

PUBLIC NOTICE

Notice is hereby given that **Mr. Zuzer Shujauddin Rangwala** and **Mr. Faiyaz Shujauddin Rangwala** had purchased **Flat No. 17 in A2 Building in the Hermes Heritage Phase II Co-op Hsg. Society Ltd., on the fifth floor, admeasuring about 1120 sq.ft.s,** along with attached **terrace** admeasuring about **480 sq.ft.s,** along with open car **parking space no.144 4 vide Articles of Agreement dated 15.12.1992** registered with the office of Sub Registrar Haveli no.8 at **Sr. No.5315/1992, from M/s. Hermes Developer** (hereinafter referred to as "**said Agreement**"). The said Original Agreement with Index 2 and receipt has been lost and not to be found by **Mrs. Vishakhha Sanjeev Hukmani** presently owner of the said flat. Accordingly **FIR bearing Lost report No. 194690-2025** has been lodged with the Vimantal Police Station. The said Owner has agreed to sell the said flat to my clients.. Any person/s finding the above said Agreement or having claim over the same shall inform me and return the said Agreement **within 07 days** from the date of publication of this notice, failing which it shall be presumed that no one has found the said Agreement.

Gurmit Singh Dhadyala, Advocate
9/4, Kashmiri Colony, Yerwada, Pune 411006,
Phone : 9822611436. Email- advgsd123@gmail.com



Branch Address : Sterling Plaza, Ground floor, Opp. Sai Service Petrol Pump, J.M.Road, Pune, 411004
Registered Office : "Trishul"-3rd Floor, Opp. Samarsheshwar Temple, Near Law Garden, Ellisbridge, Ahmedabad -380006

DEMAND NOTICE

[Under S. 13 (2) of Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI ACT) read with Rule 3 (1) of the Security Interest (Enforcement) Rule, 2002]] The accounts of the following borrowers with **Axis Bank Ltd.**, has been classified as NPA, the Bank issued notice under S. 13(2) of the SARFAESI Act on the dates mentioned below. In view of the non-service of notice on last known address of below mentioned Borrowers/Co-borrowers/Mortgagors/Guarantors, this public notice is being published for information of all concerned.

The below mentioned Borrowers/Co-borrowers/Mortgagors/Guarantors are called upon to pay to **Axis Bank Ltd.** within 60 days from the date of publication of this Notice the amounts indicated below due on the dates together with future interest at contractual rates, till the date of payment, under the loan/and other agreements and documents executed by the concerned persons. As security for borrower's obligation under the said agreements, the respective assets shown against the name have been charged to **Axis Bank Ltd.**

If the concerned Borrowers/Co-borrowers/Mortgagors/Guarantors fails to make payment to **Axis Bank Ltd.** as aforesaid, then the **Axis Bank Ltd.** shall be entitled to exercise all or any of the rights mentioned under S 13(4) of the Act and the applicable Rules entirely at the risk of concerned Borrowers/Co-borrowers/Mortgagors/Guarantors as to cost and consequences. In terms of provisions mentioned in sub-section 13 of sec.13 of the Act, all you shall not transfer by way of sale, lease, or otherwise any of the asset stated under security referred to in this notice without prior written consent of our Bank.

As per the provision of the aforesaid act, Borrowers/Co-borrowers/Mortgagors/Guarantors are prohibited from transferring the above said assets, in any manner, whether by way of sale, lease etc. Any contravention of the said provisions will render the concerned person liable for punishment and/or penalty in accordance with SARFAESI Act. For more details the unserved returned notice may be collected from the undersigned.

