**FINANCIAL EXPRESS** 



**Motilal Oswal Home Finance Limited** Regd. Office: Motilal Oswal Tower, Rahimtullah Sayani Road, Opp. Parel ST Depot, oswal Prabhadevi, Mumbai - 400 025, CS: 8291889898

PUBLIC NOTICE FOR **E-AUCTION CUM** SALE

nıdo

Website: www.motilaloswalhf.com, Email: hfquery@motilaloswal.com E-Auction Sale Notice of 30 Days for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and to the borrowers/guarantors/mortgagors in particular, that the under mentioned property mortgaged to Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited ) will be sold on "As is where is", "As is what is", and "Whatever there is", by way of "online e-auction" for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002) through website motilaloswallf.com"as per the details given below

Trailes, 2002) through we sold medial cowalin. com as por the detaile given solow.						
Date and time of E-Auction Date: Date: 04-09-2025 11:00 Am to 02:00 Pm (with unlimited extensions of 5 minute each)						
Borrower(s)/Guarantor(s) / Loan Account	Demand Notice	Description of the	Reserve Price, EMD / Last date of EMD			
	Date and Amount	Immovable property				
LAN: LXPUN00316-170048848	12-09-2023 For Rs:	Flat No-402, 4Th Floor,	Reserve Price: Rs.3000000/-			
BRANCH: PUNE2	3159052/- (Rupees Thirty	Ariana Complex, Sr.No-91/3,	(Rupees Thirty Lakh Only)			
BORROWER: DEEPAK BALU	One Lakh Fifty Nine	Front Of Spoon Hotel, Next To	EMD: Rs. 300000/-(Rupees Three			
SHINDE	Thousand &Fifty Two	New To New Poona Bake Ry	Lakh Only)			
CO-BORROWER: ALISHA DIPAK	Only)	Wakad, Taluka-Haveli, Dist-	Last date of EMD			
SHINDE	.,	Pune, Maharashtra 411057	Deposit:03-09-2025			
LAN: LXPUN00115-160015215	06-02-2025 For Rs:	Flat No 01 And 02 Ad	Reserve Price: Rs.2500000/-			
BRANCH: PUNE2	2496687/- (Rupees	Measuring 303.51 Sq.Mtrs	(Rupees Twenty Five Lakh Only			
BORROWER: JAVED RASHID	Twenty Four Lakh	Wing No.C Kamaldeep	EMD: Rs. 250000/- (Rupees Two			
SHAIKH	Ninety Six Thousand Six	Society S.No.8A Plot No.16	Lakh Fifty Thousand Only)			
CO-BORROWER: SABERABI	Hundred & Eighty Seven	Kondhawa Khurd 0 0 Nr.	Last date of EMD			
RASHID SHAIKH	Only)	Shital Petrol Pump Opposite	Deposit:03-09-2025			
GUARANTOR :SHEZAD SHABIR	Omy,	411048 Pune Maharashtra				
ATTAR		4 11040 Fune Manarashira	W			
1. The Auction is conducted as per the	e further Terms and Conditions	of the Bid document and as per t	he procedure set out therein. Bidder			

may visit to the Web Portal: https://www.auctionbazaar.com/ of our e-Auction Service Provider, M/s. ARCA EMART PRIVATE LIMITED for bidding information & support, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online. The interested buyers may go through the auction terms & conditions and process on the same portal and may contact to Amit Suresh Nagawade 7738159414 & Deepak Keswad 9767323535 details available in the above mentioned Web Portal and may contact their Centralised Help Desk: + 91 83709 69696, E-mail ID: contact@auctionbazaar.com.

> Sd/-, Authorised Officer, Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited)

## NIDO HOME FINANCE LIMITED

Place: Maharshtra / Date: 29.07.2025

(formerly known as Edelweiss Housing Finance Limited) Regd Office: 5th Floor ,Tower 3, Wing B, Kohinoor City Mall, Kohinoor City, Kirol Road, Kurla (W), Mumbai-400070. Regional Office at: Office No. 407-410, 4th Floor, Kakade Bizz Icon, CTS 2687B, Ganeshkhind Road, Bhamburde, Shivaji Nagar, Pune, Maharashtra 411016

E-AUCTION - STATUTORY 30 DAYS SALE NOTICE Sale by E-Auction under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and The Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to public in general and in particular to borrower and guarantor that below mentioned property will be sold on "AS IS WHERE IS, "AS IS WHAT IS" AND "WHATEVER THERE IS" for the recovery of amount as mentioned in appended table till the recovery of loan dues. The said property is mortgaged to M/s Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited) for the loan availed by Borrower(s), Co borrower(s) and Guarantor(s). The secured creditor is having physical possession of the below mentioned Secured Asset.

	. , , , , , , , , , , , , , , , , , , ,	. ,		•	
SI. No.	Name of Borrower(s)/Co Borrower(s)/ Guarantor(s)			Reserve Price and EMD	Date & Time of the Auction
1.	SIMPI SURESH GUPTA (Borrower), SURESH BHAGWANDAS GUPTA (Co-Borrower) SANJAY CHAITURAM GUPTA (Guarantor)	Rs.20,15,810/- (Rupees Twenty Lakhs Fifteen Thousand Eight Hundred and Ten Only) as on 26.07.2025 + Further Interest thereon+ Legal Expenses for Lan no. LPUNSTH0000096747		20,29,400/- (Rupees Twenty Lakhs Twenty Nine Thousand Four Hundred Only)  Earnest Money Deposit:  Rs.2,02,940/- (Rupees Two Lakhs Two Thousand Nine Hundred Forty Only)	11-09-2025 Between 11.am to 12 Noon (With 5 Minutes Unlimited Auto Extensions)
Date & Time of the Inspection: 05-08-2025 between 11.00 am to 3.00 pm Physical Possession Date:- 28-03-2025					
Description of the secured Asset: All That Part And Parcel Of Flat No. 202 On 2nd Floor Having Carpet Area Adm 34.05 Sq. Mtr With Two					

Wheeler Common Parking, In Building 'Sukhada Residency' Gat No. 115/1, Village Choviswadi, Tal- Haveli, Dist- Pune 412105 Within Limits Of Pimpari Chinchwad Muncipal Corporation

Note:- 1) The auction sale will be conducted online through the website https://sarfaesi.auctiontiger.net and Only those bidders holding valid Email. ID PROOF & PHOTO PROOF, PAN CARD and have duly remitted payment of EMD through DEMAND DRAFT/ NEFT/RTGS shall be eligible to participate in this "online e-Auction".

