

SMFG India Home Finance Co. Ltd.
(Formerly Fullerton India Home Finance Co. Ltd.)
Corporate Off. : 503 & 504, 5th Floor, G-Blok, Inspire BKC, BKC Main Road, Bandra Kurla Complex, Bandra (E), Mumbai - 400051.
Regd. Off. : Commertzone IT Park, Tower B, 1st Floor, No. 111, Mount Poonamallee Road, Porur, Chennai - 600116, TN

POSSESSION NOTICE FOR IMMOVABLE PROPERTY [(Appendix IV) Rule 8(1)]
WHEREAS the undersigned being the Authorized Officer of SMFG India Home Finance Co. Ltd. (Formerly Fullerton India Home Finance Co. Ltd.), a Housing Finance Company [duly registered with National Housing Bank (Fully Owned by RBI)] (hereinafter referred to as "SMHFC") under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002), and in exercise of the powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated mentioned below under Section 13(2) of the said Act calling upon you being the borrowers (names mentioned below) to repay the amount mentioned in the said notice and interest thereon within 60 days from the date of receipt of the said notice. The borrowers mentioned herein below having failed to repay the amount, notice is hereby given to the borrowers mentioned herein below and to the public in general that the undersigned has **Taken Possession** of the property described herein below in exercise of powers conferred on me under sub-section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002. The borrowers mentioned here in above in particular and the public in general are hereby cautioned not to deal with said property and any dealings with the property will be subject to the charge of "SMHFC" for an amount as mentioned herein under and interest thereon.

Sl. No.	Name of the Borrower(s) / Guarantor(s) LAN	Description of Secured Assets (Immovable Property)	Demand Notice Date & Amount	Date of Possession
1.	LAN :- 601907510511860 & 601907210470674 1. Sachin Arun Sonar 2. Rupa Sachin Sonar	All That Peace and Parcel Flat No. 307, 3rd Floor, C Wing, Kuber Properties, S No. 54, Hissa No. 18, Near Sun Bright School, Ambegaon Bk, Pune - 411046 Property Adm. 650 Sq. Ft. Property Bounded as Follow East-Open Space, South-D Wing, West-Flat No. 308, North -Duct & Wide Passage.	10.12.2024 Rs. 18,23,614/- (Rs. Eighteen Lakh Twenty Three Thousand Six Hundred Fourteen Only) as on 09.12.2024	15.02.2025

Place : Pune, Maharashtra
Date : 15.02.2025

Authorized Officer, SMFG INDIA HOME FINANCE CO. LTD.
(Formerly Fullerton India Home Finance Co. Ltd.)



पंजाब नैशनल बैंक
[Punjab National Bank]
Regional Office Pune II, S. No. 436, 3rd Floor, Sukhwani Business Hub, Near Nashik Phata Metro Station, Kasarwadi, Pune 411026
Mob : 9406880047, 8055811876
Baramati Branch
Corrigendum
With reference to the **Possession Notice** published in the Financial Express + LokSatta, Pune Edition on 16/02/2025 in the account name of **Shri. Ranjeet Ashok Pawar** the Demand Date should be read as **26.11.2024** instead of 01.10.2024. All the other details remain same.
sd/- Authorised Officer



PUBLIC CAUTION NOTICE
Know all men that my client **Mr. Sadanand Janardan Barve** is the owner of the property described in the schedule written herein below. The Original Agreement to Sale (Sathkhat) executed between Mr. Vitthal Mhalu Navghane, Mr. Ananda Mhalu Navghane and Meenal Sadanand Barve dated 18/06/1990 which is duly registered in the office of Sub Registrar Haveli No. 1 at Sr. No. 5220/1990 along with the original Index 2 and Registration Receipt thereof are misplaced. Further a Sale Deed was executed between Mr. Vitthal Mhalu Navghane, Mr. Ananda Mhalu Navghane and Meenal Sadanand Barve dated 14/03/1991 which is duly registered in the office of Sub Registrar Haveli No. 1 at Sr. No. 3804. The Original Index 2 of the said Sale Deed dated 14/03/1991 is misplaced. Hereinafter referred to as "**said Documents**". That my client has taken best effort to search the said Documents. In spite of the same the said Documents are not traceable. By the way of abundant caution my client has logged a Police complaint Online with Kothrud Police Station, Pune on 10/02/2025 and 17/02/2025 having "**Lost Report No: 21025-2025 and 24991-2025**" respectively. By this notice the public at large is made aware of the above facts. Any person dealing in respect of the said Property or on basis of the said Documents shall be doing so at his/her own costs, consequences and risks. Such persons shall not be entitled to any right, interest or title in the said Property. Hence this Public Caution Notice. If any person has possession or found the said documents, then should inform about the same or his right on the same, only if informed within 8 days. If no communication is received within 8 days, it will be presumed that no one has found the said documents or no one has claim over the said property documents.

