

1.	NHL/BRV L/0518/5 32192, B.O. Borivali	Mr. Sunil Adhya Singh S/o Adhya Harbans Singh (Borrower), Mrs. Maya Sunil Singh W/o. Sunil Adhya Singh (Co-Borrower)	13-11-2024	Rs. 26,75,703.71/- (Rupees Twenty Six Lakh Seventy Five Thousand Seven Hundred Three and Seventy one Paise only)	05-02-2025 (Symbolic Possession)	Flat No. A/804, admeasuring 500 Sq. Ft. (Carpet area), on the 8th Floor, in the building known as 'Dhruv' Co-operative Housing Society, Limited constructed on land bearing Survey No. 266 H/29 & T/1 C/S No. 4, 41, 6, 81, 872, 873, 10, 101/29 & T/1 area admeasuring 49,686.63 Sq. M. Situated at Village Mulund District-Mumbai.
2.	HOU/BOB R/0921/9 16476, B.O. Borisar	Mr. Jitendra Kumar Nagina Singh (Borrower), Mrs. Sumita Jitendrakumar Singh (Co-Borrower)	15-04-2024	Rs. 21,91,145.21/- (Rupees Twenty one Lakh Ninety one Thousand one Hundred Forty Five and Twenty one Paise only)	05-02-2025 (Symbolic Possession)	Flat No. 001, 4 Wing, Ground Floor, Building 4, Nest Residency, Paighar West, Maharashtra 401404.

Place: Mumbai. Dated: 05.02.2025

Authorized Officer, (M/s PNB Housing Finance Ltd)

POSSESSION NOTICE

EDELWEISS ASSET RECONSTRUCTION COMPANY LTD.

CIN: U67100MH2007PLC174759

Retail Central & Regd. Office: Edelweiss House, Off CST Road, Kalina, Mumbai 400098

Whereas The Authorized Officer of the Secured Creditor mentioned herein, under the Securitisation 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 as mentioned below calling upon the borrower(s) to repay the amount mentioned in the note within 60 days from the date of receipt of the said notice.

Thereafter, Assignor mentioned herein, has assigned the financial assets to Edelweiss Asset Reconstruction Company Limited also as owner/creditor in its capacity as trustee of Trust mentioned hereunder (hereinafter referred as 'EARC'). Pursuant to the assignment agreements, and Sec.5 of SARFAESI Act, 2002, EARC has stepped into the shoes of the Assignor and all the rights, title and interests of Assignor with respect to the financial assets along with underlying security interests, guarantees, pledges have vested in EARC in respect of the financial assistance available by the Borrower and EARC exercises all its rights as the secured creditor.

The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned being the Authorized Officer of Edelweiss Asset Reconstruction Company Limited has taken possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest Enforcement Rules, 2002 on the date mentioned against each property.

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 asset. The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Edelweiss Asset Reconstruction Company Limited for the amount mentioned below and interest thereon.

Sl No	Name of Assignor	Name of Trust	Loan Account Number	Borrower Name & Co-Borrower(s) Name	Date of Demand Notice & Amount	Date of Possession	Possession Status
1.	Edelweiss Housing Finance Limited	EARC TRUST SC-418	LWUM0HL00 00053425	1) Ranjit Dagdu Shekar (Borrower) 2) Pratima Ranjit Shekar (Co-Borrower)	10-04-2021 & ₹37,84,775.09/-	05-02-2025	Physical Possession
Description Of The Property: All the piece and parcel of the Flat Bearing No B/305, admeasuring 575 sq. ft. super built up area, equivalent to 53.4 sq.mtrs super built up area on the Third Floor, in Building known as Kinzash Apartment and the society known as Kinzash Co Operative Housing Society Limited, situated at Beverly Park, Behind Prince Plaza, Kanakia, Mira Road East, Dist thane 401 107 on all that piece or parcel of land or ground lying being and situated at Ward "M" Village Goddeva in Taluka and District Thane Within the limits of Mira Bhiyander Municipal Corporation and the Registration District and Sub District of Thane and bearing old Survey No 399/11, New Survey No 59/11, and bounded North View: Transition Design Pvt Ltd South View: A.M Trading East View: Kanakia Police Station West View: Rose Wood Garden Masjid							
2.	Edelweiss Housing Finance Limited	EARC TRUST SC - 447	LAND- LAP00000710 64	1) Mr. Asif Mohd Qureshi (Borrower) 2) Ms. Tasneef Hanif Qureshi ("Co-Borrower")	30-12-2021 & ₹ 22,48,508.72/-	05-02-2025	Physical Possession
Description Of The Property: All that piece and parcel of property being Flat No 102, 1st Floor, admeasuring 44.42 sq.mt built up area in the Building AL QADSIYAH HAMARA GHAR CHSL, situated at Millat Nagar, Andheri West, Mumbai 400 053 bearing C T S No 1 (Part Village- Oshiwara, Taluka Andheri							

