

ADITYA BIRLA HOUSING FINANCE LIMITED
Registered Office- Indian Rayon Compound, Veraval, Gujarat - 362266
Branch Office- Co-Corp Tech Park, 8th floor, Kasar Wadavali, Ghodbunder Road, Thane, MH-400601

DEMAND NOTICE (under Rule 3 (1) of Security Interest (Enforcement) Rules, 2002)
Substituted Service of Notice U/S 13 (2) of Securitisation And Reconstruction of Financial Assets And Enforcement of Security Interest Act, 2002. Notice is hereby given to the borrowers as mentioned below that since they have defaulted in repayment of the Credit facility advanced by them from Aditya Birla Housing Finance Limited (ABHFL), their loan accounts have been classified as Non-Performing Assets in the books of the Company as per RBI guidelines thereto. Thereafter, ABHFL has issued demand notices under section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) on the last known addresses of the said borrowers thereby calling upon and demanding from them to repay the entire outstanding amount together with further interest at the contractual rate on the aforesaid amount and incidental expenses, cost, charges etc. as stated in the said demand notices. However, the demand notice is also being served by way of publication, as per Rule 3 of the Security Interest (Enforcement) Rules, 2002 (SARFAESI Rules).

Sr. No.	Name and Address Borrower/ Co-Borrower and Guarantor / Co-Guarantor & Loan A/C No.	NPA Date	Date of Demand Notice	Amount due as per Demand Notice (as on Date)
1	1. Alamel Suvarna Shanmappa, Unit No 302, 3rd Floor, Vignaharta Residency, TP Scheme No 2, Cts Final Plot No 86/1a/1, Flat No 202, 2nd Floor, Vignaharta Residency, Tal North Solapur, Dist Solapur, Maharashtra, 413002. 2. Nitin Shanmappa Almel, Unit No 302, 3rd Floor, Vignaharta Residency, TP Scheme No 2, Cts Final Plot No 86/1a/1, Flat No 202, 2nd Floor, Vignaharta Residency, TP Scheme No 2, Cts Final Plot No 86/1a/1, Sub-Plot No B Bhavani Peth Solapur, Tal North Solapur, Dist Solapur, Maharashtra, 413002. 3. Alamel Suvarna Shanmappa, 157 A, Madai, Paili Wasti, Bhavani Peth, Ahilyadevi Holkar Mandir, North, Solapur, Maharashtra, 413002. 4. Nitin Shanmappa Almel, 157 A, Madai Paili Wasti, Bhavani Peth, Ahilyadevi Holkar Mandir, North, Solapur, Maharashtra, 413002. 5. Nitin Shanmappa Almel, C/O: Sanjivani Hotel Lodging, Gat No. 130, At Post Hagloor, Dahitane, Road, Solapur, Maharashtra, 413002. Loan Account No. LNSLR0HL-04250286430 & LNSLR0HL-04250286435	01.02.2026	20.02.2026	Rs. 21,87,181/- (Rupees Twenty One Lac Eighty Seven Thousand One Hundred Eighty One Only) by way of outstanding principal, arrears (including accrued late charges) and interest till 02.02.2026

DESCRIPTION OF IMMOVABLE PROPERTY/PROPERTIES MORTGAGED: All The Piece & Parcel Of Property Bearing Flat No.302 Totally Admeasuring 39.99 Sq. Mtrs. Builtup Area On Third Floor, In "Vignaharta Residency" Which Is Constructed On Sub Plot No.8 Totally Admeasuring 280.80 Sq. Mtrs. Out Of That Southern Portion Admeasuring 140.40 Sq. Mtrs., Bearing Its Final Plot No.86/1a/1, Which Is Situated At Bhavani Peth, Tal. North Solapur, Dist. Solapur, Maharashtra- 413002 Which Is Bounded By: Towards East: Back Margin Towards, South: Flat No.301 Towards, West: Side Margin Towards, North: Part Of Sub Plot No.8.

We hereby call upon the borrower stated herein to pay within 60 days from the date of this notice, the outstanding amount (s) together with further interest thereon plus cost, charges, expenses, etc. thereto failing which we shall be at liberty to enforce the security interest including but not limited to taking possession of and selling the secured asset entirely at your risk as to the cost and consequences.