Name of the Branch : Pune

| Sr. No. | Name and Address of the Borrower/Co-Borrower/ Mortgagor/Guarantor | Outstanding Amount in Rs. |
|---|--|---|
| 1 | 1) Annai Marys Moses Swamy, 2) Sabina Moses Swamy Both at : Flat No. 304, 3rd Floor, Wing - 'A', Aarav Sheraton Phase - II, Wagholi, Tal - Haveli, Dist - Pune - 412207. Also at : Room No. 1, C Building, Ganesh Puram, Dapodi, Dist - Pune - 411012 | Rs. 26,61,709/- (Rupees Twenty Six Lakh Sixty One Thousand Seven Hundred Nine Only) as on 26/09/2025 & together with further contractual rate of interest from 27/09/2025 thereon till the date of payment |
| Type of Loan : Home Loans Demand Notice: 30/09/2025 Date of NPA: 08/09/2025 | | |
| Details of Mortgaged Property : All that piece and parcel of Flat No. 304, on 3rd Floor, admeasuring Carpet area 51.30 Sq. Mtr. i.e. 552 Sq. Ft. + attached Terrace area 6.22 Sq. Mtrs. i.e. 67 Sq. Ft., along with right to use of outside Car Parking area 100 Sq. Ft. i.e. 9.29 Sq. Mtrs., in the Wing 'A', of the Scheme Known as "AARAV SHERATON PHASE - II", and constructed on Old Gat No. 850 to 855 & New Gat No. 849 to 854, Plot No. 62, 63 & 73, Situated at -Wagholi, Tal- Haveli, Dist - Pune and owned by Annai Marys Moses Swamy and Sabina Moses Swamy and Bounded as per Building Plan. | | |
| 2 | 1)Ashwini Deepak Dhawale, 2) Deepak Vilas Dhawale Both at : Flat No. D-3, Stilt Floor, Wing - D, Rudraksh Residency C, D Wing Co-operative Housing Society Ltd., Daund, Tal - Daund, Dist - Pune - 413801 Also at : Oza Gas Godown, Siddharth Nagar, Tal - Daund, Dist - Pune - 413801 | Rs. 23,27,487/- (Rupees Twenty Three Lakh Twenty Seven Thousand Four Hundred Eighty Seven Only) as on 26/09/2025 & together with further contractual rate of interest from 27/09/2025 thereon till the date of payment |
| Type of Loan : Home Loans Demand Notice: 30/09/2025 Date of NPA: 08/09/2025 | | |
| Details of Mortgaged Property : All that piece and parcel of Flat No. D-3, on Stilt Floor, admeasuring Super Built-up area 56.13 Sq. Mtr. i.e.604 Sq. Ft., in the Wing - 'D', of the Building Known as "RUDRAKSH RESIDENCY C, D WING CO-OPERATIVE HOUSING SOCIETY LTD.", and constructed on Survey No. 171/1/1 (Old Survey No. 191). C.T.S. No. 3069, Situated at -Daund, Tal- Daund, Dist - Pune and owned by Ashwini Deepak Dhawale and Deepak Vilas Dhawale and Bounded as per Building Plan. | | |
| 3 | 1) Babita Rajput, 2) Rajsingh Zundel Rajput Both at : Flat No. 402, 4th Floor, Fountain Miami, Sangam Hospital Road, Plot No. 03, Pisoli, Tal - Haveli, Dist - Pune - 411060. Also at : Flat No. C-1104, Fortune Empress, S. No. 16/11/2/4/5, Uruli Dewachi, Dist - Pune - 412308 | Rs. 38,29,484/- (Rupees Thirty Eight Lakh Twenty Nine Thousand Four Hundred Eighty Four Only) as on 26/08/2025 & together with further contractual rate of interest from 27/08/2025 thereon till the date of payment |
| Type of Loan : Home Loans Demand Notice: 03/09/2025 Date of NPA: 03/08/2025 | | |
