



PUBLIC NOTICE
SALE OF SECURED ASSETS

Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002

Whereas, the undersigned, being the Authorized Officer of APAC Financial Services Private Limited ("**Lender**") under the SECURITISATION & RECONSTRUCTION OF FINANCIAL ASSETS & ENFORCEMENT OF SECURITY INTEREST ACT 2002 ("**Act**") and in exercise of the powers, conferred under section 13(12) read with Rule 9 of the Security Interest (Enforcement) Rules 2002 ("**Rules**"), issued a statutory demand notice on 25th November 2022 under section 13(2) of the said Act, upon **Modern Education Society ("Mortgagor")**, **Mr. Deepak Patil ("Co - Borrower")**, **Mr. Praveen Halahalli ("Co - Borrower")** and subsequently took constructive possession of below-mentioned properties ("**Secured Assets**") owned by the Mortgagor on 7th February, 2023. A Public Notice for Tender cum Auction for sale of Secured Assets was published in newspaper on 11th April 2023 and a subsequent notice was issued on 21st June 2023. However, no offers were received, and the sale of Secured Assets did not fructify. In view thereof, the Lender has decided to sell the property to the proposed purchaser by executing necessary documents by way of private treaty.

Standard terms & conditions for sale of property through Private Treaty are as under:

1. Sale through Private Treaty will be on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS", "WHATEVER THERE IS BASIS" and "WITHOUT RECOURSE BASIS".
2. The purchaser will be required to deposit 25% of the sale consideration on the next working day of receipt of Lender's acceptance of offer for purchase of property and the remaining amount within 15 days thereafter.
3. The purchaser has to deposit 10% of the offered amount along with application till 31st January 2026 which will be adjusted against 25% of the deposit to be made as per clause (2) above.
4. Failure to remit the amount as required under clause (2) above, will cause forfeiture of amount already paid including 10% of the amount paid along with application.
5. In case of non-acceptance of offer of purchase by the Lender, the amount of 10% paid along with the application will be refunded without any interest.
6. The property is being sold with all the existing and future encumbrances whether known or unknown to the Lender. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third-party claims / rights / dues.
7. The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his/her satisfaction. The purchaser shall not be entitled to make any claim against the Authorized Officer / Secured Creditor in this regard at a later date.
8. The Lender reserves the right to reject any offer of purchase without assigning any reason.
9. In case of more than one offer, the Lender will accept the highest offer.
10. The interested parties may contact the Authorized Officer for further details / clarifications and for submitting their application.
11. The purchaser has to bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of purchase of the property.
12. Sale shall be in accordance with the provisions of SARFAESI Act / Rules

SCHEDULE

Description of the immovable properties	Part – I
	All that piece and parcel of the land bearing Re. Sy.No. 546/3, situated at Sindagi Village, Sindagi Taluk, Vijayapura District, admeasuring 2 acres, which is bounded as under:
	On or towards East : Sindagi Re Sy. No.546/4 land
	On or towards South : Government Road
	On or towards West : Sindagi Re Sy. No. 546/2 land
	On or towards North : Road

APAC Financial Services Private Limited

Office No.501, 5th Floor, South Annexe Tower-2, One World Centre, Senapati Bapat Marg, Lower Parel, Mumbai-400013
Email: contactus@apacfin.com | Tel. : 022 4778 1138 | Website: www.apacfin.com
CIN: U65999MH2017PTC294664



	Together with all buildings and structures constructed/erected thereon and all the equipments, fittings, furnitures and/or to be constructed/erected thereon attached to the earth or permanently fastened to anything attached to the earth or kept lying thereon. Part – II All that piece and parcel of the land bearing Re. Sy.No. 546/4, situated at Sindagi Village, Sindagi Taluk, Vijayapura District, admeasuring 2 acres 11 gunthas, which is bounded as under: On or towards East : Sindagi Re Sy. No.546/1 land On or towards South : Government Road On or towards West : Sindagi Re Sy. No. 546/3 land On or towards North : Road Together with all buildings and structures constructed/erected thereon and all the equipments, fittings, furnitures and/or to be constructed/erected thereon attached to the earth or permanently fastened to anything attached to the earth or kept lying thereon.										
Reserve Price (in Rs.)	Rs.99,00,000/- (Rupees Ninety Nine Lakhs Only)										
Deposit Payment	The Deposit 10% of Reserve Price which shall be payable through NEFT/RTGS in the following Account: <table border="1"> <tr> <td>Name of the account</td><td>APAC FINANCIAL SERVICES PRIVATE LIMITED</td></tr> <tr> <td>Bank Name</td><td>Kotak Bank</td></tr> <tr> <td>Account Number</td><td>1612040002</td></tr> <tr> <td>Account branch</td><td>Lower Parel, Mumbai</td></tr> <tr> <td>IFSC Code</td><td>KKBK0000648</td></tr> </table> Please Note that Demand Draft from a Nationalized/Scheduled Bank in favour of “APAC Financial Services Private Limited” payable in Mumbai shall also be acceptable.	Name of the account	APAC FINANCIAL SERVICES PRIVATE LIMITED	Bank Name	Kotak Bank	Account Number	1612040002	Account branch	Lower Parel, Mumbai	IFSC Code	KKBK0000648
Name of the account	APAC FINANCIAL SERVICES PRIVATE LIMITED										
Bank Name	Kotak Bank										
Account Number	1612040002										
Account branch	Lower Parel, Mumbai										
IFSC Code	KKBK0000648										