Please note that as per section 13(13) of the SARFAESI Act, all of you are prohibited from transferring by way of sale, lease, otherwise, the aforesaid secured assets without prior written consent of the Company. Any contravention of the said section by you shall invoke the penal provisions as laid down under section 29 of the SARFAESI Act and / or any other legal provision in this regard.

Please note that as per sub-section (8) of section 13 of the Act, if the dues of ABHFL together with all costs, charges and expenses incurred by ABHFL are tendered to ABHFL at any time before the date fixed for sale or transfer, the secured asset shall not be sold or transferred by ABHFL, and no further step shall be taken by ABHFL or transfer or sale of that secured asset.

Date: 24.02.2026
Place: PUNE
Sd/- Authorised Officer, (Aditya Birla Housing Finance Limited)

PUBLIC NOTICE
NOTICE is hereby given that MR. PRASHANT JAYANT RAJE, residing at W-704, Sacred Heart Town, Wanowarie, Pune 411040 & MRS. PRADNYA HEMANT KHARKAR, residing at C/O. Flat No. 713, Athashri-B, Forest Trails, Paud Road, Bhugaon, Pirangut, Pune 412115 are the lawful owners and possessed off and have agreed to sell to my client the residential premises bearing Flat No. 21, admeasuring 77.16 sq. mtrs (Carpet area) along with attached terrace admeasuring 26.70 sq. mtrs, on the 6th Floor, in Building 'U', of project known as "Sacred Heart Town Co-op Housing Society Ltd", and being constructed on the land bearing Survey No. 75/2/B, of Village Wanawadi, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation, 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 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 24th day of February 2026.

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

BAJAJ HOUSING FINANCE LIMITED
Corporate Office: Cerebrum IT Park B2 Building, 5th Floor, Kalyani Nagar, Pune, Maharashtra - 411014
Branch Office: 1st Floor Kayastha Towers, Pujari Plot 42, Vishrambagh, Nr. SBI, Sangli, Maharashtra 416415
AUTHORIZED OFFICER'S DETAILS: NAME Amit Salokhe / EMAIL ID: amit.salokhe@bajajhousing.co.in
MOBNO. 9122054949

APPENDIX IV -A [Rule 8(6)] SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY
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 physical possession of which has been taken over by the Authorized Officer of the Bajaj Housing Finance Ltd (Secured Creditor), will be sold on "As is where is", "As is what is", "Whatever there is" and "Without Recourse Basis" for recovery of the loan dues, applicable interest, charges and costs etc., payable to Bajaj Housing Finance Ltd as detailed below.

Details of Borrower/Co Borrowers /Guarantor(S) and Loan Details	Description of the Immovable Properties	Details of E Auction
LAN- 427HS067080757 & 427TOL68901146 Prasad Narayan Kulkarni (borrower) At Datar Complex Opp. Gajanan Mangal Karyalay, Brahminpur Miraj Dist. Sangli-416410 Outstanding amount - Rs. 23,16,313/- (Rupees Twenty Three Lakhs Sixteen Thousand Three Hundred Thirteen Only) as on 19/02/2026 along with future interest and charges accrued w.e.f. 19/02/2026	Schedule Property All that piece and parcel of the immovable property bearing Flat No S-5, 2nd Floor, Datar Complex, CST NO 2094/2, 2094/3, 2094/4, 2094/5, 2094/6, 2095/A, 2095/1, 2095/2, (Now CST No. 2093), Brahmanpur, Miraj, Dist Sangli, Maharashtra-416410, Butted & Bounded on East- Passage, West- Passage, North- S-6 & South- Flat No. S2	E-auction Date :-30/03/2026 Between 11:00 AM To 12:00 PM With Unlimited Extension Of 5 Minutes Last Date of Submission of Earnest Money Deposit (emd) With Kyc is :- 27/03/2026 Up To 5:00 p.m. (IST) Date Of Inspection:- 28/02/2026 To 21/03/2026 Between 11:00 AM To 4:00 PM (IST). Reserve Price: For Immovable Property Rs. 15,00,000/- (rupees Fifteen Lakhs Only) The Earnest Money Deposit Will Be Rs. 1,50,000/- (rupees One Lakh Fifty Thousand Only) 10% of Reserve Price. Bid Increment - Rs. 25,000/- (rupees Twenty Five Thousand Only) & in Such Multiples.

