

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, 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
9934237 & 9951741	MR. MANOJ MOTIRAM AGARWAL & MRS. PRATIBHA MANOJ AGARWAL	As on 11-03-2025 an amount of Rs. 88,06,212/- (Rupees Eighty Eight Lakh Six Thousand Two Hundred and Twelve Only) & 11-03-2025	19.06.2025

Description of Secured Assets/Immovable Properties :- Schedule - A
All that piece and parcel of the property bearing a residential 2 BHK Flat/unit situated on the Fourth Floor bearing unit 401 admeasuring about 758 Sq. Ft. carpet area along with adjacent terrace admeasuring about 258 Sq. Ft. carpet area and total sellable built up area 122.72 Sq. Mtrs. 1321 Sq. Ft. allotment of parking No. B41 & B42 on the basement floor, admeasuring about 10.62 Sq. Mtrs. 114.3 Sq. Ft. which will be a mechanized parking situated in project title as "Ekaika" which is constructed on said property situated in survey No. 41, Hissa No. 2A/2 of village Kharadi and situated within the registration district of Pune, the registration Sub - District of Taluka Haveli, the revenue limits of the Tahsil Haveli and situated within the limits of the Pune Municipal Corporation.

Date: - 25.06.2025
Place: - Pune
Sd/-
Authorized Officer
For Tata Capital Housing Finance Limited

PROTECTING INVESTING FINANCING ADVISING
Aditya Birla Housing Finance Ltd.

Registered Office: Indian Rayon Compound, Veraval, Gujarat 362266
Branch Office: Aditya Birla Housing Finance Ltd., 1st Floor Lohia Jain Arcade, S No. 106, Near Chaturshring Temple Senapati Bapat Road, Pune-411016

Sale Notice
[Rule 9(1) of Security Interest (Enforcement) Rules 2002]
SALE BY PRIVATE TREATY OF IMMOVABLE ASSET CHARGED TO ADITYA BIRLA HOUSING FINANCE LIMITED UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002. ("SARFAESI ACT")
The undersigned being the Authorized Officer of Aditya Birla Housing Finance Limited (hereinafter referred to as "ABHFL") has taken the physical possession of the immovable property being "ALL THAT PIECE AND PARCEL OF RESIDENTIAL FLAT NO. 102, ON 1ST FLOOR, IN THE AREA ADMEASURING ABOUT 910 SQ. FT. OR 84.54 SQ. MTR. BUILT-UP, IN THE HOUSING PROJECT KNOWN AS "BLOSSOM LEAF", ALONG WITH ONE RESERVE CAR PARKING SITUATED AT FREEHOLD LAND ABOUT 02 HECTOR 40 R. OUT OF 00 HECTOR 20.9 AREAS, S. No. 315A, 317A, HISSA No. 5, 6, 8, 13, 14, 16, 21, 23, 24, 28, 29, 34, 37 & 39, SITUATED AT VILLAGE MADAPARS, PUNE WITHIN THE LIMITS OF PUNE MUNICIPAL CORPORATION, TALUKA-HAVELI, DIST-PUNE, MAHARASHTRA-411028, AND BOUNDED AS: EAST: ADJ. FLAT NO. 103, WEST: ADJ. FLAT NO. 101, NORTH: ENTRANCE, SOUTH: ROAD" (hereinafter referred to as "Secured Asset") under Section 13(4) of the Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "SARFAESI Act, 2002") which stood secured in favor of ABHFL towards financial facility, its outstanding dues of Rs. 36,57,484.11- (Rupees Thirty Six Lakh Fifty Seven Thousand Four Hundred Eighty Four and One Paisa Only) and further interest and other expenses incurred thereon till the date of realization to the Borrowers/Co-Borrowers - SHOUKAT NIJAM SHAIKH, SHABANA SHAIKH & SHOYEB EGG CENTER (hereinafter referred to as "Borrowers/Co-Borrowers").
That on failure of the public auctions/e-auctions of Secured asset the undersigned is enforcing its security interest against the said Secured Asset by way of sale through private treaty under the provisions of SARFAESI Act, 2002 and rules framed thereunder. The Authorized Officer has received an expression of interest from a prospective purchaser towards purchase of the abovementioned Secured Asset. Now, the Authorized Officer hereby giving the Notice to sell the aforesaid Secured Asset by Private Treaty in terms of Rule 8 and 9 of the Security Interest (Enforcement) Rules 2002. The Sale will be effected on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS" on or after 17-07-2025, for recovery of Rs. 36,57,484.11- (Rupees Thirty Six Lakh Fifty Seven Thousand Four Hundred Eighty Four and One Paisa Only) due to ABHFL from the Borrowers/Co-Borrowers. The reserve price of the Secured Asset is fixed at INR 23,00,000/- (Rupees Twenty Three Lakh Only).
The Borrowers/Co-Borrowers are hereby informed that all the requisitions under the provisions of SARFAESI Act, 2002 and the Security Interest (Enforcement) Rules, 2002 have been complied with, and ABHFL is now under the process of enforcing its security interest by effecting sale of the Secured Asset as mentioned herein by way of private treaty as prescribed under the provisions of Rule 8(5) of Security Interest (Enforcement) Rules, 2002.
Further the Borrowers/Co-Borrowers attention is invited to provisions of sub-section (8) of Section 13 of SARFAESI Act, 2002 in respect of time available, to redeem the said Secured Asset.
Date: 25-06-2025
Place: PUNE
Sd/-
Authorized Officer
(Aditya Birla Housing Finance Limited)