TERMS & CONDITIONS

- (1) AND WHEREAS, the Authorized Officer of the Lender, has decided to dispose off the said Secured Assets, this notice of sale is published today that the Secured Assets, as detailed in the Schedule above will be sold through private treaty.
- (2) Interested parties may conduct due diligence of documents on any working day from 16th January 2026 to 26th January 2026 between 11:00 AM to 5:00 PM at Mumbai with prior one day notice to Authorized Officer of APAC Financial Services Private Limited.
- (4) The Mortgagor/Guarantors/Borrower in particular and the public, in general, are hereby cautioned and restrained not to deal with the Secured Assets, as detailed above, in any manner in terms of Section 13(13) of the said Act and any dealing with the Secured Assets will be subject to the charge of APAC Financial Services Private Limited for the amounts and further interests thereon.
- (5) The Mortgagor/Guarantors/Borrower are given last chance to pay the total dues aggregating to Rs. 1,75,46,360.79 (Rupees One Crore Seventy Five Lakhs Forty Six Thousand Three Hundred and Sixty and Seventy Nine Paise Only) as on 31st December 2025 together with interest, default/penal/additional interest and other charges thereon until payment/realization, Legal Counsel's Fee (at actuals), incidental expenses, cost, charges etc. The said dues to be paid by the Mortgagor/Guarantors/Borrower on or before 30th January 2026 before 5:00 PM, failing which, these Secured Asset will be sold as per schedule, as mentioned above.
- (6) The 10% of the offered amount shall be payable through NEFT/RTGS as per the details mentioned above. Please note that Demand Draft from a Nationalized/Scheduled Lender in favour of “APAC Financial Services Private Limited” payable in Mumbai shall also be acceptable.
- (7) The proposed purchaser shall be required to pay 25% of the offer amount less amount paid as advance deposit within 24 hours on receipt of confirmation of sale from the Authorised Officer of the Lender and the rest 75% balance and final amount(s) within 15 (fifteen) days from the date of confirmation of the sale by the Lender/Authorised Officer or such other date as agreed by the Lender. In case of any default on the part of the successful bidder, all amounts deposited till

APAC Financial Services Private Limited

Office No.501, 5th Floor, South Annexe Tower-2, One World Centre, Senapati Bapat Marg, Lower Parel, Mumbai-400013

Email: contactus@apacfin.com | Tel. : 022 4778 1138 | Website: www.apacfin.com

CIN: U65999MH2017PTC294664



then shall be forfeited. As per Income Tax rules, TDS @1% of sale price is additionally payable by the proposed purchaser as the purchase price is more than Rs. 50 lakhs.

- (8) The particulars in respect of the Secured Assets specified in the Schedule herein above, have been stated to the best of the information and knowledge of the undersigned, who shall however not be responsible for any error, misstatement, or omission in the said particulars. The Tenderer(s) / Offerer(s) / Prospective Bidder(s) / Purchaser(s) are hereby notified that the said Secured Assets will be sold with the Encumbrances and dues payable to Statutory Authority (if any) and are also requested, in their own interest, to satisfy himself / themselves/ itself with regard to the above and other relevant details pertaining to the above mentioned Secured Assets before submitting the c.
- (9) For any further clarifications with regard to inspection, terms and conditions of the auction, kindly contact Mr. Yogesh Babar, authorised representative of the Lender on Mob No: 7208244190 or write at yogesh.babar@apacfin.com to Mr. Yogesh Babar, Authorised Officer of the Lender.
- (10) The Authorized Officer reserves the right to reject any or all the bids or cancel the auction without furnishing any further notice or reasons thereof.

Statutory 15 days Sale notice under Rule 9(1) of the SARFAESI Act, 2002

The Borrower/Guarantors/Mortgagor are hereby notified to pay the sum, as mentioned above, along with upto date interest and ancillary expenses on or before 30th January 2026, failing which the said Secured Assets will be auctioned/sold and balance dues, if any will be recovered with interest and cost.

For **APAC Financial Services Private Limited**

Sd/-
(Authorized Officer)

Date: 15th January, 2026

Place: Mumbai

APAC Financial Services Private Limited

Office No.501, 5th Floor, South Annexe Tower-2, One World Centre, Senapati Bapat Marg, Lower Parel, Mumbai-400013

Email: contactus@apacfin.com | Tel. : 022 4778 1138 | Website: www.apacfin.com

CIN: U65999MH2017PTC294664