2) The intending bidders have to submit their EMD by way of remittance by DEMAND DRAFT / RTGS/NEFT to: Beneficiary Name: NIDO HOME FÍNANCE LIMITED. Bank: STATE BANK OF INDIA Account No. 65226845199 -, SARFAESI- Auction, NIDO HOME FINANCE LIMITED, IFSC

3) Last date for submission of online application BID form along with EMD is 10-09-2025. 4) For detailed terms and condition of the sale, please visit the website https://sarfaesi.auctiontiger.net or Please contact Mr. Maulik Shrimali Ph. +91- 6351896643/9173528727, Help Line e-mail ID: Support@auctiontiger.net.

Mobile No. 7400110339/7400113287/8956554477 Sd/- Authorized Officer Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited) Date: 29.07.2025

The second second	PhoenixARC	Phoenix ARC Private Limited  Regd. Office:3rd Floor, Wallace Tower 139-140/B/1, Crossing of Sahar Road and Western Express Highway Vile Parle (East) Mumbai-400 057 Tel: 022- 6849 2450, Fax: 022- 6741 2313  CIN: U67190MH2007PTC168303 Email: info@phoenixarc.co.in, Website: www.phoenixarc.co.in.	PUBLIC NOTICE FOR E-AUCTION CUM SALE
1	E-Auction Sale Notice fo	r Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial	Assets and Enforcement of

Security Interest Act, 2002 read with provision to rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and to the borrowers/guarantors/mortgagors in particular, that the under mentioned property mortgaged to Phoenix ARC Private Limited pursuant to assignment of debt by Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited -Assignor) will be sold on "AS IS WHERE IS. AS IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS", by way of "online e-auction" for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002) through website: www.phoenixarc.co.in/ as per the details given below Date and time of E. Auction, 10,09,2025 11:00 Am to 02:00 Bm (with unlimited extensions of 5 minute each)

Date and time of E-Auct	Date and time of E-Auction -19-08-2025 11:00 Am to 02:00 Pm (with unlimited extensions of 5 minute each)					
Borrower(s) /Co-Borrower (s)/	Demand Notice	Description of the Immovable	Reserve Price / EMD			
Guarantor(s) / Loan Account	Date and Amount	property	8			
LAN: LXPUN00216-170035918	09-11-2022 For Rs:	Plot No 47-B, Gat No 1039,	Reserve Price: Rs.1,80,000/-(One			
Branch: Pune	489949/- (Rupees	Gaikwad Properties, Near	Lakh Eighty Thousand Only)			
Borrower: Basuraj	Four Lakh Eighty	Railway Station, Urali	EMD: Rs. 18,000/-(Eighteen			
Harishchandra Holikeri	Nine Thousand Nine	Kanchan, Taluka Haveli,	Thousand Only)			
Co-Borrower: Laxmi Basuraj	Hundred & Forty	Pune Maharashtra 412070	Last date of EMD Deposit:18-08-2025			
Holikeri	Nine Only)					
LAN: LXDAU00415-160005577	31-01-2018 For Rs:	Flat No-7 2Nd Floor Phase-	Reserve Price: Rs.6,00,000/-(Six			
Branch: Baramati	1540186/- (Rupees	li Anand Apartment Near	Lakh Only)			
Borrower: Vikram Balkrushna	Fifteen Lakh Forty	Panchashil Theater Daund	EMD: Rs. 60,000/-(Sixty Thousand			
Sawant	Thousand One	Pune-413801 Near New	Only)			
Co-Borrower: Anita Keshav	Hundred & Eighty	Court 413801 Haveli - Punch	Last date of EMD Deposit:18-08-2025			
Lonkar	Six Only)	Pune Maharashtra				

1. The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may visit to the Web Portal: https://www.auctionbazaar.com/ of our e-Auction Service Provider, M/s. ARCA EMART PRIVATE LIMITED for bidding information & support, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online. The interested buyers may go through the auction terms & conditions and process on the same portal and may contact to Ashish Sharad Dhapte 8976791951 & Tushar Sutar 7208008947, Sailesh Iyengar 9833801159. details available in the above mentioned Web Portal and may contact their Centralised Help Desk: + 91 83709 69696, E-mail ID: contact@ auctionbazaar.com. 2. All the intending purchasers/ bidders are required to register their name in the portal mentioned above as https://www.auctionbazaar.com/ and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned aforesaid. 3. For participating in the e-auction, intending purchasers/ bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the Reserve Price of the Secured asset along with copies of the PANCARD, Board Resolutions in case of Company and Address Proof on or before the Last date for submission of EMD mentioned above. Intending purchasers/bidders are required to submit separate EMDs for each of the Items/Properties detailed herein above. 4. At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-pone the auction without assigning any reason thereof and without any prior notice. 5. The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, applicable GST on the purchase consideration, stamp duty, registration fees, etc. that is required to be paid in order to get the secured asset conveyed/delivered in his/her/its favour as per the applicable law. 6. The intending bidders should make their own independent enquiries regarding encumbrances, title of secured asset put on auction and claims/rights/dues affecting the secured assets, including statutory dues, etc prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of Phoenix. The authorized officer of Phoenix shall not be responsible in any way for any third-party claims/rights/due. 7. The prospective/intending bidder shall furnish an undertaking that he/she is not dis-qualified as per provisions of Sec.29 (A) of Insolvency and Bankruptcy Code,2016 and failure to furnish such undertaking along with the KYC documents, shall automatically disqualify or he/she bid will be rejected.

