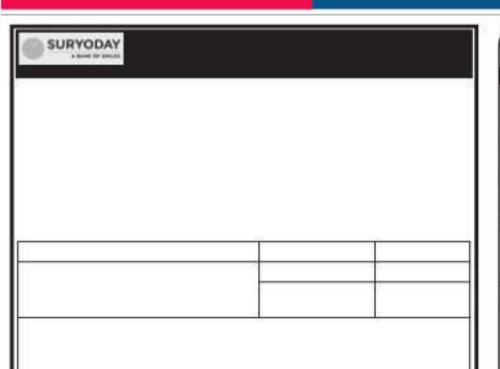
FE SUNDAY



TATA

TATA CAPITAL HOUSING FINANCE LTD.
Regd. Office: 11th Floor, Tower A, Peninsula Business Park,
Ganpatrao Kadam Marg, Lower Parel, Mumbai – 400013.
CIN No. U67190MH2008PLC187552.

Contact No. (022) 61827414, (022) 61827375 POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

(As per Rule 8(1) of the Security Interest Enforcement Rules, 2002)

Whereas, the undersigned being the Authorized Officer of the TATA Capital Housing Finance Limited., under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice dated as below calling upon the Borrowers to repay the amount mentioned in the notice within 60 days from the date of the said notice.

The borrower, having failed to repay the amount, notice is hereby given to the borrower, in particular and the public, in general, that the undersigned has taken Possession of the property described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with rule 8 of the said Rules.

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

The borrower's attention is invited to provisions of sub-section (8) of Section

13 of the Act	3 of the Act, in respect of time available, to redeem the secured assets.						
Loan Account No.	Name of Obligor(s)/ Legal Heir(s)/Legal Representative(s)	Amount & Date of Demand Notice	Date of Possession				
TCHHL063 900010018 3197 & TCHIN063 900010018 4874 & TCHHF063 900010037 3554	MR. SAMEER SALIM QURESHI & MRS. RUKSAR SAMEER KURESHI	As on 05-03-2025 an amount of Rs.39,00,859/- (Rupees Thirty Nine Lakh Eight Hundred and Fifty Nine Only) & 06-03-2025	29.05.2025				

Description of Secured Assets/Immovable Properties: - Schedule - A All the piece and parcel of Flat No. 101, on the First Floor in Building / Wing D, area admeasuring 726 Sq. Ft. i.e. 67.47 Sq. Mtrs. Built up (Inclusive area of balcony attached, architecture features & proportionate share in lift & common area & amenities) in the building / Society known as "Kuldeep Aangan D Wing Co-Operative Housing Society Ltd." Having CTS No. 6556, 6556/1,2,4,15,17,18, CTS 6559, CTS No. 6560, situated at Nehru Nagar, village Pimpri Waghere Tal. Haveli, Dist. Pune PCMC Milkat No. 08/08/02429.00 and MSEDCL Consumer No. 170 and within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub - Registrar Haveli, Dist. Pune.

AAVAS FINANCIERS LIMITED

proviso to Rule 8(6) of the Security Interest (Enforcement) rules, 2002

Dues As on

9,63,265.00/-

DUES AS ON

26 MAY 2025

48,27,510.00/

DUES AS ON

26 MAY 2025

Mansarovar Industrial Area, Jaipur. 302020

Date: - 01.06.2025 Place: - Pune

Name of Borrowers/

Co-Borrowers/

Guarantors/Mortagors

SUHASINI SANJAY

230233259

CHACHURDE, AKSHAY

SANJAY CHACHURDE

(AC NO.) LNKOL00622-

RAVINDRA GANAPATI

DIXIT, MRS. SANGITA

RAVINDRA DIXIT, MR.

SUSHANT RAVINDRA

GUARANTOR: Mr. SMITIL

DIXIT, MRS. PRIYA

SUNIL MAHAMUNI (AC NO.) LNKOL02916-

SUSHANT DIXIT

170041311

Sd/-Authorised Officer For Tata Capital Housing Finance Limited

Date

ession

said loan accounts about tender inter se bidding sale on the above mentioned date. The property will be sold, if their out standing duesare not repaid in full.

CIN:L65922RJ2011PLCO34297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square,

Date &

Amount of Amount of of 13(2)Demand Poss-

Notice

8 JUL 24

Rs. 801958/

UES AS ON

JUL 24

4 JUN 22

2642468.41/-

DUES AS ON

JUN 22

where is", "As is what is ", and 'Whatever there is" basis. The details of the cases are as under.

