FINANCIAL EXPRESS

Description of the Property/ies

Mortgaged

Siddhivinayak Park, Gat No.31/2(p) & 4 (p), Wadaki Gaon, Pune - 412308

Flat No. 810, 8th Floor, Building No. B-2, Vaishnavi Mahila Unnati Sanstha, Vaishnavi City Phase II, SR No. 23, Hissa No. 3/1, 3/2, & 3/3, Uruli Devachi, Pune-

Date & Type of

Possession

Symbolic

Possession Taken

on 16-Dec-25

Authorised officer

Date of Notice U/s.13(2) and

U/s.13(2) Notice Amount and

Date of Possession

10/10/2025

&

Rs.45,56,681/-

(Rupees Forty-Five Lakh

Fifty-Six Thousand Six

Hundred and Eighty-One

Only) as on 08/10/25

POSSESSION DATE

19/12/2025

Sd/- Authorised Officer, Bajaj Finance Limited

Repco Home Finance Limited

PIMPRI BRANCH: Hiramoti Fortune, First Floor, Office No.16 & 17, Mumbai-Pune Road, Chinchwad Station, Pune-411019

E - AUCTION SALE NOTICE

Sale of Immovable Properties Mortgaged to Repco Home Finance Ltd. Under Securitisation

and Reconstruction of Financial Assets And Enforcement of Security Interest Act 2002

Whereas the Borrower- Mr. Sachin B Shinde S/o.Mr.Bhagwan B Shinde, Co-Borrower; Mrs. Deepal

Sachin Shinde S/o.Mr.Sachin B Shinde, Guarantor-Mr. Santhosh Kisan Sathe-S/o.Mr.Kisan Lahans

FINANCE

Vastu Housing Finance Corporation Ltd

3

AUTHORIZED OFFICE. PNB HOUSING FINANCE LTD.

REG. OFFICE.: 9TH FLOOR, ANTRIKSH BHAWAN, 22 K.G. MARG, NEW DELHI - 110001,

VASTU HOUSING FINANCE CORPORATION LTD

Unit 203 & 204, 2nd Floor, "A" Wing, Navbharat Estate, Zakaria Bunder Road,

Sewri (West), Mumbai 400015. Maharashtra.

CIN No.: U65922MH2005PLC272501

Description of Property

Plot No.7, Part Plot No.124, Bale, Taluka North Solapur,

Dist. Solapur Maharashtra North-Dormare's Plot, South-

Rudra Madiv Hiremat Plot, East-Sasne Land, West-

B.O.KONDHWA: 560, Fifth Floor, Marvel Vista, S.no. 599A = 598 + 593A, Sahney Sujan Park, Lulla Nagar, Pune, Maharashtra - 411040, B.O.KHARADI: Third Floor, Ganlaxmi Complex, Survey no.08, Hadapsar Kharadi Bypass Road, Kharadi, Pune, Maharashtra - 411014

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

Whereas the undersigned being the Authorised Officer of the PNB Housing Finance Ltd, under the Securitisation and Reconstruction of Financial Assets & in compliance of Rule 8(1) of 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 demand notice/s on the date mentioned against each account calling upon the respective

rowen's to repay the amount as mentioned against each account within 60 days from the date of notice(s)/ date of receipt of the said notice/s. The borrower/s having failed to repay the amount, notice is hereby given to the borrower/s and the public in general that the undersigned has taken possession of the propertyries described herein below in exercise powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said Rules on the dates mentioned against each account.

The borrower's in particular and the public in general is hereby cautioned not to deal with he property/ies and any dealing with the property/ies will be subject to the charge of PNB Housing Finance Ltd., for the amount and interest thereon as per loan agreement. The borrowers' 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.

Amount Outstanding

Rs. 10.84,956.12 /-

Ten Lakhs Eighty Four Thousand Nine Hundred Fifty Six & Twelve Paise

Rs. 24.27,678.34/- (Twenty Four Lakhs Twenty Seven Thousand Six Hundred Seventy Eight & Thirty Four Paise only)

POSSESSION NOTICE

Whereas, The undersigned being the Authorised Officer of Vastu Housing Finance Corporation Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred to him under

section 13 (12) read with Rule 9 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice calling upon the borrowers

mentioned herein below to repay the amount mentioned in therespective notice within 60 days from the date of receipt of the said notice.

The borrowers having failed to repay the amount, undersigned has taken possession of the property described herein below in exercise

The borrower and guarantor 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 Vastu Housing Finance Corporation Limited Branch for an amount metioned as below and

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

(As per Appendix IV read with rule 8(1) of the Security Interest Enforcement Rules, 2002)

Whereas, the undersigned being the Authorized Officer of Bajaj Finance Limited (BFL) under the provisions of the Securitisation and

Reconstruction of Financials Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under

Sec. 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued demand by registered post ("Notice") calling

upon the Borrowers/Co-borrowers mentioned hereunder to repay the amount mentioned in the notice U/s. 13(2) of the said Act within a

The Borrowers/Mortgagors/Guarantors named below having failed to repay the said amount, notice is hereby given to the Borrowers/

Mortgagors/Guarantors and public in general that the undersigned has taken Symbolic Possession of the property described herein

below in exercise of powers conferred on me under Sec. 13(4) of the said Act read with Rule 8 of the Security Interest (Enforcement)

Rules, 2002. The borrowers in particular and public in general are hereby cautioned not to deal with the said property and any dealing

with this property will be subject to the charge of the Bajaj Finance Limited, for the amount mentioned herein below along with interest

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

By Mahavirnagar Society.