AAVAS FINANCIERS LIMITED
(CIN: L65922RJ2011PLCO34297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020

AUCTION NOTICE
Auction Sale Notice for Sale of Immovable Assets under the Securitization 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 Authorized 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/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.
MAHAMAYA KANHU ADASUL, AKSHAY ASHOKRAO THOKAL, ASHOK MALDEV THOKAL (AC NO.) LNH5R01417-120059060	Rs. 19,89,849.00/- DUES AS ON 24 JUNE 2025	9 JAN 24 Rs. 15,22,145/- DUES AS ON 4 JAN 24	20 FEB 25	PLOT NO. 517 A(1) 3RD T/F 1 PRIDE CORNER, C.S. NO: 1812(P), T.P. AT SHIRAMPUR, TAL. SHIRAMPUR, DISTT. AHMEDNAGAR, MAHARASHTRA 413709 ADMEASURING 32.251 SQ MTR	Rs. 1329600/-	Rs. 132960/-	11.00 AM TO 01.00 PM 25 JULY 2025	GALA NO-204, FIRST FLOOR, DHURVI LIFE STYLE, MAIN ROAD, SHIRAMPUR-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 scribbling "Tender Offer for name of the property" on the sealed envelope along with the Cheque/DD/pay order of 10% of the Reserve Price or 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 Authorized officer has absolute right to accept or reject any bid or adjourn/postpone the sale process without assigning any reason therefor. 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, 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(1)/8(6) to the Borrowers/Guarantors/Mortgagor of the above said loan accounts about tender interest in 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 : 25-06-2025
Sd/-
Authorized Officer Aavas Financiers Limited

AU SMALL FINANCE BANK LIMITED
(A Scheduled Commercial Bank)
Regd. Office: 19-A, Dhuleswar Garden, Ajmer Road, Jaipur - 302001 (CIN: L36911RJ1996PLC011381)