Place: Maharashtra Sd/-, Authorized Officer, Date: 29.07.2025 **Phoenix ARC Private Limited** 

### **BAJAJ HOUSING FINANCE LIMITED** Corporate office: Cerebrum IT Park B2 Building 5th floor, Kalyani Nagar, Pune, Maharashtra 411014

Pune Branch Office: C/4 Plot No. 12, Kohinoor Estate Hsg. Soc. Mula Road, Near Kamal Nayan Bajaj Garden, Wakdewadi, Pune - 411003, Lonawala Branch Office: 1st Floor, Bakar Manzil, 63 Mg Road, Lonavala 410401, Warud Branch Office: Ground Floor, Ganokar Complex, Indira Chowk, Near Canara Bank, Warud

POSSESSION NOTICE

Under Section 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 & Rule 8-(1) of the Security Interest (Enforcement) Rules 2002. (Appendix -IV) Whereas, the undersigned being the Authorized Officer of M/s BAJAJ HOUSING FINANCE LIMITED (BHFL) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(2) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued Demand Notice(s) to Borrower(s)/ Co-Borrower(s)/ Guarantor(s) mentioned herein below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The Borrower(s)/ Co-Borrower(s)/ Guarantor(s) having failed to repay the amount notice is hereby given to the Borrower(s)/ Co-Borrower(s)/ Guarantor(s) and the public in general that the undersigned on behalf of M/s Bajaj Housing Finance Limited, has taken over the possession of the property described herein below in exercise of the powers conferred on him under Section 13(4) of the said Act read with Rule 8-(1) of the said rules. The Borrower(s)/ Co-

any dealings with the said property will be subject to the first charge of BHFL for the amount(s) as mentioned herein under with

Name of the Borrower(s)/Guarantor(s)	Description of the	Demand Notice	Date of Possess
(LAN No, Name of Branch)	Immovable property	Date & Amount	
Branch: PUNE LAN No. H402HHL1125584 and H402HLT1128733 1. Ranjeetkumar Choudhary (Borrower) 2. Priyanka Kumari (Co-Borrower) At Flat No 117 Wing C Sara City Gat No 137 to 145, Khed Chakan, Pune, Rajgurunagar, Maharashtra-410501	All that piece and parcel of the Non-agricultural Property described as: All the piece and parcel of Apartment No. 117 on the First Floor consists of of totally admeasuring carpet area of 18.71 sq.mtrs. [as defined in RERA] and including enclosed balcony admeasuring carpet area of 5.33 sq. mtrs. and adjoining terrace admeasuring 2.34 and	Rs. 23,04,216/- (Rupees Twenty Three Lac Four Thousand Two Hundred Sixteen	26-Jul-

al Open Space 2025 & 26-Jul-25

By Apartment No- 115, On Or Towards The West: By Marg		
Branch: LONAVALA LAN No. H6E5FHL0376422 & H6E5HLR0381326 1. Vijay Shrirang Lohar (Through legal heirs since deceased) (Borrower) 2. Latika Vijay Lohar (Co-Borrower/Legal Heir) Both 1 & 2 are at: Near Gajanan Maharaj Manidir Namrta Classic, Jamadar Colony Kadolkar, Talegaon Dabhade, Maharashtra – 410506	All that piece and parcel of the Non- agricultural Property described as: Residential Flat bearing No 9 second floor in "Girija Park Apartment" Building No. 3 2nd Floor Survey No. 623/1 City Survey No. 7208 Plot No 47, Talegaon Dabhade Tal Maval Pune -410506	Rs. 15,44,321/- (Rupees Fifteen Lac Fourty Four Thousand Three

3. Ashutosh Vijay Lohar (Legal Heir) 4. Abhishek Vijay Lohar (Legal Heir)

Both 3 & 4 are at At Flat No. 9 Girlia Park III Apartment Talegaon Dabhade Tal, Maval Dist, Pune-410506

manufacture and an included and a section of the se	renterrotts ranseguerr acaterrotte tott matter artes are		
Branch: WARUD LAN No. H4R0RLP0409931 1. Savitreebai Vitthalrao Darokar (Borrower) 2. Rajiv Vitthalrao Darokar (Co-Borrower) At House No. 177. Ashti, Near Essar Petrol Pump, Ashti, Maharashtra-442202	All that piece and parcel of the Non-agricultural Property described as: Mouza Narsingpur, Plot No.6, House No.167, Survey No. 198/2 Ward No.1, Tahsil Ashti & Dist. Wardha -442202, East: Jai Jawan Jai Kisan layout, West: Layout road, North: Pandhan, South: Plot No. 7	30th Apr 2025 & Rs. 9,72,214/- (Rupees Nine Lac Seventy Two Thousand Two Hundred Fourteen Only)	25-07-25
Branch: PUNE LAN No. H402HHL1152995 a H402HLT1156540 1. SURAJ SURESH PARAB (Borrower) 2. SNEHA SURAJ PARAB (Co-Borrower)	and All that piece and parcel of the Non- agricultural Property described as: Flat No. A1-908, 9th Floor, Wing No.A1, Mantra City 360, Survey No.389/1A,	Rs. 19,16,550/- (Rupees Nineteen	25-07-25

Talegaon Dabhade, Mayal, Pimpri

At Flat No 101 A Wing Ohana Homes Sr No 77, Adarsh Nagar Ravet, Pune, Maharashtra-412101

Chinchwad Maharashtra -410506 Branch: PUNE LAN No. H402HHL1147246 and H402HLT1166943 Swapnil reonath waghmare (Borrower) 2. Sarika Swapnił Waghmare (Co-Borrower)

At Flat No D 1006 Sr No 63/2, Silverland Residency Phase 3, Haveli Pune, Ravet Maharashtra-412101

Place: MAHARASHTRA Date: 29.07.2025

All that piece and parcel of the 24-07-25 29th Apr 2025 & Non-agricultural Property Rs. 42.80,311/described as: Flat No 1006, (Rupees Forty Two 10th Floor, "D" Wing "Silverland Lac Eighty Thousand Residency Phase 3\*, Sr No-63, Three Hundred Village Ravet Pune Eleven Only) Sd/- Authorized Officer, Bajaj Housing Finance Limited