Description of Secured

Immovable Property

All That Piece And Parcel Of Flat No.301 On The 3rd Floor

Area Admeasuring 940 Sq.Ft. I.E. 87.36 Sq. Mtrs.

Terrace + Commen Reserve Parking No. B-2 Area 100

Sq.Ft. I.E. 9.29 Sq. Mtrs. Wing No. "B" Built Up In Building

Called As "Shreeniwas Sankul" Constructed On Survey

No.22/3, 22/3/14, 15, 16, 18, 19, 20, 21, 22, 23 Situated

At Village Katraj Tal-Haveli Dist-Pune. Bounded As- East:

- By Guruganesh Society & Samthon Trust & Dipvandan

Mangal Karyalay, South: - By Katraj Kondhwa Road

West: - By Petrol Pump & Mr. Kadams Property, North:

of powers conferred on me under Section 13(4) of the said Act read with Rule 9 of the said rules on the date mentioned below

PHONES: 011-23357171, 23357172, 23705414 WEBSITE:-www.pnbhousing.com

(@) pnb Housing

Name of the Borrower/Co-Borrower/Guarantor

ANIKET RAJESH

SURYAWANSHI/DUR

SURYAWANSHI

BALAJI GOVINDRAO 8/10/2025

KONDHWA

23/1145957

KHARADI

PLACE: - PUNE

HOUSING FINANCE

interest thereon, costs etc.

Date: 23.12.2025

thereon at contracted rate.

Loan A/c No.: 4020HL39432501

Maharashtra 411046

secured assets.

Place: Solapur

Name of Borrower.

Co-Borrower and LAN No.

Aashabai Nagesh Pingle,

Nagesh Gansham Pingle

HL0000000146956

HOU/KRDI/08

8/10/2025

DATE: - 23.12.2025

Date & Amount of

Demand Notice

25-Aug-25

Rs.503878 as on

19-Aug-25

Registered Office: C/o Bajaj Auto Limited Complex, Mumbai - Pune Road, Akurdi, Pune - 411035 (Maharashtra)

Branch Office: Off. No. 601, 6th Floor, Bajai Brand View, Cts No 31, Pune Mumbai Road, Wakdewadi, Pune - 411003 (MH)

BAJAJ FINANCE LIMITED

period of 60 days from the date of receipt of the said notice.

Loan Account No./

Name of the Borrower(s)

Mortgagor(s) Guarantor(s)

Yogesh Bhagat (Borrower) At:- Plot No 490

Shivshambho Nagar Shivshambo Nagar Katraji

Galli No 2 Rohidas Mandir Katrai Pune.

Both At: S.No.34/1/103 Shivshambo Nagar

Katraj Kondhwa Rd, Pune, Maharashtra,

Mangesh Tukaram Bhagat (Co-Borrower)

Ashwini Yogesh Bhagat (Co-Borrower)

Date: 19-12-2025, Place: Pune

Union Bank

Maval Vadgaon Branch, Shantideep Complex, Near Vadgaon Railway Station,

Vadgaon Maval, Pune, Maharashtra 412106 Web address: - www.unionbankofindia.bank.in. E-mail: ubin0532223@unionbankofindia.bank.in

POSSESSION NOTICE [Rule-8 (1)]

Whereas the undersigned being the Authorised Officer of Union Bank of India, Maval Vadgaon Branch, Pune, under the Securitization and Reconstruction of Financial Assets and Enforcement Security Interest (Second) Act, 2002 (Act No. 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 a demand notice dated 10.09.2024 calling upon the borrowers - Mr. Subhash Shivaji Shinde, Mrs. Vaishali Subhash Shinde & the guarantor Mr. Vijay Eknath Kasar to repay the amount mentioned in the notice being Rs. 8,17,042.91 (Rupees Eight Lakh Seventeen Thousand Forty Two and paisa Ninety One only) within 60 days from the date of receipt of the said notice.

The Borrower having failed to repay the amount, notice is hereby given to the Borrowers / Guarantors / Mortgagors and the public in general that the undersigned has taken 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 19th day of December in the year 2025.

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 Union Bank of India, for an Rs. 8,17,042.91 (Rupees Eight Lakh Seventeen Thousand Forty Two and paisa Ninety One only) and interest thereon. The borrower's attention is invited to provisions of sub-section (8) of section 13of the Act, in respect of time available to the borrower to redeem the secured assets.

DESCRIPTION OF IMMOVABLE PROPERTY

All that the piece and parcel of immovable property being Flat No 303, admeasuring 449.0 sq.ft. (carpet 345.0 sq. ft) + parking area admeasuring 100 sq. ft. in the building "Sai Kiran Apartment" constructed on Plot no. 46, S. No. 53+54/4+55/2+56/3+54/2 situated At - Vadgaon, Ta - Maval, Dist - Pune within the limits of Vadgaon Nagar panchayat and the registration District - Pune, Sub Registration District and Taluka - Maval.