APPENDIX IV [SEE RULE 8(I)] 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/Mortgagor/Guarantor/Loan A/C No.	13(2) Notice Date & Amount	Description of Mortgaged Property	Date of Possession Taken
(Loan A/C No.) L9001060119877376 & L9001060836672162, New Kala Sagar Furniture Through It's Proprietor Samir Najir Shaikh (Borrower), Sameer Najir Shaikh (Co-Borrower), Smt Shashita Sameer Shaikh (Co-Borrower)	12-Feb-25 ₹ 11,46,070/- Rs. Eleven Lac Forty-Six Thousand Seventy Only ₹ 1,98,805/- Rs. One Lac Ninety-Eight Thousand Eight Hundred Five Only as on 10-Feb-25	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Property Situated At- Survey No 32/4/B, Flat No 4, First Floor, Nisarga Complex Wing B, Milkat No 13152006545, TEHSIL - Baramati, Dist - Pune, Maharashtra. Admeasuring 590.73 Sqft. East: Flat No. B-1, West: Margin Space, North: Flat No. B-3, South: Building Wing -A	19-Jun-25
(Loan A/C No.) L9001060123189210, Shivshakti Panipuri Center (Borrower), Bhomaram Taraji Prajapati (Co-Borrower), Smt. Santosh Devi (Co-Borrower)	14-Jul-23 ₹ 7,47,794/- Rs. Seven Lac Forty-Seven Thousand Seven Hundred Ninety-Four Only as on 11-Jul-23	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Property Situated At- Patta No- 05, Vill- Kumhar Vas, Deldar, Teh & Dist- Sihori, Rajasthan. Admeasuring 2450 Sqft. East: Gali, West: Public Rasta, North: Plot Of Raga, South: Plot Of Holi	21-Jun-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 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 read with rule 8 (6), in respect of time available, i.e. 30 days from this intimation, 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 : 24/06/2025 Place : Pune Sd/-
Authorized Officer AU Small Finance Bank Limited

बैंक ऑफ महाराष्ट्र
Bank of Maharashtra
आम जनता का बैंक
एक पीछा एक आगे

PUNE WEST ZONAL OFFICE
'Janamangal', 1st Floor, Old Mumbai-Pune Highway, Above Bank of Maharashtra Pimpri Branch, Pimpri, Pune - 411018. Tel.: 020-2733 5329

Sale Notice for Sale of Immovable Properties (Appendix - IV - A)
E-Auction Sale Notice for Sale of Immovable Assets 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 and Guarantor/s that the below described immovable properties mortgaged / charged to the Bank of Maharashtra, the possession of which have been taken by the Authorized Officer of Bank of Maharashtra, will be sold on "As is where is", "As is what is" and "Whatever there is" on 11/07/2025 for recovery of the balance due to the Bank of Maharashtra from the Borrowers and Guarantors, as mentioned in the table. Details of Borrowers/s and Guarantors/s, amount due, Short Description of the immovable property and encumbrances known thereon, possession type, reserve price and earnest money deposit are also given as under :-

Sr. No.	Name and address of Borrowers / Guarantors	Total Dues on 23/06/2025	Details of the Secured Assets put for auction / sale & Type of possession with the Bank & Encumbrances	Reserve Price Earnest Money Deposit
1	Branch : Pimple Saudagar Borrower : 1) Mr. Sanjay Vasudeorao Rode, 2) Mrs. Smita Sanjay Rode, Both R/O : D 1802, 24K Opula, 18th Floor, Pimple Nilakh, Pune-411027, 3) Mr. Vasudeorao Raghuva Rode and Mrs. Mira Vasudeorao Rode, both R/O : Ward No. 07, Jawahar Nehru Road, Near Durga Mata Mandir, Kalameshwar, Nagpur-441501	Rs. 3,11,41,753.00 (Rupees Three Crores Eleven Lakhs Forty-One Thousand Seven Hundred and Fifty Three Only) plus unapplied interest thereon @ 9.45 % p.a. w.e.f. 24.06.2025 and other cost and expenses thereon	Residential premises bearing Flat No. 1802, on the 18th floor and 19th floor in building D, Project name "24 K OPULA", Survey No. 17/11/1+2+3+4 (Plot A), 18/3A/2, 18/3C/1, 18/3D, 18/6A+6C and 18/6B+6D admeasuring carpet area 223.34 sq. mtrs. plus enclosed balcony area 39.60 sq. mtrs. plus terrace area 53.69 sq. mtrs. plus dry balcony area 8.47 sq. mtrs., plus 3 covered car parking included in the ground floor (P1) and 1st floor (P2), situated at Mouje Pimple Nilakh, Taluka Haveli, District Pune within the jurisdiction of Pimpri Chinchwad Municipal Corporation	Reserve Price- Rs. 4,64,55,000/- EMD- Rs. 46,45,500/- EMD- Rs. 2,00,000/-