Terms and Conditions of the Public Auction are as under: - The Secured asset will not be sold below the Reserve price. - The Auction Sale will be online through e-auction portal. - The e-Auction will take place through portal <https://bankofbaroda.com> on 30/03/2026 from 11:00 AM to 12:00 PM with unlimited auto extension of 5 minutes each. - For detailed terms and conditions please refer company website URL <https://www.bajajhousingfinance.in/auction-notices> or for any clarification please contact with Authorized officer.

Date: 24TH FEBRUARY, 2026 Place:- Kolhapur Authorized Officer, (Amit Salokhe) Bajaj Housing Finance Limited

IKF FINANCE LIMITED
HEAD OFFICE : #40-1-144, Corporate Centre, M.G.Road, Vijayawada 520 010.
Email ID of the Bank: auctions@ikffinapp.com, Phone No.: Ph.No.0866-2474644

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY
APPENDIX-IV-A [See provision to rule 8(6) & 9(1)]

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) & 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 IKF Finance Ltd. The physical possession of which has been taken by the Authorized Officer of IKF Finance Ltd. will be sold on "As is where is", "As is what is" and "Whatever there is" basis in e-auction for recovery of the balance due to The IKF Finance Ltd from the Borrowers And Guarantors, as mentioned in the table. Details of Borrowers and Guarantors, amount due, Short Description of the immovable property and encumbrances known thereon, possession title, reserve price and earnest money deposit, Date and Time of Auction are also given as:

Name of Borrowers/Co-Borrowers/Guarantors: 1) M/s. Logic Launch, Rep. by its Proprietor Shailesh Prakash Shinde, R/o Gat No. 720, Shop No. 12, Vardhaman Elegance, Opp. Bakori Road, Near JSPM School, Wagholi, Pune - 411015, Maharashtra. (2) Mr. Shailesh Prakash Shinde S/o Prakash Shinde, S.No. 69, Hissa No. 10/1/28, Sai park, Mauli wasti, Nr Rukhmini temple, Dighi, Pune - 411028. Maharashtra. (3) M/s. Shindeshahi Garments, Rep. by its Proprietor Mrs. Snehal Shailesh Shinde, S.No. 69, Hissa no. 10/1/28, Sai park, Mauli wasti, Nr Rukhmini temple, Dighi, Pune - 411028. Maharashtra. (4) Mrs. Snehal Shailesh Shinde W/o Shri Shailesh Prakash Shinde, S.No. 69, Hissa No. 10/1/28, Sai park, Mauli wasti, Nr Rukhmini temple, Dighi, Pune - 411028. Maharashtra.

Total Due: Rs. 83,96,975/- (Rupees Eighty Three Lakhs Ninety Six Thousand Nine Hundred Seventy Five Only) further interest and other charges w.e.f. 23.02.2026.

Status of possession (Constructive/Physical): Physical Possession

DESCRIPTION OF PROPERTY
ITEM Vide Doc. No. 1968/2022
All that piece and parcel of land bearing Pune Municipal Corporation Property No. S.No. 69, Hissa No. 10/1/28, in admeasuring area 0.0300 H. Aar. Out of the same 0.0150 H. Aar i.e. 1500 sq. ft. and thereon construction situated at Dighi Tal- Haveli Dist - Sai park, Mauli wasti, Nr Rukhmini temple, Dighi, Taluka Haveli, District Pune and bounded by: East: Sub Hissa No. 20. South: By property of S.No. 69/11; West: Sub Hissa No. 20, North: By property of Mr. Balkrishna More.

Reserve Price: Rs.65,00,000/- EMD: Rs.6,50,000/-

Bid Increment Amount: Rs.1,00,000/-; EMD deposit on or before: 15.03.2026
Date of E-Auction: 16.03.2026; Auction Time: 10.00 a.m to 12.00 Noon

Earnest Money Deposit Details(EMD) Details: EMD amount to be deposited by way of RTGS/NEFT to the account details mentioned herein below: A/c No.: 1152020015059, IFSC: FDRL0001152, Bank Name: The Federal Bank Limited, Branch: Governorpvt Vijayawada - 520 002, No LIEN A/C (Office Account).

