

यूनियन बैंक ऑफ इंडिया **Union Bank of India**

www.unionbankofindia.co.in A Government of India Undertaking

Maival Vadgaon Branch, Shantideep Complex, Near Vadgaon Railway Station, Vadgaon Maival, Pune, Maharashtra 412106

Web address: - www.unionbankofindia.bank.in, E-mail: ubn0532223@unionbankofindia.bank.in

POSSESSION NOTICE (Rule-8 (1))

Whereas the undersigned being the **Authorised Officer of Union Bank of India**, Maival Vadgaon Branch, Pune, under the Securitization and Reconstruction of Financial Assets and Enforcement of 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 paise 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 / Mortgagees 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 paise Ninety one only)** and interest thereon. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available to the borrower to redeem the secured assets.

DESCRIPTION OF IMMOVABLE PROPERTY
All that the piece and parcel of immovable property being Flat No 303, measuring 449.0 sq.ft. (carpet 345.0 sq. ft.) + parking area measuring 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 - Maival, Dist - Pune within the limits of Vadgaon Nagar panchayat and the registration District - Pune, Sub Registration District and Taluka - Maival.

Place: Pune (Shankar Gupta), Authorised Officer, Union Bank of India
Date: 19.12.2025

ADITYA BIRLA HOUSING FINANCE LIMITED

Registered Office: Indian Rayon Compound, Veraval, Gujarat- 362266
362666 Branch Office: 1st Floor Lohia Jain Arcade, S. No. 106, Near Chaturshring 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, has 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 13 of the Act, in respect of time available, to redeem the secured assets.

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-I", Situated At Gut No. 3672, 3673, 3679 & 3688, Talegaon Dharmdare, Taluka Shirur, Dist. Pune, Maharashtra-412208, And, Bounded As: East: Wing-G West: Flat No. F-601, North: Open Space South: Flat No. F-603.

Date: 19/12/2025 Authorised Officer
Place: PUNE Aditya Birla 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

1. ABFL: Authorized Officer - GANESH KONDE - 9689141468
2. Auction Service Provider (ASP): M/S e-Procurement Technologies Pvt. Ltd. (Auctioneer) Mr. Ram Sharma - Contact: 8000023297 & 9255562819

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 1600000/- (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 UNIFLAT 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 5.76 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 II, SITUATED ON LAND TOTALLY ADMEASURING 7 HECTORS 95 ACRES 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 SAMINTI 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 (R.O.P.D). SOUTH: GAT NO. 156 AND 145

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.adityabirlahousing.com/properties-for-auction-under-sarfaesi-act> and <https://sarfaesi.auctiontiger.net>

Date: 23-12-2025 Authorized Officer
Place: Pune (Aditya Birla Housing Finance Limited)

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, Spott 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 Securitization 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 Babushepat 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 twenty 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** 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.

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.

The Borrowers having failed to repay the amount, notice is hereby given to the Borrowers in 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 sub-section (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 twenty 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** together with further interest plus costs, charges and expenses etc. thereon.

The Borrowers' 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.

DESCRIPTION OF THE IMMOVABLE PROPERTY

All That Piece And Parcel Of The Property Bearing Shop No.04, Admeasuring 39.71 Sq Mtr On The Ground Floor Of Mahalaxmi Bazaar, Constructed On R.S.No.38/3/3 Situated In Mouje Jaysingpur Tal Shirol, Dist Kolhapur, Bound As: East: Common Passage, West: Front Space And Mun. Road, North: Open Space, South: Shop No.03 And Office No.4.

Place: KOLHAPUR Sd/- Authorized Officer
Date: 19.12.2025 CFM Asset Reconstruction Pvt. Ltd.
(Acting in capacity of trustee of CFMARC Trust-112)

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, 1st 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 **2nd 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 Ltd.Disputants Vs. Mr. Shashank Chandrakant Rawool and Ors.Opponents Loan A/c. No. AMF-M/01730120000298	1. Mr. Shashank Chandrakant Rawool Add : Flat No.1001, 10th Floor, 'Galaxy Vineet', Bavdhan, Pune - 411 021.Opp.No.1 2. 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 Ltd.Disputants Vs. Mr. Shashank Chandrakant Rawool and Ors.Opponents Loan A/c. No. AMF-M/01730120000286	1. Mr. Shashank Chandrakant Rawool Add : Flat No.1001, 10th Floor, 'Galaxy Vineet', Bavdhan, Pune-411 021.Opp.No.1 2. 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 Ltd.Disputants Vs. Mr. Pradeep Sanjay Kamble and Ors.Opponents Loan A/c. No. AMF-M/01730120000311	1. Mr. Pradeep Sanjay Kamble, Add : Dehu-Alandi Road, Pali nagar, Chikhali, Post Rupenagar, Pune -411062.Opp.No.1 2. Mr. Tejas Dattu Sonavane, Add : Plot No. 396, Near Raghunath Mandir, Kalegaon, Alandi Devachi, Alandi-Dehu road, Pune -412105.Opp.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 **18th day of December, 2025**.

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

Seal
Sd/-
Mr. Abhay Digambar Joglekar
Arbitrator

UNITY SMALL FINANCE BANK LIMITED DEMAND NOTICE

Registered Office : Basant Lok, Vasant Vihar, New Delhi - 110057
Corporate Office : Centrum House, Vidyannagar Marg, Kalina, Santacruz (E), Mumbai - 400 098

U/s. 13 (2)

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.

Sl.	Loan Account Details	Secured Assets
1.	Borrower(s) Name: 1. SAHAYADRI TRADING (BORROWER) 2. MADHURI SIDDHARTH GAIKWAD (CO-BORROWER & MORTGAGOR) 3. SIDDHARTH BHAIKJI 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	ALL THAT PIECE AND PARCEL OF THE PROPERTY SITUATED AT VILLAGE - RAHU, TAL- DAUND, PUNE, BEARING GAT NO. 187 AREA ADM.00 H. 17 R 1 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 SHINDHE, ON OR TOWARDS SOUTH: MAIN ROAD/GAT NO. 75/REMAINING AREA, ON OR TOWARDS NORTH: COMMON ROAD/SAMBAHAI SHINDE.
2.	Borrower(s) Name: 1. THREE DEVELOPERS (BORROWER & MORTGAGOR) 2. SHREE JOGESHWARI ENTERPRISES (CO-BORROWER & MORTGAGOR) 3. FOCUS INTERIOR (CO-BORROWER & MORTGAGOR) 4. SAPKAL ANKUSH GANPAT (CO-BORROWER & MORTGAGOR) 5. SACHIN BALIRAM JADHAV (CO-BORROWER & MORTGAGOR) 6. POOJA ANKUSH SAKPAL (CO-BORROWER & MORTGAGOR) 7. SHITAL SACHIN JADHAV (CO-BORROWER & MORTGAGOR) Sanction Date : 31/03/2025 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) Demand Notice Amount : Rs. 75,25,136.54 (Rupees Seventy-Five Lakh Twenty-Five Thousand One Hundred And Thirty-Six And Fifty-Four Paise Only) as on 05/12/2025	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 1 E. 700 SQ. MTRS. AND WITHIN THE JURISDICTION OF SUB-REGISTRAR KHED NO. 1 TO 3, PUNE AND WHICH IS BOUNDED AS FOLLOWS: BOUNDARIES (AS PER MORTGAGE DOCUMENT): ON OR TOWARDS EAST: MOI NIGHOUE ROAD, ON OR FOWARDS WEST: PROPERTY OF SHRI SALUJI YELWANE ON OR TOWARDS SOUTH: REMAINING PROPERTY OF GAT NO. 401/2 ON OR TOWARDS NORTH: PROPERTY OF MRS. KAMALA CHOUDHARI AND 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.

Sd/-
Place: MAHARASHTRA
Date: 23-12-2025
(Authorised Officer)
Unity Small Finance Bank 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 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/ Guarantors/Mortgagors	Dues As on	Date & Amount of 13(2) Demand Notice	Date of Possession	Description of Property	Reserve Price For Property	Earnest Money For Property	Date & Time of Auction	Place of Tender Submission, Tender Open & Auction at Aavas Financiers Ltd.
GITESH LANGHI, KAMAL LANGHI, SANJAY TUKARAM LANGHI, DNYANESHWARI SANJAY LANGHI (AC NO.) LNSR17523-240310964	Rs. 15,69,978.00/- DUES AS ON 19 DEC 2025	10 DEC 24 RS. 1244117/- DUES AS ON 5 DEC 24	6 AUG 25	ROW H.NO. 09, MILKAT NO 48/08, SITUATED AT MAUZE- SHIRUR, DIST- PUNE, MAHARASHTRA ADMEASURING 57.15 SQ. MTR.	Rs. 1230000/-	Rs. 123000/-	11.00 AM TO 01.00 PM 27 JAN 2026	OFFICE NO.103, 1ST FLOOR, SAI BUSINESS COURTS, SURAJNAGAR, SHIRUR, TAL- SHIRUR, DIST- PUNE-412210, MAHARASHTRA-INDIA
PRASHANT VITTHAL YENGUNDUL, ASHWINI PRASHANT YENGUNDUL (AC NO.) LNAHH00320-210154989	Rs. 12,69,108.00/- DUES AS ON 19 DEC 2025	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. 1077120/-	Rs. 107712/-	11.00 AM TO 01.00 PM 27 JAN 2026	OFFICE NO-8, 1ST FLOOR, AMARDEEP COMPLEX, ABOVE LAPTOP BAZAAR, SARJEPU RA, AHMEDNAGAR-414001, MAHARAS HTRA-INDIA
VILAS PANDEIT GAIKWAD, LATA VILAS GAIKWAD GUARANTOR: SONYABAPU NAGU JADHAV (AC NO.) LNAHH00320-210155681	Rs. 16,83,210.00/- DUES AS ON 19 DEC 2025	8 OCT 24 RS. 1378363/- DUES AS ON 4 OCT 24	19 AUG 25	GRAM PANCHAYAT NO. 1092, M. NO. 920/11, GAT NO 143 VILL. POKHRADI, TAL- AHMADNAGAR, DIST- AHMADNAGAR, MAHARASHTRA (INDIA)- 414001 ADMEASURING 52.03 SQ. MTRS	Rs. 1300800/-	Rs. 130080/-	11.00 AM TO 01.00 PM 27 JAN 2026	OFFICE NO-8, 1ST FLOOR, AMARDEEP COMPLEX, ABOVE LAPTOP BAZAAR, SARJEPU RA, AHMEDNAGAR-414001, MAHARAS HTRA-INDIA
ANAND RAKHAMAJI SHINDE, SWAPNALI ANAND SHINDE (AC NO.) LNSR001419-200112157	Rs. 13,48,725.00/- DUES AS ON 19 DEC 2025	8 FEB 24 RS. 950563/- DUES AS ON 6 FEB 24	7 MAR 25	FLAT NO 204, SECOND FLOOR, SALVAVIDAS BUILDING, GAT NO 525/3, LONI BK, RAHTA, AHMEDNAGAR PIN: 413712 ADMEASURING 625 SQ. FT.	Rs. 826344/-	Rs. 82634/-	11.00 AM TO 01.00 PM 27 JAN 2026	OFFICE NO-8, 1ST FLOOR, AMARDEEP COMPLEX, ABOVE LAPTOP BAZAAR, SARJEPU RA, AHMEDNAGAR-414001, MAHARAS HTRA-INDIA
CHETAN MARKAS ALIAS MARUTI PAWAR, MRS. KUSUM MARKAS ALIAS MARUTI PAWAR, MR. MARKAS YADAV PAWAR GUARANTOR: MR. PRAFULA PRABHAKAR UBALIE (AC NO.) LNHDP00317-180067076	Rs. 32,21,147.00/- DUES AS ON 19 DEC 2025	30 MAR 21 RS. 1508201/- DUES AS ON 25 MAR 21	3 FEB 25	OLD SURVEY NO. 145, NEW SURVEY NO. 173, HISSA NO. 28/1/5A, FLAT NO. 403, 4TH FLOOR, YASH HEIGHTS, MOUJE - FURSUNG, TALUKA - HAVELI, DISTRICT - PUNE, MAHARASHTRA, ADMEASURING AREA 510 SQ. FT. SALEBLE BUILT UP AREA.	Rs. 1468800/-	Rs. 146880/-	11.00 AM TO 01.00 PM 27 JAN 2026	OFFICE NO.201, ATAHARA PLAZA, 2ND FLOOR, PUNE SATARA ROAD, DHANKAWADI, PUNE-411043, MAHARAS HTRA-INDIA
MANGAL RAMBHAU GADKAR, MANTHAN RAMBHAU GADKAR, RAMBHAU EKNATH GADKAR (AC NO.) LNSHR00620-210150711	Rs. 10,24,305.00/- DUES AS ON 19 DEC 2025	8 FEB 24 RS. 671592/- DUES AS ON 6 FEB 24	25 FEB 25	PROPERTY NO. 1043 ON LAND BEARING GAT NO. 175/6 A/PBHENDA BUDRUK TAL NEVASA DIST AHMEDNAGAR PIN: 414603 ADMEASURING 1089 SQ. FT.	Rs. 841104/-	Rs. 84110/-	11.00 AM TO 01.00 PM 27 JAN 2026	OFFICE NO-8, 1ST FLOOR, AMARDEEP COMPLEX, ABOVE LAPTOP BAZAAR, SARJEPU RA, AHMEDNAGAR-414001, MAHARAS HTRA-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 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 2001-202, 2nd Floor, South End Square, Mansarovar Industrial Area, jaipur-302020 or Ugarsen Riniwa - 9875895867 or respective branch during office hours. Note: This is also a 15/30 days notice under Rule 9(11/8) to the Borrowers/Guarantors/Mortgagor of the above said loan accounts about tender inter se bidding sale on the above mentioned date. The property will be sold, if their out standing dues are not repaid in full.

Place: MAHARASHTRA Date: 23-12-2025

pnb Housing

REG. OFFICE:- 9th FLOOR, ANTRIKSH BHAWAN, 22 K.G. MARG, NEW DELHI - 110001, PHONES:- 011-23357171, 23357172, 23705414 WEBSITE:- www.pnbhousing.com

B.O.KONDHWA- 560, Fifth Floor, Marvel Vista, S. No 599A-59B+593A, Sahney Sujan Park, Lulla Nagar, Pune, Maharashtra - 411040, B.O.KHARADI- Third Floor, Ganisami Complex, Survey no.09, Hadeapsar, Kharadi, Bypass Road, Kharadi, Pune, Maharashtra - 411014

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

Whereas the undersigned being the Authorized Officer of the PNB Housing Finance Ltd, under the Securitisation and Reconstruction of Financial Assets & in compliance of Rule 9(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 borrowers 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 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 properties 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.

Loan Account No.	Name of the Borrower/Co-Borrower/Guarantor	Date of Notice	Amount Outstanding	Date of Possession	Description of the Property/ies Mortgaged
HOU/KNDW/0322/966001	ANIKET RAJESH SURYAWANSHI	8/10/2025	Rs. 10,84,956.12/- (Ten Lakhs Eighty Four Thousand Nine Hundred Fifty Six & Twelve Paise only)	18-12-2025 Symbolic	Wing- A, 4th Floor, Flat No. 113, Shree Siddhivinayak Park, Gat No. 31/2 and 49 (p), Wadgaon Gaun, Pune-412308
HOU/KRD/0823/111001	BALAJI GOVINDRAO DESHMUKH, MANISH B.O. KHARADI	8/10/2025	Rs. 24,27,678.34/- (Twenty Four Lakhs Twenty Seven Thousand Six Hundred Seventy Eight & Thirty Four Paise only)	18-12-2025 Symbolic	Flat No 610, 8th Floor, Building No B-2, Vaishnavi Mathra, Unnati, Sanshti Vaishnavi City Phase II, SR No 23, Hissa No 3/1, 3/2, & 3/3, Uruli Devachi, Pune - 412208