

PUBLIC NOTICE

NOTICE is hereby given THAT, the present Owners 1) Smt. Revati Dattatraya Joshi, 2) Mr. Dattatraya Balkrishna Joshi (deceased) through his legal heirs A) Smt. Revati Dattatraya Joshi B) Mr. Narendra Dattatraya Joshi, C) Mr. Surendra Dattatraya Joshi (deceased) through his legal heirs 1) Smt. Suvarna Suresh Joshi, 2) Mr. Amey Suresh Joshi, All residing at: Sadashil, Peth, Pune-411030 are intending to sell the property described in the Schedule hereto and my client is intending to purchase the said property. However the above owner has represented to my client that they have clear, clean and marketable title over the Scheduled property and also free from all encumbrances. If any person's having any claim, right and interest in respect of said property by way of inheritance, share, sale, mortgage, lease, lien, gift, possession, Power of Attorney, Agreement, or encumbrances, legal heir ship, howsoever or otherwise is/are hereby required to intimate to the undersigned within 7 days from the date of publication of this notice of such claims (if any), with all supporting documents. Failing which my client shall hold that no person has any claim of whatsoever nature and if any person has the same he/they has/have waived and relinquished the same and my client will complete said transaction.

SCHEDULE

All that piece & parcel of Family Unit / Apartment No. 401, admeasuring an about 52.04 Sq. Mtrs. built up in area, situated on Third Floor of building known as "Vishwanath Apartments" situated and being constructed upon CTS No. 183/B of Shukrawar Peth, Pune 411002 situated within the limits of Pune Municipal Corporation and situated within the Registration Sub-District of Pune, City and with undivided share of land and common areas & facilities as mentioned in Deed of Declaration

Hence, this notice.

Sd/-

(Mahesh P. Shitole) Advocate
Office : Shop No.10, Gr. Floor, Nestcon Crown, 1389, Behind Sangam Sadi, Shukrawar Peth, Pune-411002 Mobile : 9823474809 E-mail : adv.maheshshitole@gmail.com

जॉर्जर नोटिस

तमाम लोकांस कळविण्यात येते की, खालील परिशिष्टात वर्णन केलेली मिळकत तिचे विद्यमान मालक १. श्री. विजयकुमार किळवाला २. हेमंत विजयकुमार किळवाला ३. योगेश विजयकुमार किळवाला आणि सुपर्णा आशिष देशपांडे हे असून त्यांचे आमचे अशोलावगेवर व्यवहारीक बोलणी चालू आहे. तरी सदर मिळकतीवर कोणत्याही प्रकारचा हक्क, हितसंबंध, लीन, लीन, बारासाहज, हाड हक्क, पोटी, चोटी-यांगडी, कार-मदार, सांठेखत, विसारावती, बंधीसमन, कुलमुख्यत्वर अथवा अन्य प्रकारचा हक्क व हितसंबंध असल्यास सदर नोटिस प्रसिद्ध झाल्यापासून ०७ दिवसांच्या आत लेखी हक्कत असलेल्या मालकांस नोंदवली. सदर मुदतीत कोणत्याही कसल्याही प्रकारची हक्कत न आल्यास सदर मिळकत निव्वळ, निजोखमी, बोजाहित व पणवगेवर असल्यास समजून त्याच कोणाचा कसलोही हक्क अधिकार नाही व असल्यास तो जाणीवपूर्वक सोडून दिलेला आहे असे समजून आमचे अशोलावगेवर अतिरिक्ततांसाठी व्यवहार पूर्ण करतील मागावर कोणत्याही कसलोही तक्रार चाचणीसाठी नाही याची नोंद घ्यावी.

परिशिष्ट

तुक्की पुणे पोस्ट तुक्की तालुका पुणे शहर, मा. दुय्यम विन्चिक क्र. १ ते २८ यांचे अधिक क्षेत्रातील तसेच पुणे महानगरपालिका हद्दीतील गाव भौते विजाजीनगर येथील सिटी खर्च नं. १०२/बी/१, ऑरिजिन एअर नं. ३५३/बी/१ या मिळकतीवर बांधिलेला विजय नंदलाल सक्करो गृहत्याग संस्था याद्वारे पणवगे वॉप मजल्यावरील फ्लॅट नं. ४०१ यांचे क्षेत्र ७८० चौ. फुट. कारपेट व ७८० चौ. फुट टॅरेस क्षेत्र व एक कार पार्किंग हि मिळकत.