Place: Mumbai

Date: 09.02.2025

Edelweiss Asset Reconstruction Company Limited

Sd/- Authorized Official

Edelweiss
Asset Reconstruction

CAUTION NOTICE IN REPLY TO PUBLIC NOTICE

In response to the Public Notice dated 6th February, 2025, issued by Mr. Jitender Kumar Jain, purported Liquidator for Aaj Ka Anand Papers Limited (in liquidation), regarding the E-auction of immovable properties situated at Shivaji Nagar, Pune, Maharashtra, we advocates on behalf of our clients, Mr. Hiren Agarwal, Mrs. Ritu Agarwal and Mrs. Sarika Agarwal, Suspended Directors of M/s. Aaj Ka Anand Papers Limited hereby issue this caution notice and raise the following objections:

1. **Suspension of the Liquidator:** We wish to draw attention to the fact that Mr. Jitender Kumar Jain, appointed as the Liquidator for Aaj Ka Anand Papers Limited, has been suspended by the Disciplinary Committee of the Insolvency and Bankruptcy Board of India (IBBI) by an order dated 18th December 2024 bearing No. IBBI/DC/257/2024 for a period of three (3) months recording clear violation of Liquidation Regulations, 2016 and raising concerns qua the transparency, trust and fairness of the Liquidation process. This suspension raises serious concerns regarding the legitimacy of the ongoing auction process under his supervision. The said Order is available on the official website of IBBI and can be accessed using the said link <https://ibbi.gov.in/en/orders/ibbi?page=3>.

2. **Termination of Liquidator's Tenure:** Furthermore, the tenure of Mr. Jitender Kumar Jain as the Liquidator came to an end on 12th January 2025, following the order dated 5th June, 2024 passed by the Hon'ble National Company Law Tribunal (NCLT), Bench IV, Mumbai in Interlocutory Application No. 2769 of 2024 in C.P.(I.B.)/760(MB)/2021. In light of this, the auction process being carried out by Mr. Jitender Kumar Jain, whose term has expired, is questionable and may be invalid.

3. **Objection to the Validity of the Auction:** Given the above facts, we formally object to the continuation of the E-auction process, scheduled for 4th March 2025, under the supervision of Mr. Jitender Kumar Jain. It is our position that the auction, as currently being conducted, is illegal, as the Liquidator in question is no longer in a position of authority, rendering any transaction arising from this auction potentially void and subject to legal scrutiny.

4. **Consequences for Purchasers:** We caution any potential bidders or interested parties that any purchase made through the e-auction process will be done so after taking into account the facts outlined herein, including the suspension and termination of the Liquidator. Such purchasers will be bound by these facts and the legal consequences arising therefrom, including potential challenges to the validity of the auction and any subsequent transaction.

For any additional inquiries or further communication on this matter, please contact.

Date-07th February 2025.

Sd/-
Siddhi Bhutada
Advocate High Court
Marine Lines, Mumbai.