SCHEDULE PROPERTY
All that piece and parcel of the land admeasuring 00H 35R out of the total area admeasuring 00H 60R bearing old Gat No. 143, New Gat No. 1552 situated at revenue Village Arvi, Taluka Haveli, District Pune and within the jurisdiction of the Sub-Registrar Haveli, Pune. The land has the boundaries as mentioned herein below: **On or towards East**:- Arvi-Shivapur Road, **On or towards South**: Land out of Gat no. 140, 141 and 142, **On or towards West**: Land out of Gat No. 171, **On or towards North**: Land out of Gat No. 144.
Advocate Suraj M. Gaikwad B.S.L., L.L.B
Add : 9, Bldg. No 21, Anand Nagar Park Society Mayur Colony, Kothrud, Pune-411038.
Mobile No: 7798751099 Email Id: gaikwadsm1994@gmail.com



PUBLIC NOTICE
NOTICE is hereby given that **MR. ABHAY MARUTI KAMBLE & MRS. KAVITA ABHAY KAMBLE**, Both Permanently residing at S. No. 89, Kalas, Alandi Road, Pune 411015 are the joint owners and have agreed to sell to my client the residential premises bearing **Row House No. X-7**, admeasuring about 1441.51 sq. ft. i.e. equivalent to 133.92 sq. mtrs. on ground, first & second floor, along with overhead terrace admeasuring about 729 sq.ft., and Garden admeasuring about 569 sq.ft. along with car parking space admeasuring about 992 sq. ft. in 'X' Wing of the building Known as "**CRESCENDO**" at "**Gurga Harmony**" in "**Harmony Co-Operative Housing Society Ltd.**" situated at property/land admeasuring about 6639 sq. mtrs. bearing Final Plot No. 22-A, Town Planning Scheme No. 1, carved out of Survey No. 220, Hissa No. 2 of Village Yernwada, Pune 411006, Taluka Pune City, District Pune and within the jurisdiction of Sub Registrar, Haveli No. 1 to 27, Pune. The owners have further assured my client that the said property is free from all encumbrances and/or defects in title. Any person/s having any claims by way of sale, mortgage, lease, lien, gift, easement, exchange, possession, inheritance, succession or otherwise howsoever in respect of the same are required to intimate the same in writing to the undersigned together with proof thereof **within 10 days** of the publication of this notice failing which my client shall complete the sale/transaction and all such claims, if any, shall be deemed to have been waived and/or abandoned. This Notice dated this 19th day of February 2025.

Sushanth Shetty, B.Com, LL.B., Advocate
Office No G5, Metro House, Opp Conrad Hotel, Mangaldas Road, Pune 411 001.
Email : adv.sushanth@yahoo.co.in Ph. 9922229999



AU SMALL FINANCE BANK LIMITED
(A Scheduled Commercial Bank)
Regd. Office: 19-A, Dhuleshwar Garden, Ajmer Road, Jaipur - 302001 (CIN:L36911RJ1996PLC011381)
APPENDIX IV [SEE RULE 8(1)] POSSESSION NOTICE
Whereas, The undersigned being the Authorized Officer of the **AU Small Finance Bank Limited (A Scheduled Commercial Bank)** under the "Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest [Act, 2002 (54 of 2002)] and in exercise of powers conferred under section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued demand notice on the date as mentioned below calling upon the borrowers to repay the amount mentioned in the said notice within 60 days from the date of receipt of the said notice as per the details given in below table :-