Place: Pune (Shankar Gupta), Authorised Officer, Date: 19.12.2025

ADITYA BIRLA HOUSING FINANCE LIMITED CAPITAL

Registered Office- Indian Rayon Compound, Veraval, Gujarat-

362266 Branch Office- 1St Floor Lohia Jain Arcade, S No. 106

Union Bank of India

Near Charturshrung Temple Senapati Bapat Road, Pune-411016 **APPENDIX IV**

[See Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002] Possession Notice (for Immovable Property)

Whereas, The undersigned being the authorized officer of Aditya Birla Housing Finance Limited 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 had issued a demand notice dated 12-02-2025 calling upon the borrowers RAFIK IQBAL SHAIKH & ISMAIL IQBAL SHAIKH mentioned in the notice being of Rs. 31,34,991/- (Rupees Thirty One Lakh Thirty Four Thousand Nine Hundred

Ninety One Only) 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 to the public in general that the Court Commissioner (CJM) District Court Pune has given the Possession of the property described herein below in exercise of the powers conferred on him/her under Section 13(4) of the said Act. read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 19 day of

December of the year, 2025. The borrowers in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Aditya Birla Housing Finance Limited for an amount of Rs. 31,34,991/- (Rupees Thirty One Lakh Thirty Four Thousand Nine Hundred Ninety One Only) and interest thereon. Borrowers attention is invited to the provisions of Sub-section 8 of Section

DESCRIPTION OF THE IMMOVABLE PROPERTY All That Piece And Parcel Of Flat No. 602, 6th Floor, Wing-F. Building No. 3, Admeasuring 64.04 Sq. Mtr. (689 Sq. Ft.) Carpet Area, In The Building Along With Usable Floor Area Of Enclosed Balcony Admeasuring About 10.05 Sq. Mtr., And Attached Usable Floor Area Of Terrace 07.10 Sq. Mtr., Making Total Usable Floor Area Including The Carpet Area And With Allotted Car Parking No. Nil At "Vishal Vishwa Phase-li". Situated At Gut No. 3672, 3673, 3679 & 3688, Talegaon Dhamdhere, Taluka Shirur, Dist. Pune, Maharashtra-412208, And, Bounded As: East: Wing-G West: Flat

13 of the Act., in respect of time available, to redeem the secured assets.

Date: 19/12/2025 **Authorised Officer Aditya Birla Housing Finance Limited** Place: PUNE

CAPITAL

No. F-601 North: Open Space South: Flat No. F-603.

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 Charturshrung Temple Senapati Bapat Road Pune-411016

1. ABHFL: Authorized Officer: -GANESH KONDE - 9689141469 2. Auction Service Provider (ASP):- M/S e-Procurement Technologies Pvt. Ltd.

(AuctionTiger) Mr. Ram Sharma - Contact No. 8000023297 & 9265562819 SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitization and

Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision 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 Aditya Birla Housing Finance Limited/Secured Creditor, the physical possession of which has been taken by the Authorized Officer of Aditya Birla Housing Finance Limited/Secured Creditor, will be put to sale by auction on "As is where is", "As is what is", and "Whatever there is" on 14-01-2026 for recovery INR 2824523/- (Rupees Twenty Eight Lakhs Twenty Four Thousand Five Hundred Twenty Three Only) and further interest and other expenses thereon till the date of realization, due to Aditya Birla Housing Finance Limited/Secured Creditor from the Borrowers namely TUSHAR SANJAY SHITOLE & SAYALI TUSHAR SHITOLE

The reserve price will be INR 1600000/-(Rupees Sixteen Lakhs Only) and the Earnest Money Deposit (EMD) will be INR 160000/-(Rupees One Lakh Sixty Thousand Only). The last date of EMD deposit is 13-01-2026. The date for inspection of the said property is fixed on 12-01 2026 between 11:00 am to 04:00 pm.

DESCRIPTION OF IMMOVABLE PROPERTY

ALL THAT PIECE AND PARCEL OF RESIDENTIAL/COMMERCIAL PREMISES BEARING UNIT/FLAT NO. F-207, ADMEASURING CARPET AREA 43.65 SQ. MTRS. ALONG WITH ATTACHED EXCLUSIVE TERRACE AREA OF ABOUT 6.23 SQ. MTRS., ENCLOSED BALCONY AREA OF ABOUT 5.78 SQ. MTRS., EXTERNAL BALCONY AREA OF ABOUT 3.30 SQ. MTRS., OTHER USABLE AREA OF ABOUT 0.86 SQ. MTRS., SITUATED ON 2ND FLOOR, IN WING/BUILDING "F", IN THE PROJECT "PRISTINE CITY BEF", IN PHASE I SITUATED ON LAND TOTALLY ADMEASURING 7 HECTORS 95 ARES I.E. 79,500 SQ MTRS., B.J.S. COLLEGE ROAD, GAT NO. 157, PUNE, VILLAGE BAKORI, WAGHOLI DAUND, TALUKA HAVELI, DISTRICT PUNE, WITHIN THE GRAMPANCHAYAT BAKORI Taluka Panchayat Saminiti Haveli, zillah Parishad Pune, and Within The LIMITS OF OFFICE OF SUB-REGISTRAR HAVELI, MAHARASHTRA-412207, AND, BOUNDED ASEAST: SCHOOL AND GAVTHAN AREA OF GAT NO. 135, GAT NOS. 142 AND 145. WEST: GAT NO. 158 AND 159. NORTH: GAT NO. 159 AND GAT NO. 323 (ROAD)