Thousand Five

Hundred Fifty Only)

Motilal Oswal Home Finance Limited Public Notice For Read. Office: Motilal Oswal Tower, Rahimtullah Sayani Road, Opp. Parel ST Depot, Prabhadevi, Mumbai - 400 025, CS: 8291889898

**E-AUCTION CUM** SALE

Website: www.motilaloswalhf.com, Email: hfquery@motilaloswal.com E-Auction Sale Notice of 15 Days for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and to the borrowers/guarantors/mortgagors in particular, that the under mentioned property mortgaged to Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited ) will be sold on "As is where is", "As is what is", and "Whatever there is", by way of "online e-auction" for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002) through website motilaloswalhf.com"as per the details given below:

	Date and time of E-Auction Date: Date: 20-08-2025 11:00 Am to 02:00 Pm (with unlimited extensions of 5 minute extensions)						
1	Borrower(s)/Guarantor(s) /	Demand Notice	Description of the	Reserve Price, EMD / Last date			
1	Loan Account	Date and Amount	Immovable property	of EMD			
	LAN: LXPUN00115-160007994	07-03-2025	Flat No-305 3Rd Floor Shree	Reserve Price: Rs.1200000/-(Rupees			
-	BRANCH: PUNE2	For Rs: 1582917/-	Apartment Madhav Baug	Twelve Lakh Only)			
-	BORROWER: SHIVAJI	(Rupees Fifteen Lakh	Gopalpati Sr. No. 97 7B Manjri				
-	SADASHIV BHOI	Eighty Two Thousand	Budruk Haveli Near Bharat	Lakh Twenty Thousand Only)			
	CO-BORROWER: SARALA	Nine Hundred &	Petrol Pump 411001 Pune				
	SHIVAJI BHOI	Seventeen Only)	Maharashtra	Deposit:19-08-2025			
- 1							

1. The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may visit to the Web Portal: https://www.auctionbazaar.com/ of our e-Auction Service Provider, M/s. ARCA EMART PRIVATE LIMITED for bidding information & support, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online. The interested buyers may go through the auction terms & conditions and process on the same portal and may contact to Amit Suresh Nagawade 7738159414 & Deepak Keswad 9767323535 details available in the above mentioned Web Portal and may contact their Centralised Help Desk: + 91 83709 69696, E-mail ID: contact@auctionbazaar.com. Place: Maharshtra / Date: 29.07.2025

Sd/-, Authorised Officer, Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited)

Khush HOUSING FINANCE

# KHUSH HOUSING FINANCE PRIVATE LIMITED

Registered Office Address:-810, Aura Biplex, SV Road, Borivali (West), Mumbai – 400092 Web: - www.khfl.co.in, Email- legal@khfl.co.in Pune Branch Address: Office No. 05, Amar Saket Building, 2nd Floor, Near Natraj

Hotel Swargate Chowk, Swargate, Pune-411002. SALE NOTICE OF IMMOVABLE PROPERTY

### Sale Notice for Sale of Immovable Property under the Securitization 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)

Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column no-A that the below immovable property described in Column no-D mortgaged/charged to Khush Housing Finance Pvt. Ltd (KHFL), the Physical Possession of which have been taken (as described in Column no-C) by the Authorized Officer of KHFL being a Secured Creditor, will be sold on "AS IS WHERE IS, AS IS WHAT IS and WHATEVER THERE IS BASIS AND WITHOUT ANY RECOURSE BASIS", on August 14, 2025 or thereafter, for recovery of total outstanding amount due to KHFL is mentioned in 'B' column, as par terms & conditions of the SARFAESI Act & Rules, 2002.

Notice of sale is hereby given to the Borrower & Co-Borrower under Rule-8 (6) & 9 (1) of the Security Interest Enforcement Rules, 2002.

Loan no, Name of the Borrower/ Co-Borrower/ Guarantor(s)/ Legal heirs (A)	Total O/S (Secured Debts) as on 31/07/2025 (Excluding legal & recovery expenses) (B)Rs.	Nature of possession (C)	Description of the Property mortgaged (D)	Reserve Price (RP) (E)	Known Encumbrances / Court Case, if any, (K)
LXPUN00417-180001222 Mr. Anil Nivrutti Shedge (Borrower)/ Mrs. Kavita Anil Shedge (Co-Borrower)	Rs. 2652877/-	Physical	Flat No-104, Admg Area 535 Sq.Ft, 1st Floor, A'wing, Swojas Corner, Survey No 29, Hissa No 2D, Near Abhinav College At Narhe Taluka- Haveli, Dist-Pune,411041.	121000/-	Not Known

Place : Pune MR. ANIL NIVRUTTI SHEDGE (Borrower)/ MRS. KAVITA ANIL SHEDGE (Co-Borrowers)

Date : 29.07.2025

Phoenix ARC Private Limited **PUBLIC NOTICE** FOR E-AUCTION Highway Vile Parle (East) Mumbai-400 057 Tel: 022- 6849 2450, Fax: 022- 6741 2313 **CUM SALE** CIN: U67190MH2007PTC168303 Email: info@phoenixarc.co.in, Website: www.phoenixarc.co.in.

Security Interest Act, 2002 read with provision to rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and to the borrowers/quarantors/mortgagors in particular, that the under mentioned property mortgaged to Phoenix ARC Private Limited pursuant to assignment of debt by Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited -Assignor) will be sold on "AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS", by way of 'online e-auction" for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002) through website: www.phoenixarc.co.in/ as per the details given below.

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of

Date and time of E-Auction -04-09-2025 11:00 Am to 02:00 Pm (with unlimited extensions of 5 minute each) Reserve Price / EMD Description of the Immovable Guarantor(s) / Loan Account **Date and Amount** Reserve Price: Rs.1.80.000/- (One LAN: LXPUN00216-170035891 12-09-2023 Milkat No. 1241, Plot No. 52A, Gat No.1039, Mouje-Lakh Eighty Thousand Only) **Branch: Pune** For Rs: 486973/-Borrower: Babu Sidram Holgiri (Rupees Four Lakh Shindawane, Taluka Haveli, EMD: Rs. 18,000/- (Eighteen Eighty Six Thousand Dist- Pune, Maharashtra Co-Borrower: Vijayalaxmi **Thousand Only)** Last date of EMD Deposit:03-09-2025 Babu Holgiri 412070 Nine Hundred & Seventy Three Only) LAN: LXPUN00316-170024488 13-12-2017 For Rs: Plot No 55, 56,& 57, 34A & Reserve Price: Rs.11,99,700/-(Eleven

2392472/- (Rupees 34B, Morya Parkgaikwad **Lakh Ninety Nine Thousand Seven Branch: Pune** Properties, Nr Railway Hundred Only) **Borrower: Narendra Baban** Twenty Three Lakh Ninety Two Stnurali Kanchan, Shindvane, EMD: Rs. 1,19,970/-(One Lakh Lonkar Co-Borrower: Shobha Thousand Four Haveli, Punenr Railway Stn Nineteen Thousand Nine Hundred & Narendra Lonkar Hundred & Seventy 412070 Pune maharashtra **Seventy Only)** Last date of EMD Deposit:03-09-2025 Two Only) india LAN: LXPUN00116-170025873 22-11-2021 Plot No. - 47A, Gat No. Reserve Price: Rs.1,80,000/- (One Lakh Eighty Thousand Only) **Branch: Pune** For Rs:339232/-1039, Morya Park, Gaikwad EMD: Rs. 18,000/- (Eighteen Borrower: Sharad Annaji (Rupees Three Properties, Near Railway Station, Urali Kanchan, Muje Lakh Thirty Nine Kombe Thousand Only) Co-Borrower: Sarita Sharad Thousand Two Shindvane, Near Railway Last date of EMD Deposit:03-09-2025 Station, Taluka - Haveli, District Kombe Hundred & Thirty

- Pune, Maharashtra - 412070 Two Only) 1. The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may visit to the Web Portal: https://www.auctionbazaar.com/ of our e-Auction Service Provider, M/s. ARCA EMART PRIVATE LIMITED for bidding information & support, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online. The interested buyers may go through the auction terms & conditions and process on the same portal and may contact to Ashish Sharad Dhapte 8976791951 & Ashok Dnyaneshwar Gopale 9321924161, Sailesh Iyengar 9833801159, defails available in the above mentioned Web Portal and may contact their Centralised Help Desk: + 91 83709 69696, E-mail ID: contact@auctionbazaar.com. **2.** All the intending purchasers/ bidders are required to register their name in the portal mentioned above as https://www.auctionbazaar.com/ and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned aforesaid. 3. For participating in the e-auction, intending purchasers/ bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the Reserve Price of the Secured asset along with copies of the PANCARD, Board Resolutions in case of Company and Address Proof on or before the Last date for submission of EMD mentioned above. Intending purchasers/bidders are required to submit separate EMDs for each of the Items/Properties detailed herein above. 4. At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-pone the auction without assigning any reason thereof and without any prior notice. 5. The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, applicable GST on the purchase consideration, stamp duty, registration fees, etc. that is required to be paid in order to get the secured asset conveyed/delivered in his/her/its favour as per the applicable law. 6. The intending bidders should make their own independent enquiries regarding encumbrances, title of secured asset put on auction and claims/rights/dues affecting the secured assets, including statutory dues, etc prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of Phoenix. The authorized officer of Phoenix shall not be responsible in any way for any third-party claims/rights/due. 7. The prospective/intending bidder shall furnish an undertaking that he/she is not dis-qualified as per provisions of Sec.29 (A) of Insolvency and Bankruptcy Code,2016 and failure to furnish such undertaking along with the KYC documents, shall automatically disqualify or he/she bid will be rejected Place: Maharashtra

Date: 29.07.2025 **Phoenix ARC Private Limited** 

# RBL BANK LTD.

Registered Office: 1st Lane, Shahupuri, Kolhapur-416001 Branch Office at: RBL Bank Limited, 9th Floor, Techniplex-I, Off Veer Savarkar Flyover, Goregaon (West) Mumbai-400 062.

Securitisation Notice under S. 13(2) of SARFAESI Act, 2002.

We, RBL Bank Limited the secured creditor of Applicant & Co-Applicant mentioned in below mentioned columns, do hereby inform you all that your account has been classified as Non-performing Account (NPA) in pursuant to the defaults in making payment / repayment of principal and interest and the amount mentioned in the below mentioned columns is now due and payable by you as on the date of the notice, together with further interest thereon to RBL Bank Ltd. In spite of our repeated demands, you have failed and neglected to make payment / amount(s) outstanding in your account(s) and you have not discharged your liabilities.

We, therefore, issued notice under section 13(2) of Chapter III of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, demanding payment of the amounts together with further interest applicable at the contracted rates, costs, charges, other moneys to discharge your liabilities

in full within 60 days from the date of the notice. Loan Account Nos., Name of the Borrowers, Mortgaged Property Details 13(2) Notice details and Symbolic Possession Date

Property No.01: Property Owned by Mr. Arun Jagannath Shinde

 M/s. Sascon Infrastructure India Private Limited (Applicant) A

Partnership Firm through its partners Mr. Arun Shinde and Mrs. Sunita Shinde. 2) Mr. Arun Jagannath Shinde

(Guarantor & Mortgagor) 3) Mrs. Sunita Arun Shinde

(Guarantor & Mortgagor) 4) Miss Akshata Arun Shinde

(Guarantor & Mortgagor) Address of Correspondence Office no.304, 3rd Floor, Corporate Plaza

Shivaji Nagar, Bhamburde, Pune 411051. Plot No.309, Survey No.62 and 65, Mahatma Co-operative Housing Society

Limited, Kothrud, Pune 411038. Plot No.495, Survey No.62 and 65. Mahatma Co-operative Housing Society Limited, Kothrud, Pune 411038

Loan Account Nos. Loan Amount in Rs. 609000532197 Rs.2,00,00,000/-609000787690 Rs.2,00,00,000/-NPA Date : 19/06/2025

: 22/07/2025 13(2) Notice dated 13(2) Notice amount : Rs. 1,25,59,665.2/-

Place: Pune

Date: 22/07/2025

Description of Mortgaged Property

Commercial property bearing Office No.304, 3rd Floor, admeasuring about 1210 Sq. Fts. (112.41 Sq. Mtrs.), in the society known as "Corporate Plaza Premises Co-operative Housing Society Limited", constructed on land bearing Survey No.106-A, Hissa No.2A/6C and 2A/6D, having City Survey No.2840, situated at Senapati Bapat Marg, Shivajinagar (Bhamburde), Taluka Haveli, District Pune, within the limits of Pune Municipal Corporation, which is bounded and surrounded by. On or towards East: Building Space, On or towards South: Road, On or towards West: Lift, On or towards North: Other Office.

Property No 2: Property Owned by Mrs. Sunita Arun Shinde and Miss Akshata Arun Shinde All piece and parcel of the Residential Property bearing Plot

No.495, admeasuring about 3611 Sq. Fts. (i.e. 335.50 Sq. Mtrs.), situated at Survey No.62 and 65, sanctioned layout of Mahatma Co-operative Housing Society Limited, Village Kothrud, Taluka Haveli, District Pune, (together with the construction (Bunglow) standing thereon) and within the limits of Pune Municipal Corporation, which is bounded and surrounded by. On or towards East : Society Road, On or towards South : Plot No.496, On or towards West: Plot No.491, On or towards North: Plot No.494. Property No 3: Property Owned by Mrs. Sunita Arun Shinde

All piece and parcel of the Residential Property bearing Plot No.309, admeasuring about 3584 Sq. Fts. (i.e. 333 Sq. Mtrs.), situated at Survey No.62 and 65, sanctioned layout of Mahatma Co-operative Housing Society Limited, Village Kothrud, Taluka Haveli, District Pune, (together with the construction thereon) and within the limits of Pune Municipal Corporation, which is bounded and surrounded by. On or towards East: By Plot No.314, On or towards South: By Plot No.304, On or towards West: 30 feets Wide Road, On or towards North: By Plot No.308.

RBL Bank Ltd.

Authorised Officer - Abhay Nikam

Now the authorized officer of RBL Bank Ltd. do hereby publish the contents of the above demand notice as provided under the Rules for discharge your liabilities in full, failing which, we shall, without any further reference, be constrained to enforce the above-mentioned security created by you in our favour by exercising any or all the rights given under the said Act. Please note that this publication is made without prejudice to such rights and remedies as are available to RBL

and Miss Akshata Arun Shinde

Bank against the borrower and the guarantors of the said financial under law. You are further requested to note that as per section 13(13) of the said Act, you are restrained/prohibited from disposing of or dealing with the above security or transferring by way of sale, lease or otherwise of above secured asset, without our prior written consent.

epaper.financialexpress.com

U GRO

# **U GRO Capital Limited**

4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, . Mumbai 400070

### **POSSESSION NOTICE APPENDIX IV** (SEE RULE 8(1)) FOR MOVABLE PROPERTY

Whereas, the undersigned being the Authorized Officer of UGRO Capital Limited, having its registered office at 4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070, 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 3 of the Security Interest (Enforcement) Rules, 2002. issued a Demand notice dated 12/2/2025 calling upon the Borrowers 1) ABHINAV TOOLS and 2) SUJIT RAJKUMAR BIRADAR and 3) SAVITA RAJKUMAR BIRADAR and 4) RAJKUMAR RAGHUNATH BIRADAR having Loan Account Number UG-PUNMC0000051665 to repay the amount mentioned in the notice being ₹ 7,277,040/- (Rupees Seventy-Two Lakh Seventy-Seven Thousand Forty Only) as on 12/2/2025 together with interest thereon, within 60 days from the date of receipt of

The borrowers having failed to repay the amount, notice is hereby given to the borrowers 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 sub-section (4) of Section 13 of the Act read with Rule 8 of the said rules of the Security Interest (Enforcement) Rules 2002 on this 27th July 2025.

The borrowers in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of **UGRO** Capital Limited for an amount of being ₹ 7,277,040/- (Rupees Seventy-Two Lakh Seventy-Seven Thousand Forty Only) as on 12/2/2025 together with 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

SANCO CNC DOUBLE COLUMN MACHINI ABS MACHINI	Ασι, π	SCHEDULE OF THE SECURED ASSET(S):							
1. ING CENTER, MODEL LY-D3020. TABLE SIZE: 3000X1700MM, BETWEEN COLUMNS: 2000MM., XYZ TRAVELS: 3000X2000X800MM, SPINDLE SPEED: 6000RPM (GEARED DRIVEN), SPINDLE TAPER: BT50, XY LINEAR GUIDEWAYS, Z AXIS BOX TYPE, MACHINE IS COMPLETE WITH-TRANSFORMER SPINDLE CHILLERHYDRAULIC	S.No.	Model	Make	Invoice No.					
2000MM., XYZ TRAVELS: 3000X2000X800MM, SPINDLE SPEED: 6000RPM (GEARED DRIVEN), SPINDLE TAPER: BT50, XY LINEAR GUIDEWAYS, Z AXIS BOX TYPE, MACHINE IS COMPLETE WITH-TRANS- FORMER SPINDLE CHILLERHYDRAULIC	1.			ABS-01/2024-25					
6000RPM (GEARED DRIVEN), SPINDLE TAPER: BT50, XY LINEAR GUIDEWAYS, Z AXIS BOX TYPE, MACHINE IS COMPLETE WITH-TRANS- FORMER SPINDLE CHILLERHYDRAULIC		2000MM., XYZ TRAVELS:							
TYPE, MACHINE IS COMPLETE WITH-TRANS- FORMER SPINDLE CHILLERHYDRAULIC		6000RPM (GEARED DRIVEN), SPINDLE TAPER:							
		TYPE, MACHINE IS COMPLETE WITH-TRANS-							
CONVEYOR WITH COOLANT TANK UNIT CNC		POWER UNIT SCREWS CONVEYORS CHIP							



Place: PUNE

**Authorized Officer** 

Khush Housing Finance Pvt. Ltd

Sd/-, Authorized Officer,

Date: 29.07.2025

Kotak Mahindra Bank Limited Registered Office: 278KC, C 27, G Block, Bandra Kurla Complex, Bandra (E). Humbai – 400051. Branch office at 4th Floor, Admas Plaza, 166/16, EST Road, Kolivery Village, Kunchi Kurve Nagar, Kalina, Santacruz (E), Mumbai – 400098

Sd/-(Authorised Officer

For UGRO Capital Limite

POSSESSION NOTICE

MITSUBISHI M80 TOTAL WEIGHT 25 TONS.