Contact Person and Inspection date: Nagraj Vadnal, Mobile No. 9175401009. Any working day From. 24.02.2026 to 05.03.2026 Between 11.00 a.m to 4.00 p.m.

For detailed terms and conditions of the sale, please refer to the link <http://auctions@ikffinapp.com> provided in the IKF Finance Ltd website.
Date: 23.02.2026, Place: Pune Sd/- Authorised Officer, IKF Finance Limited

बैंक ऑफ बरोडा Bank of Baroda
Pune District Regional Office : 9th floor, B- Wing, Next gen Avenue, Bahirwatda, Nr. ICC Trade Tower, Pune 411016, Tel: (20) 25653387
Mail ID recovery.punedist@bankofbaroda.co.in

E-AUCTION SALE NOTICE

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES APPENDIX -IV-A [See proviso to Rule 6(2) & 8(6)]
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 6(2) & 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 properties mortgaged /charged to the secured creditor, possession of which has been taken by Authorized officer of Bank of Baroda, secured creditor, will be sold on "As is Where is" and "Whatever there is" on date of Auction 12.03.2026 for recovery of Rs. 11,66,58,509.92/- + interest w.e.f. 21.08.2024 + other (expenses etc till date)(Less Recovery if any) due to Bank of Baroda Secured Creditor from MIS Telehome Distribution Hub Private limited Co-Director - Mr. Shazi Muqueet Malik and Mrs Saher Shazi Malik. The details of Borrower/s/Guarantor/s/Secured Asset/s/Dues/Reserve Price /e-Auction Date & Time, EMD and Bid Increase Amount are mentioned below-

Sr. No.	Name & Address of Borrower(s) / Guarantor(s)	Short description of the immovable property with known encumbrances, If any	Total Dues	Date & Time of E-auction	Reserve Price, EMD, Bid Increase Amount	Status of Possession (Constructive / Physical)	Property Inspection Date & Time
1.	Borrower: MIS Telehome Distribution Hub Private limited Co-Director - Mr. Shazi Muqueet Malik and Mrs. Saher Shazi Malik	Commercial Office No. 104 On 1 st Floor, Wing-B Scheme Known As "GREEN WOODS", Situated at Survey No. 86/3/4/A, CTS No. 1429, Nearby Pune Municipal Corporation Quality Assurance Laboratory, Wanwadi, Taluka. Haveli, District. Pune. 411040.	Rs. 11,66,58,509.92/- + interest w.e.f. 21.08.2024 + other (expenses etc till date).(Less Recovery if any)	12/03/2026, 2.00 PM to 6.00 P.M.	RP: 1,13,17,500/- EMD: 11,31,750/- BID increase amount: Rs.25000/-	Physical	07/03/2026 from 10 A.M. to 1 P.M
2.	Borrower : M/S Telehome Distribution Hub Private limited Co-Director - Mr. Shazi Muqueet Malik and Mrs. Saher Shazi Malik	Commercial Office No. 101, On 1 st Floor, Wing-B, Scheme Known As "GREEN WOODS", Situated at Survey No. 86/3/4/A, CTS No. 1429, Nearby Pune Municipal Corporation Quality Assurance Laboratory, Wanwadi, Taluka. Haveli, District. Pune. 411040.	Rs. 11,66,58,509.92/- + interest w.e.f. 21.08.2024 + other (expenses etc till date).(Less Recovery if any)	12/03/2026, 02.00 PM to 6.00 P.M.	RP: 80,77,500/- EMD: 8,07,750/- BID increase amount: Rs.15000/-	Physical	07/03/2026 from 10 A.M. to 1 P.M
3.	Borrower: M/S Telehome Distribution Hub Private limited Co-Director - Mr. Shazi Muqueet Malik and Mrs. Saher Shazi Malik	Residential Flat No. 1012 On 10 th Floor, Scheme Known As "GODREJ HORIZON CO- OPERATIVE HOUSING SOCIETY LTD", Tower No. 'A', Situated at Survey No. 3/1/2, 3/1/3, 3/2/1, 3/2/2, 2/1B, 2/1A, Nearby Euro School, Undri, Taluka. Haveli, District. Pune. 411048.	Rs. 11,66,58,509.92/- + interest w.e.f. 21.08.2024 + other (expenses etc till date).(Less Recovery if any)	12/03/2026 02.00 PM to 6.00 P.M.	RP: 29,07,000/- EMD: 2,90,700/- BID increase amount: Rs.10000/-	Physical	09/03/2026 from 10 A.M. to 1 P.M