For detailed terms and conditions of the sale, please refer to the link provided in Aditya Birla Housing Finance Limited/Secured Creditor's website i.e. https://homefinance.adityabirlacapital.com/properties-for-auction-under-sarfaesi-act_or-

CFM ASSET RECONSTRUCTION PRIVATE LIMITED ____

REGISTERED OFFICE: Block No. A/1003, West Gate, Near Ymca Club, Sur No. 835/1+3, S. G. Highway, Makarba, Ahmedabad – 380051. CORPORATE OFFICE: 1st Floor, Wakefield House, Sprott Road,

Ballard Estate, Mumbai-400038. APPENDIX - IV

[Under Rule 8(1) of Security Interest (Enforcement) Rules, 2002] PHYSICAL POSSESSION NOTICE

WHEREAS, The undersigned, Authorized Officer of CFM ASSET RECONSTRUCTION PRIVATE LIMITED (CFM ARC) (CIN: U67100GJ2015PTC083994), an asset reconstruction company duly registered under Section 3 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) and in exercise of powers conferred under Section 13 (12) read with relevant Rules of the

Security Interest (Enforcement) Rules, 2002 (Rules) issues the following notice: The Authorized Officer of Nido Home Finance Limited (Formerly Edelweiss Housing Finance Limited) (Assignor) 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 17.01.2022 under section 13 (2) of the SARFAESI Act, 2002 calling upon the Shri Aditya Automobiles as Borrower and Nirmala Arun Karmarkar, Parag Arun Karmarkar & Sanjay Bapusaheb Patil as Co-borrowers to repay the amount mentioned in the notice being Rs.61,89,212.49 (Sixty-one lakh eighty-nine thousand two hundred twelve and forty-nine paise) & Rs. 5,63,881.16/- (Five Lakh Sixty-Three Thousand Eight Hundred Eighty-One and Paise Sixteen Only) due and payable as on

Edelweiss Housing Finance Limited (Now known as Nido Home Finance Limited) has, under the provisions of SARFAESI Act, assigned the loan of the above-mentioned Borrowers to CFM ARC, acting in its capacity as Trustee of CFM ARC Trust-112, vide Assignment Agreement dated 09.01.2023 pursuant to which CFM ARC has stepped in as a secured creditor with respect to the above Loan Account.

n particular and the public in general that the undersigned has taken Physical Possession of the property described herein below, in exercise of powers conferred on him under subsection (4) of section 13 of Act read with rule 8 of the Rules on 19th December 2025 The Borrowers in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the properties will be subject to the charge of the CFM ARC for an amount Rs.61.89.212.49 (Sixty-one lakh eighty-nine thousand two hundred twelve and forty-nine paise) & Rs.5,63,881.16/- (Five Lakh Sixty-Three Thousand Eight Hundred Eighty-One and Paise Sixteen Only) due and payable as on 16.12.2025

The Borrowers' attention is invited to the provisions of sub-section (8) of section 13 of the Act, in respect of the time available, to redeem the secured assets.

All That Piece And Parcel Of The Property Bearing Shop No.04, Admeasuring 39.171 Sq Mtr On The Ground Floor Of 'Mahalaxmi Plaza', Constructed On R.S.No.38/3/3 Situated In Mouje Jaysingpur Tal Shirol, Dist Kolhapur. **Bounded As:-, East:** Common Passage, **West:** Front Space And Mun. Road, North: Open Space, South: Shop No.03 And Office No.4.

Date: 19.12.2025

BEFORE THE ARBITRATOR PUBLIC NOTICE

(U/S 84 of the Multi-State Co-operative Societies Act, 2002) C/o. TJSB Sahakari Bank Limited, 692 / 693, Chapalkar Centre, Chapalkar Colony, 1" Floor, Market Yard Road, Pune 411037.

WHEREAS TJSB SAHAKARI BANK LIMITED, being the Disputant have referred to me the Disputes mentioned below for decision. I hereby summon you to appear before me at the above address in person or through a duly instructed pleader or an advocate authorized and able to answer all material questions relating to the Arbitration case on such questions on the 2" day of January, 2026 at 11.30 a.m. and further to answer the claim in the said Arbitration case.