Physical Possession
Encumbrances known to the Bank : NIL

• Date of E- Auction: 11/07/2025 between 01:00 p.m. to 05:00 p.m.,
• Last date of submission of KYC and EMD: 10/07/2025
• Inspection Date & Time: 07/07/2025 to 08/07/2025 with prior appointment

Bidders have to log in on the website-<https://baanknet.com>, and get themselves registered, deposit Pre-Bid EMD amount before the close of e-Auction. Credit of Pre-Bid EMD shall be given to the bidder only after receipt of payment and updation of the same in the website. This may take some time as per banking process and hence bidders in their own interest are advised to submit the pre-bid EMD amount well in advance, that is at least 24 hours before the e-Auction date to avoid last minute rush.

Bank reserves the right to postpone/defer/cancel the e-auction without assigning any reason.

For detailed terms and condition of the sale, please refer to the link provided in website of Bank of Maharashtra i.e. <https://bankofmaharashtra.in/proposal.asp> and <https://baanknet.com>. Prospective bidders can contact the Authorized Officer Mr. H.R. Meena on Mob. No. 9587006577. This publication notice is also 15 days statutory notice under SARFAESI Act to the abovementioned account Borrower/Mortgagor. This notice is also being published in vernacular language, the English version shall be final if any question of interpretation arises.

Date: 24/06/2025, Place: Pune

Sd/-
Authorized Officer,
Bank of Maharashtra, Pune West Zone

PROTECTING INVESTING FINANCING ADVISING
Aditya Birla Housing Finance Ltd.

Registered Office: Indian Rayon Compound, Veraval, Gujarat 362266
Branch Office: Aditya Birla Housing Finance Ltd., 1st Floor Lohia Jain Arcade, S No. 106, Near Chaturshring Temple Senapati Bapat Road, Pune-411016

Sale Notice
[Rule 9(1) of Security Interest (Enforcement) Rules 2002]
SALE BY PRIVATE TREATY OF IMMOVABLE ASSET CHARGED TO ADITYA BIRLA HOUSING FINANCE LIMITED UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002. ("SARFAESI ACT")
We hereby call upon to the public at large that the Neeta Mukesh Waikar is the Owner of the All that piece and parcel of the portion of land admeasuring about 00H.27.37 Are i.e. 2737 sq. mtrs out of the total area admeasuring about 00H.49 Are out of the land and ground bearing Gat No. 1996/A situated at Village Taradgaon, Taluka Phaltan, District Satara within the local limits of Taradgaon Grampanchayat and within jurisdiction of sub registrar, Phaltan, District Satara and bounded as under : East : By Gat No 1995, South : By Mahad Pandharpur road, West : Gat no 1994 and North : by Gat No 1998. That the said owner has lost or misplaced the Original documents as mentioned viz. 1. Original Index 2, registration Receipt of Sale Deed dated 05/04/2007 executed by the Mr. Sanjay Vitthal Waikar to Neeta Mukesh Waikar, registered in the Office of the Sub Registrar Phaltan, vide Document No. 1497/2007 and 2. Original Index 2 of the Gift Deed dated 01/08/2009 executed by the Mr. Sanjay Vitthal Waikar to Neeta Mukesh Waikar, registered in the Office of the Sub Registrar Phaltan vide Document No. 3377/2009. That accordingly the Neeta Mukesh Waikar has lodged FIR at Lonand Police Station, Satara and the same bears FIR/LoNed Regd No. 0263/2025 on 22/06/2025. Any person/s who finds or anyone who has any claim over the said property on basis of lost instruments stated above, is hereby requested to return same or intimate and visit at below address to us within 8 days at below mention address. Sd/-
Pune, 23/06/2025.
Ad- Sangram M. Chavan
Office - Office No. 3, Flat No. B-2, First Floor, Sadashiv Society, CTS No. 1145, FC Road, Model Colony, Shivajinagar, Pune - 411016.