Branch Office: ICICI Bank Limited, DSMG, 870/1-Suma House, Bhandarkar PICICI Bank Road, Opp. Hotel Raviraj, Maharashtra, Pune- 411004.

PUBLIC NOTICE-TENDER CUM E-AUCTION FOR SALE OF SECURED ASSET [See proviso to rule 8(6)] Notice for sale of immovable assets

E-Auction Sale Notice for the sale of immovable asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

This notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/ charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of ICICI Bank Limited will be sold on 'As is where is'. 'As is what is' and 'Whatever there is' as per the brief particulars given hereunder;

Sr. No.	Name of Details of the Borrower(s)/ Secured asset(s) Co-Borrowers/ with known Guarantors/ encumbrances, if any		Amount Outstanding	Reserve Price Earnest Money Deposit	Date and Time of Property Inspection	Date & Time of E-Auction	
(A)	(B)	(C)	(D)	(E)	(F)	(G)	
1.	Mr. Chandrakant Vasant Natekar (Borrower) Mrs. Archana Chandrkant Natekar (Co-Borrower) Loan No. LBPUN00005466489	Flat No 102, Swasti Indai, First Floor, Yojana Nagar, Talegaon Dhabhade, Taluka Maval, Dist Pune, CTS No 6777 To 6781, Maharashtra Pune- 410506. Admeasuring an area of Built Up Area 577 Sq Ft 53 .6 Sq Mtrs Means 31.91 Sq Mtrs Carpet Area Along With Terrace 9.32 Sq Mtrs	Rs. 19,21, 357/- As on May 09, 2025	Rs. 14,00, 000/- Rs. 1,40, 000/-	June 09, 2025 From 11:00 AM to 02:00 PM	June 21, 2025 From 11:00 AM Onward	
2.	Somnath Abasaheb Kharad (Borrower)/ Jyoti Goraksha Rode (Guarantor) Lan No. LBPUN00005201628	Apartment/ Flat No.1201, 12th Floor, Building No. C, Umang Premier Apartments Association, Gat Nos.677, 687 And 689 To 710, At Village Wagholi, Tal. Haveli, Dist. Pune, Maharashtra- 410505 Admeasuring an area of 661 Sq Fts I.e. 61.40 Sq Mtrs Carpet Alongwith Right To Use Attached Terrace Adms 82.50 Sq Fts I.e. 7.66 Sq Mtrs	Rs. 48,19, 128/- As on April 09, 2025	Rs. 36,00, 000/- Rs. 3,60, 000/-	June 09, 2025 From 02:00 PM To 05:00 PM	June 21, 2025 From 11:00 Am Onward	
3.	Hussain Nazim Hussain (Borrower) Mrs. Jahanara Rashid	Flat No.304, 3rd Floor (Basement+ Ground+Third), Building No. B, Overa Enclave, C.T.S. No. 386/1-A, Bhavani Peth, Taluka Haveli, Dis Pune, Maharashtra, Pune- 411042 Admeasuring an area of Admeasuring Area 951,27 Sq.ft. i.e. 88.37 Sq.mtrs. & Carpet Area With Attached Terrace Area 152 Sq.ft. i.e. 14.12 Sq.mtrs. Saleable Area 1390 Sq.ft. i.e. 129.13 Sq.mtrs. (All Areas Area Including The Areas of Balconies)	Rs. 59,64, 749/- As on April 27, 2025	Rs. 80,00, 000/- Rs. 8,00, 000/-	June 10, 2025 From 02:00 PM To 05:00 PM	June 21, 2025 From 11:00 AM Onward	

The online auction will be conducted on the website (URL Link-https://disposalhub.com) of our auction agency M/s NexXen Solutions Private Limited. The Mortgagors/ Noticees are given a last chance to pay the total dues with further interest by June 20, 2025 From 10:00 AM else the secured asset(s) will be sold as per schedule. The prospective bidder(s) must submit the Earnest Money Deposit (EMD) Demand Draft (DD) (Refer Column E) at ICICI Bank 9th Floor Pride Parmar galaxy Sadhu Vaswani Chowk Pune 411001, on or before June 20, 2025 before 02:00 PM Thereafter, they have to submit their offer through the website mentioned above on or before June 20, 2025 by 05:00 PM along with the scanned image of the Bank acknowledged DD towards proof of payment of EMD. In case the prospective bidder(s) is/ are unable to submit his/ her/ their offer through the website, then the signed copy of tender documents may be submitted at ICICI Bank 9th Floor Pride Parmar galaxy Sadhu

be from a Nationalised/ Scheduled Bank in favour of 'ICICI Bank Limited' payable at "Pune". For any further clarifications in terms of inspection, Terms and Conditions of the E-Auction or submission of tenders, contact ICICI Bank Employee Phone No. 7304905179/9004392416.