Sr. No.	Dispute/ Case No.	Name and Address of the Opponent
1	ARB/TJSB/ADJ/25 OF 2025 TJSB Sahakari Bank LtdDisputants V/s. Mr. Shashank Chandrakant Rawool and OrsOpponents Loan A/c. No. AMF-M/017301200000298	Mr. Shashank Chandrakant Rawool Add: Flat No. 1001, 10th Floor, "Galaxy Vineet", Bavdhan, Pune - 411 021 Opp No. 1 Mr. Vinayak Vasant Dhavale Add: At Post Manjari Bk, Near Mahadev Mandir, Pune - 412307 Opp No. 2
2	ARB/TJSB/ADJ/26 OF 2025 TJSB Sahakari Bank LtdDisputants V/s. Mr. Shashank Chandrakant Rawool and OrsOpponents Loan A/c. No. AMF-M/017301200000286	Mr. Shashank Chandrakant Rawool Add: Flat No.1001, 10th Floor, "Galaxy Vineet", Bavdhan, Pune-411 021 Opp No. 1 Mr. Vinayak Vasant Dhavale, Add: At Post Manjari Bk, Near Mahadev Mandir, Pune — 412 307 Opp No. 2
3	ARB/TJSB/ADJ/27 OF 2025 TJSB Sahakari Bank LtdDisputants V/s. Mr, Pradeep Sanjay Kamble and OrsOpponents Loan A/c. No. AMF-M/017301200000311	Mr. Pradeep Sanjay Kamble, Add: Dehu-Alandi Road, Patil nagar, Chikhali, Post Rupeenagar, Pune – 411062Opp No. 1 Mr. Tejas Dattu Sonavane, Add: Plot No. 396, Near Raghunath Mandir, Kalegaon, Alandi Devachi, Alandi-Dehu road, Pune + 412105Opp No. 2

TAKE NOTICE, that in default of your appearance on the day time and place as mentioned herein above, the Arbitration case will be decided Ex-parte.

Given under my hand and seal this 18" day of December, 2025.

TJSB Sahakari Bank Limited, 692 / 693, Chapalkar Centre, Chapalkar Colony, 1" Floor, Market Yard Road, Pune 411037.



Sd/-Mr. Abhay Digambar Joglekar Arbitrator

UNITY SMALL FINANCE BANK LIMITED DEMAND NOTICE Registered Office: Basant Lok, Vasant Vihar, New Delhi - 110057 U/s. 13 (2) Corporate Office : Centrum House, Vidyanagari Marg, Kalina, Santacruz (E), Mumbai - 400 098

UNDER THE PROVISIONS OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("the Act") AND THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("the Rules") The undersigned being the Authorized Officer of Unity Small Finance Bank Limited ("Bank") under the Act and in exercise of powers conferred under Section 13 (12) of the Act read with the Rule 3, issued Demand Notice (s) under Section 13(2) of the Act, calling upon the following Borrower(s) to repay the amount mentioned in the respective notice(s) within 60 days from the date of receipt of the said notice. As some of the notice(s) are not served as per postal remarks, hence said notice(s) are being served upon the Borrower(s) by way of alternative mode of service i.e. through publication in News Papers.

Loan Account Details Borrower(s) Name: 1. SAHAYADRI TRADING (BORROWER) 2. MADHURI SIDDHARTH GAIKWAD (CO-BORROWER & MORTGAGOR) 3. SIDDHARTH BHIKAJI GAIKWAD (CO-BORROWER) Sanction Date: 22/03/2025 Loan Account No.: USFBPUNMSME000012254

Loan Amount : Rs. 49,90,000/-NPA Date: 03/12/2025 Demand Notice Date: 08/12/2025 (Sent on 11-12-2025) Demand Notice Amount: Rs.51,77,539/- (Rupees Fifty-One Lakh Seventy Seven Thousand Five Hundred And Thirty-Nine Only) as on 05/12/2025

1. SHREE DEVELOPERS (BORROWER & MORTGAGOR)

FOCUS INTERIOR (CO-BORROWER & MORTGAGOR)

4. SAPKAL ANKUSH GANPAT (CO-BORROWER & MORTGAGOR)

5. SACHIN BALIRAM JADHAV (CO-BORROWER & MORTGAGOR)

6. POOJA ANKUSH SAPKAL (CO-BORROWER & MORTGAGOR)

7. SHITAL SACHIN JADHAV (CO-BORROWER & MORTGAGOR)

Demand Notice Amount: Rs. 75,25,136.54 (Rupees Seventy-Five Lakh

Twenty-Five Thousand One Hundred And Thirty-Six And Fifty-Four Paisa

2. SHREE JOGESHWARI ENTERPRISES

(CO-BORROWER & MORTGAGOR)

Loan Account No.: USFBPUNMSME000013202

Loan Amount : Rs.72.75,000/- NPA Date : 03/12/2025

Demand Notice Date: 08/12/2025 (Sent on 11-12-2025)

Borrower(s) Name:

Sanction Date: 31/03/2025

Only) as on 05/12/2025

SOUTH: MAIN ROAD/GAT NO. 75/REMAINING AREA, ON OR TOWARDS NORTH: COMMON ROAD/SAMBHAJI SHINDE. ALL THAT PIECE AND PARCEL OF IMMOVABLE PROPERTY SITUATED AT VILLAGE - NIGHOUE, TAL- KHED, PUNE. BEARING GAT NO. 401 HISSA NO. 2 OUT OF WHICH AREA ADM.00 H. 07 R I.E. 700 SQ. MTRS AND WITHIN THE JURISDICTION OF SUB-REGISTRAR KHED NO. 1 TO 3.