PROTECTING INVESTING FINANCING ADVISING
Aditya Birla Housing Finance Ltd.

Registered Office: Indian Rayon Compound, Veraval, Gujarat 362266
Branch Office: Aditya Birla Housing Finance Ltd., 1st Floor Lohia Jain Arcade, S No. 106, Near Chaturshring Temple Senapati Bapat Road, Pune-411016

Sale Notice
[Rule 9(1) of Security Interest (Enforcement) Rules 2002]
SALE BY PRIVATE TREATY OF IMMOVABLE ASSET CHARGED TO ADITYA BIRLA HOUSING FINANCE LIMITED UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002. ("SARFAESI ACT")
The undersigned being the Authorized Officer of Aditya Birla Housing Finance Limited (hereinafter referred to as "ABHFL") has taken the physical possession of the immovable property being "ALL THAT PIECE AND PARCEL OF RESIDENTIAL FLAT NO. 04 (AS PER SITE PLAN NO. 202), 2ND FLOOR, SINDHU PURVA, PLOT NO. 7, ADMEASURING 79.57 SQ. MTRS., CARPET AREA ALONG WITH ADJOINING TERRACE OF 7.84 SQ. MTRS. BEARING NO. 202 TO BE SITUATED ON THE SECOND FLOOR, IN THE BUILDING VIZ. SINDHU PURVA BEING CONSTRUCTED ON ALL THAT PIECE AND PARCEL OF NON-AGRICULTURAL LAND ADMEASURING ABOUT 500 SQ. MTRS., OUT OF TOTALLY ADMEASURING ABOUT 1500 SQ. MTRS. BEARING SURVEY NO. 54 HISSA NO. 4 (OLD SURVEY NO. 87) OF THE VILLAGE UNDR, TALUKA HAVELI, DISTRICT PUNE, LYING AND SITUATE WITHIN THE REGISTRATION DISTRICT OF PUNE THE REGISTRATION SUB-DISTRICT OF TALUKA HAVELI, THE REVENUE LIMITS OF THE TAHSIL HAVELI AND SITUATE WITHIN THE LIMITS OF THE PUNE MUNICIPAL CORPORATION, NEAR DYNAMIC GRANDEUR, WADACHI WADI ROAD, UNDR, PUNE, MAHARASHTRA, AND BOUNDED AS : EAST: OPEN SPACE, WEST: STAIRCASE AND F.NO. 201, NORTH: COLONY ROAD, SOUTH: OPEN SPACE" (hereinafter referred to as "Secured Asset") under Section 13(4) of the Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "SARFAESI Act, 2002") which stood secured in favor of ABHFL towards financial facility, its outstanding dues of Rs. 39,33,850/- (Rupees Thirty Nine Lakh Thirty Three Thousand Eight Hundred Fifty Only) and further interest and other expenses incurred thereon till the date of realization to the Borrowers/Co-Borrowers - SANTOSH PRAKASH BIRMAL & SHIBANI SNATOSH BIRMAL (hereinafter referred to as "Borrowers/Co-Borrowers").
That on failure of the public auctions/e-auctions of Secured asset the undersigned is enforcing its security interest against the said Secured Asset by way of sale through private treaty under the provisions of SARFAESI Act, 2002 and rules framed thereunder. The Authorized Officer has received an expression of interest from a prospective purchaser towards purchase of the abovementioned Secured Asset. Now, the Authorized Officer hereby giving the Notice to sell the aforesaid Secured Asset by Private Treaty in terms of Rule 8 and 9 of the Security Interest (Enforcement) Rules 2002. The Sale will be effected on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS" on or after 17-07-2025, for recovery of Rs. 39,33,850/- (Rupees Thirty Nine Lakh Thirty Three Thousand Eight Hundred Fifty Only) due to ABHFL from the Borrowers/Co-Borrowers. The reserve price of the Secured Asset is fixed at INR 15,00,000/- (Rupees Fifteen Lakh Only).
The Borrowers/Co-Borrowers are hereby informed that all the requisitions under the provisions of SARFAESI Act, 2002 and the Security Interest (Enforcement) Rules, 2002 have been complied with, and ABHFL is now under the process of enforcing its security interest by effecting sale of the Secured Asset as mentioned herein by way of private treaty as prescribed under the provisions of Rule 8(5) of Security Interest (Enforcement) Rules, 2002.
Further the Borrowers/Co-Borrowers attention is invited to provisions of sub-section (8) of Section 13 of SARFAESI Act, 2002 in respect of time available, to redeem the said Secured Asset.
Date: 25-06-2025
Place: PUNE
Sd/-
Authorized Officer
(Aditya Birla Housing Finance Limited)