Vaswani Chowk Pune 411001. on or before June 20, 2025 by 05:00 PM Earnest Money Deposit DD/PO should

Please note that Marketing agencies 1. Value Trust Capital Services Private Limited, 2. Augeo Assets Management Private Limited, 3. Matex Net Pvt. Ltd., 4. Finvin Estate Deal Technologies Pvt. Ltd., 5. Girnarsoft Pvt. Ltd., 6. Hecta Prop Tech Pvt. Ltd., 7. Arca Emart Pvt. Ltd., 8. Novel Asset Service Pvt. Ltd., 9. Nobroker Technologies Solutions Pvt. Ltd. have also been engaged for facilitating the sale of this property.

The Authorised Officer reserves the right to reject any or all the bids without furnishing any further reasons. For detailed Terms and Conditions of the sale, please visit www.icicibank.com/n4p4s

Date: May 31, 2025 Authorized Officer ICICI Bank Limited Place: Pune

Agyas

Place of Tender

Open & Auction at

SHOP NO. 109,1ST

REVOLUTION, E-

WARD, STATION

Auction | Aavas Financiers Ltd.

LOOR,

ROAD,

KOLHAPUR 416001, MAHARAS ITRA-INDIA

TILT FLOOR,

HIVRATAN

APARTMENT,

COLLEGE

HTRA-INDIA

SHOP NO. M-1,

CORNER, SANGLI-

116416, MAHARAS

Earnest | Date &

For

71280/-

242424/

Property Property

Time of

11.00

OT MA

01.00

PM 03

JULY 2025

11.00

AM TO

01.00

PM 03

JULY

2025

Authorised Officer Aavas Financiers Limited

Reserve

Price For

712800/-

2424240/-

CIN No - U70102PN1988PTC049303

Registered Office: 200 Gera Plaza, Boat Club Road, Pune - 411001, Maharashtra website: www.gera.in | Tel : +91 20 6680 7700 | Email Id : companyaffairs@aera.in

GERA DEVELOPMENTS PRIVATE LIMITED



EXTRACT OF STATEMENT OF AUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED MARCH 31, 2025

(Amount in INR Lakhs)

Sr. No.		Quarter Ended		Year Ended	
		March 31, 2025	March 31, 2024	March 31, 2025	March 31, 2024
	Particulars	Unaudited	Unaudited	Audited	Audited
1	Total Income from Operations	69,585	21,911	105,334	71,618
2	Net Profit /(Loss) for the period (before Tax, Exceptional and/or Extraordinary items)	11,117	3,960	16,084	12,827
3	Net Profit /(Loss) for the period before tax (after Exceptional and/or Extraordinary items)	11,117	3,960	16,084	12,827
4	Net Profit /(Loss) for the period after tax (after Exceptional and/or Extraordinary items)	8,428	3,020	11,983	9,592
5	Total Camprehensive Income for the period [Comprising Profit /(Loss) for the period (after tax) and Other Comprehensive Income (after tax))	8,284	3,079	12,455	9,748
ó	Paid-up equity share capital	184	184	184	184
7.	Reserves (excluding Revaluation Reserves)	85,935	73,480	85,935	73,480
8	Securities Premium Account	54	54	54	54
9	Net Worth	86,119	73,664	86,119	73,664
10	Paid up Debt Capital / Outstanding Debt	0.25	0.47	0.25	0.47
11	Outstanding Redeemable Preference Shares	-	-	-	-
12	Gross Debt Equity Ratio	0.68	0.72	0.68	0.72
13	Earnings Per Share in rupees (for continuing and discontinued operations) -		1,641	6,513	5,213
	2. Diluted	4,581	1,641	6,513	5,213
14	Capital Redemption Reserve	-	-	-	-
15	Debenture Redemption Reserve	-	-	-	-
16	Debt Service Coverage Ratio	0.32	0.14	0.46	0.46
17.	Interest Service Coverage Ratio	46.38	33.46	34.72	8.67

1. Gera Developments Private Limited (the "Company") has prepared the audited financial results (the "Statement") for the quarter and year ended March 31,2025 in accordance with the recognition and measurement principles laid down in Indian accounting standards specified under Section 133 of the Act, read with the Companies (Accounting Standards) Rules, 2021, as amended from time to time and other accounting principles generally accepted in India.