Secured Assets

ALL THAT PIECE AND PARCEL OF THE PROPERTY SITUATED

AT VILLAGE - RAHU, TAL- DAUND, PUNE, BEARING GAT NO

167 AREA ADM.00 H. 17 R I.E 17000 SQ.FT ALONG WITH

CONSTRUCTION THEREON GROUND FLOOR

CONSTRUCTION AREA 1308 SQ.FT AND FIRST FLOOR

CONSTRUCTION AREA 765.37 SQ FT TOTAL BUILT UP AREA

2073.44 SQ.FT HAVING GRAMPANCHAYAT MILKAT NO. 1845

AND WITHIN THE LOCAL LIMITS OF ZILHA PARISHAD PUNE

AND TALUKA PANCHAYAT SAMITI DAUND AND WITHIN

JURISDICTION OF SUB-REGISTRAR DAUND, TAL. DAUND

DIST. PUNE AND WHICH IS BOUNDED AS FOLLOWS: AND IS

BOUNDED UNDER AS PER LAND: - ON OR TOWARDS EAST

PROPERTY OF MR. POPAT GAIKWAD, ON OR TOWARDS

WEST: PROPERTY OF GANESH SHITOLE, ON OR TOWARDS

PUNEAND WHICH IS BOUNDED AS FOLLOWS: BOUNDARIES (AS PER MORTGAGE DOCUMENT): ON OR TOWARDS BAST, MOI NIGHOJE ROAD

ON OR FOWARDS WEST: PROPERTY OF SHRI SALUJI YELWANDE ON OR TOWARDS SOUTH: REMAINING PROPERTY OF GAT NO.401/2

ON OR TOWARDS NORTH: PROPERTY OF MRS. KAMALA

CHOUDHARIAND OTHERS

In case of failure to repay the aforesaid dues within a period of 60 (sixty) days, the undersigned shall be constrained to enforce the above Secured Assets under the provisions of the Act. Please note that as per section 13(13) of the Act, you are restrained from dealing with or transferring any of the secured assets referred to herewith, whether by way of sale, lease or otherwise. Any contravention of this provision is an offence and punishable under the Act.

The copy of demand notice is available with the undersigned and the Borrower(s) may, if they so desire, can collect the same from the undersigned on any working day during normal office hours. (Authorised Officer)

Place: MAHARASHTRA Date: 23-12-2025

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

Unity Small Finance Bank Limited

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

AAVAS FINANCIERS LIMITED

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 Authorised Officer of AAVAS FINANCIERS LIMITED Secured Creditor, will be sold on "As is

Earnest Date & Reserve Place of Tender Date & Name of Borrowers/ Description of Amount of of 13(2)Demand Poss-Amount of Money Submission, Tender Price For Co-Borrowers/ Dues As on Time of Open & Auction at Property Guarantors/Mortagors Property Auction Notice Property Aavas Financiers Ltd ession ROW H.NO. 09, MILKAT NO 48/08, SITUATED OFFICE NO.103, GITESH LANGHI, KAMAL Rs. 10 DEC 24 11.00 RS. 1244117/-AT MAUZE- SHIRUR, DIST.- PUNE 123000/-LANGHI, SANJAY 15,69,978.00/ 25 1230000/-AM TO 1ST FLOOR, SAI MAHARASHTRA ADMEASURING 57.15 TUKARAM LANGHI, DUES AS ON DUES AS ON S 01.00 BUSINESS DNYANESHWARI SANJAY 19 DEC 2025 PM 27 COURT.SURAJNAG DEC 24 LANGHI JAN , SHIRUR, TAL-(AC NO.) LNSRR17523-2026 SHIRUR, DIST-PUNE-412210, 240310964 MAHARASHTRA-NDIA PRASHANT VITTHAL 7 JAN 25 EAST SIDE OF PLOT NO. 28/29/30/4 ON 11.00 Rs. 21 107712/-12,69,108.00/ AND BEARING GAT NO. 506 SHENDI YENGUNDUL, ASHWINI RS. 1043904/-AUG 1077120/-AM TO LOOR, AHMEDNAGAR MAHARASHTRA AMARDEEP PRASHANT YENGUNDUL DUES AS ON DUES AS ON 3 01.00 ADMEASURING SO AD SO MERS (AC NO.) LNAHH00320-19 DEC 2025 JAN 25 PM 27 LAPTOP 210154989 JAN 2026