Equitas Small Finance Bank Ltd
(FORMERLY KNOWN AS EQUITAS FINANCE LTD)
Corporate Office : No.769, Spencer Plaza, 4th Floor, Phase-II, Anna Salai, Chennai - 600002.

POSSESSION NOTICE (For Immovable Property)
(Rule 8(1) of the Security Interest Enforcement Rules, 2002)
Loan/Facility Account No. - TL-295980322050001
Whereas, the authorized officer of the EQUITAS SMALL FINANCE BANK LIMITED a banking company incorporated under the Companies Act, 1956 and carrying on the banking business under the Banking Regulation Act, 1949 having its registered office at 4th Floor, Phase - II, Spencer Plaza, 769, Anna Salai, Chennai, Tamil Nadu - 600002, one of the Area Office at Equitas Small Finance Bank Limited Balaji Bhavan, 02nd Floor, City Survey No. 8401/27, Plot No. 11/14, Railway Lines, Solapur, Maharashtra-413001 & one of the Zonal Office is situated at Equitas Small Finance Bank Limited, Kausalya Tower, 8P-8, Main Road, 1st Floor, West Patel Nagar, New Delhi-110008 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 17/03/2025 calling upon Applicant/Borrower/Co-Applient/Co-Borrower/Guarantors/Mortgagors (1) M/s Shriram Dairy Through Its Proprietor Mr. Shriram Atmaram Ramdasi (Borrower), (2) M/s Shriram Atmaram Ramdasi S/o Mr. Atmaram Dhondiram Ramdasi (Proprietor of M/s Shriram Dairy) (Mortgagor), (3) Mrs. Anuradha Atmaram Ramdasi W/o Shriram Atmaram Ramdasi (Mortgagor & Guarantor) and (4) Mrs. Sayali Shriram Ramdasi W/o Mr. Atmaram Dhondiram Ramdasi (Co-Applient) to repay the amount mentioned in the notice being Rs.45,76,606/- (Rupees Forty-Five Lakh Seventy-Six Thousand Six Hundred Six Only) due as on 03.03.2025 with subsequent interest, penal interest, charges, costs etc as per the agreement(s) within 60 days from the date of receipt of the said notice.
The Applicant / Borrower / Co-Applient/Co-Borrower/Guarantors / Mortgagors, having failed to repay the amount, notice is hereby given to the Applicant/Borrower/Co-Applient/Co-Borrower/Guarantors / Mortgagors in particular and the public in general that the undersigned authorized officer of bank has taken symbolic possession of the property described herein below in exercise of powers conferred on him/her under section 13(4) of the said act read with Rule 8 of the said rules on this 23rd day of June, Year 2025. The Applicant / Borrower / Co-Applient/Co-Borrower/Guarantors / Mortgagors attention is invited to provisions of Sub-Section (8) of Section 13 of the said act, in respect of time available, to redeem the secured assets.
The Applicant / Borrower / Co-Applient/Co-Borrower/Guarantors / Mortgagors 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 Equitas Small Finance Bank Limited for the amount of Rs.45,76,606/- (Rupees Forty-Five Lakh Seventy-Six Thousand Six Hundred Six Only) due as on 03.03.2025 and interest thereon from 04/03/2025.
DESCRIPTION OF SECURED ASSETS
SCHEDULE OF SECURED ASSETS - Residential Property Owned By Mrs. Anuradha Atmaram Ramdasi S/o Mr. Shriram Atmaram Ramdasi Deshpande
All That Piece And Parcel Of Residential Property Bearing CTS No. 1702, admeasuring 111.20 Sq. Mts., CTS No. 1702/2, admeasuring 30.10 Sq. Mts., CTS No. 1702/3, admeasuring 10.90 Sq. Mts., situated in Pandharpur City, Taluka Pandharpur, District-Solapur and Bounded On :- Four Corners Of The Said Property (As Per Valuation): North: Lane, South: Lane, East: C.S No 1701 & 1702/1, West: C.S No. 1703, 1704 & 1706/1
Date: 25-06-2025
Place: Solapur
Sd/-
Authorized officer
Equitas Small Finance Bank Ltd

