

### CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED

Corporate office address:- Chola Crest Super B, C54 & C55.4, Thiru V Ka Industrial Estate, Guindy, Chennai – 600 032

#### POSSESSION NOTICE [APPENDIX IV] [Under Rule 8(1)]

WHEREAS the undersigned being the Authorized Officer of M/s. Cholamandalam Investment And Finance Company Limited, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002), and in exercise of the powers conferred under Section 13(12) read with Rule 9 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated mentioned below under Section 13(2) of the said Act calling upon you being the borrowers (names and addresses mentioned below) to repay the amount mentioned in the said notice and interest thereon within 60 days from the date of receipt of the said notice. The borrowers mentioned herein below having failed to repay the amount, notice is hereby given to the borrowers mentioned herein below and to the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on me under sub-section (4) of Section 13 of the Act read with Rule 9 of the Security Interest (Enforcement) Rules, 2002. The borrowers mentioned herein in above in particular and the public in general are hereby cautioned not to deal with said property and any dealings with the property will be subject to the charge of M/s. Cholamandalam Investment And Finance Company Limited for an amount as mentioned herein under and interest thereon. 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 assets.

Sl. No.	Name and Address of the No. Borrowers & Loan A/c No.	Date of Demand Notice	O/S AMT	Description Of The Property Possessed	Date Of Possession
1.	Loan Account Nos. HL03SAG00056152 Mr/Mrs. RAMCHANDRA VASANT SHINDE Mrs. MANISHA SHINDE a/s MANISHA RAMCHANDRA Both Are R/o: At: Gulmhar Colony, MIDC Miraj Kupwad Road, Kupwad Miraj, Maharashtra - 416410 Also At: New S.No. 259/A/1/2A, (Old S.No. 943/A/1/2A)/ Plot No. 2 Old Miraj Road "Agrawal Gold", Ground Floor, Flat No. G - 1 At Miraj Miraj Sangli 416410 Maharashtra Cozjee Factory Miraj Miraj 416410 Mr/Mrs. TUSHAR RAMCHANDRA a/s TUSHAR RAMCHANDRA SHINDE Gulmhar Colony, MIDC Miraj Kupwad Road, Kupwad Road, Miraj, Maharashtra - 416410	14-10-2025	Rs.2824515/- (Rupees Twenty Eight Lakhs Twenty Four Thousand Five Hundred Fifteen Only) as on 14-10-2025 And interest Thereon.	All the piece and parcel of land bearing Flat No. G-1 on Ground floor area admeasuring 89.77 Sq.Mtrs in an Apartment Agrawal Gold constructed over Plot No. 2 an area admeasuring 287.21 Sq.Mtrs out of new survey No. 259/A/1/2A (old survey No. 943/A/1/2A) situated at Shiwaji Nagar Miraj, within the limits of Sangli, Miraj, kupwad Municipal Corporation. Which is bounded as follows, East- Rear margin West - Parking and Flat No.G2 South - Side Margin North - Side Margin Above - Flat No. F-1 Below - NO	15-04-2026 Possession Date: 15-04-2026

Date: 15-04-2026  
Place: Sangli

AUTHORIZED OFFICER  
CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED

### HERO HOUSING FINANCE LIMITED

Contact Address: 3rd Floor, 301 to 304, A-wing, Kapil Tower, Dr. Ambedkar Road, Near RTTO office, Pune, Maharashtra - 411081.  
Regd. Office: 05, Community Centre, Sasant Lok, Vasant Vihar, New Delhi - 110057.  
Ph: 011 49267000, Toll Free No: 1800 212 8800, Email: customer.care@herohf.com  
Website: www.herohousingfinance.com | CIN: U65192DL2016PLC20148

#### POSSESSION NOTICE (FOR IMMOVABLE PROPERTY) [As per Appendix IV read with rule 8(1) of the Security Interest Enforcement Rules, 2002]

Whereas, the undersigned being the Authorized Officer of the Hero Housing Finance Limited, 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 notices as mentioned below calling upon the Borrowers to repay the amount mentioned in the notice within 60 days from the date of the said notice.

The borrower, having failed to repay the amount, notice is hereby given to the borrower, in particular and the public, in general, that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with rule 6 of the said Rules.

The borrower, in particular, and the public in general, are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Hero Housing Finance Limited, for an amount referred to below along with interest thereon and penal interest, charges, costs etc. from date mentioned below.