DFFICE NO-8,1ST COMPLEX, ABOVE BAZAAR, SARJEPU AHMEDNAGAR-414001, MAHARAS HTRA-INDIA OFFICE NO-8.1ST VILAS PANDIT GAIKWAD, GRAM PANCHAYAT NO. 1092, M. NO. 8 OCT 24 11.00 20/11, GAT NO 143 VILL. POKHRADI, TAL-LATA VILAS GAIKWAD 1300800/-130080/ 16,83,210.00/-AUG AM TO FLOOR, RS. 1378363/-AHMADNAGAR, DIST. DUES AS ON 25 01.00 MARDEEP GUARANTOR UES AS ON 4 AHMADNAGARMAHARASHTRA (INDIA)-COMPLEX, ABOVE SONYABAPU NAGU PM 27 19 DEC 2025 OCT 24 414001 ADMEASURING 52.03 SQ.MTRS JADHAV JAN LAPTOP BAZAAR, SARJEPU 2026 (AC NO.) LNAHH00320-210155681 AHMEDNAGAR-414001, MAHARAS HTRA-INDIA DFFICE NO-8,15T ANAND RAKHAMAJI 8 FEB 24 FLAT NO 204, SECOND FLOOR, SALVAVIDAS SHINDE, SWAPANALI 82634/-13,48,725.00/ RS. 950563/-BUILDING, GAT NO 525/3, LONI BK, RAHTA, 826344/-AM TO FLOOR. 25 AHMEDNAGAR PIN: 413712 ADMEASURING ANAND SHINDE DUES AS ON UES AS ON 6 01.00 AMARDEEP 625 SQ. FT. COMPLEX, ABOVE (AC NO.) LNHSR01419-19 DEC 2025 FEB 24 PM 27 APTOP 200112157 BAZAAR, SARJEPU 2026 AHMEDNAGAR-414001, MAHARAS HTRA-INDIA **CHETAN MARKAS ALIAS** 30 MAR 21 3 FEB OLD SURVEY NO. 145, NEW SURVEY NO. 11.00 OFFICE NO.201, 173, HISSA NO. 2B/1/5A, FLAT NO. 403, 4TH AM TO ATHARVA PLAZA, MARUTI PAWAR, MRS. 32,21,147.00/ RS. 1508201/-LOOR, YASH HEIGHTS, MOUJE - FURSUNG ND FLOOR, PUNE KUSUM MARKAS ALIAS DUES AS ON 01.00 DUES AS ON TALUKA - HAVELL DISTRICT - PUNE SATARA ROAD, MARUTI PAWAR, MR. 19 DEC 2025 PM 27 25 MAR 21 MAHARASHTRA, ADMEASURING AREA 510 MARKAS YADAV PAWAR DHANKAWADI, SQ. FT. SALEBEL BUILT UP AREA. GUARANTOR: MR. 2026 PUNE-411043,MAHARAS PRAFULLA PRABHAKAR HTRA-INDIA UBALE

(AC NO.) LNHDP00317-180067076 OFFICE NO-8,15T MANGAL RAMBHAU 8 FEB 24 25 FEB PROPERTY NO. 1043 ON LAND BEARING 11.00 GAT NO. 175/6 A/PBHENDA BUDRUK TAL 841104/-84110/-FLOOR. GADKAR, MANTHAN 10,24,305.00/-AM TO RS. 671592/-25 NEVASA DIST AHMEDNAGAR PIN: 414603 RAMBHAU DUES AS ON 01:00 AMARDEEP DUES AS ON 6 ADMEASURING 1089 SQ. FT. COMPLEX, ABOVE GADKAR, RAMBHAU 19 DEC 2025 PM 27 FEB 24 EKNATH GADKAR APTOP JAN BAZAAR, SARJEPU 2026 (AC NO.) LNHSR00620-210150711 AHMEDNAGAR-414001, MAHARAS

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 mmediately 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. It 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 Ugarsen 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 out standing duesare not repaid in full. Place: MAHARASHTRA Date: 23-12-2025

Authorised Officer Aavas Financiers Limited

HTRA-INDIA

Sathe have borrowed money from Repco Home Finance Limited, Pimpri Branch against the mortgage of the immovable property more fully described in the schedule hereunder. Since the Borrower's failed to repay the loan amount, the Company has issued a Demand Notice under Section 13(2) of the Sarfaes Act, 2002 on 24.04.2025 calling upon them to repay the amount mentioned in the notice vide Loan Account No. 1741873001213 being Rs. 10,03,752/- as on 21.04.2025 together with further interest costs and expenses within 60 days from the date of the said notice. Whereas the Borrower & Co-Borrowers having failed to pay the amount due to the Company as called to in the said demand notice, the Company has taken possession of the secured asset more fully describe

in the schedule hereunder by issuing Possession Notice under Section 13(4) of the Act on 26.09.2025. Whereas the Borrowers having failed to pay the dues in full, the secured creditor. Repco Home Financi Limited has decided to sell the under mentioned secured asset in "As is where is condition" and "As i what is condition" under Section 13(4) of the Act read with Rules 8 & 9 of the Security interes Enforcement) Rules 2002 for realization of the debts dues to the Company. The dues of the Borrowe vide Loan Account No. 1741873001213 being ₹ 10,04,742/- as on 15.12.2025. Date / Time of E - Auction: 13.02.2026, 11.00 a.m -12.00 p.m

(with unlimited auto extension of 5 minutes) Last Date & time for submitting E-Tenders: 12.02.2026, 04.00 p.m

DESCRIPTION OF THE PROPERTY: All that piece and parcel of the Flat No. 201, admeasuring area 560 sq. ft. i.e. 52.04 sq. Mtrs. built up, situated on 2nd Floor, known as "Shivkunj", constructed on S. No. 61, Hissa No. 4/2/1 about admeasuring 00H .02 are i.e. 200 sq. mtrs. situated at revenue village Kondhwa Khurd situated at Taluka Haveli, Pune, within the local limits of the Pune Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli and is bounded as under: On or Towards East; by remaining land S. No. 61, On or Towards South : by remaining land of S. No. 61, On or Towards West: by common road: On or Towards North : by Property of Mr. Mittal. Flat Boundaries : On or Towards East: Lobby and Staircase, On or Towards West: Marginal open space and beyond 20" road, On or Towards North: Flat No. 202, On or Towards South: Marginal open space.