पुणे

सही/-
दिनांक : १८.०२.२०२६

अॅड. कैलास ल. खिरसागर

Office-No 5, Second Floor, Abhyudaya Apartment, Near Sane Dairy, Above Bank of Baroda, Bhandarkar, Road, Pune-411004.

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

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 borrower/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 property/ies 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 the dates mentioned against each account. The borrower/s in particular and the public in general is hereby cautioned not to deal with the 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 borrower's attention is invited to provisions of Sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

Loan Account No.	Name of the Borrower/Co-Borrower/Guarantor	Date of Demand Notice	Amount Outstanding	Date of Possession Taken	Description of the Property/ies Mortgaged
HOU/PUN/0918/577859 B.O.: PUNE	AMOL SHRIMANT SONWANE / SUSHMA SHREERHARI AADMANE	15/04/2025	Rs. 18,94,923.49/- (Rupees Eighteen Lakh Ninety-Four Thousand Nine Hundred Twenty-Three Paise Fourty Nine Only)	13-02-2026 Physical	Building E1, 5th Floor, 508, Eco City II, S. No. 27/A/1/2B/5, Talegaon Vargate Road, Near Tal. Near Talegaon Medic. Talegaon, Pune, Maharashtra - 411006, India
HOU/KRD/062/2/1019908 B.O.: KHARADI	AKSHAY TRIMBAKAPA SAMSHETTE/ PARSHANT TRIMBHAK SAMSHETTE	9/04/2025	Rs. 25,53,170.80/- (Rupees Twenty-Five Lakh Fifty-Three Thousand One Hundred Seventy Paise Eighty Only)	13-02-2026 Physical	Building C, 7th Floor, Flat No. 705, Surabhi Colony, Project At Gat No. 418 P. (New), 2523 (Old), Village Nanekarwad, Tal. Kharadi, Dist. Pune - 411001, India.

PLACE : PUNE DATE:-18.02.2026 AUTHORIZED OFFICE, PNB HOUSING FINANCE LTD.

AAVAS FINANCIERS LIMITED
(CIN:L65922RJ2011PLC034297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020

POSSESSION NOTICE

Whereas, the undersigned being the Authorised Officer of AAVAS FINANCIERS LIMITED under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred upon me under section 13(12) read with Rule 9 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice calling upon the borrower mentioned herein below to repay the amount mentioned in the respective notice within 60 days from the date of receipt of the said notice. The borrower having failed to repay the amount, undersigned has taken possession of the properties described herein below in exercise of powers conferred on me under Section 13(4) of the said Act read with Rule 9 of the said rules on the dates mentioned as below. The borrower and Guarantor in particular and the public in general is hereby cautioned not to deal with the properties and any dealings with the property will be subject to the charge of the AAVAS FINANCIERS LIMITED for an amount mentioned as below and further interest thereon.

Name of the Borrower	Date & Amount of Demand Notice	Description of Property	Date & Type of Possession
Ananda Shankar Patil, Vanita Ananda Patil Guarantor : Nitin Parasu Kamble (A/C NO.) 221203602265976	6 Dec 25 Rs. 1536971/- 5 Dec 25	Property Bearing R. S. No. 1592/B, Plot No. 1 Situated At Kaneri, Tal. Karveer, Dist. Kolhapur Admeasuring 47.29 Sq. Mtrs	Symbolic Possession Taken On 16 Feb 26
Devadatta Yadav Mohite, Vajjanata Yadav Mohite, Yojana Devadatt Mohite Guarantor : Milind Baburao Bhishe (A/C NO.) 181208600952935	11 Dec 25 Rs. 490876/- 10 Dec 25	Gram Panchayat Property No. 39, Cts No. 316, Kalaj, Phaltan, Satara, Maharashtra Admeasuring 78 Sq. Mtrs.	Symbolic Possession Taken On 17 Feb 26

Place : Maharashtra Date: 19-02-2026 Authorised Officer Aavas Financiers Limited

Move ahead with

Every Monday & Thursday in

Financial Express, The Indian EXPRESS & LOKSATA

For Advtg. details contact: 67241000

AU SMALL FINANCE BANK LIMITED (A SCHEDULED COMMERCIAL BANK)

