts mentioned above
2	Date & time of Auction : 25th February 2026, 2:30 PM to 3:30 PM
3	Last date of submission of EMD : 24th February 2026 till 4:00 PM</td