RESERVE PRICE ₹ 22,68,000/- Reserve Price ₹ 2,26,800/- Minimum Bid to the Price Price Price 1 ₹ 2,26,800/- Increment Amount ₹ 25,000/ For E-Auction procedure, please contact M/s. C1 India Pvt.Ltd., Mr. Prabakaran-74182 81709. For inspection of the property the intending bidders may contact the Branch Head, Repco Home Finance Limited, Pimpri Branch, on all working days between 10 a.m and 5 p.m. Contact Nos.

020-27455953 & 78248-80672. Date: 19.12.2025 Authorised Officer, Repco Home Finance Limited

APPENDIX IV [rule-8(1)] POSSESSION NOTICE (for Immovable property)

EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED

CIN: U67100MH2007PLC174759

Retail Central & Regd. Office: Edelweiss House, Off CST Road, Kalina, Mumbai 400098 Whereas, The Authorised Officer of the Edelweiss Asset Reconstruction Company Ltd. under the Securitisation 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 Demand Notice dated 08.08.2023 calling upon M/s. Laxmi Crockery (Pune) Pvt. Ltd (Borrower), Mr. Ashok Kumar Atmaram Sharma (Co-Borrower), Late Shri Hemant Atmaram Sharma (Co-Borrower) through his Legal Heirs Smt. Sangeet Hemant Sharma and Ms. Nisha Hemant Sharma through her guardian Smt. Sangeet Hemant Sharma; and Late Shri Atmaram Prithvisingh Sharma (Co-Borrower/Mortgagor) & Late Smt Krishnadevi Atmaram Sharma (Co-Borrower/Mortgagor) through their Legal Heirs Mr. Ashok Kumar Atmaram Sharma, Smt. Hemlata Yogesh Sharma, Sou Sushma Rajendra Sharma, Sou Neena Devanand Sharma, Sou Latika Venkataganapathy, Sou Uma Sanjay Sharma & Sou Seema Samit Sharma to repay the amount mentioned in the notice being of Rs. 6,11,38,317.93 (Rupees Six Crore Eleven Lakhs Thirty Eight Thousand Three Hundred Seventeen and Ninety Three Paisa Only) as on 28.07.2023 together with further interests from 29.07.2023 plus costs, charges and expenses, etc.

thereon within 60 days from the date of the said notices. 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 Section 13(4) of the said Act read with Rule 8 of the said Rules on this 18th day of December of the year 2025. The Borrowers in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Edelweiss Asset Reconstruction Company Ltd. for an amount of Rs. 6,11,38,317.93 (Rupees Six Crore Eleven Lakhs Thirty Eight Thousand Three Hundred Seventeen and Ninety Three Paisa Only) as on 28.07.2023 together with further interests from 29.07.2023 plus costs, charges and expenses, etc. 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.

DESCRIPTION OF PROPERTY

All that piece and parcel of the land bearing plot no 11 admeasuring 443,163 Sq Mtrs out of Survey No. 586/A/2/1, 586/A/2/3, 586/A/2/4, 586/A/3/2 along with construction of building consisting of Ground Floor, admeasuring 1938.48 Sq Ft, along with Balcony, admeasuring 103.33 Sq ft+ First Floor admeasuring 1779 Sq Ft along along with Balcony, admeasuring 103.33 Sq ft and porch admeasuring are 7.67 Sq Mtrs , situated at Munjeri (Bibvewadi) Tal Haveli, Dist Pune 411037. On or towards East: Plot No 12. On or towards West: Plot No 10. On or towards North: S No 586/1. On or towards South: Road

For Edelweiss Assets Reconstruction Company Limited Date: 18.12.2025 (Trustee of EARC TRUST SC 467) Place: Pune

◆ Edelweiss

Asset Reconstruction

Pune

SOUTH: GAT NO. 156 AND 145

https://sarfaesi.auctiontiger.net Date: 23-12-2025 Authorized Officer (Aditya Birla Housing Finance Limited) Place: Pune

16.12.2025 together with further interest plus costs, charges and expenses etc. within 60 days from the date of receipt of the said notice till the date of realization

The Borrowers having failed to repay the amount, notice is hereby given to the Borrowers

together with further interest plus costs, charges and expenses etc. thereon.

DESCRIPTION OF THE IMMOVABLE PROPERTY

Place: KOLHAPUR Sd/- Authorized Officer **CFM Asset Reconstruction Pvt. Ltd.**

(Acting in capacity of trustee of CFMARC Trust-112)

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