Repro Home Finance Limited
CORPORATE OFFICE: Alexander Square, No.2 (Old No.34 & 35), 3rd Floor, Sardar Patel Road, Guindy, Chennai-600032, Ph: (044)-4210 6650

POSSESSION NOTICE (For Immovable Property)
Whereas the undersigned being the Authorized Officer of the Repco Home Finance Ltd., 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 9 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice on the dates mentioned below, calling upon them to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.
The Borrowers, Co-Borrowers and the Guarantors having failed to repay the amount, notice is hereby given to the borrowers, co-borrowers, guarantors and the public in general that the undersigned has taken possession of the properties described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with rule 9 of the said rules on the 20th day of June 2025.
The Borrowers, Co-Borrowers, Guarantors and the public in general are hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of the Repco Home Finance Limited, Following Branches for an amount and interest thereon mentioned below against each account.
We draw your attention to Sec 13 (8) of the Securitization Act as per which, no further steps shall be taken for transfer or sale of the secured asset, if the dues of the secured creditor together with all costs, charges and expenses incurred by secured creditor are tendered by you at anytime before the date fixed for sale or transfer of the secured asset.
S.No.1: (Wagholi Branch) Borrower: Mrs.Sarika Nilesh Kumbhar, W/o Nilesh Dattatray Kumbhar. Co-Borrower: Mr.Nilesh Dattatray Kumbhar, S/o Dattatray Kumbhar, Both at: Katraj Gavanth Kumbhar Wada, Near Vitthal, Pune Satara Road, Katraj, Haveli, Pune - 411 046 Also at: Sreenath Suppliers, No.43/31, Nimbalkar Vasti, Katraj, Pune-411046 Also at, Flat No. 105, 1st Floor, S.No. 32, H.No. 1C/2/3, Near Anuradhi Building Mahadev Nagar, Utkarsh Society, Katraj Lake, Katraj, Pune-411 046. Guarantor: Mr.Rakesh Shyam Kumbhar S/o.Shyam Kondhi Kumbhar, Katraigan, Near Katraj Grampanchayat Office, Katraj, Pune - 411 046 Also at, Pune Municipal (PMPML), Swargate Bus Depo, Shankar Sheth Road, Pune-411037; Demand Notice Date: 11.12.2024; Amount claimed as per demand notice (A/C.No. 2261870000230) being ₹ 24,34,006/- with further interest from 05.12.2024 onwards and other costs thereon, Amount Outstanding ₹ 25,67,040/- with further interest from 18.06.2025 onwards and other costs thereon.
DESCRIPTION OF THE PROPERTY: SCHEDULE I: All that piece and parcel of the property on S.No. 32, Hissa No. 1C/2/3, Admeasuring area 00H.06Aar assessed at Rs. 03.30Pai out of which area 00H.03Aar lying and situated at Village Grampanchayat Katraj, Taluka Haveli, District Pune and within the local limits of Pune Municipal Corporation and within the Jurisdiction of Sub Registrar Office Haveli and the boundaries as follows: On or towards East: By Road, On or towards West: Property of Mr. Balwadekar, On or towards North: Property of Mr. Arun Kadam, On or towards South: Property of Mr. Shinde.
SCHEDULE II: All that piece and parcel of property bearing Flat No.105, First Floor, totally admeasuring 611 Sq.ft., i.e. 56.78 Sq.Mtrs., builtup in the building namely Lying and situated at Village Grampanchayat Katraj, Taluka-Haveli, District-Pune and the boundaries as follows: On or towards East : By Shop No. 03 and 04, On or towards South: By Open Space, On or towards West: By Passage and Staircase, On or towards North: By Flat No. 104.
S.No.2: (Pune Branch) Borrower: Mr.Suchita Deepak Chhotu W/o.Deeptak Kumar Chhotu, Co-Borrower: Mr. Deepak Kumar Chhotu S/o Kumar Tilu Chhotu, Both at: D-17, Sunshine Terrace, Priyadarshan Nagar, Near Seva Hospital, Old Sangli, Tal Haveli, Dist, Pune - 411027. Also at, Flat No 303, Third Floor, Creative Complex, S. No. 67, Hissa No. 12/2/2, Pimple Nilakh, Tal Haveli, Dist, Pune - 411027. Also at, M/s Mellon India Pvt. Ltd, Tower III, Cybercity, Magarpatta City, Hadapsar, Pune, Tal Haveli, Dist, Pune - 411028. Guarantor : Mr.Vishvajet Vishnu Shirke, S.No.31/1/1, Choudhary Nagar, Near Ganpatimandir, Dhanori, Pune - 411015. Also at, Kotak Mahindra Bank Ltd. 418.424 Sohrab Hall, 21, Season Road, Pune, Tal Haveli, Dist Pune - 411001; Demand Notice Date: 17.02.2025; Amount claimed as per demand notice (A/C.No. 1471870010331) being ₹5,88,655/- with further interest from 11.02.2025 onwards and other costs thereon; Amount Outstanding ₹ 5,83,892/- with further interest from 18.06.2025 onwards and other costs thereon.
DESCRIPTION OF THE PROPERTY: SCHEDULE II: All that piece and parcel of the property bearing Flat No. 303 on the Third Floor admeasuring 466 Sq. Ft. built up in the building known as Creative Complex. Constructed on the land property bearing S.No.67, Hissa No.12/2/2 admeasuring area 00 H 02 Ares situated at Village Pimple Nilakh, Taluka Haveli, District Pune - 411027, and within the limits of PimpriChinchwad Municipal Corporation and the said flat property is bounded as follows:- On or towards North: By S.No.67/11, On or towards South: By S.No.67/13, On or towards East : By remaining portion out of same S.No., On or towards West: By remaining portion out of same S.No.
Date: 20.06.2025
Authorized Officer, Repco Home Finance Ltd