Regd. Office: 19-A, Dhuleshwar Garden, Ajmer Road, Jaipur - 302001, Rajasthan, (India). (CIN:L36911RJ1996PLC011381)

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 Authorised Officer of AU Small Finance Bank Limited (A Scheduled Commercial Bank), the same shall be referred herein after as AUSFB. 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 AUSFB 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 No./ Name of Borrowers/Co-Borrowers/ Mortgagors/Guarantor	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	Date of Bid Submission	E-Auction Place of Tender Submission	Contact Person & Property Visit Date
(Loan A/C No.) L9001060118150160, Sagar Kirana Stores Through IFS Proprietor: Sagar Bhongale (Borrower), Sagar Arvind Bhongale S/O/W/O/Do Arvind (Co-Borrower) Smt.Priyanka Sagar Bhongale W/O Sagar Bhongale (Co-Borrower) Smt.Sindhu Arvind Bhongale W/O Arvind Bhongale (Co-Borrower)	10-Dec-24 Rs. 7,92,766/- Rs. Seven Lac Ninety-Two Thousand Seven Hundred Sixty-Six Only As On 07-Dec-24	12-Nov-25	Property Situated At Cts No 352, Nadi 353, Plot Of Sagar Milkat No 0392, Old No 0428, Village Talegaon Dhamdhare Dist-Pune, Maharashtra, 412208, Admeasuring 111.5 Square Metre	Rs. 59,000/- Rs. Fifty-Nine Thousand Only.	Rs. 59,000/- Rs. Fifty-Nine Thousand Only. with unlimited extension of 5 minutes	25-Mar-26 2:00 PM to 4:00 PM	On or Before 23-Mar-26	Au Small Finance Bank Ltd., Branch Address : - Nucleus Mall, 3 rd Floor, Sadhu Vaswani Road, Agarkar Nagar, Dist- Pune, Maharashtra- 411001	Ravindra Devare- 7039052930 / 9773358234- auctions@aubank.in 18-Mar-26
(Loan A/C No.) L9001060128054229, Jeevan Jyot Pathology Laboratory (Borrower), Sikandar Abbas Attar (Co-Borrower) Shamim Sikandar Attar (Co-Borrower) Ajim Sikandar Attar (Co-Borrower)	12-Jun-24 Rs. 11,94,226/- Rs. Eleven Lac Ninety-Four Thousand Two Hundred Twenty-Six Only As On 11-Jun-24	27-Jun-25	Property Situated At- Flat No -101, 1st Floor, Wing-A, Mahalakshmi Complex, Survey No- 472, 473, 474, 475, 476, 477, Vill- Bhor, Tehsil- Haveli, Dist- Pune, Maharashtra Admeasuring 590 Sq.Ft.	Rs. 1,00,000/- Rs. Ten Lac Only.	Rs. 1,00,000/- Rs. One Lac Only. with unlimited extension of 5 minutes	11-Mar-26 2:00 PM to 4:00 PM	On or Before 09-Mar-26	Au Small Finance Bank Ltd., Branch Address : - Nucleus Mall, 3 rd Floor, Sadhu Vaswani Road, Agarkar Nagar, Dist- Pune, Maharashtra- 411001	Ravindra Devare- 7039052930 / 9773358234- auctions@aubank.in 04-Mar-26
(Loan A/C No.) L9001060823590211 & L9001060118774685, Ganesh Tailors (Borrower), Deepak Prabhakar Shete S/O Prabhakar (S/O-Borrower) Smt.Savita Dipak Shete W/O Dipak (Co-Borrower)	12-Apr-24 Rs. 7,62,593/- Rs. Seven Lac Sixty-Two Thousand Five Hundred Ninety-Three Only & Rs. 1,50,205/- Rs. One Lac Fifty Thousand Two Hundred Five Only As On 12-Apr-24	10-Oct-25	Property Situated At- Cts No 47/1 Flat No 1 Floor P+1, Build Salkrupa, Vill- Gunawadi, Baramati, Dist- Pune, Maharashtra Admeasuring 869 Sqft	Rs. 11,00,000/- Rs. Eleven Lac Only.	Rs. 1,10,000/- Rs. One Lac Ten Thousand Only. with unlimited extension of 5 minutes	11-Mar-26 2:00 PM to 4:00 PM	On or Before 09-Mar-26	Au Small Finance Bank Ltd., Branch Address : - Nucleus Mall, 3 rd Floor, Sadhu Vaswani Road, Agarkar Nagar, Dist- Pune, Maharashtra- 411001	Ravindra Devare- 7039052930 / 9773358234- auctions@aubank.in 04-Mar-26

The terms and conditions of e-auction sale:-

- 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.
- 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 MSME AUCTION POOL ACCOUNT OF AU Small Finance Bank Limited, Current account No. 1921201121711599 AU SMALL FINANCE BANK LIMITED Fifth and Sixth Floor Sunny Big Junction STC Kharsa No. 64 to 67, Gram Sukharpura New Atish Market Jaipur 302020, IFSC Code: AUBL0002011. Once an Online Bid is submitted, same cannot be withdrawn. Further any 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 ID i.e. auctions@aubank.in
- All interested participants/bidders are requested to visit the website <https://sarfaesi.auctiontiger.net> & <https://www.aubank.in/bank-auction> for further details including Terms & Conditions, to take part in e-auction sale proceeding and are also advised to contact e-mail of auctions@aubank.in

Please Note: This is also a 15 & 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.

Date : 18/02/2026 Place : Pune Authorised Officer AU Small Finance Bank Limited

AXIS BANK LTD. Registered Office : Axis Bank Ltd., "Trishul", 3rd floor, Opp. Samarsheshwar Temple, Near Law Garden, Ellisbridge, Ahmedabad - 380006, Branch Office : Axis Bank Ltd., Sterling Plaza, Ground floor, Opp. Sai Services Petrol Pump, J.M.Road, Pune-411004.

POSSESSION NOTICE (RULE 8(1))

Whereas, the undersigned being the Authorized Officer of the Axis Bank Ltd., Under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice/s on the dates mentioned below, calling upon the borrowers / Co-borrowers / Guarantors / mortgagors, as per details given below, to repay the amounts mentioned in the respective Notices within 60 days from the date of the respective notice. The borrowers / Co-borrowers / Guarantors / mortgagors, having failed to repay the amount, notice is hereby given to the borrowers / Co-borrowers / Guarantors / mortgagors 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/her under section 13(4) of the said Act, read with Rule, 6 & 8 of the Security Interest (Enforcement) Rules, 2002 on the date mentioned below. The borrowers / Co-borrowers / Guarantors / mortgagors in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Axis Bank Ltd., for amounts mentioned below. The borrower's attention is invited to the provisions of Sub Section (8) of Section 13 of the SARFAESI Act, 2002 in respect of time available, to redeem the secured assets.

Name & Address of Borrowers / Co-borrowers / Mortgagors / Guarantors	Outstanding Amount (Rs.)
1) Jayamala Prakash Paradeshi 2) Vikas Prakash Paradeshi, Both R/o/Flat No. 403, 4th Floor, Building N, Vision City, Gat No.306, Jambhul, Maval, Pune-412105 Also at : Takve Bk., Taluka - Maval, Shinde Wadi Road, Near Jain Mandir, Pune-412106.	Rs. 30,98,427/- (Rupees Thirty Lakh Ninety Eight Thousand Four Twenty Seven Only) being the amount due as on 25/04/2025 together with further contractual rate of interest thereon till the date of payment, the aforesaid amount and incidental expenses, costs, charges etc. incurred / to be incurred until the date of payment.

Date of Demand Notice : 30/04/2025 Date of Physical Possession : 16/02/2026
Description of Immovable Properties : All that piece and parcel of Flat No.403 on 4th Floor in Building N, having carpet area admeasuring 962 Sq. Ft. i.e. 89.369 Sq. Mtr., Terrace area admeasuring 87 Sq. Ft. i.e. 8.06 Sq. Mtr. along with covered car parking area, The project/scheme known as "Vision City", constructed on the land bearing Gat No.308 situated at village Jambhul, Taluka,Maval, District,Pune.

Date : 16/02/2026 Place : Pune Sd/- Axis Bank Ltd., Authorised Officer

AAVAS FINANCIERS LIMITED
(CIN:L65922RJ2011PLC034297) 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 Authorised Officer of AAVAS FINANCIERS LIMITED Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis. The details of the cases are as under.

Name of Borrowers/ Co-Borrowers/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.
Narayan Pandurang Patil, Mrs. Shobha Narayan Patil Guarantor : Mr. Sanjay Kumar Maruti Kurane (A/C NO.) LNKHP02818-190086947	Rs. 50,62,857.00/- Dues As On 18 Feb 2026	7 Apr 21 Rs. 2069529/- Dues As On 5 Apr 21	6 Dec 22	City Survey No. 2763, Flat No. 3, 3rd Floor, Ward - D, Shukrawar Peth, Abdul Gali, Bharat Residency, K. Karveer, Kolhapur Mahanagarpalika, Kolhapur, Maharashtra. Admeasuring 47.21 Sq. Mtrs. Super Builtup.	Rs. 1027000/-	Rs. 102700/-	11.00 AM To 01.00 PM 24 Mar 2026	Shop No. 109, 1st Floor, Revolution, E. Ward, Station Road, Kolhapur- 416001, Maharashtra ra-India

Terms & Conditions: 1) The person, taking part in the tender, will have to deposit his offer in the tender form provided by the AFL which is to be collected from the above branch offices during working hours of any working day, super scribbling "Tender Offer for sale 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 towards 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 Authorised officer has absolute right to accept or reject any bid or adjourn/postpone the sale process without assigning any reason therefore. 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 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 outstanding dues are not repaid in full.

Place : Maharashtra Date : 19-02-2026 Authorised Officer Aavas Financiers Limited

AUTHUM AUTHUM INVESTMENT & INFRASTRUCTURE LIMITED

Registered Office: 707, Rajaha Centre, Free Press Journal Road, Nariman Point, Mumbai-400 021. Ph: (022) 6747 2117 Fax: (022) 6747 2118 E-mail: info@authum.com

APPENDIX- IV-A [See proviso to rule 8(6)] Public Notice For E-Auction Cum Sale (Appendix - IV A) (Rule 8(6))

That is pursuant to the approved resolution plan of the Reliance Home Finance Limited, (RHFL) by its Lenders in terms of RBI Circular dated June 7, 2019 on Prudential Framework for Resolution of Stressed Assets, the order of Hon'ble Supreme Court of India dated March 3, 2023 and the Special Resolution passed by the Shareholders on March 25, 2023, RHFL has entered into the agreement to transfer its Business by way of a slump sale on a going concern basis, to Reliance Commercial Finance Limited (RCFL) and whereas all the rights and liabilities pertaining to the loan account (s) of the Borrower has/have also been transferred to RCFL.

Sale of Immovable property mortgaged to Authum Investment & Infrastructure Limited ("AIL") (Resulting Company pursuant to the demerger of lending business from Reliance Commercial Finance Limited ("RCFL") to AIL vide NCLT order dated 10.05.2024) having Corporate Office at The Ruby 11th Floor, North-West wing, Plot No.29, Senapati Bapat Marg, Dadar (west), Mumbai- 400028 and Branch Office at Authum Investment & Infrastructure Limited, Office No. 209 & 210, 2nd Floor, City Square, Near Pride Hotel, Shivaji Nagar, Pune - 411005 under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter "Act"). Whereas the Authorized Officer ("AO") of Authum Investment & Infrastructure Limited has taken the possession of the following property/ies pursuant to the notice issued U/S 13(2) of the Act in the following loan accounts/prospect nos. with a right to sell the same on "AS IS WHERE IS BASIS & AS IS WHAT IS BASIS" for realization of Authum Investment & Infrastructure Limited dues. The Sale will be done by the undersigned through e-auction platform provided at the website: <https://sarfaesi.auctiontiger.net>.

Borrower(s) / Co-Borrower(s) / Guarantor(s)	Demand Notice Date And Amount	Date of Physical Possession	Reserve Price / Earnest Money Deposit
Loan A/C No. RHPUN000059061 & RHPUN000059588 Branch: Pune 1. Sachin Pannal Solanki 2. Pannal Manilal Solanki 3. Sainath Enterprises 4. Jitendra Pannal Solanki	27-04-2021 & Rs. 38,15,804/- (Rupees Thirty Eight Lakh Fifty Five Thousand Eight Hundred Eighty Four Only) Bid Incremental : Rs. 30,000/- (Rupees Thirty Thousand Only)	30 OCT 21 Total Outstanding as on 06th Feb 2026 Rs. 80,70,777.72 /- (Rupees Eighty Lakh Seventy Thousand Seven Hundred Seventy-Seven & Seventy-Two Paise Only)	Rs. 45,00,000/- (Rupees Forty Five Lakh Only) Earnest Money Deposit (EMD) Rs. 450,000/- (Rupees Four Lakh & Fifty Thousand Only)

Description Of The Immovable Property/ Secured Asset : All that piece and parcel of Immovable Property Bearing Shop No. 10, On Ground Floor, Admeasuring 30.67 Sq. Mtrs. I.E.330 Sq.Ft. (Built Up), In Building Known As "Shrine Complex" Constructed On Land Bearing Final Plot No-5, CTS No.415, TP Scheme No.-II, Somwar Peth Pune Maharashtra - 411011.

Loan A/C No.	31/01/2023 & 07TH AUG 25	Rs. 26,28,000/- (Rupees Twenty Six Lakh Twenty Eight Only)	Rs. 26,28,000/- (Rupees Twenty Six Lakh Twenty Eight Only)
Loan A/C No. RHAHPUN000033886 Branch: Pune 1. Rajkumar Ramkisan Mukhiya 2. Geeta Rajkumar Mukhiya	Rs. 53,20,296/- (Rupees Fifty Three Lakh Twenty Thousand Two Hundred & Ninety Six Only) Bid Incremental : Rs. 25,000/- (Rupees Twenty-Five Thousand Only)	TOTAL Outstanding as on 16th Feb 26 Rs. 85,80,496.50/- (Rupees Eighty Five Lakh Eighty Thousand Four Hundred Ninety-Six & Fifty Only)	Earnest Money Deposit (EMD) : Rs. 2,63,000/- (Rupees Two Lakh Sixty Three Only)

Description Of The Immovable Property/ Secured Asset : All The Piece And Parcel Of Flat No. 201, 2nd Floor, Wing A, Sai Niranjan, S/No 62/2/2/1, Pimple Nilakh, Pune Maharashtra 411027

Date Of Inspection : 12th Mar 26 11:00-16:00 EMD Last Date : 16th Mar 26 Till 17:00 Date/Time of E-Auction : 17th Mar 26 11:00-13:00

Mode Of Payment: All payment shall be made by demand draft in favour of "Authum Investment & Infrastructure Limited" payable at PUNE or through RTGS/NEFT. The accounts details are as follows: a) Name of the account- Authum Investment & Infrastructure Limited CHD A/C b) Name of the Bank: HDFC Bank Ltd., c) Account No: 9999917071983, d) IFSC Code: HDFC000119.

TERMS & CONDITIONS OF ONLINE E-AUCTION SALE:-

- The Property is being sold on "AS IS WHERE IS, WHATEVER THERE & WITHOUT RECOURSE BASIS". As such sale is without any kind of warranties & indemnities.
- For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service Provider M/S e-Procurement Technologies Pvt. Ltd. (Auctiontiger), B-705, Wall Street II, Opp. Orient Club, Near Gujrat College, Ellis Bridge, Ahmedabad - 380 006 Gujarat (Contact no. 9265562818/9265562821/19) Support Email - support@auctiontiger.net, Mr. Ram Sharma Mob. 8000023297 Email: ramprasada@auctiontiger.net
- For further details and queries, contact Authorized Officer: Mr. Gaurav Dhane (Mob.No.: 7020825520)
- This publication is also 15 (Fifteen) days' notice to the Borrower / Mortgagor / Guarantors of the above said loan account pursuant to rule 8(6) of Security Interest (Enforcement) Rules 2002, about holding of auction sale on the above-mentioned date & place.

PLEASE REFER THE WEBSITE FOR DETAILED TERMS AND CONDITIONS (Use Code: 358763 & 358765 & see the NIT Document) (<https://sarfaesi.auctiontiger.net>)

Place: PUNE Date: 19.02.2026 Sd/- Authorized Officer

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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