Name of Borrower/Co-Borrower/ Mortgagee/Guarantor/Loan A/c No.	13(2) Notice Date & Amount	Description of Mortgaged Property	Date of Possession Taken
(Loan A/C No.) L9001070828516662, Akash Hanumant Gore (Borrower), Anandi Hanumant Gore (Co-Borrower)	12-Jul-24 ₹ 15,16,463/- Rs. Fifteen Lac Sixteen Thousand Four Hundred Sixty-Three Only as on 11-Jul-24	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Property Situated At- R.S.No 127/1 Block No155 After Kjp Block No 155/57, Plot No 57, Moje Bagumara, Rajmandir Residency, Th- Palisana, Dist- Surat, Gujarat. Admeasuring 684 Square Feet	17-Feb-25
(Loan A/C No.) L9001060729614067, Shri Mahalaxmi Readymade & Cloth Stores (Borrower), Smt. Sujata Anant Bagul (Co-Borrower), Anant Narayan Bagul (Co-Borrower)	10-Oct-24 ₹ 19,08,943/- Rs. Nineteen Lac Eight Thousand Nine Hundred Forty-Three Only as on 10-Oct-24	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Property Situated At- GP House No. 125/A, Bsnl Office Road, Ganpati Chowk, At Post- Toka Tal- Newasa Dist- Ahmednagar, Maharashtra. Admeasuring 139.4 Sq. Mtr East - Road, West - Dinkar Dhas, North - Road, South - Laxman Bagul	13-Feb-25

The borrower having failed to repay the amount, therefore notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein above mentioned table in exercise of powers conferred on him/her under section 13(4) of the said [Act 2002] read with Rule 8 of the said rule on the date mentioned in the above table.
"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."
The borrower 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 **AU Small Finance Bank Limited (A Scheduled Commercial Bank)** for the amount and interest thereon mentioned in the above table.

Date : 18/02/2025
Place : Pune / Ahmednagar

sd/-
Authorised Officer AU Small Finance Bank Limited

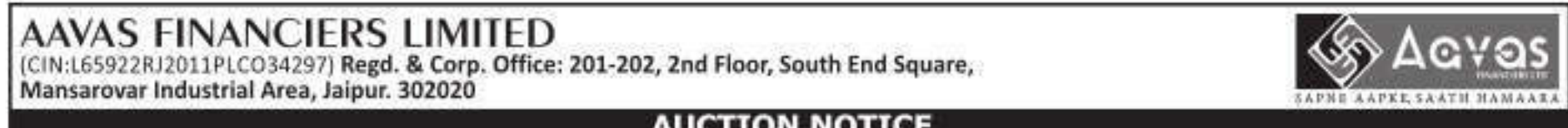


FEDERAL BANK
YOUR PERFECT BANKING PARTNER
SALE NOTICE
Sale Notice for Sale of Movable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.
Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described movable & immovable property Mortgaged / Hypothecated / Charged to The Federal Bank Ltd. (Secured Creditor), the **Physical Possession** of which has been taken by the Authorised Officer of The Federal Bank Ltd. (Secured Creditor), will be sold on "As is where is" on **07/03/2025** for recovery of below mentioned amount due to The Federal Bank Ltd. (Secured Creditor) with further interest, cost and other charges plus expenses from the **Borrowers as mentioned in Schedule below**. The details of Reserve Price below which all the properties will not be sold, and the Earnest Money Deposit (10% of the Reserve Price) is also mentioned in the **schedule below** along with brief details of the Borrowers respectively. **Please note that this is a brief sale notice detailing the Borrowers and the security held by the Federal bank Ltd. For detailed sale notice and terms and conditions of the sale, please refer to the link provided in the website of The Federal Bank Ltd i.e. https://www.federalbank.co.in/web/guest/tender-notices**