| Details of Mortgaged Property : All that piece and parcel of Flat No. 402, on 4th Floor, admeasuring Carpet area 515.03 Sq. Ft. along with attached Terrace area 106.69 Sq. Ft., Exclusive right to use One under Stilt Car Parking on Ground Floor, of the Project known as "FOUNTAIN MIAMI", and constructed on Survey No. 46 Hissa No. 1/1B (Plot No. 02), and Survey No. 46 Hissa No. 1/1A, 1/1B (Plot No. 03), Situated at Village - Pisoli, Tal - Haveli, Dist - Pune and Owned By Babita Rajput and Bounded as per Building Plan. | | |
| 4 | 1) Vivek Jagadeorao Shinde, 2) Vidya Jagadeorao Shinde (Guarantors), Flat No. 2107, 21st Floor, Building 'H', VTP Leonara, Mahalunge, Tal - Mulshi, Dist - Pune - 411045. Also at : G 105, Asawari Nanded City, Sinhgad Road, Dist - Pune - 411041. Also at : Chyanvaneshwar Road, Near Vitthal Rukmini Mandir, Karanjkhop, Tal - Koregaon, Dist - Satara - 415525 | Rs. 19,51,798/- (Rupees Nineteen Lakh Fifty One Thousand Seven Hundred Ninety Eight Only) as on 26/08/2025 & together with further contractual rate of interest from 27/08/2025 thereon till the date of payment |
| Type of Loan : Home Loans Demand Notice: 03/09/2025 Date of NPA: 28/06/2025 | | |
| Details of Mortgaged Property : All that piece and parcel of Flat No. 2107, on 21st Floor, admeasuring Carpet area 34.04 Sq. Mtr., Enclosed Bacony area 6.15 Sq. Mtrs., Terrace area 3.11 Sq. Mtrs., In The Building 'H', of the Building Known as "VTP LEONARA", and constructed on Survey No. 40 (2/1) 2, 40(2/2) 4, 40(3) 4, 41(1) 41(2), 41(4), 42(1), 42(2A), 42(3), 42(4), 42(5), 42(6), 42(7), 42(8), 42(9), 42(10), 42(12)-B, 42(8), 42(13), 43(1), 43(2/1), A/9, 46(10), 47(1), 47(2) and 47(3). Situated at -Mahalunge, Tal- Mulshi, Dist - Pune and owned by Vivek Jagadeorao Shinde and Bounded as per Building Plan. | | |
| 5 | 1) Pratap Prakash Shendge, Flat No. 05, Stilt Floor, Nirmal Apartment, Daund, Tal - Daund, Dist - Pune - 413801. Also at : Surekha Nivas, Near RC Church, Daund, Tal -Daund, Dist -Pune -413801 2) Sunil Nirvurti Sonawane (Guarantors) Gopalwadi Road, Bhavani Nagar, Shende Vasti, Tal - Daund, Dist - Pune -413801 | Rs. 7,67,177/- (Rupees Seven Lakh Sixty Seven Thousand One Hundred Seventy Seven Only) as on 26/09/2025 & together with further contractual rate of interest from 27/09/2025 thereon till the date of payment, |
| Type of Loan : Home Loans Demand Notice: 30/09/2025 Date of NPA: 08/09/2025 | | |
| Details of Mortgaged Property : All that piece and parcel of Flat No. 05, on Stilt Floor, admeasuring Carpet area 39.25 Sq. Mtrs. i.e. 423 Sq. Ft., Total Saleable Built-up area 51 Sq. Mtrs. i.e. 550 Sq. Ft., of the Building known as "NIRMAL APARTMENT", and constructed on CTS No. 2598/1/7, Property No. 703, Situated at Village - Daund, Tal - Daund, Dist - Pune and Owned By Pratap Prakash Shendge and Bounded as per Building Plan. | | |
| Date : 31/12/2025, Place : Pune | | Authorised Officer, Axis Bank Ltd. |