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
(As per Appendix IV read with rule 8(1) of the Security Interest Enforcement Rules, 2002)
Whereas, the undersigned being the Authorized Officer of TATA Capital Housing Finance Limited, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") 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 06-05-2023 calling upon the below borrower and co-borrowers to repay the amount mentioned in the notice within 60 days from the date of the said notice.
The borrower and co-borrowers, having failed to repay the amount, notice is hereby given to the borrower and co-borrowers, in particular and the public, in general, that the Tehsildar Officer, Haveli Pune has taken physical possession of the property described herein as per the order dated 18.12.2024 passed by the Hon'ble District Magistrate, Pune in Case No. 2561/2023 in exercise of powers conferred on him under the said Act and handed over the possession to the undersigned Authorised Officer on 19.06.2025.
The borrower's, co-borrower's and mortgagor's attention is invited to the provisions of sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.
The borrower, co-borrowers and mortgagors, 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 TATA Capital Housing Finance Limited, for an amount referred to below along with interest thereon and penal interest, charges, costs etc. from 06-05-2023.

Loan Account No.	Name of Obligor(s)/ Legal Heir(s)/Legal Representative(s)	Amount as per Demand Notice	Date of Physical Possession
10494622	MRS. SEEMA GADHAVE & MR. MOHAN PANDURANG GADHAVE	As on 06/05/2023 an amount of Rs.13,90,196/- (Rupees Thirteen Lakh Ninety Thousand One Hundred Ninety Six Only)	19.06.2025

Description of Secured Assets/Immovable Properties :-