S. No.	Name of Borrowers	Date of Demand Notice	Current Outstanding	Description of property	Reserve Price & EMD (10% of Reserve Price) (Rs.)
1.	1) Mr. Santosh Bhimrao Kamble 2) Mrs. Reshma Santosh Kamble	01.09.2023	Rs. 20,92,683/- as on 15.04.2024 under Loan A/c No. 15106900001015 & Rs.1,34,262/- as on 15.04.2024 under Loan A/c No. 15106900001130	Tata LPT 1918 5L BS-VI, NP Colour, having Chassis Number - MAI790207M1A01997, Diesel, 2021 Model, Engine No.: 5LNGD1CR21AYX100292, Registration Number - NL 01 AE 8546	5,50,000/- & 55,000/-
2.	1) Prashant Mahadev Kale 2) Harshada Prashant Kale	28.08.2024	Rs. 38,59,237/- as on 20.01.2025 under Loan A/c No. 19466900000854	ASHOK LEYLAND GM4225/66 H CO. 2022 Model, Diesel, having Chassis No.- MB1NGCHD3NRGY6656, Engine No.: NGHZ1416668, NP Brown colour, bearing Registration No.: MH 12 VF 7787.	23,50,000/- & 2,35,000/-

Date: 18/02/2025 Place: PUNE.

sd/-
For The Federal Bank Ltd.
(Authorized Officer under SARFAESI Act).




AAVAS FINANCIERS LIMITED
(CIN:L65922RJ2011PLC034297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020
SALES APPAL SAATH HAMARAA
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 proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.
Notice is hereby given to the public in general and in particular to the Borrower (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 where is", "As is what is", and "Whatever there is" basis. The details of the cases are as under.

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagors	Dues As on	Date & Amount of 13(2) Demand Notice	Date of Possession	Description of Property	Reserve Price For Property	Earnest Money For Property	Date & Time of Auction	Place of Tender Submission, Tender Open & Auction at Aavas Financiers Ltd.
CHANDRAKANT TUKARAM KUDALE, MRS. VANDANA CHANDRAKANT KUDALE GUARANTOR : MR. SACHIN SHANKAR KUDALE (AC NO.) LNPUN00313-140006913	Rs. 63,43,942.00/- DUES AS ON 17 FEB 2025	2-MAY-19 Rs. 1365140.41/- DUES AS ON 2-MAY-19	18 MAR 20	GAT NO. 3960/1 PAIKI, FLAT NO. 101, 1ST FLOOR, "SUNDAR SANKUL, BING -A, GRAM & GRAM PANCHAYAT - TALEGAON DHAMDHERE, TALUKA - SIKRUR, DISTRICT - PUNE, MAHARASHTRA. ADMEASURING 758 SQ. FT.	Rs. 1719144/-	Rs. 171914/-	11.00 AM TO 01.00 PM 21 MAR 2025	OFFICE NO.201, ATHARVA PLAZA, 2ND FLOOR, PUNE SATARA ROAD, DHANKAWADI, PUNE-411043, MAHARASHTRA-INDIA
SURYABHAN GANGADHAR BADADHE, SUNIL SURYABHAAN BADADHE, MRS. SHOBHA SUNIL BADADHE, MR. BABASAHE B SURYABHAN BADADHE, MR. SATISH BHANUDAS BHAGAT (AC NO.) LNSH00615-160020284	Rs. 21,02,408.00/- DUES AS ON 17 FEB 2025	9 APR 21 Rs. 816371/- DUES AS ON 9 APR 21	21 JUN 23	CITY SURVEY NO. 11, MOUJE - BELAPUR KH., GRAMPANCHAYAT - BELAPUR, PANCHAYAT SAMITI - SHIRURAMPUR, TAL - SHIRURAMPUR PAUKI, DISTRICT - AHMEDNAGAR, MAHARASHTRA. ADMEASURING AREA 230 SQ. MTR.	Rs. 1479060/-	Rs. 147906/-	11.00 AM TO 01.00 PM 21 MAR 2025	GALA NO-204, KIRIT, DHURVI LIFE STYLE, MAIN ROAD, SHIRURAMPUR-413709, MAHARASHTRA-INDIA

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 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, 2nd 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(11)&(8) to the Borrowers/Guarantors/Mortgagor of the above said loan accounts about tender inter se bidding sale on the above mentioned date. The property will be sold, if their out standing dues are not repaid in full.

Place : Jaipur Date : 19-02-2025

sd/-
Authorised Officer Aavas Financiers Limited




पंजाब नैशनल बैंक
...भरोसे का प्रतीक !
Circle Sastra Pune : Ground Floor, Aurora Towers, 9, Moleidia Road, Pune - 411001, Ph No. : 020-26133926, E mail: cs8762@pnb.co.in

Sale Notice for Sale of Immovable Properties
E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002
Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive / physical / symbolic possession of which has been taken by the Authorised Officer of the Bank/ Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

SCHEDULE OF THE SECURED ASSETS

Lot No.	Name of the Branch Name of the Account Name & Addresses of the Borrower / Guarantors Account	Description of the Immovable Properties Mortgaged / Owner's Name (Mortgagors of property(ies)) & Details of the encumbrances known to the secured creditors	A) Dt. Of Demand Notice u/s 13(2) of SARFESI Act 2002 B) Outstanding Amount as on C) Possession Date u/s 13(4) of SARFESI Act 2002 D) Nature of Possession Symbolic / Physical / Constructive	Reserve Price EMD Bid Increase Amount	Date / Time of E-Auction
1	Branch : Aundh Brahma Enterprises (Prop : Ramesh Vasudeo Kulkarni) At Maan, Near Infosys Circle, Maan Village, Hinjewadi, Taluka Mulshi, Dist: Pune 411057 & Also at Plot No. 3-B, S. No. 313-A, Santosh Nagar, Chinchwad Railway Station, Behind Astha Hospital, Station Road : Chinchwad, Pune-411033	Plot No. 3-B, S. No. 313-A, Santosh Nagar, Near Chinchwad Railway Station, Behind Astha Hospital, Station Road , Chinchwad, Pune-411033 Encumbrances : Not Known	A) Dt. 01/10/2021 B) 85,23,112.19 C) Dt. 14/12/2021 D) Physical Possession	Rs. 54.43 Lakh Rs. 5.45 Lacs Rs 21,000/-	Dt. 06/03/2025 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)

sd/-
Authorised Officer, Punjab National Bank (Secured Creditor)



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 IMMOVABLE 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 to repay the amount mentioned in the notice together with interest thereon, within 60 days from the date of receipt of the said notice. 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 the day, month and year mentioned below. 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 the amount mentioned in the notice 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.

Sl. No.	Borrower Details	Demand Notice	Mortgaged Property	Physical Possession Date
1.	M/s. Jena Plumbing and Engineering 2. Smrutiranjana Parsuram Jena 3. Pusparani Jena Loan Account Number: HCPFUNSEC0000104727	Demand Notice dated 07.05.2024 for an amount of Rs. 83,64,45,00/- as on 08-05-2024	"All that piece and parcel of Flat No. 101 area admeasuring 86.64 Sq.mtrs. (Carpet) along with enclosed balcony area 15.30 Sq.mtrs., having Terrace area 9.24 Sq.mtrs. and Deck/Terrace area admeasuring 3.57 Sq.mtrs. on the First Floor in the project known as "VTP ALPINE", constructed on land area admeasuring 5871.45 Sq.mtrs. out of Sector R-1 (Phase1) being a portion of land area admeasuring 418,297 Sq.mtrs. formed of the land bearing S. No. 40(2/1) 2, 40(2/2) 4, 40(3, 41/1) 2, 41/4, 42/1, 42(2/A, 42/3, 42/4, 42/5, 42/6, 42/7, 42/9, 42/10, 42/2-B, 42/8, 42/13, 43/1, 43/2/1, 43/2/2, 44/1, 44/2, 45(Part), 46/1, 46/2, 46/3, 46/4, 46/5, 46/6, 46/7, 46/8, 46/9, 46/10, 47/1, 47/2 and 47/3, Situated at Mhalunge, Tal- Mulshi, DistPune within the local limits of Gram-panchayat Mhalunge and also within the limits of Sub-Registrar Haveli, Tal- Mulshi, Dist-Pune."	15-02-2025

Place: Pune
Date: 19.02.2025

sd/- (Authorised Officer)
For UGRO Capital Limited

financialexp.eaprp.in

Pune