(For immovable property) (As per Appendix IV read with Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002)

WHEREAS: The undersigned being the Authorised Officer of the Kotak Mahindra Bank Ltd. a banking compani within the meaning of the Banking Regulation Act, 1949 having it's **Registered Office at 27BKC, C 27, G** Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400 051 and branch office at 2nd Floor, Adamas Plaza, 166/16, CST Road, Kolivery Village Kunchi Kurve Nagar, Kalina Santacruz (E) Mumbai-400098 under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") and in exercise of the powers conferred under sections 13(2) and 13 (12) read with Rule 8(1) of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated 29th April 2025 to Mr. Rajesh Jeevan Uttamchandani (Borrower,

Mortgagor), 2. Mr. Govind Jeevan Uttamchandani (Co-Borrower/ Mortgagor), 3. Shree Sant Kripa Appliance Private Ltd (Co-Borrower) all having address at: Shop No.4-7, Akshay Complex, Dhole Patil Road, Pune, Maharashtra-411001, Also at: - Flat No.209/1, Kalyani Nagar, Nitron Home Land, Pune, Maharashtra — 411006 and also at: Flat No.11 & 11A, 4th Floor, Konark Complex, Building No.Q, Viman Nagar, Sanjay Park, Lohegaon, Pune, Maharashtra - 411014 to repay total outstanding amount aggregating to Rs. 29,69,108.97/- (Rupees Twenty Nine Lakhs Sixty Nine Thousand One Hundred Eight and Ninety Seven Paisa Only) as on 24.04.2025 towards the outstanding amount for Loan Account No. HF29297390, CRN No. 17668558 together with further interest and other charges thereon at the contractual rates upon the footing of compound interest from 25.04.2025 til its actual realization ("outstanding amount") within 60 days from the date of publication of the said Demand Notice. The aforementioned Borrower/Co Borrower/Mortgagor having failed to repay the amount, notice is hereby given to the Borrower/Co-Borrower/Mortgagor and the public in general that the undersigned has taken Symbolic Possession of the property described herein below in exercise of powers conferred on him / her under Section 13(4) of the SARFAESI Act read with Rule 8 of the above said Rules on this 26th Day of July of the year 2025.

The Borrower/Co- Borrower/ Mortgagor mentioned hereinabove in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the KOTAK MAHINDRA BANK LIMITED, having branch address at 2nd Floor, Adamas Plaza, 166/16, CST Road, Kolivery Village Kunchi Kurve Nagar, Kalina Santacruz(E) Mumbai-400090; for an amount of Rs.29,69,108.97/- (Rupees Twenty Nine Lakhs Sixty Nine Thousand One Hundred Eight and Ninety Seven Paisa Only) as on 24.04.2025 towards the outstanding amount for **Loan Account No. HF29297390, CRN No. 17668558**, together with further interest and other charges thereon at the contractual rates upon the footing of compound interest and substitute interest, incidental, costs and charges etc. due from 25.04.2025 till the date of full repayment and / or realization.

The Borrowers Attention is invited to the Provisions of Sub Section (8) of Sec 13 of the Act, in respect of time available, to redeem the secured asset:

#### Description of the Immovable Property All that piece and parcel of Flat No.11, on 4th floor, admeasuring about 85.84 Sq. mtrs carpet area

together with exclusive right to use double stilt car parking area admeasuring 10 Sq. mtrs and Flat No. 11 A, admeasuring about 45.57 Sq. mtrs carpet area along with terrace admeasuring 8.36 Sq. mtrs in the building no. Q in the Konark Campus Co-operative Housing Society Limited, constructed on land bearing Survey No. 229, 230A/1 having corresponding CTS no 220, 221, situated at viman Nagar, Saniay Park, Lohegaon, Taluka Haveli, District Pune.

Date: 26/07/2025 Place: Pune

Kotak Mahindra Bank Ltd.



HINDUJA HOUSING FINANCE LIMITED Head Office: 167-169, 2nd Floor, Anna Salai, Little Mount, Saidapet, Chennai - 600 015. E-mail ID: auction@hindujahousingfin

(Mrs. Shweta Kamath —Associate Vice President —Legal)

Branch Address: Hinduja Housing Flanance Limited, Gemstone Building, 3rd Floor, Near CBS Stand, New Shahapur olhapur, Maharashtra, 416001, Branch Address : Hinduja Housing Finance Limited, Plot No 7, 3rd Floor randharinath, Near Sangli Eivil Hospital, Sanjog Colony, Sangli-416416,

### DEMAND NOTICE U/s 13(2) ou the below mentioned borrower has availed foan by mortgaging the schedule mentioned property

and you the below mention has stood as borrower/co-borrower guarantor for the loan agreement consequent to the defaulters committed by you, your loan account has been classified as non performing asset under the provisions of the Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (in short SARFAESI Act). We Hinduja Housing Finance Limited had issued Demand Notice U/s 13(2) read with section 13(3) of the SARFAESI Act to the address furnished by you. The notices sent to you by the Registered Post/Blue Dart Courier are served, received back 6 returned unserved. The contents of the said notices are that you had committed default in payment of the various loans guaranteed to you. Therefore, the present publication carried out to serve the notice as the provision of Section 13(2) of SARFAESI Act and in terms of provision to the rule 3(1) of the Security Interest (Enforcement) Rules, 2002:

Name of theBorrower(s) & Guarantor (s)/ Account No.	Amount due as per Demand Notice	Date of Demand/NPA		
Mr. BALASHEB MARUTIRAO PATIL (Borrower), Mrs.	Rs.22,24,139/-	07.07.2025		
VIDYATAI BALASO PATIL,Mr. ABHAYSINGH BALASO PATIL (Co-borrower) MH/KLP/KLPR/A000000528	as on 05,07.2025 03.07.202			
All the peace and parcel along with construction bearing Gat I	No 536/B, having total area	2500.00 Sq. Mtrs.		

