

## PUBLIC NOTICE

Notice is hereby given that Mr. Zuber 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., along with attached terrace admeasuring about 480 sq.ft., 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. Vishakha Sanjeev Hukmani presently owner of the said flat. Accordingly the bearing Lost report No. 194690-2025 has been lodged with the Vimantil Police Station. The said Owner has agreed to sell the said flat to my clients.. Any persons/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

**AXIS BANK LTD.**

**Branch Address :** Sterling Plaza, Ground floor, Opp. Sai Service Petrol Pump, J.M.Road, Pune, 411004  
**Registered Office :** "Trishul" -3rd Floor, Opp. Samartheshwar 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 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 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 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 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 Mary 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 Mary Moses Swamy and Sabina Moses Swamy and **Bound as per Building Plan**.

2) 1) Ashwini Deepak Dhawale, 2) Deepak Vilas Dhawale Both at : Flat No. D-3, Still 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

**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 Still 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 **Bound 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 : C-1104, Fortune Express, S. No. 16/12/4/5, Uruli Dewachi, Dist - Pune - 412308

**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 Bound as per Building Plan**.

4) 1) Vivek Jagadeorao Shinde, 2) Vidy Jagadeorao Shinde (Guarantors), Flat No. 2107, 21st Floor, Building 'H', VTP Leonara, Mahalunge, Tal - Mulshi, Dist - Pune - 411045, Also at : G-105, Aswari Nanded City, Sinhgad Road, Dist - Pune - 411041, Also at : Chyanvanshwar Road, Near Vithal Rukmini Mandir, Karanjkhop, Tal - Koregaon, Dist - Satara - 415525

**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 Balcony 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(2/4) 4, 40/3, 41 (1,2, 41/4, 42/1, 42/2)A, 42/3, 42/4, 42/6, 42/7, 42/8, 42/10, 42/2-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 **Bound as per Building Plan**.

5) 1) Pratap Prakash Shendge, Flat No. 05, Stilt Floor, Nirmal Apartment, Daund, Tal - Daund, Dist - Pune - 413801, Also at : Sureka Nivas, Near RC Church, Daund, Tal - Daund, Dist - Pune - 413801  
2) Sunil Nirvrtti Sonawane (Guarantors) Gopalwadi Road, Bhavani Nagar, Shende Vasti, Tal - Daund, Dist - Pune - 413801

**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. 2598/17, Property No. 703, Situated at Village - Daund, Tal - Daund, Dist - Pune and **Owned By Pratap Prakash Shendge and Bound as per Building Plan**.

Date : 31/12/2025,  
Place : Pune

Authorised Officer,  
Axis Bank Ltd.



Registered Office: Rashikha 2nd Floor, Law Garden Road, Navrangpura, Ahmedabad, Gujarat, PINCODE-380009  
Regional Office: 1st Floor, Wilson House, Old Nagarpur Road, Near Amboli Subway, Andheri (E), Mumbai 400089 And Its Various Branches in Maharashtra.

**DEMAND NOTICE UNDER SECTION 13(2) OF THE SARFAESI ACT, 2002**  
You, mentioned below, borrowers, co-borrowers and guarantors have availed loan(s) facility(ies) from HDB Financial Services Limited by mortgaging your immovable properties (securities) 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 and as 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 thereunder are given below:

1. **Borrower and Co-Borrowers:** 1. Swachh, SN36/12 Katraj Bypass Road Mantarwadi Devachi Utd. 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. 588/28, Pune-412308 2. Amin Razzaq Kachhi, R/o: Flat No 2 Stilt Floor Hill View Palace Apartment, Plot No.38 in New Era Co-Op VTC, Pune City Po: NIBM Sub District Pune, State: Maharashtra 411048 3. Mustafa Amin Kachhi, 4. Shaheen Amin Kachhi, All Rio: 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 Lakh Fifty Eight Thousand One Hundred Thirty Seven Only) 4) Detail Description of the Security: Mortgage Property- All that piece and parcel of Flat No.2 (Admeasuring built-up area 540 Square feet, Along with 6.56% Undivided Share in Hill View Palace Apartment in New Era co-operative Housing Society Ltd. Bearing Plot No. 38, S. No. 588/28, C.S. No.3224, situated at Bawaliwadi, 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 Lakh Forty Six Thousand Nine Hundred Nineteen and Pease Eighty Only) as of 24.12.2025 and future contractual interest till actual realization together with incidental expenses, cost and charges etc.

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(13) of the said Act 2. Mortgagors are restrained from transferring the above-referred securities by way of sale, lease, Lien & 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  
DATE : 31-12-2025

SD/- For HDBFS  
Authorised signatory

**SHRI HALASIDHANATH CO-OPERATIVE SUGAR FACTORY LTD.**  
Shankaranandnagar, Nipani- 591 237. Dist: Belgaum, (Karnataka)

No: HSSK/PCH/25-26/235 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-140TPH, Pressure-87Kg/cm <sup>2</sup> 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:**

1. 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.
2. The last date for submission of 1st cover (technical) is 17/01/2026 and 2nd 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.
3. Technical Pre-Bid meeting will be held conveniently before submission of completed tenders and the date will be separately intimated.
4. 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.
5. The bidder should send their technical clarifications/ queries, if any by e-mail to hsskdistillery@gmail.com, gm.halasugar@gmail.com and Mobile No. 8600115550

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, Kohinoor 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 provisions taken by the Authorised 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 "WHATSOEVER 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) 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. PRADHIN PADMAKAR PANDIT (BORROWER), 2.MRS. PRADHIN PADMAKAR PANDIT (CO-BORROWER), 3. PRABHAB PADMAKAR PANDIT (CO-BORROWER) ADDRESS: Flat No. 404 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, Date: 31-12-2025 Sd/- Authorized Officer Date: 31-12-2025 For Nido Home Finance Limited, (Formerly Known As Edelweiss Housing Finance Limited)

Place: PUNE Date: 31-12-2025

Sd/- Authorized Officer Date: 31-12-2025 For Nido Home Finance Limited, (Formerly Known As Edelweiss Housing Finance Limited)

Place: PUNE Date: 31-12-2025</p