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 assets.

Loan Account No.	Name of Obligor(s) / Legal Representative(s)	Date of Demand Notice/Amount as per Demand Notice	Date of Possession (Constructive/Physical)
HHFRMLAP 24000046071	Bhagwan Gajinath Atole, Sunita Bhagwan Atole	19-Jan-2026 Rs. 8,42,705/- Due as on 13-Jan-2026	15.04.2026 (Symbolic)

Description of Secured Assets/Immovable Properties:- All The Piece And Parcel Of House Construction Area Admeasuring 134.70 Sq. Mtrs., i.e. 1450 Sq. Ft., Constructed On Gramprachayat Property No- 1265/1, Admeasuring About 1309.93 Sq. Mtrs., i.e. 14100 Sq. Ft., Situated At Village Ravangan, Tal- Daund, Dist- Pune - 431517, Within The Jurisdiction Of Sub-Registrar, Daund, Tal- Daund, Dist- Pune, Boundaries: East- Taraj Atole Property, West- Sanjay Atole Property, South- Road, North- Open Space

DATE :- 18-04-2026, PLACE:- PUNE, Sd/- Authorised Officer FOR HERO HOUSING FINANCE LIMITED

### IKF Home Finance Limited

Equinox by Phoenix-Tower 3, 10<sup>th</sup> Floor, Diamond Hills, Lumbini Avenue, Rai Durg, Gachibowli, Hyderabad Telangana - 500081

#### POSSESSION NOTICE FOR IMMOVABLE PROPERTY [Appendix IV] Rule 8(1)

WHEREAS the undersigned being the Authorized Officer of IKF Home Finance Ltd. (hereinafter referred to as "IKF") under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002), and in exercise of the powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated mentioned below under Section 13(2) of the said Act calling upon you being the borrowers (names mentioned below) to repay the amount mentioned in the said notice and interest thereon within 60 days from the date of receipt of the said notice. The borrowers mentioned herein below having failed to repay the amount, notice is hereby given to the borrowers mentioned herein below and to the public in general that the undersigned has Taken Possession of the property described herein below in exercise of powers conferred on me under sub-section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002. The borrowers mentioned herein in above in particular and the public in general are hereby cautioned not to deal with said property and any dealings with the property will be subject to the charge of "IKF" for an amount as mentioned herein under and interest thereon.

Sl. No.	Name of the Borrower(s) / Guarantor(s) LAN	Description of Secured Assets (Immovable Property)	Demand Notice Date & Amount	Date of Possession
1.	Lan :- LNPUN0621-220003121 1. Mr/Mrs. Sandeep S. Kulkarni 2. Mr/Mrs. Aaditi Sandeep Kulkarni Add :- Flat No. 501 Building No. D3 5 <sup>th</sup> Floor G. No. 690 To 710 Umang Homes, Ivy Estate Nagar Road, Pune, Maharashtra- 411024. Also at: Swraj Residency, Lane No. 04 Kirtkavadi, Sinhgad , Gat No. 53, Flat No. 04, 1 <sup>st</sup> Floor - 411024.	All the piece and parcel of the Flat No. 4, admeasuring 643 Sq. Ft. i.e. 59.75 Sq. Mt. built up on First floor in the building known as "Swraj Residency" Constructed on Gat No. 53 situated at Village Kirtkavadi, Tal. Haveli, Dist. Pune, Which is within the limits of Jilha Parishad Pune and Panchayat Samiti Haveli and within the Jurisdiction of Sub-Registrar Haveli Pune (Herein after referred as "captioned Flat") On and towards East:- By Property of Mr. Yogesh Nirvutti Mate, On and towards South:- By 20 Ft. Common Road, On and towards West:- By Property of Mr. Somnath Dhawar Chavan Rathod, On and towards North:- By Property of Mr. Bholenath Kirad and Shaikh.	13.10.2025 Rs. 10,69,943/- (Rupees Ten lakh Sixty Nine Thousand Nine Hundred Forty Three Only)	15.04.2026

Place :- Pune, Maharashtra  
Date :- 15.04.2026

Sd/-  
Authorized Officer  
For IKF Home Finance Limited

Pune West Zonal office: "Janamangal" 1st Floor, Old Mumbai-Pune Highway, Above Bank of Maharashtra Pimpri Branch, Pimpri, Pune-411 018, Ph: 020-2733 5329