For detailed terms and condition of sale, please refer to the link provided in <https://www.bankofbaroda.in/e-auction.htm> and <https://baanknet.com>
Date : 20/02/2026
Place : Pune also, prospective bidders may contact the authorized officer on Tel No. 9007264433
Dilip Wankhede
Regional Head, Bank of Baroda

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 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 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.
Prashant Vitthal Yengundli, Ashwini Prashant Yengundli (AC NO.) LNAHH00320-210154989	Rs. 13,13,303.00/- Dues As On 23 Feb 2026	7 Jan 25 Rs.1043904/- Dues As On 3 Jan 25	21 Aug 25	East Side Of Plot No. 28/29/30/4 On Land Bearing Gat No. 506 Shendi Ahmednagar Maharashtra Admeasuring 59.40 Sq.Mtrs	Rs. 861695/-	Rs. 86170/-	11.00 Am To 01.00 Pm 27 Mar 2026	Office No-8, 1st Floor, Amardeep Complex, Above Laptop Bazaar, Sarjapura, Ahmednagar-414001, 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. The EMD is refundable if the bid is not successful. 2). The successful bidder will deposit 25% of the limited amount adjudging 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 adjoin/put some of 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 Ugasen Rinwa - 9875895867 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 inter se bidding sale on the above mentioned date. The property will be sold, if their outstanding dues are not repaid in full.

Place : Maharashtra Date : 24-02-2026
Authorised Officer Aavas Financiers Limited

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

APPENDIX-IV-A [See proviso to rule 8(6)] 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) / Co-Borrower (s)/Mortgagor (s) and Guarantor (s) that the below described immovable properties mortgaged to the Secured Creditor, the constructive/physical possession of which has been taken by the Authorized Officer of AAVAS FINANCIERS LIMITED, the same shall be referred herein after as AFL. The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis through E-Auction for recovery of amount mentioned in the table below along with further interest, cost, charges and expenses being due to AFL viz. Secured Creditor. It is hereby informed you that we are going to conduct public E-Auction through website <https://sarfaesi.auctiontiger.net>

Loan A/c Number / 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 of Bid Submission	E-Auction Place of Tender Submission	Contact Person, Property Visit Date & Time
(AC NO.) 23121580335477 Late Mrs. Sangita Dinanath Kavade Now deceased Through her legal heirs Mr. Dinanath Vishwanath Kavade, Mr. Nitin Dinanath Kavade, Dinanath Vishwanath Kavade, Nitin Dinanath Kavade	Rs. 19,38,811.00/- Dues As On 20 Feb 2026	9 Jul 25 Rs.1793900/- Dues As On 04 Jul 2025	8 Jan 26	Old R.S.N.525 Its New R.S.N.139, Kasaba Vita East Old R.S.No 525 Its New R.S.No 139 Bhosale Complex Building Land Floor Flat No G 3 East Facing Flat, Taluka Khanapur, Dist-Sangli, Maharashtra (India)-415307 / Admeasuring Build Up Area 69.70 Sq.Mtr	Rs. 2220000/-	Rs. 222000/-	To 11.00 Am On Or Before 27 Mar 2026	Stilt Floor, Shivratn Apartment, Shop No. M-1, Property College Corner, Sangli-416416, Maharashtra India	Ugasen Rinwa - 9875895867, Visit Date 26-03-2026 9:00 am TO 5:00 pm