Registered Office: Radhika, 2nd Floor, Law Garden Road, Navrangpura, Ahmedabad, Gujarat, Pincode- 380009
Regional Office : -1st Floor, Wilson House, Old Nagardas Road, Near Amboli Subway, Amboli (E), Mumbai 400046 And Its Various Branches in Maharashtra

DEMAND NOTICE UNDER SECTION 13(2) OF THE SARFAESI ACT, 2002

You, below mentioned borrowers, co-borrowers and guarantors have availed loan(s) facility(ies) from HDB Financial Services Limited by mortgaging your immovable properties (secured) you have not maintained your financial discipline and defaulted in repayment of the same. Consequent to your defaults your loans were classified as non-performing assets as you to avail the said loan(s) along with the underlying security interest created in respect of the securities for repayment of the same. The HDBFS has right for the recovery of the outstanding dues, now issued demand notice under section 13(2) of the Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 (the Act), the contents of which are being published herewith as per section 13(2) of the act read with rule 3(1) of the security interest (enforcement) rules, 2002 as and by way of alternate service upon you. Details of the Borrowers, Co-borrowers, Guarantors, Loans, Securities, Outstanding dues, Demand Notice sent under section 13(2) and Amount claimed there under are given below:-

1. **Borrower and Co-Borrowers:** 1. Swach, SN36/1/2 Katraj Bypass Road Mantarwadi Devachi Urudi Pune-412308 Maharashtra. And Also Flat No 2 Stilt Floor Hill View Palace Apartment, Plot No.38 in New Era Co Op Housing Society Ltd. S. No. 588/2B, Pune-412308 2. **Amin Razzak Kachhi, R/o:** Flat No 2 Stilt Floor Hill View Palace Apartment, Plot No.38 in New Era Co Op VTC - Pune City Po: Nilm, Sub District Pune, State Maharashtra 411048 3. **Mustafa Amin Kachhi, 4. Shaheen Amin Kachhi, All R/o:** Home Woo, Flat No.403, Survey No.37, Parge Nagar, Kondhwa Khurd VTC Pune City Dist Pune Maharashtra-411048. 2) **Loan Account Number:-** 22321949. 3) **Loan Amount in INR:** Rs.26,58,137/- (Rupees Twenty Six Lakhs Fifty Eight Thousand One Hundred Thirty Seven Only) 4) **Detailed Description of the Security: Mortgage Property:-** All that piece and parcel of Flat No.2 (Admeasuring builtup area 540 Square feet. Along With 5.05% Undivided Share in Hill View Palace Apartment in New Era co-operative Housing Society Ltd. Bearing Plot No. 38, S. No. 588/2B, C.S. No. 3224, situated at Bibewadi, Taluka-Haveli, District-Pune-411037. 5) **Demand Notice Date:-** 24.12.2025 6) **Total Amount due in INR:** Rs.25,46,919.80/- (Rupees Twenty Five Lakhs Forty Six Thousand Nine Hundred Nineteen And Paise Eighty Only) as of 24.12.2025 and future contractual interest till actual realization together with incidental expenses, cost and charges etc.

1. The Borrower and Co-borrowers/Guarantors are called upon to make payment of the above mentioned demanded amount with further interest as mentioned herein above in full within 60 days of this notice failing which the Undersigned Authorized Officer of HDBFS shall be constrained to take action under the Act to enforce the above mentioned securities. Please note that, as per section 13(1) of the said Act, 2. Mortgages are restrained from transferring the above-referred securities by way of sale, lease, Leave & License or otherwise without the consent of HDBFS. 3. For any query or Full and Final Settlement, Please Contact: **Mr. Chetan Dhangar Mobile No:9657387750** HDB Financial Services Limited Pune.
PLACE : Pune **SD/- For HDBFS**
DATE : 31-12-2025 **Authorised signatory**

SHRI HALASIDHANATH CO-OPERATIVE SUGAR FACTORY LTD.
Shankaranandnagar, Nipani- 591 237. Dist: Belgaum, (Karnataka)
No: HSSK/PC/25-26/2335 **Date: 29-12-2025**

TENDER NOTICE

Sealed tenders are invited from reputed experienced and competent agencies/firm/company who has been successfully executed, Implemented and commissioned similar project. And to be submitted in TWO COVERS, 1st Cover-Technical and 2nd Cover Price Bid system for the following from reputed bidders for

| SN | Items | Tender fee |
|----|--|--------------|
| 1. | Design, Engineering, Manufacture, Supply, Erection and Commissioning of Boiler (Bagasse fired Travel Grate) - 1 Qty Capacity-140T/PH, Pressure-87Kg/cm ² Temperature -520 +/- 5 °C (On turnkey basis) Complete Fuel Handling System | Rs. 10,000/- |
| 2. | Design, Engineering, Manufacture, Supply, Erection and Commissioning of Matching STG (Steam turbine Generator) Set-1 Qty DEC(Double Extract cum Condensate) 1X26MW (On turnkey basis) Complete Electrical Distribution and Evacuation System | Rs. 10,000/- |

Terms and Conditions:

- The bid documents can be obtained after visiting the job site in factory for studying the existing quantum of job work from the Office of Shri Halasidhanath C.S.F.Ltd., Nipani. Tal: Nipani. Dist: Belagavi during working hours from 01/01/2026 to 09/01/2026 on submission of above prescribed non-refundable tender fees by means of Demand Draft or by ON LINE mode after remittance of tender fee through RTGS/NEFT.
- The last date for submission of 1st cover (technical) is 17/01/2026 and 1st cover (commercial) tender is after Technical bid completion along with EMD at 1% of the quoted value of the each tender in the form of Demand Draft/RTGS/NEFT.
- Technical Pre-Bid meeting will be held conveniently before submission of completed tenders and the date will be separately intimated.
- The bidder should enclose Tender Form fee and EMD by means of demand draft/RTGS/NEFT only drawn on any Nationalized Bank in favour of the Managing Director, Shri Halasidhanath C.S.F.Ltd., Nipani payable at Nipani.
- The bidder should send their technical clarifications/ queries, if any by e-mail to hsskdstitillery@gmail.com, gm.halasugar@gmail.com and Mobile No. 8860115550

The management reserves the right to accept or reject any or all the tenders without assigning any reasons whatsoever.

SD/- Managing Director **SD/- Chairman**

NIDO HOME FINANCE LIMITED
(Formerly Known as Edelweiss Housing Finance Limited),(herein referred to as Nido)
Regd. Office: having its office at, 5th Floor, Tower 3 Wing-B, Kohnoor City Mall, Kohnoor City,Mumbai-400070

SALE OF IMMOVABLE PROPERTY UNDER PRIVATE TREATY

Sale Notice for sale of immovable property in exercise of the powers under the SARFAESI Act, 2002 and pursuant to the possession taken by the Authorized Officer under the said Act and Rules for recovery of the secured debts. We have received the offer of **Rs.23,35,000/- (Rupees Twenty Three Lakh Thirty Five Thousand Only)** to purchase the said property under private treaty sale. Therefore, Authorised Officer has decided to sell the secured asset described herein under the private treaty. Notice hereby is given to the public in general and in particular to the Borrower(s), Co Borrower(s) and Guarantor(s) that the under mentioned property mortgaged in favour of Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited) (hereinafter referred to as 'Nido') will be sold on "**AS IS WHERE IS**", "**AS IS WHAT IS**" AND "**WHATEVER THERE IS**", condition, by way of "Private Treaty" for recovery of dues in terms of the provisions of SARFAESI Act read with Rules 8 (5) (d) & 9 of Security Interest (Enforcement) Rules, 2002. If in case, you have an offer for the said Property for an amount over and above **Rs.23,35,000/- (Rupees Twenty Three Lakh Thirty Five Thousand Only)** then same to be submitted to authorized officer within 15 days from the date of publication. If we do not receive any offer as mentioned herein above, we shall proceed with the said offer price of **Rs.23,35,000/- (Rupees Twenty Three Lakh Thirty Five Thousand Only)** under Private Treaty sale as per the relevant provisions of the SARFAESI Act, 2002.

| Sr. No. | Name and Address of the Borrower, Co-Borrower Guarantor and Loan Account No. | Details of the Secured Asset |
|---------|---|---|
| 1. | 1.MR. PRADHAV PADMAKAR PANDIT (BORROWER), 2.MRS. PRADHVA PADMAKAR PANDIT (CO-BORROWER), 3. PRABHAV PADMAKAR PANDIT (CO-BORROWER) ADDRESS:- Flat No. 404 On 4th Floor in Wing A1 Building Known As "Tara City" Gat No. 1607 & Others Ramdara Road Loni Kalbhor Tal Haveli, Dist. Pune 412201 LAN NO.: LPMCBOB000009059 & LPMCBOB000009893 | All That Part And Parcel Of Flat No. 404 Having Area Adm 89.86 Sq. Mtr I.E. 967 Sq. Ft. Net Saleable On 4th Floor In Wing A1, Building Known As "Tara City" Gat No. 1607, 1608 1609, 1611, 1702 At Loni Kalbhor Tq. Haveli District Pune 412201 Within Limits Of Pune Zilla Parishad & Jurisdiction Of Sub Registrar Haveli, Pune |

Place: PUNE
Date: 31.12.2025

For Nido Home Finance Limited, (Formerly Known As Edelweiss Housing Finance Limited)

Sd/- Authorized Officer

AAVAS FINANCIERS LIMITED
(CIN:L65922RJ2011PC034297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020

POSSESSION NOTICE

Whereas, The undersigned being the Authorised Officer of **AAVAS FINANCIERS LIMITED** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred upon me under section 13(12) read with Rule 9 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice calling upon the borrowers mentioned herein below to repay the amount mentioned in the respective notice within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, undersigned has taken possession of the properties described herein below in exercise of powers conferred on me under Section 13(4) of the said Act read with Rule 9 of the said rules on the dates mentioned as below. The borrower and Guarantor in particular and the public in general is hereby cautioned not to deal with the properties and any dealings with the property will be subject to the charge of the **AAVAS FINANCIERS LIMITED** for an amount mentioned as below and further interest thereon.

| Name of the Borrower | Date & Amount of Demand Notice | Description of Property | Date & Type of Possession |
|--|----------------------------------|--|--|
| NELSON WILLIAM SOLOMAN, SANDRA WILLIAM SOLOMAN, WILLIAM DAS SOLOMAN GUARANTOR : SHWETA AROKIDAS INSOL (A/C NO.) LNHAD02222-230256568 | 12 MAY 25 Rs. 1367382/- 8 MAY 25 | FLAT NO.C-210,SECOND FLOOR,WING-C, AAPAL GHAR TALEGAON DHAMDHERE,GAT NO 3439,MAUJE-TALEGAON DHAMDHERE ,TAL-SHIRUR,DIST-PUNE, MH 411010 ADMEASURING 291 SQ.M. | PHYSICAL POSSESSION TAKEN ON 29 DEC 25 |

Place : MAHARASHTRA Date: 31-12-2025 Authorised Officer Aavas Financiers Limited

Chola CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED
Corporate Office : Chola Crest, Super 8, CS4 & CS5, 4, Thiru Vi Ka Industrial Estate, Guindy, Chennai-600 032, T. N.

DEMAND NOTICE

UNDER THE PROVISIONS OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("the Act") AND THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("the Rules") The undersigned being the Authorized Officer of Cholamandalam Investment and Finance Company Ltd. (the Secured Creditor) under the Act and in exercise of the powers conferred under Sec. 13(12) of the Act read with Rule 3 issued Demand Notice(s) under Sec. 13(2) of the Act, calling upon the following borrower(s) to repay the amount mentioned in the respective notice(s) within 60 days from the date of receipt of the said notice. The undersigned reasonably believes that borrower(s) is / are avoiding the service of the Demand Notice(s), therefore the service of notice is being affected by affixation and publication as per Rules. The contents of Demand Notice(s) are extracted herein below :-

| Sr. No. | Name & Address of the Borrower(s) & Co-Borrower/s | Loan Amt. | Dt. of Demand Notice & O/s. Amt. | Description of the Property / Secured Asset |
|---------|--|-----------------|--|--|
| 1 | Loan A/C. No(s) : HL22KOA000168823 1. Mr/Mrs. Ajit Ananda Patil 2. Mr/Mrs. Deepali Patil (Alais) Deepali Ajit Patil Ad For Sr. No. 1 & 2 - Janakinagar, Ganpati Kiranamal Gadmundshingi, Main Road, Kolhapur, Maharashtra - 416119 Ad For Sr. No. 1 & 2 - Plot No.91 Palki, Unit No.4, Hupri Road, Na, Mudshingri, Karveer, Kolhapur, Maharashtra, 416119 | Rs. 18,78,000/- | 23.12.2025 Rs. 20,15,701/- (Rupees Twenty Lakhs Fifteen Thousand Seven Hundred and One Only) as on 23.12.2025 | All the piece and parcel of property Row House Unit No 4 with Plot No 91 area admeasuring total 90sq mtrs out of that 45 sq mtrs, ground floor 36 sq mtrs and first floor 23.24 sq mtrs R.C.C construction thereon area admeasuring 59.24 sq mtrs built up i.e 637 sq ft. R.S.No 387/B/3/B situated within limit of mojee Mudshingi Tal Karveer Dist Kolhapur Which is bounded as under - East - Property Of Row House Unit No 3, West - Property Of Row House Unit 1, South - Plot No. 101, North - Road. |

The borrower(s) are hereby advised to comply with the Demand Notice(s) and to pay the demand amount mentioned therein and hereinafter within 60 days from the date of this publication together with applicable interest, additional interest, bounce charges, cost and expenses till the date of realization of payment. The borrower(s) may note that **Cholamandalam Investment and Finance Company Ltd.** is a secured creditor and the loan facility availed by the Borrower(s) is a secured debt against the immovable property / properties being the secured asset(s) mortgaged by the borrower(s). In the event borrower(s) are failed to discharge their liabilities in full within the stipulated time, The Secured Creditor shall be entitled to exercise all the rights U/s 13(4) of the Act to take possession of the secured asset(s) including but not limited to transfer the same by way of sale or by invoking any other remedy available under the Act and the Rules thereunder and realize payment. The Secured Creditor is also empowered to **ATTACH AND / OR SEAL** the secured asset(s) before enforcing the right to sale or transfer. Subsequent to the Sale of the secured asset(s), the Secured Creditor also has a right to initiate separate legal proceedings to recover the balance dues, in case the value of the mortgaged properties is insufficient to cover the dues payable to the Secured Creditor. This remedy is in addition and independent of all the other remedies available to the Secured Creditor under any other law.

The attention of the borrower(s) is invited to Section 13(8) of the Act, in respect of time available, to redeem the secured assets and further to Section 13(13) of the Act, whereby the borrower(s) are restrained / prohibited from disposing of or dealing with the secured asset(s) or transferring by way of sale, lease or otherwise (other than in the ordinary course of business) any of the secured asset(s), without prior written consent of the Secured Creditor and non-compliance with the above is an offence punishable under Section 29 of the said Act. The copy of the Demand Notice is available with the undersigned and the borrower(s) may, if they so desire, can collect the same from the undersigned on any working day during normal office hours.

Sd/-
Place : Kolhapur, Maharashtra
Date : 23.12.2025

Authorized Officer
For Cholamandalam Investment and Finance Company Limited

GRIHUM HOUSING FINANCE LIMITED

Registered Office: 6th Floor, B Building, Ganga Trueno, Lohegaon, Pune, Maharashtra 411014
Branch Off Unit: 2nd floor, Pushpa Heights, Satara Road, 2/B, Swami Vivekanand Rd Maharsih Nagar Pune-411037

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/ Mortgagor (s)/Guarantor(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 Secured Creditor 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 31-01-2026 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/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. HF0115HSD0010170 UTTAM SANTOSHRAO GHADGE (BORROWER) SANGEETA UTTAM GHADGE (CO BORROWER) | Notice date: 07-08-2024 Total Dues: Rs. 2639798/- (Rupees TwentyEight Lakh Thirty Thousand Seven Hundred NinetyEight Only) payable as on 07-08-2024 along with interest @11.05% p.a. till the realization. | Physical | All That Consisting Of Flat No. 7, Built Up Area Admeasuring 56.69 Sq. Mtrs., Along With Balcony On 2nd Floor, In The Building Known As "Laxmikunj" Co Op Housing Society Ltd., Constructed On Land Totally Admeasuring 362.45 Sq. Mtrs., Out Of Land Bearing Plot No. 14 Out Of Survey No. 73 Hissa No. 7, Situated At Pimple Gurav, Taluka Haveli, District Pune. (Hereinafter Referred As "Said Flat"). Particularly Mentioned In Sale Deed Executed, Which Is Bounded As Under: On Or Towards East:- By Open Space Of Plot No. 14. On Or Towards South:- By Open Space Of Plot No. 14. On Or Towards West:- By Flat No. 698, On Or Towards North:- By Open Space. | Rs. 2768063/- (Rupees Twenty Seven Lacs Sixty Eight Thousand Six Hundred Six and Thirty Paises Only) | 276806 Rs. (Rupees Two Lacs Seventy Six Thousand Eight Hundred Six and Thirty Paises Only) | 30-01-2026 Before 5 PM | 10,000/- | 27-01-2026 (11AM - 4PM) | 31-01-2026 (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 thereto 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 well in advance, which is mandatory for e-bidding, from auction service provider/ C1 India PVT LTD. Address: Plot No-68 3rd floor Gurgaon Haryana-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 them only. The intending purchaser/bidder is required to submit amount of the Earnest Money Deposit (EMD) by way of by way of NEFT/RTGS/IDR 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, Panchshil Tech Park, Near Ganapathi Chowk, 43/44 Viman Nagar - 411014 drawn on any nationalized or scheduled Bank on or before 30-01-2026 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 send self-attested hard copy at Address: 2nd floor, Pushpa Heights, Satara Road, 2/B, Swami Vivekanand Rd Maharsih Nagar Pune-411037 Mobile no. +91 8281138143 e-mail ID p.adith@grihumhousing.com For further details on terms and conditions please visit <https://www.bankauctions.com> and www.grihumhousing.com to take part in e-auction.

This notice should also be considered as 30 DAYS (Thirty) notice to Borrower / Co-Borrower/ Mortgagor (s)/Guarantor(s) under Rule 8(i) 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: 31.12.2025 Place: PUNE

Sd/- Authorised Officer, Grihum Housing Finance Limited

ASSET RECOVERY BRANCH
Suyog Plaza, 1st Floor, 1278, Jangali Maharaj Road, Pune-411 004.
Email Address: ubin0578789@unionbankofindia.bank

SALE NOTICE FOR SALE OF VEHICLE

The following vehicle (s) financed by the Union Bank of India (Bank) and seized from the concerned defaulting borrower/ guarantor, are available for sale. Persons interested to buy the vehicles may contact the undersigned for physical inspection and details of the vehicles. Intending buyers shall submit their offer letter accompanying a refundable / adjustable Banker's cheque or pay order for EMD (earned money deposit) for vehicle, favouring Union Bank of India and payable at Pune towards interest free earned money deposit as mentioned below. Intending buyers shall submit their offer in sealed envelopes with superscriptions "Quotation for purchase of vehicle no. _____" and the same should reach the undersigned by 12:00 PM on 16-01-2026. Sealed quotations will be opened at our below mentioned branches at 4:00 PM on 17-01-2026 & intending buyer who have submitted their offers may choose to remain present at that time. Successful bidders will have to deposit the quoted price in full within 15 (Fifteen) working days from the date of opening of the quotation or any such time as may be extended by the Bank, failing which, the EMD shall be forfeited and the vehicle(s) will be sold forthwith. The vehicles as being sold on "as is and where is" basis and will not be sold below the reserve price fixed by the bank. The undersigned reserves the right to accept or reject all or any of the offers without assigning any reason thereto.

| Sr. No. | Name of Borrower / Guarantor | Dues for Recovery | Brief Details of the Vehicle | Possession Type | Reserve Price and Earnest Money Deposit | Place of Auction / Contact details for inspection and payment of EMD |
|---------|---|--|---|-----------------|---|--|
| | (A) | (B) | (C) | (D) | (E) | (F) |
| 1. | Borrower: M/s Sairaj Sips Pipe Prop- Mr. Vikas Ganpat Tikone Mr. Manoj Namdevrao Kad (Guarantor) | Rs.42,31,048/- (Rs. Forty Two Lakh Thirty One Thousand Forty Eight Only) as on 29-07-2024 plus further interest and expenses thereon Rs.42,31,048/- (Rs. Forty Two Lakh Thirty One Thousand Forty Eight Only) as on 29-07-2024 plus further interest and expenses thereon | A) Truck MH-12-VT-3422 i) Vehicle Details- Goods Carrier Ashok Leyland Truck ii) Registration No. - MH-12-VT-3422 iii) Date of Registration - 09.10.2023 iv) Year of Manufacturing - 2023 v) Model & Colour: Goods Carrier Ashok Leyland Truck, Colour: Red vi) Chasis No. - MB1A3GCD6PEJ1.0020 vi | | | |