2. The above is an extract of the detailed format of quarterly and annual financial results filed with BSE Limited under Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of the said financial results are available on the website of BSE Limited (www.bseindia.com) and on the Company's website (www.gera.in.)

3. For the other items referred in Regulation 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015, pertinent disclosures have been made to BSE Limited and can be accessed on their website (www.bseindia.com).

4. The financial results of the Company for the quarter and year ended March 31, 2025 have been approved and taken on record by the Board of Directors at their meeting held on May 30, 2025.

The Accompanying notes are an integral part of these financial statements.

For and on behalf of the Board of Directors Gera Developments Private Limited

Rohit Gera Managing Director DIN :- 00172679

Date: June 1, 2025 Place: Pune

HDFC BANK

POSSESSION NOTICE

HDFC BANK LIMITED

CIN: L65920MH1994PLC080618 | Website: www.hdfcbank.com

Whereas the undersigned being the Authorised Officer of HDFC Bank Limited (erstwhile HDFC Limited having amalgamated with HDFC

incidental expenses, costs, charges etc till the date of payment and / or realization.

Bank Limited by virtue of a Scheme of Amalgamation approved by Hon'ble NCLT-Mumbai vide order dated 17th March 2023) (HDFC). Whereas the Authorised Officer/s of Housing Development Finance Corporation Limited, under Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notices under Section 13 (2) of the said Act, calling upon the following borrower(s) / Legal Heir(s) and Legal Representative(s) to pay the amounts mentioned against their respective names together with interest thereon at the applicable rates as mentioned in the said notices, within 60 days from the date of the said Notice/s.

Sr. No.	Name of Borrower (s) Legal Heir(s) and Legal Representative(s)	Outstanding Dues	Date of Demand Notice	Date of Possession	Description of Immovable Property (ies) / Secured Asset (s)
1	Mr. Zagian Puneet Birsingh and Ms. Meenakshi	Rs. 23,58,833/- as on 31-Dec-2024*	07th February 2025	27th May 2025 Symbolic	Flat No. A-303, 3rd Floor, "Oxy Galaxy Phase 2", Wing A, Gat No.458, village Kesnand, Taluka Haveli, District Pune- 412207.
2	Mr. Patil Adhikrao Anandrao and Ms. Patil Manisha Adhikrao	Rs. 10,13,850 /- as on 31-Dec-2024*	07th February 2025	28th May 2025 Symbolic	Flat No.411, 4th Floor, "Xrbia Hinjewadi", Building No. B-2, S.No.38/2, 38/3, 39, 56, 57, Plot No. R-26 out of Sanctioned Layout of Plot No. R-22 to R-29, village Dattawadi, Taluka Haveli, District Pune - 411057
3	Mr. Suryavanshi Sachin Uttamrao and Ms. Kadam Sadhana Prabhakar	Rs. 22,35,103/- as on 31-Dec-2024*	07th February 2025	28th May 2025 Symbolic	Flat No.20, 4th Floor, "Adinath Angan Chsl", S.No.70 Hissa No.2a/2, Village Kiwale (Malwadi), Taluka Havel District Pune- 410505
4	Ms. Potdar Nilima Suraj and Mr. Potdar Suraj	Rs. 35,29,514/- as on 31-Oct-2024*	05th December 2024	28th May 2025 Symbolic	Flat No.1707, 17th Floor, "Vtp Aethereus Phase 2" Tower 2, Sector R10, S.No.41/1 (Part), 41/4 (Part), Village Mahalunge, Taluka Mulshi, Pune- 411045
5	Mr. Veeraswamy Shanthamoorthy and Ms. Ghate Sucheta Mallappa	Rs. 35,03,158/- as on 31-Dec-2024*	29th January 2025	28th May 2025 Physical	Flat No. F-405, 4th Floor, "Clover Casablanca", Wing F i Phase 2, Gat No.91/1, 91/2, village Sate, Taluka Mava District Pune- 410507
6	Mr. Veeraswamy Shanthamoorthy And Ms. Ghate Sucheta Mallappa	Rs. 36,23,076/- as on 31-Dec-2024*	07th February 2025	28th May 2025 Physical	Flat No. F-505, 5th Floor, "Clover Casablanca", Wing Fi Phase 2, Gat No.91/1, 91/2, Village Sate, Taluka Mava District Pune- 410507
7	Mr. Kamthe Sagar Pandharinath, Ms. Kamthe Vaijanta Pandharinath and M/S Jotirling Dry Cleaners	Rs. 15,68,855/- as on 31-Dec-2024*	07th February 2025	29th May 2025 Symbolic	Store No.BS-6 Out of Store No.3, Basement Floor, "Sh Dengles Harsh Icon", Gat No.185/186, Na Plot Nos.152 153, 154, 155, 156, Village Jalochi, Taluka Baramat District Pune- 413102
8	Mr. Bhise Santosh Hanumant and Ms. Bhise Nagina Santosh	Rs. 11,25,784/- as on 31-Dec-2024*	07th February 2025	29th May 2025 Symbolic	Flat No.104, 1st Floor, "Spring Village Wing B Apartment Gat No.207/A, Na Plot No.01 & Na Plot No.02, Villag Tandulwadi, Taluka Baramati, District Pune- 413102
9	Mr. Paval Ramchandra Uddhav and Ms. Pawal Manisha Ramchandra	Rs. 12,64,066/- as on 30-Sep-24*	30th October 2024	29th May 2025 Symbolic	Flat No. 106, 1st Floor, Chaitanya City, Wing D, Plot 1, No 183/1, Suryanagari, Village Jalochi, Taluka Baramat Pune
10	Ms. Patil Charulata Arvind	Rs. 13,23,841/- as on 31-Dec-2024*	07th February 2025	29th May 2025 Symbolic	Flat-04, Floor-Stilt Mahalaxmi Elite Bldg B S No Ga No 188/1, Village-Jalochi, Taluka-Baramati, Dist. Pund 413102
11	Mr Bahot Kamal B and Mrs Bahot Sunita	Rs. 6,86,338/- as on 30-Apr-2023*	15th May 2023	29th May 2025 Physical (under sec 14)**	Flat D2-107, Floor 1St, Xrbia Abode, Bldg D2, S No Ga No-240, Mumbai Pune Highway, Before Vision City Jambhul, Tal Maval, Pune – 410507
12	Mr. Dhane Rahul Dilip and Ms. Dhane Archana Rahul	Rs. 10,41,024/- as on 31-Dec-2024*	07th February 2025	30th May 2025 Symbolic	Flat No.102, Stilt Floor, "Lambodar Apartment", Wing D Na S.No.431 & 432, Village Bavda, Taluka Khandala District Satara - 412802
13	Mr. Karoti Sayabanna Basanna and Ms. Karoti Chandrabhaga Basanna	Rs. 12,35,048/- as on 31-Dec-2024*	07th February 2025	30th May 2025 Symbolic	Flat 302, Floor 4th, Swapnalok Township Type B Bld 11 Gat No- 311/1, Nasarapur, Taluka- Bhor, Dist - Pune 412206
14	Mr. Chougule Sandip Ravsaheb and Ms. Chougule Pallavi Sandip	Rs. 11,39,112/- as on 31-Dec-2024*	07th February 2025	30th May 2025 Symbolic	Flat No.75, Stilt Ground Floor, "Ram Park C", S. No. 68/1b/1a/1, Village Jadhavwadi, Taluka Phaltan, District Satara - 415523
15	Mr. Potdar Jaydip Sharadchandra	Rs. 19,86,255/-	07th February	30th May 2025	Flat No. I-4, Stilt Floor, "Sakshishilp", Na S.No.70-1a

*with further interest as applicable, incidental expenses, costs, charges etc incurred till the date of payment and / or realisation.

as on 31-Dec-2024*

However, since the borrower/s / Legal Heir(s) and Legal Representative(s) mentioned hereinabove have failed to repay the amounts due, notice is hereby given to the borrower/s / Legal Heir(s) and Legal Representative(s) mentioned hereinabove in particular and to the public in general that the Authorised Officer/s of HDFC Bank Limited have taken ** possession of the immovable property (ies) / secured asset(s) described herein above in exercise of powers conferred on him/them under Section 13(4) of the said Act read with Rule 8 of the said Rules on the dates mentioned above.

Symbolic

2025

The borrower(s) / Legal Heir(s) and Legal Representative(s) mentioned hereinabove in particular and the public in general are hereby cautioned not to deal with the aforesaid Immovable Property (ies) / Secured Asset(s) and any dealings with the said Immovable Property (ies) / Secured Asset(s) will be subject to the mortgage of HDFC Bank Ltd

Borrower(s) / Legal Heir(s) / Legal Representative(s) attention is/are invited to the provisions of sub-section (8) of section 13 of the Act, in respect of time available to redeem the secured asset/s.

Copy of the Panchanama drawn and inventory made (if applicable) are available with the undersigned, and the said Borrower(s) / Legal Heir(s) / Legal Representative(s) is / are requested to collect the respective copy from the undersigned on any working day during normal office hours.

NOTE: This notice is published on 1st June 2025 in Financial Express edition & Loksatta edition.

Regd. Office: HDFC Bank Limited, HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400013.

Place: Pune Date: 1st June 2025 Branch Office: HDFC Bank Limited, Office No. 601 to 608, Sixth Floor, Godrej Eternia C, Wing B, Wakdewadi, Shivajinagar, Pune 411005. For HDFC Bank Limited **Authorised Officer** 020 25505000

Plot No.1, Village Songirwadi, Taluka Wai, District





and Ms. Potdar Meera Jaydip

Pune

Place: Jaipur Date: 01-06-2025 HDFC BANK

Place: Pune Date: 1st June 2025

HDFC BANK LIMITED CIN: L65920MH1994PLC080618 | Website: www.hdfcbank.com

Whereas the undersigned being the Authorised Officer of HDFC Bank Limited (erstwhile HDFC Limited having amalgamated with HDFC

POSSESSION NOTICE Bank Limited by virtue of a Scheme of Amalgamation approved by Hon'ble NCLT-Mumbai vide order dated 17th March 2023) (HDFC) Whereas the Authorised Officer/s of Housing Development Finance Corporation Limited, under Securitisation And Reconstruction of Financial Assets and Enforcement

AUCTION NOTICE Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of AAVAS FINANCIERS LIMITED Secured Creditor, will be sold on "As is

Description of

Property

KOLHAPUR ADMEASURING 230.01SQ MTRS

REVENUE SURVEY NO. 80, (OLD 5 NO 6/7)

MILKAT NO 1399/1, UMAJI NAGAR, PETH, TAL WALWA, SANGLI, MAHARASHTRA &

ADMEASURING 0 H 4.57 R

Terms & Conditions: 1). The person, taking part in the tender, will have to deposit his offer in the tender form provided by the AFL which is to be collected from the above branch offices during working hours of any working day, super scribing "Tender Offer for name of the property" on the sealed envelope along with the Cheque/DD/pay order of 10% of the Reserve Price as Earnest Money Deposit (EMD) in favour of AAVAS FINANCIERS LIMITED payable at Jaipur on/before time of auction during office hours at the above mentioned offices. The sealed envelopes will be opened in the presence of the available interested parties at above mentioned office of AAVAS FINANCIERS LIMITED The Inter-se bidding, if necessary will also take place among the available bidders. The EMD is refundable if the bid is not successful. 2). The successful bidder will deposit 25% of the bidding amount adjusting the EMD amount as initial deposit immediately or within 24hrs after the fall of the hammer towards the purchase of the asset. The successful bidder failing to deposit the said 25% towards initial payment, the entire EMD deposited will be forfeited & balance amount of the sale price will have to be deposited within 15 days after the confirmation of the sale by the secured creditor; otherwise his initial payment deposited amount will be forfeited. 3). The Authorised officer has absolute right to accept or reject any bid or adjourn/postpone the sale process without assigning any reason therefore. If the date of tender depositing or the date of tender opening is declared as holiday by Government, then the auction will be held on next working day. 4). For inspection and interested parties who want to know about the procedure of tender may contact AAVAS FINANCIERS LIMITED 201,202, lind Floor, South End Square, Mansarovar Industrial Area, jaipur-302020 or Pushpendra Meena - 9875896876 or respective branch during office hours. Note: This is also a 15/30 days notice under Rule 9(1)/8(6) to the Borrowers/Guarantors/Mortgagor of the above

20 SEP GRAMPANCHAYAT M NO - 116 OLD G P NO-

88 AREA 230.01SQ MTRS VILLAGE

PANHALA GRAMIN BUDHWAR PETH

of Security Interest Act, 2002 and in exercise of powers conferred under Section13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notices under Section 13 (2) of the said Act, calling upon the following borrower(s) / Legal Heir(s) and Legal Representative(s) to pay the amounts mentioned against their respective names together with interest thereon at the applicable rates as mentioned in the said notices, within 60 days from the date of the said Notice/s incidental expenses, costs, charges etc till the date of payment and / or realization.

Sr. No.	(1)		Date of Demand Notice	Date of Possession	Description of Immovable Property (ies) / Secured Asset (s)
1	Mr. Raskar Mahesh Balasaheb and Ms. Raskar Kusum Mahesh	Rs. 29,78,039.98/- as on 31-Jan-2025*	20th February 2025	28th May 2025 Symbolic	Flat-105,1st Floor, Dayal Heights Bldg C, S No 31/2, Cts No - 1598(P), 1599(P), Rahantani, Pune-411017.
2	Mr. Sharma Umitt And Ms. Sharma Geeta	Rs. 34,01,198.3 /- as on 28-Feb- 2025*	28th February 2025	29th May 2025 Symbolic	Flat-904, Floor-9, Parklane Lifeseasons Wing A1, S No 7/2/1, Sr No 7/2/1 At Dhanori Tal Haveli, Pune-411015
3	Mr. Sabapathy Naveen Aakash	Rs. 13,99,904.21/- as on 31-Jan-2025*	14th February 2025	30th May 2025 Symbolic	Flat-711, Floor-7th, Reen Hive Wing B5, S No 165/1a, 165/1b, 165/2/1b/1, 165/1c, 165/1d, 165/2/2d, 165/1e, 165/2/1em 165/1f, Phursungi, Pune-412308.
4	Mr. Dabhade Mahesh Anand and Ms. Dabhade Suvarna Mahesh	Rs. 30,61,799.80 /- as on 31-Jan-2025*	20th February 2025	30th May 2025 Symbolic	Flat-5,1st Floor, Amruta Vihar Wing A1, S No Gat 63, Opp Cwprs Main Gate, Sinhagad Road, Kirkatwadi, Pune-411024.

*with further interest as applicable, incidental expenses, costs, charges etc incurred till the date of payment and / or realisation. However, since the borrower/s / Legal Heir(s) and Legal Representative(s) mentioned hereinabove have failed to repay the amounts due, notice is hereby given to the borrower/s / Legal Heir(s) and Legal Representative(s) mentioned hereinabove in particular and to the public in general that the Authorised Officer/s of HDFC Bank Limited have taken ** possession of the immovable property (ies) / secured asset(s) described herein above in exercise of powers

The borrower(s) / Legal Heir(s) and Legal Representative(s) mentioned hereinabove in particular and the public in general are hereby cautioned not to deal with the aforesaid Immovable Property (ies) / Secured Asset(s) and any dealings with the said Immovable Property (ies) / Secured Asset(s) will be subject to the mortgage of HDFC Bank Ltd

conferred on him/them under Section 13(4) of the said Act read with Rule 8 of the said Rules on the dates mentioned above.

Branch Office: HDFC Bank Limited, Office No. 601 to 608, Sixth Floor, Godrej Eternia C, Wing B, Wakdewadi, Shivajinagar, Pune 411005.

Regd. Office: HDFC Bank Limited, HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400013.

Borrower(s) / Legal Heir(s) / Legal Representative(s) attention is/are invited to the provisions of sub-section (8) of section 13 of the Act, in respect of time available to redeem the secured asset/s.

Copy of the Panchanama drawn and inventory made (if applicable) are available with the undersigned, and the said Borrower(s) / Legal Heir(s) / Legal Representative(s) is / are requested to collect the respective copy from the undersigned on any working day during normal office hours. NOTE: This notice is published on 1st June 2025 in Financial Express edition & Loksatta edition.

> For HDFC Bank Limited **Authorised Officer**

> > 020 25505000