The terms and conditions of e-auction sale:-
(1) The E-Auction sale of Secured Asset is on "as is where is", "as is what is", "whatever there is" and "no recourse" basis for and on behalf of the Secured Creditor viz. AUSFB and there is no known encumbrance which exists on the said property. (2) For participating in online e-auction sale, Bid document, copies of PAN Card, Board Resolution in case of Company and photo ID, address proof are required to be submitted along with EMD, which is payable by way of RTGS/NEFT/DD in the name of AAVAS FINANCIERS LIMITED, Current account No.00548470000107 AAVAS FINANCIERS LIMITED, Regd. & Corp. Office : 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur, 302020 IFSC Code: HDFC0000054, Once an Online Bid is submitted, same cannot be withdrawn. Further an EMD submitted by bidder will be required to send the UTR/Ref No/DD No of the RTGS/NEFT/DD with a copy of cancelled cheque on the following email IDs i.e. auction@avaas.in (3) All interested participants / bidders are requested to visit the website <https://sarfaesi.auctiontiger.net> & <https://avaas.in/sarfaesi-sale-notices> for further details help procedure & online auction on E-Auction prospective bidder may contact including Terms & Conditions, to take part in e-auction sale proceeding and are also advised to contact e-mail of training@avaas.in & ramprasad@auctiontiger.net, Contact No. 8000023297 (Aavas Contact Person : Ugasen Rinwa-9875895867, Mohd. Kalim - 7849821425)

Please Note: - This is also a 30 days notice under Rule 8(6) read with Rule 9(1) to the Borrowers/Co-Borrowers/Mortgagors of the above said loan account about sale through tender / inter se bidding on the above mentioned date. The property will be sold, if their outstanding dues are not repaid in full by the borrower in the given notice period.

Place : Maharashtra Date : 24-02-2026
Authorised Officer Aavas Financiers Limited

यूनियन बैंक ऑफ इंडिया Union Bank of India
भारत सरकार का कर्जदार A Government of India Undertaking
Regional Office: Shop No. 201 & 202, Stellar Enclave, Aundh, Pune - 411 007.

E-AUCTION SALE NOTICE (UNDER SARFAESI ACT)
15 DAYS 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 PROVISION 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 possession of which has been taken by the Authorized Officer of Union Bank of India (Secured Creditor) will be sold on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" and "WITHOUT RECOURSE BASIS" on 13.03.2026 in between 12.00 Noon to 5.00 PM, for recovery of respective amounts, due to the Union Bank of India (Secured Creditor) from the respective Borrower(s) and Guarantor(s) as mentioned below. The Reserve Price and Earnest Money Deposit will be as mentioned below. For details terms and conditions of the sale, please refer to the link provided in Union Bank of India (Secured Creditor) website i.e. www.unionbankofindia.bank.in. The under mentioned properties will be sold by Online E-Auction through website <https://baanknet.com> on 13.03.2026 for recovery of respective amounts plus interest and other expenses in the respective borrower's accounts.

Online E-Auction through website <https://baanknet.com>
Date & Time of Auction: 13.03.2026 at 12.00 Noon to 05.00 PM