Out of which area admeasuring 300.00 Sq. Mtrs, out of which eastern side ½ share property area admeasuring 150.00 Sq. mtrs. alongwith total construction thereon 220 Sq. Mtrs. its Milakat No. 493 with constructed on land laying, being and situated at. Bhadagao, Taluka. Kagal, District. Kolhapur. and chedule property is bounded as: East: Property of Shri Bapu Jivaba Patil, West: Remanning Part of roperty, South: Property of Tukaram Hari Patil, North: Road, SCHEDULE OF THE PROPERTY AS PER MORTAGI DEED. All the peace and parcel along with construction bearing Gat No 536/B, having total area 2500.00 iq. Mtrs. Out of which area admeasuring 300.00 Sq. Mtrs, out of which eastern side ½ share property area idmeasuring 150.00 Sq. mtrs. alongwith total construction thereon 220 Sq. Mtrs. its Milakat No. 493 with onstructed on land laying, being and situated at.Bhadagao, Taluka. Kagal, District. Kolhapur. and chedule property is bounded as: East: Property of Shri Bapu Jivaba Patil, West: Property of Shri Pandurang Sitaram Patil, South: Property of Shri Shripati Hari Patil, North: Road

Mr. MOHSIN SALIM MOMIN (Borrower), Mrs. NASIM MOHSIN Rs. 47,93,671/-MOMIN (Co-borrwer) MH/KLP/KLPR/A000001214 8 MH/KLP/KLPR/A000001528 05.07.2025 All that piece and parcel of Property bearing Flat Unit No. 902 having area 72.86 Sq. mtrs. (built-up)

situated on Ninth Floor (9th floor) of the apartment building known as "PUNYA PARVA, HR-4 BUILDING" which is constructed on City Survey No. 729B having area 11125-00 Sq. mtrs., its old R. S. No. 804/18 & R. S. No. 805/1 situated at "E" ward, K. Bawada, Kolhapur. and Schedule property is bounded as: East: Setback Margin of the said Apartment, West: Residential Flat No. PH-01 & Passage, South: Building No. HR-03, North:

Refuge area and Passage. MR. TUSHAR BALASAHEB SONAWANE (Borrower), MRS. Rs. 5,88,143/- as 07.07.2025 MANGAL BALASAHEB SONAWANE, MR. BALASAHEB DADU on 05.07.2025 03.07.2025 SONAWANE (Co-borrwer) MH/KLP/KLPR/A000001180

All that piece and parcel of Property along with construction bearing R. S. No. 581/5, Plot No. 12 having area 175.50 sq. mtrs. out of which Row House Unit No. '2' having plot area 76.25 sq. mtrs. including ground and first floor RCC construction 99.63 sg. mtrs. on it situated at. Morewadi, Tal. Karveer, Dist. Kolhapur and

chedule property is bounded as: East: Plot No. 9, West: Colony Road, South: Plot No. 11, North: Plot No. 12, low House Unit No. 1. Mr. PRAFULL PANDURANG THOMBARE (Borrower), Mrs. Rs. 16,50,135/-07.07.2025 ASHWINI PRAFULL THOMBARE (co-borrwer) as on 05.07.2025 03.07.2025

MH/KLP/SNGL/A000000330

All that piece and parcel of property bearing Flat Unit No. O6, its carpet area adm. 4470 Sq Meters; its supe built-up area 51.11 Sq Meters; & its salable area 58.08 Sq Meters, within Second Floor of "Sai Sparsh Apartment" Wing 8- a multi storied building constructed on Survey No.184/2/A, NA Plot No. 12/B (its Old Survey No 487/2/A) an area adm 295.45 Sq Meters, situated at, Sangli, Tal- Miraj, Dist. Sangli, within the imits of Sangli Miraj Kupwad Municipal Corporation which is Bounded by as follows: ( as per Draft sale deed) East:- Side Margin, West:- Side Margin South:- Staircase & second floor Flat No. 5 and 7 , North:- Side targin, Above: - Terrace, Below: - First Floor Flat No. 3

you are hereby called upon to pay Hinduja Housing Finance Limited within the period of 60 days from the

date of publication of this Notice the aforesaid amount with interest and cost failing which Hinduja Housing. Finance Limited will take necessary action under the Provisions of the said Act against all or any one or more of the secured assets including taking possession of secured assets of the borrowers, mortgagors and the guarantors. The power available to the Hinduja Housing Finance Limited under the said act include (1) Power to take possession of the secured assets of the borrowers/guar-antors including the rights to transfer by way of lease; assignment of sale for releasing secured assets (2) Take over management of the secured assets including rights to transfer by ways of lease, assignment or sale and realize the secured assets and any transfer as of secured assets by Hinduja Housing Finance Limited shall vest in all the rights and relation to the secured assets transferred as it the transfer has been made by you. terms of the Provision of the Section 13(13) of the said act, you are hereby prohibited from transferring, either

assets as referred to above and hypothecated/mortgaged to the Hinduja Housing Finance Limited without prior consent of the Hinduja Housing Finance Limited. Mrs. Mishigandha Suryavanshi. 9008931551, Sagar Bagavade. 7420900201, Rushikesh Ubhale.9823244498

by way of sale, lease or otherwise in (other than in the normal course of your business), any of the secured

Date: 29/07/2025, Place: Kolhapur, Sangli Hinduja Housing Finance Limited, Authorized Officer

Pune