#### PUBLIC NOTICE FOR SALE OF VEHICLES THROUGH AUCTION, HYPOTHECATED AS SECURITY TO BANK UNDER HYPOTHECATION DEED

Bank of Maharashtra is desirous to sell the vehicles on "AS IS WHERE IS BASIS". The vehicles can be inspected by prospective buyer by contacting Pune West Zonal Office (Ph. No. 020-2733 5329, 932547268). The last date of receiving sealed quotations with EMD (Earnest Money Deposit) payable through Direct Transfer/NEFT/DD/Bankers Pay Order in favor of 'Bank of Maharashtra' drawn on any nationalized bank, payable at Pune on or before 27.04.2026 by 2.00 pm,

Account Name: E-AUCTION DEPOSIT A/C-PWZ, Account No. 60350359155, Branch name: Pimpri, IFSC Code: MAHB000080.

Sr. No.	Name of Branch / Borrower / A/C No. / Dues	Details of Vehicle	Minimum Quotation Amount EMD Amount
1.	Shindewadi Branch Dnyanoba Maruti Marne TL A/c No. 60422915207 Total dues as on 22.03.2026 Rs. 4,81,543.00 (Rupees Four Lakhs Eighty-One Thousand Five Hundred Forty Three Only), plus further interest at applicable rate w.e.f. 23.03.2026 and other cost and charges thereon	Model : Wagon R (Maruti Suzuki), Chassis No. MA3JMTB15NG741787, Engine No. K10CNC13888, Type of Body: Motor Cab (LPV), Regd. No. MH-12 UM-0613, Regd. Date: 30/08/2022 Fuel Base: Petrol/CNG, Cubic Capacity: 998 CC Colour-Superior white Permit details: Contract Carriage Permit Permit no: MH2022-CC-9183C Validity upto: 15/10/2027	Rs. 1,86,570.00 Rs. 18,657.00

Bid open date : 27/04/2026 at 3.00 pm at Pune West Zonal Office

- The tender is subject to terms and conditions as prescribed by bank.
- The bid will be opened on 27.04.2026 at 3.00 pm before the Members of the Committee constituted for the same. The desirous bidders may be present at that time.
- The bidders should submit the bid form duly completed in all respects along with attested copies of Driving License/Aadhar Card/Voter Identity Card/Pan Card as a proof of identity/address.
- The successful bidder will be required to take physical possession of the vehicle within 7 days of the deposit of the bid amount failing which the EMD would be forfeited. The EMD of unsuccessful bidders will be returned within one week after opening of bid.
- Bank reserves sole right to cancel the process and /or reject the bids without assigning any reason.

Date : 17/04/2026, Place : Pune  
Chief Manager, Bank of Maharashtra, Pune West Zone

Housing Finance Branch - 1129, "Yashomangal" 1183-A, 1<sup>st</sup> Floor, F.C. Road, Shivajinagar, Pune - 5. Ph: 020-25530002 / 020-2557-3454 / 3453 / 3460  
E-mail : bom1129@bankofmaharashtra.bank.in

#### POSSESSION NOTICE (For Immovable Property)

Whereas, the under signed being the Authorized Officer of the Bank of Maharashtra, Housing Finance Branch under the Securitisation and Reconstruction of Financial Asset and Enforcement of Security Interest (Act) – 2002 (54 of 2002) and in exercise of powers conferred under Sec 13(12) read with rule 3 of Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated 28/01/2026 calling upon the Borrower Mrs. Nanda Shankar Madole & Mr. Shankar Uddhav Madole to repay the amount mentioned in the Notice being Rs. 35,51,937.87/- (Rupees Thirty Five Lakhs Fifty One Thousand Nine Hundred Thirty Seven and Eighty Seven Paise only) plus interest @ 8.30% p.a. with monthly rest upto 16.04.2026 plus unapplied interest, penal interest, cost and expenses w.e.f. 16.04.2026 within 60 days from the date of the said Notice.

The Borrower having failed to repay the amount, Notice is hereby given to the borrower and the public in general that the undersigned has taken Possession of the property described herein below in the exercise of the powers conferred on him under Section 13(4) of the said Act read with rule 8 of the said Rules on this 16<sup>th</sup> Day of April of the year 2026

The Borrowers in particular and the Public in general is hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of the Bank of Maharashtra, Housing Finance Branch for an amount hereinabove mentioned.

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 assets.

This notice is also being published in vernacular. The English version shall be final if any question of interpretation arises.

The details of the immovable properties mortgaged to the Bank and taken Possession by the Bank are as follows:

All that piece and parcel of Flat No. 201, Admeasuring 548.85 Sq.Ft. and terrace area of 33.90 Sq. Ft. and Dry terrace of 28.41 Sq. Ft. on 2nd Floor, in Wing No. A, in the project called "Bassera Residency" at S.No. 59, Hissa No. 1C/1, having corresponding CTS No. 2806 (Part) and 2568 (Part) situated at Village Rahatani, Taluka Haveli, District Pune within limits of Pimpri Chinchwad Municipal Corporation.

Date : 16/04/2026  
Place : Pune  
Chief Manager & Authorized Officer,  
Bank of Maharashtra, Housing Finance Branch

### ADITYA BIRLA HOUSING FINANCE LIMITED

Registered Office- Indian Rayon Compound, Veralval, Gujarat – 362266  
Branch Office- G-Corp Tech Park, 8th floor, Kasar Wadavali, Ghodbunder Road, Thane, MH-400601

#### DEMAND NOTICE (under Rule 3 (1) of Security Interest (Enforcement) Rules, 2002)

Substituted Service Of Notice U/S 13 (2) Of Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002. Notice is hereby given to the borrowers as mentioned below that since they have defaulted in repayment of the Credit facility availed by them from Aditya Birla Housing Finance Limited (ABHFL), their loan accounts have been classified as Non-Performing Assets in the books of the Company as per RBI guidelines thereon. Thereafter, ABHFL has issued demand notices under section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) on the last known addresses of the said borrowers thereby calling upon and demanding from them to repay the entire outstanding amount together with further interest at the contractual rate on the aforesaid amount and incidental expenses, cost, charges etc. as stated in the said demand notices. However, the demand notice is also being served by way of publication, as per Rule 3 of the Security Interest (Enforcement) Rules, 2002 (SARFAESI Rules):

Sl. No.	Name and Address Borrower/ Co-Borrower and Guarantor / Co-Guarantor & Loan A/C No.	NPA Date	Date of Demand Notice	Amount due as per Demand Notice as on Date
1.	1. MAYUR SALOMAN MANE Flat No. 208, 2nd Floor Tower No. 03, Irtend Waterfront, Near Sameer Lawns Ravet. Sr. No. 17/3/1 (P) & 182, Mumbai Pune Bypass Road Near Sameer Lawns Ravel Pune. Maharashtra, 412101. 2. KOMAL UDDHAV KASBE Flat No. 208, 2nd Floor Tower No. 03, Irtend Waterfront, Near Sameer Lawns Ravet. Sr. No. 17/3/1 (P) & 182, Mumbai Pune Bypass Road Near Sameer Lawns Ravel Pune, Maharashtra, 412101. 3. MAYUR SALOMAN MANE Flat No. 809, Elena Homes, Nr Chandrabhag, Pune, Maharashtra, 412101. 4. KOMAL UDDHAV KASBE Flat No. 809, Elena Homes, Nr Chandrabhag, Pune, Maharashtra, 412101. 5. MAYUR SALOMAN MANE Sr. No. 59/1, Om Colony, Bijli Nagar, Chinchyad, Near Canara Bank, Pune, Maharashtra, 411003. 6. KOMAL UDDHAV KASBE 37, Ghorpada Peth, Opp. Pmc Colony No. 9, Pune, Maharashtra, 411042. Loan Account No. LNPUN0HL-05220132778 & LNPUN0HL-05220133089	03.04.2026	13-04-2026	Rs. 38,47,393/- (Rupees Thirty Eight Lac Forty Seven Thousand Three Hundred Ninety Three Only) by way of outstanding principal, arrears (including accrued late charges) and interest till 07.04.2026

DESCRIPTION OF IMMOVABLE PROPERTY/PROPERTIES MORTGAGED: All That Piece And Parcel Of Flat No. 208, Carpet Area Admeasuring 52.21 Sq. Mtrs. i.e. 562 Sq. Ft., Having Dry Balcony Area Admeasuring 2.4 Sq. Mtr., i.e., 26 Sq. Ft., Open Balcony Area Admeasuring 3.7 Sq. Mtrs., i.e., 40 Sq. Ft., Situated At 2nd Floor Tower/Wing No. T3, Irtend Waterfront, Near Sameer Lawns Ravet. Sr. No. 17/3/1 (P) & 182, Mumbai Pune Bypass Road Near Sameer Lawns Ravel Pune, Maharashtra, 412101.

We hereby call upon the borrower stated herein to pay us within 60 days from the date of this notice, the outstanding amount (s) together with further interest thereon plus cost, charges, expenses, etc. thereto failing which we shall be at liberty to enforce the security interest including but not limited to taking possession of and selling the secured asset entirely at your risk as to the cost and consequences. Please note that as per section 13(13) of the SARFAESI Act, all of you are prohibited from transferring by way of sale, lease or otherwise, the aforesaid secured assets without prior written consent of the Company. Any contravention of the said section by you shall invoke the penal provisions as laid down under section 29 of the SARFAESI Act and / or any other legal provision in this regard. Please note that as per sub-section (8) of section 13 of the Act, if the dues of ABHFL together with all costs, charges and expenses incurred by ABHFL are tendered to ABHFL at any time before the date fixed for sale or transfer, the secured asset shall not be sold or transferred by ABHFL, and no further step shall be taken by ABHFL or transfer or sale of that secured asset.

Date: 18.04.2026  
Place: PUNE  
Sd/- Authorised Officer  
(Aditya Birla Housing Finance Limited)

### VASTU HOUSING FINANCE CORPORATION LTD

Unit 203 & 204, 2nd Floor, "A" Wing, Navbharat Estate, Zakaria Bunder Road, Sewri (West), Mumbai 400015, Maharashtra. CIN No.: U65922MH2005PLC272501

#### SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower / Co-Borrower / Mortgagee (s) that the below described immovable properties mortgaged to the Secured Creditor, the Symbolic possession of which has been taken by the Authorised Officer of Vastu Housing Finance Corporation Limited. The same shall be referred herein after as Vastu Housing Finance Corporation Limited. The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis through E-Auction. It is hereby informed to General public that we are going to conduct public E-Auction through website https://sarfaesi.auctiontignet.net

S/N	Account No. and Name of borrower, co-borrower, Mortgagees	Date & Amount as per Demand Notice U/s 13(2) & Date of Symbolic Possession	Descriptions of the property/Properties	Reserve Price, Earnest Money Deposit (In Rs.)	E-Auction Date and Time, EMD Submission Date and Inspection Date
1	HL000000008664 Akshay Kalwantraj Agarwal (Borrower), Kalwantraj Jaijogal Agarwal (Co-Borrower), Sunitadevi K Agarwal (Co-Borrower)	Demand Notice Date 29/Oct/25 & Amt Rs. 3565641/- as on 23/Oct/25 + Interest Cost etc. & 21/Feb/26	All that piece and parcel property bearing Flat No.1 area admeasuring 104.67 Sq.mtr on ground floor in the Building Known as Pathan Manzil which is constructed on S. No. 2308/3 Plot No. 11 area admeasuring 1250 Sq.ft. i.e. 117 Sq.mtr out of 5445 Sq. ft. situated at village Tal. Lohaganr Haveli, Dist. Pune and within limits of Pune Municipal corporation	Rs.3404250/- Rs.340425/-	19/May/26 Timings 10:00 AM to 12:00 PM, 18/May/26 up to 5:00 PM., 02/May/26
2	HL0000000106049 Diksha Rajesh Jalgaonkar (Borrower), Jyoti Rajesh Jalgaonkar (Co-borrower), Govardhan Balkrushna Poldar (Guarantor)	Demand Notice Date 29/Oct/25 & Amt Rs. 2835169/- as on 23/Oct/25 + Interest Cost etc. & 21/Feb/26	All that piece and parcel of the property bearing T.P. no. 02 final plot no. 161/A/3/2 out of that building was constructed named Arihant Complex out of that second floors flat no. A-6 admeasuring 728 Sq. Ft. situated at Arihant Complex, Bhavani peth Solapur, Tal. North Solapur Dist. Solapur, within the local limits of Solapur Municipal Corporation Solapur-413002	Rs.3081080/- Rs.308108/-	19/May/26 Timings 10:00 AM to 12:00 PM, 18/May/26 up to 5:00 PM., 02/May/26
3	HL0000000189861 Onkar Baban Londhe (Borrower), Baban Shankar Londhe (Co-borrower), Manda Baban Londhe (Co-borrower)	Demand Notice Date 01/Dec/25 & Amt Rs. 2587902/- as on 29/Nov/25 + Interest Cost etc. & 21/Feb/26	All that Piece and Parcel of Residential FLAT No. 202 situated on Second Floor, Carpet Area Admeasuring 471 Sq. Ft. i.e. Built-up Area Admeasuring 600 Sq. Ft. i.e. 55.76 Sq. Mtr. in building named "SHRIRAM PLAZA," S. No. 29, Hissa No. 1/2/3 Area Adm. 00. H. 01 R. out of Total Area Adm. 00. H. 29.5 R Situated at Village Dhanori, Tal. Haveli, Dist. Pune and also situated within the Registrar limits Haveli, of Pune Municipal Corporation and within jurisdiction of Sub- District Pune, state Maharashtra, Pincode 411015	Rs.2295000/- Rs.229500/-	19/May/26 Timings 10:00 AM to 12:00 PM, 18/May/26 up to 5:00 PM., 02/May/26

- All Interested participants / bidders are requested to visit the website https://sarfaesi.auctiontignet.net. For details, help, procedure and online training on e-auction, prospective bidders may contact M/S e-Procurement Technologies Pvt. Ltd. (Auctiontignet); Address: Head Office: B-705, Wal Street II, Opp. Orient Club, Near Gujrat College, Ellis Bridge, Ahmedabad - 380 006 Gujrat (India); Contact Person : Mr. Ram Sharma contact number: 8000023297/926562818/926562821/079-6813 6842/6869. email id: ramrashed@auctiontignet.in, support@auctiontignet.net
- For further details on terms and conditions please visit https://sarfaesi.auctiontignet.net to take part in e-auction.
- For more details about the property kindly contact to Authorized officer: Amol Kantilal Mulik Contact no. 9657339369

THIS IS ALSO A STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Date : 18.04.2026  
Place : Pune, Solapur  
Sd/- Authorised Officer  
Vastu Housing Finance Corporation Ltd

### AU SMALL FINANCE BANK LIMITED

A SCHEDULED COMMERCIAL BANK  
Regd. Office: 19-A, Dhuleshwar Garden, Ajmer Road, Jaipur - 302001 (CIN:L36911RJ1996PLC011381)

#### Demand Notice Under Section 13(2) of Securitisation Act of 2002

As the loan account NPA therefore the Authorized officer under section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002' had issued 60 days demand notice to the Borrowers/Co-borrowers/Mortgagees/Guarantors (collectively referred as 'Borrowers') as given in the table. According to the notice if the borrowers do not deposit the entire amount within 60 days, the amount will be recovered from auction of the mortgage properties/secured assets as given below. Therefore you the borrowers are informed to deposit the entire loan amount along with future interest and expenses within 60 days from the date of demand notice, otherwise under the provisions of 13(4) and 14 of the said Act, the Authorized officer is free to take possession for sale of the mortgage properties/secured assets as given below.

Borrowers to take note that after receipt of this notice, in terms of Section 13(13) of the Act, 2002, you are prohibited and restrained from transferring any of the secured assets by way of sale, lease or otherwise, without prior written consent of the secured creditor.

Borrowers attention are attracted towards Section 13(8) n/w Rule 3(5) of The Security Interest (Enforcement) Rules, 2002 Act that the borrowers shall be entitled to redeem their secured asset upon the payment of the complete outstanding dues as mentioned below before the publication of auction notice, which hereafter shall cease to exist.

Name of the Borrower / Mortgagee / Guarantor / Loan A/c No.	Date and Amount of Demand Notice Under Sec. 13(2)	Description of Mortgaged Property
(Loan A/c No.) L900106014967573, M/S Rajveer Collection (Borrower), Dadasaheb Appasaheb Ghalmhe (Co-Borrower), Smt.Nisha Dadasaheb Ghalmhe (Co-Borrower)	16-Feb-26 Rs. 12,65,954/- Rs. Twelve Lakh Fifty- Thousand Nine Hundred Fifty-Four Only As On 10-Feb-26	Property Situated At - Mikat No 73, Vill & Tehsil- Karjat, Ahmednagar Maharashtra, 414402 Admeasuring 3400 Sq Ft
(Loan A/c No.) L9001060141132828, M/S Video Express (Borrower), Sanjay Suresh Kharat (Co-Borrower) Suresh Tukaram Kharat (Co-Borrower)	13-Feb-26 Rs. 10,04,936/- Rs. Ten Lakh Four Thousand Nine Hundred Thirty-Six Only As On 10-Feb-26	Property Situated At - Survey No 11-1A-75 And 11-1A-76-2, Flat No 10, Floor- 2, Sai Apartment, Katraj, Sukhsagar Nagar, Vill- Haveli, Dist- Pune, Maharashtra, 411046 Admeasuring 322 Sq Ft
(Loan A/c No.) L9001060144931088, M/S Balaji Sales (Borrower), Sandip Narayan Vani (Co-Borrower) Narayan Dhondiram Wani (Co-Borrower)	16-Feb-26 Rs. 13,26,529/- Rs. Thirteen Lakh Twenty-Six Thousand Five Hundred Twenty-Nine Only As On 10-Feb-26	Property Situated At - Cts No 1101, Balaji Sales Kasaba Path, Ekvairi Mandir Barshi, Vill- Barshi, Dist- Solapur, Maharashtra 413401 Admeasuring 21.6 Sq Mtr.
(Loan A/c No.) L9001060130785540, Kshantil Chandrakant Kale (Borrower), Shubham Kantilal Kale (Co-Borrower)	17-Feb-26 Rs. 24,39,072/- Rs. Twenty-Four Lakh Thirty-Nine Thousand Seventy-Two Only As On 10-Feb-26	Property Situated At Plot No 11 , Gat No 1007/1 , Near Ganpati Nagar Mandar And Police Station Ashram Road Urfi Kanchan , Tal - Haveli , Dist - Pune , Maharashtra, 412202 Admeasuring 0.0100 Hectare

Date : 17/04/2026 Place : Ahmednagar, Pune (MH) Authorised Officer AU Small Finance Bank Limited

### GRIHUM HOUSING FINANCE LIMITED

Registered Office: 6th Floor, B Building, Ganga Truena, Lohegaon, Pune, Maharashtra 411014, Branch Off Unit: Office Number 4B, 1st Floor, Business Square Complex, Gate No. 1638 & 1639, Pune Nashik Highway, Taluka -Khed, Chakan, Pune-410501

#### E-AUCTION - SALE NOTICE

Sale of secured immovable asset under SARFAESI Act

E-auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (the "Act") read with Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower/ Co-Borrower/ Mortgagee (s) that the below described immovable properties mortgaged to GrihUm Housing Finance Limited (hereinafter referred to as the "Secured Creditor" as per the Act), the possession of which has been taken by the Authorised Officer of GrihUm Housing Finance Limited in exercise of powers conferred under section 13(12) of the Act read with Rules 8 and 9 of the security interest (Enforcement) Rule pursuant to notice under section 13(2) of the Act.

The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 19-05-2026 through E-Auction. It is hereby informed to General public that we are going to conduct public through E-Auction platform provided at the website: https://www.bankauctions.com.

For detailed T&Cs of sale, please refer to link provided in GHFL's Secured Creditor's website i.e. www.grihUmhousing.com

Sl. No.	Proposal No. Customer Name (A)	Demand Notice Date and Outstanding Amount (B)	Nature of Possession (C)	Description of Property (D)	Reserve Price (E)	EMD (10% of RP) (F)	EMD Submission Date (G)	Incremental Bid (H)	Property Inspection Date & Time (I)	Date and time of Auction (J)	Known encumbrances/ Court cases if any (K)
1	Loan No. HL01156PGL0000336 MANOHAR DEVIDAS POTTAR (BORROWER) UJAWALA MANOHAR POTTAR (CO BORROWER)	Notice date: 09-10-2025 Total Dues: Rs. 733959/- (Rupees Seven Lakh Thirty Three Thousand Nine Hundred FiftyNine Only) payable as on 09-10-2025 along with interest @14.03% p.a. till the realization.	Physical	All That Peace And Parcel Of The Flat No. 501 On Fifth Floor In A Building No. H In Registered Co-Op. Hsg. Soc. Known As "Rohini Cluster" Situated On A Land Bearing S. No. 126, Hissa No. 2/3, 12, 13 & 2/2 Admeasuring About 51.75 Sq. Mt. At Village Dhayari, Taluka Haveli, Dist. Pune, Within The City Limits Of Pune Municipal Corporation (Here In After Referred To As "The Said Property")	Rs. 322140.00/- (Rupees Three Lakhs Twenty Two Lacs Twenty One Thousand Four Hundred Only)	Rs. 322140.00/- (Rupees Three Lakhs Twenty Two Lacs Twenty One Thousand Four Hundred Forty Only)	19-05-2026 Before 5 PM	10,000/-	(11AM - 2PM) (13-05-2026)	19-05-2026 (11 AM - 2PM)	NIL

The intending bidders/purchasers are advised to visit Secured Creditor Branch and the auction properties, and make his own enquiry and ascertain additional charges, encumbrances and any third-party interests and satisfy himself/herself in all aspects thereof before submitting the bids. All statutory dues like property taxes, electricity/water dues and any other dues, if any, attached to the property to be ascertained and paid by the successful bidder.

The interested bidders are required to register themselves with the portal and obtain login ID and Password w/e in advance, which is mandatory for e-bidding, from auction service provider) C1 India PVT Ltd. Address: Plot No-88 3rd floor Gurgaon Haranya-122003. Helpline Number: 7291981124.25.26 Support Email ID - Support@bankauctions.com. Contact Person - Dharni P, Email id- dharni.p@c1india.com Contact No- 9948182222. Please note that Prospective bidders may avail online training on e-auction from their only. The intending purchaser/bidder is required to submit amount of the Earnest Money Deposit (EMD) by way of payment of NEFT/RTGS/DD in the account of "GRIHUM HOUSING FINANCE LIMITED - AUCTION PROCEEDS A/C", Bank:ICICI Bank Ltd, Account No-091551000028 and IFSC Code: ICIC0000915, ICICI Bank Ltd, Panchnasi Tech Park, Near Ganapathi Chowk, 43/44 Vani Nagar - 411014 drawn on any nationalized or scheduled Bank on or before 18-05-2026 and register their name at https://www.bankauctions.com and get user ID and password free of cost and get training on e-auction from the service provider. After their registration on the website, the intending purchaser/bidder is required to get the copies of the following documents uploaded, e-mail and sent attached hard copy at Address: Office Number 4B, 1st Floor, Business Square Complex, Gate No. 1638 & 1639, Pune Nashik Highway, Taluka -Khed, Chakan, Pune-410501 Mobile no. +91 8281138143 e-mail ID padith@grihUmhousing.com For further details on terms and conditions please visit https://www.bankauctions.com & www.grihUmhousing.com to take part in e-auction.

This notice should also be published as 30 DAYS (Thirty) notice to Borrower / Co-Borrower / Mortgagee (s) / Guarantor(s) under Rule 8(6) of the Security Interest (Enforcement) Rule-2002

In any case if there is any difference between the contents of local language publication and English newspaper publication, the content, of the English newspaper language published in Financial Express shall be prevail

Date: 18.04.2026 Place: PUNE  
Sd/- Authorised Officer, GrihUm Housing Finance Limited

### E-AUCTION SALE NOTICE

#### EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED

CIN: U67100MH2007PLC174759

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

#### E-Auction Sale Notice For Sale Of Immovable Secured Assets Under The Securitisation 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 ("Rules")

The financial facilities of Assignor mentioned herein (hereinafter referred to as "Assignor/Original Lender") have been assigned to Edelweiss Asset Reconstruction Company Limited acting in its capacity as trustee of various trusts mentioned clearly in column provided. Pursuant to the said assignment, EARC stepped into the shoes of the Assignor and exercises its rights as the secured creditor. That EARC, in its capacity as secured creditor, had taken possession of the below mentioned immovable secured assets under 13(4) of SARFAESI Act and Rules there under.

Notice of 15 days is hereby given to the public in general and in particular to the Borrower and Guarantor (s) that the below described immovable secured assets mortgaged in favor of the Secured Creditor, the physical possession of which has been taken by the Authorised Officer (AO) of Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis, for recovery of the amounts mentioned herein below due to EARC together with further interest and other expenses/costs thereon deducted for any money received by EARC from Borrower and Guarantor. The Reserve Price and the Earnest Money Deposit are mentioned below for each property.

DETAILS OF SECURED ASSET PUT FOR AUCTION:

S. No.	Loan Account No/ Name of the Selling Institution	Name of Borrower/ Co-Borrower/Guarantor	Trust name
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