Sr No.	Name of Account holder	Description of property	Reserve Price, EMD & Incremental Bid	Encumbrance & Possession	Amount Due as on Date of NPA	Branch Name & Manager 's Contact No. & A/c details, Inspection date and time
1	Mr. Deepak Balu Jadhav Mrs. Vaishali Deepak Jadhav	All That part and parcel of the property Bearing Flat No.708 Seventh floor of B Wing in the housing project known as "Tulip Homes" Constructed on Gat No.199, 198 and 93 at Village Medankarwadi, Chakan, taluka Khed, Dist -Pune Lying within the jurisdiction of Sub Registrar Khed and Within the Limits of the Grampanchayat, Medankhed Chakan Pune and Carpet Area of the Said Flat is Admeasuring 50.142 Sq. Mtr. i.e 779 Sq. Ft. along with terrace area admeasuring 7.214 Sq. Mtr. and the lands are bounded as under: East: Boundary of kadachiwadi, West: Gat No. 94 & 197, North: Road, South: Land out of Same Gat No.12.5 m wide	Rs. 21,85,000/- Rs. 2,18,500/- Rs. 21,850/-	Not known to AO Symbolic Possession	Rs.11,29,474.00 as per demand Notice dated 02/01/2017 plus further interest and charges	A/c No: 672001980050000 IFSC: UBIN0567205 UNION BANK OF INDIA Bhosari Branch Sachin Bagal -9909963739 10.03.2026 from 15.00 pm to 17.00 pm
2	M/s. Shakti Lifestyle (Prop) Mr. Sagar Jiyalal Gadrel & Mr. Jiyalal Gorelal Gadrel	Flat No. 3, area adm 22.66 sq mtrs., Gr Floor, Suvarnakar Bhushan Building, CTS No. 1258, New House Mikat No 11302/Old Mikat No 504, S No 19A/2B/Old S No 19A/2B/18/B, Alandi Devachi, Taluka Khed, Pune 412105	Rs. 6,46,000.00 Rs. 64,600.00 Rs. 6,460.00	Not known to AO Dm Order	Rs.10,48,108.65 /- as on 31.12.2025 plus further interest and charges thereon from 01.01.2026.	A/C No: 587801980050000 IFSC: UBIN0558788 ALANDI BRANCH Mr. Sachin Verma 7970650694 Mr. Ankit Mahajan 9503415661 10.03.2026 from 15.00 pm to 17.00 pm
3	Santosh Mahadeo Jamdade & Sanjay Krishna Itape	Flat No 203, First Floor, Indryani Apartment Plot No 59 And 60 S No 18 +19/21+19/22+ 21/21+22/1+21/2+22/2, Mauje Vadgaon Dist Pune Mahrshtta. (Area: 573.18 Sq. Ft.)	Rs. 19,50,000.00 Rs. 1,95,000.00 Rs. 19,500/-	Not known to AO Physical possession	Rs. 16,42,554.29/- as on 31.12.2025 plus further interest and charges thereon from 01.01.2026	A/c No:583901980050000 IFSC: UBIN05839 UNION BANK OF INDIA Talegaon Dabhadre Mr. Rajan Thakur 9860540910 Mr. Ashish Kumar 9015177772 10.03.2026 from 15.00 pm to 17.00pm
4	Subhas Yamanaji Talekar	Flat No. A1-403, 4th Floor, Sai Nivara, Near Shivdhan Plaza, Rajgurunagar, Khed, Pune B Up Area 51.11 Sqm.pn 410506	Rs. 9,49,500.00 Rs. 94,950.00 Rs. 9,495/-	Not known to AO Physical possession	Rs. 15,96,693.26/- as on 31.12.2025 plus further interest and charges thereon from 01.01.2026 and expenses till date	A/C No: 705701980050000 IFSC: UBIN0570575 CHAKAN BRANCH Mr. Pawan Kumar Shukla 9324163533 Mr. Dattatray Tawale 95949 84223 10.03.2026 from 15.00 pm to 17.00 pm
5	Mr. Mosin Salim Attar And Mr. Sankalp Tanaji Dnyandeo	1 BHK Flat, Flat No. 203, 2nd floor, Shikrisha Residency, Plot no 71 and 72 Gat No 575-577, (Old S No 75/3 & 79/2), Kasar Amboli, Tal Mulshi Dist.Pune. Built Up Area 460 Sq.Ft	Rs. 10,02,915/- Rs. 1,00,292/- Rs. 10,030/-	Not known to AO Physical possession	Rs.19,48,504.07/- as on 31.12.2025 plus further interest thereon from 01.01.2026 and charges	A/c No:609201980050000 IFSC: UBIN0560928 UNION BANK OF INDIA Bvadhan Branch Mr. Bhavananjy Sathe 9930272139 Ms. Manisha Singh 9304253120 10.03.2026 from 15.00 pm to 17.00pm
6	Mr. Pravin Dattatray Shinde And Mr. Pradeep Kumar Panikar	All that piece and parcel of Flat No. 203 2ND Floor, A wing at survey No. 388, Mhada LIG-D Scheme, Near Mantra City 360, Rajguru Colony, Taluka Maval Talegaon 410506	Rs. 15,55,000/- Rs. 1,55,500/- Rs. 15,550/-	Not known to AO Physical possession	Rs. 14,69,924.73/- as on 31.12.2025 plus further interest thereon from 01.10.2026 and charges from 01.01.2026 and charges	A/C No: 643801980050000 IFSC: