#### AXIS BANK LTD.

Registered Office: Axis Bank Ltd., "Trishul" -3rd floor, Opp. Samartheshwar Temple, Near Law Garden, Ellisbridge, Ahmedabad -380006, Branch Office: Axis Bank Ltd., Sterling Plaza, Ground floor, Opp. Sai Sevices 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 Securitization 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 Rule3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notices 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.

Sr.No.	Name & Address of Borrowers / Co-borrowers / Mortgagors / Guarantors	Outstanding Amount (Rs.)
	1) Mahesh Dattatray Dound 2) Tejaswini Subhash Chavan, Both R/o. Flat No. 306, A Wing,	DESCRIPTION OF THE SECOND SECTION OF THE SECOND SECOND SECTION OF THE SECOND SECOND SECOND SECOND SECOND SEC
	3rd Floor, Sai Sneh, Gat No.602, Near I-Land, Moshi, Pune-412105, Also at : Room No.75,	
	2nd Floor, Ganesh Heights, S.No.200, Alandi Road, Near Sakhubai Garden, Bhosari, Pune-	
	411033 Also at No.1: S/o Dattatray Daund, Daund Wasti, Lakhangaon, Pune-412406, Also	payment, the aforesaid amount and incidental expenses, costs,
	at No.2: D/o Subhash Chavan, Vadaj, Pune-410502.	charges etc. incurred / to be incurred until the date of payment.
	Date of Demand Notice : 29/05/2025	Date of Physical Possession : 20/12/2025

Description of Immovable Properties: All that piece and parcel of Flat No.306 on 3rd Floor in Wing A, having carpet area admeasuring 36.84 Sq. Mtr., adjacent terrace area admeasuring 4.62 Sq. Mtr. along with one covered car parking space, The project/scheme known as "Sai Sneh Phase 1", constructed on the land bearing Gat No.602, 603 situated at village Moshi, Taluka Haveli, District Pune.

Sd/-Date: 20/12/2025 Axis Bank Ltd., Authorised Officer Place: Pune

#### 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 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/ Guarantors/Mortagors	Dues As on	Date & Amount of 13(2)Demand Notice	Of Poss- ession	Description of Property	Price For	Earnest Money For Property	Time of	Place of Tender Submission, Tender Open & Auction at Aavas Financiers Ltd.
MANOJ SITARAM YADAV, NISHA MANOJ YADAV (AC NO.) LNHSR04319- 200139135 GUARANTOR: RAKESH RAMJIT YADAV (AC NO.) LNHSR02918- 190101364	Rs. 4,40,081.00/- & Rs. 8,13,719.00/- DUES AS ON 20 DEC 2025	10 NOV 21 Rs. 407055/- & Rs. 832375/- DUES AS ON 8 NOV 21	29 JUL 25	GAT NO 132/B/46, ATITHI COLONY, PATHA WASTI, WARD NO 1, SHRIRAMPUR, AHMEDNAGAR, MAHARASHTRA ADMEASURING 5000 SQ. FT.	Rs. 3719120/-	Rs. 371912/-	AM TO 01.00 PM 24 JAN 2026	GALA NO-204, FIRST FLOOR, DHRUVI LIFE STYLE, MAIN ROAD, SHRIRAMPUR- 413709,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 furing 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 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, 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/Gu ioan 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: 24-12-2025 **Authorised Officer Aavas Financiers Limited** 

# बैंक ऑफ इंडिया BO

#### ASSET RECOVERY MANAGEMENT BRANCH

Bank of India Building, First Floor, 28, S. V. Road, Andheri (W), Near Andheri West Railway Station, Mumbai - 400 058. Tel No. - 26210406 / 07, Email: asset.mnz@bankofindia..bank.in

#### **E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES**

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule8(6) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the following Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to Bank of India (Secured Creditor), the constructive/physical possession of which has been taken by the Authorized Officers of Bank of India, will be held on "as is Where is" as is what is", and "whatever there is", for recovery of respective dues as detailed here under against the secured assets mortgaged/charged to Bank of India from respective borrowers and guarantors. The reserve price and earnest money deposit is shown there against each secured asset. The sale will be done by the undersigned through E-Auction platform provided hereunder.

E-AUCTION SALE NOTICE UNDER SARFAESI ACT2002 CUM NOTICE TO BORROWER / GUARANTOR

(Rs. In I							
Sr. No.	Names of the Account / Borrower/ Guarantor	Description of the Properties	Reserve Price / EMD Amount / Minimum Bid Increment	O/s. Dues (Excluding Int. Penal Int. & Exp.)	Date/ Time of on site inspection of property/ Contact No.		
1.	Borrower M/s. IVRCL Indore Gujarat Tollways Limited Guarantors- 1. Mr. E Sudhir Reddy 2. IVRCL Ltd. 3. Absorption Aircorn Engineers Pvt. Ltd. 4. Gajuwaka Developers Pvt. Ltd. 5. IVRCL Steel Construction and Services Ltd. 6. Tirumani Developers Pvt. Ltd. 7. Mr. Shivprasad Shivdatta Shukla (now deceased through legal heirs Mrs. Rohini Shivprasad Shukla and	District Pune, Maharashtra 410 405.	1850.00/ 185.00 / 10.00	37742.00	22.01.2026 1:00 PM TO 4:00 PM / Mob. 7739014174		

Terms and Conditions of the E-auction are as under: E-Auction is being held on "AS IS WHERE IS" basis, "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS" and will be conducted "On Line".

The auction sale will be "online E-auction / Bidding through website - URL: https://BAANKNET.com on E-Auction Date- 28.01.2026 (between 11:00 AM and 05:00 PM with unlimited extensions of 10 minutes each)

E-auction bid form Declaration, General Terms and Conditions of online auction sale are available in websites- https://www.bankofindia.bank.in Bidder may visit URL: https://BAANKNET.com , where "Guidelines" for Bidders are available with educational videos. Bidders have to complete following

Step 1: Bidder / Purchaser Registration: Bidder to Register on e-Auction portal URL: https://BAANKNET.com using his mobile no. and E-mail ID. (PDF(Buyer Manual) describing the step by step process for registration is available for download in the home page under Help option at the bottom

 Step 2: KYC Verification: Bidder to upload requisite KYC documents. KYC documents shall be verified by e-auction service provider (may take 2 working days). Step 3: Transfer of EMD amount to his global EMD wallet: Online /Off-line transfer of funds using NEFT / Transfer, using challan generated on

Cersai Security Interest/ Asset Id: 200018597161

Step 1 to Step 3 should be completed by bidder well in advance, before e-auction date. Bidder may also visit: https://BAANKNET.com for registration and

bidding guidelines Helpline Details / Contact Person Details of : BAANKNET

Mr. Jayesh Shivprasad Shukla)

Name	Team	Number	e-Mail
Helpdesk Number	PSB Alliance	8291220220	support.ebkray@psballiance.com support.ebkray@procure247.com
Mr. Dharmesh Asher	PSB Alliance	9892219848	avp.projectmanager2@psballiance.com
Mr. Sudhir Panchal	iSourcing Technology	8160205051	sudhir@procure247.com

support.BAANKNET@psballiance.com and support.ebkray@procure247.com

To the best of knowledge and information of the authorized officer there is no encumbrances on the property/ies. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of the property/ies put on auction and claims/rights/dues effecting the property, prior to submitting their bid. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The authorized officer/secured creditor shall not be responsible in any way for any third party claims/rights/dues. No claim of whatsoever nature will be entertained after submission of the online bid regarding property/ies put for sale.

Earnest money deposit (EMD) shall be deposited through RTGS/NEFT/Fund Transfer to the bank account as guided and mentioned in https://BAANKNET.com.portal before participating in the bid online. The KYC documents are 1. Proof of Identification (KYC) viz. Voter ID Card/Driving License/Passport 2. Current Address Proof for communication 3. PAN Card

of the bidder 4. Valid e-mail ID/contact number of the bidder etc. Date of inspection will be as mentioned in the table above with prior appointment with above mentioned contact numbers.

Prospective bidders may avail online training on e-auction from : https://BAANKNET.com.portal. Bids shall be submitted through online procedure only in the prescribed formats with relevant details.

Bidders shall be deemed to have read and understood the terms and conditions of sale and be bound by them.

The bid price to be submitted shall be above the reserve rice and bidders shall improve their further offers in multiples of Rs. 10,000/- (Rupees Ten Thousand) for Reserve Price up to Rs.20.00 lakhs/Rs. 25,000/- (Rupees Twenty Five Thousand) For Reserve Price above 20.00 - uo to 50.00 lakhs/ Rs.50,000/-(Rupees Fifty thousand) For Reserve Price above 50.00- Up to 1.00 Crore / Rs.1.00 (Rs. One Lakh ) For Reserve Price above 1.00 Crore -up to 5.00 Crore / Rs. 5.00 Lakhs (Rupees Five Lakhs) for Reserve price above Rs.5 Crore -up to Rs.10.00 Crore/ and 10.00 Lakhs (Rupees Ten Lakhs) for Reserve Price above Rs. 10 Crore. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.

11. The earnest money deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of the unsuccessful bidder will be returned on the closure of the e-auction sale proceedings.

12. The earnest money deposit shall not bear any interest the successful bidder shall have to pay 25% of the purchased amount (including earnest money already paid immediately on acceptance of bid price by authorized officer on the same day or maximum by next day and the balance of the safe price on or before 15th day of sale. The auction sale is subject to confirmation by the bank. Default in deposit of the amount by the successful bidder at any stage would entail forfeiture of the whole money already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/right in respect of the

13. The prospective qualified bidders may avail online training on e-auction from : https://BAANKNET.com portal prior to the date of e-auction neither the authorized officer nor the bank will be held responsible for any internet network problem power failure, any other technical lapse/failure etc. in order to ward off such contingent situation the interested are requested to ensure that they are technically well equipped with adequate power backup etc. for successfully

participating in the e-auction event. 14. Purchaser shall bear the stamp duties charges including those of sale certificate / registration/ charges including all statutory dues payable to the government,

taxes and rates and outgoing both existing and future relating to the property.

 Buyer shall bear the TDS wherever applicable including other statutory dues, registration charges, stamp duty etc. 16. The authorized officer/ bank is not bound to accept the highest offer and has absolute right and discretion to accept or reject any or all offers or adjourn /postpone/cancel the e-auction or withdraw any property or portion there-of from the auction proceeding at any stage without assigning any reason there for.

 The sale certificate will be issued in the name of the purchaser(s)/applicant(s) only and will not be issued in any other name(s). 18. The sale shall be subject to rules/conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002. Further details inquiries if any on the terms and conditions of sale can be obtained from the contact numbers given.

19. If any participant deposits the EMD after registering himself and afterwards opt to not to bid, can reverse the bid amount through system as specified in

https://BAANKNET.com.portal. 20. GST, wherever applicable, to be borne by successful bidder. SALE NOTICE TO BORROWER/ GUARANTORS

Date: 24.12.2025

Place: Mumbai

The undersigned being the Authorized Officers of Bank of India are having full powers to issue this notice of sale and exercise all powers of sale under securitization and reconstruction of financial assets and Enforcement of Security Interest Act, 2002 and the rules framed there under. You have committed default in payment of the dues with interest, cost and charges etc. in respect of the advances granted by the bank mentioned above. Hence, the Bank has issued demand notices to all of you under section 13(2) to pay the amount mentioned there on within 60 days. You have failed to pay the amount even after the expiry of 60 days. Therefore, the Authorized Officers in exercise of the powers conferred under section 13(4), took possession of the secured assets more particularly described in the schedule mentioned above. Notice is hereby given to you to pay the sum as mentioned above before the date fixed for sale, failing which the property will be sold and balance due if any will be recovered with interest and cost from you. Please note that all expenses pertaining to demand notice, taking possession, valuation and sale of assets etc. shall be first deducted from the sale proceeds which may be realized by the undersigned and the balance of the sale proceeds will be appropriated towards your liability as aforesaid. You are at liberty to participate in the auction to be held on the terms and conditions thereof including deposit of earnest money.

> **Authorized Officer** Asset Recovery Management Services Branch

Bank of India



ART HOUSING FINANCE (INDIA) LIMITED (Formerly known as ART affordable Housing Finance (India) Limited)
Registered Office: 107, BEST SKY TOWER, NETAJI SUBHASH PLACE, PITAMPURA, DELHI - 110034, Branch Office: 49, UDYOG VIHAR, PHASE-IV, GURUGRAM HARYANA - 122015

APPENDIX-IV {See rule 8(1)} POSSESSION NOTICE (For Immovable Property)

Whereas, The undersigned being the Authorized Officer of ART HOUSING FINANCE (INDIA) LIMITED [CI NO. U65999DL2013PLC255432] under the Securitization and Reconstruction of Financial Assets an Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(12) read witl Rule 3 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice dated 07.07.2025 for Loai Accounts No. LNPPN01423-240010419 calling upon the borrower(s) MR. ROHAN PANDURANG DAMSE 8 MRS. SUREKHA ROHAN DAMSE & MR. PANDURANG MARTAND DAMSE to repay the amount mentioned the notice being Rs.19.23.162/- (Rupees Nineteen Lakh Twenty Three Thousand One Hundred Sixty Two Only) as on 07.07.2025 and interest thereon 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 borrower(s) and the public general that the undersigned has taken possession of the property described herein below in exercise of power conferred on him under Sub-Section (4) of Section 13 of the Act read with Rule 8 of the Security Interes (Enforcement) Rules, 2002 on 19.12.2025

The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the ART Housing Finance (India) Limited for an amoun of Rs.19,23,162/- (Rupees Nineteen Lakh Twenty Three Thousand One Hundred Sixty Two Only) as o

07.07.2025 and interest thereon. The borrower's attention is invited to provisions of Sub-Section (8) of Section 13 of the Act in respect of tim vailable, to redeem the Secured Asset

DESCRIPTION OF THE IMMOVABLE PROPERTY PROPERTY BEARING FLAT NO. 608, 6TH FLOOR, BUILDING NO. C, "SPRING VALLEY PHASE - II, WING C, CO-OP HOUSING SOCIETY LTD.," CONSTRUCTED ON NEW SURVEY NO. 134 HISSA NO. 3 (OLI SURVEY NO. 134 HISSA NO. 3+4+5AB) (OLD SURVEY NO. 742 HISSA NO. 3+4+5AB), SITUATED A VILLAGE WADMUKHWADI, TALUKA HAVELI, DISTRICT PUNE, MAHARASHTRA, WHICH IS BOUNDED A

EAST: AS PER TITLE DEEDS, NORTH: AS PER TITLE DEEDS,

UNDER

WEST: AS PERTITLE DEEDS. SOUTH: AS PER TITLE DEEDS

DATE: 19.12.2025. PLACE: PUNE (MAHARASHTRA) **AUTHORISED OFFICER** 

ART HOUSING FINANCE (INDIA) LIMITED

**PUBLIC NOTICE** 

The Public Notice is hereby given that Sunny Subhash Bhosale is intended to purchase the property mentioned below from Late. D. Ganesan & Late. K. R. Ganesan through legal heirs Bhuvana Ramachandran, Vijayalakshmi Swaminathan Ayyair, Mangala Chandrashekhar, Mohan Ganeshan, Shivram Krishnan & Geeta Khothangudi Ramchandran and further agreed to mortgage the said property in favour of ICICI HFC, Chinchwad Branch.

That Sunny Subhash Bhosale AND Bhuvana Ramachandran & others marked above, have assured my client ICICI HFC. Chinchwad Branch that Bhuvana Ramachandran. Vijayalakshmi Swaminathan Ayyair, Mangala Chandrashekhar, Mohan Ganeshan Shivram Krishnan & Geeta Khothangudi Ramchandran are the only legal heirs of Late. D.

Ganesan & Late. K. R. Ganesan. That Sunny Subhash Bhosale AND Bhuvana Ramachandran & others marked above have assured my client ICICI HFC, Chinchwad Branch that they have clean, clear and marketable title to the property mentioned below. All persons having any claim against or In respect of the said property more particularly described in the schedule hereunder are hereby requested to notify the same in writing to us with supporting documentary

#### DESCRIPTION OF PROPERTY

evidence at the address mentioned herein below within 15 days from the date hereof.

All that piece and parcel of property: Flat No. J-856, on the 8th Floor, area admeasuring about 713 sq.fts., + Terrace area 109 sq.ft., in the society known as Tropica J Building Co – Operative Housing Society Ltd, constructed on S. No. 56/1A, S. No. 57/2. S. No. 58/1A situated at Village Ravet, Taluka Haveli, District Pune & land bounded as

East: S. No. 59, 53, 56/2; West: S. No. 58/1 (Part), S. No. 57/1/B (Part) and S. No. 56/1/A (Part); South: 18 Mtrs. D. P. Road and S. No. 56/2 and 54; North: 18 Mtrs. wide D. P. Road and S. No. 58/2.

Date: 24/12/2025 Place: Pune

Sopanrao Mane & Co. (Advocates) 4th Floor, Brahma Sky Uzuri, Dr. Ambedkar Chowk. Pimpri, Pune 411018, Ph: 9421133333

### Birlasoft Limited

Registered Office: 35 & 36, Rajiv Gandhi Infotech Park, Phase-I, MIDC, Hinjawadi, Pune (MH) 411057, India Tel: +91 20 6652 5000 | secretarial@birlasoft.com | www.birlasoft.com | CIN: L72200PN1990PLC059594

CKA Birla Group

## birlasoft



#### Reminder Notice with respect to Special Window for re-lodgment of transfer requests of physical shares

In continuation to our earlier newspaper advertisements published on July 16, 2025, September 12, 2025, and November 11, 2025, notice is hereby given that the Securities and Exchange Board of India ("SEBI") vide its circular SEBI/HO/MIRSD/MIRSD-PoD/P/CIR/2025/97 dated July 2, 2025 has introduced a Special Window for re-lodgement of transfer requests of physical shares to facilitate ease of investing for investors and to secure their rights in the securities purchased by them.

Pursuant to the said Circular, investors who had submitted transfer requests for physical shares prior to April 1, 2019 (the date from which transfer of securities in physical form was discontinued), and whose requests were rejected or returned due to deficiencies, are now provided an opportunity to re-lodge such transfer requests.

Eligible investors may re-lodge their earlier requests with the Company's Registrar and Transfer Agent ("RTA"), MUFG Intime India Private Limited (formerly known as Link Intime India Private Limited) along with requisite documents and rectifying deficiency, if any, during the Special Window period of six (6) months i.e. from July 7, 2025 till January 6, 2026. Investors are hereby informed that pursuant to the said Circular, the securities re-lodged for transfer (including those requests that are pending with the Company / RTA, as on date) shall only be issued in demat form after following due process for transfer-cum-demat. Investors may send the documents to the Company or RTA on any of the address given below:

Birlasoft Limited

Other the English

The Company Secretary

Birlasoft Limited, 35 & 36, Rajiv Gandhi Infotech Park, Phase - I, MIDC, Hinjawadi, Pune, Maharashtra, India, 411057

Tel: +91-20-66525000 Email: Secretarial@birlasoft.com MUFG Intime India Private Limited

Unit: Birlasoft Limited

Block No. 202, 2<sup>™</sup> Floor, Akshay Complex, Near Ganesh Temple, off Dhole Patil Road, Pune - 411001 Tel: +91-20-26161629, 26160084

Email: Investor.helpdesk@in.mpms.mufq.com

We encourage all investors who previously submitted transfer requests but have not yet received transferred shares due to outstanding deficiencies to take advantage of this Special Window, established for the benefit of investors.

For Birlasoft Limited

Sneha Padve

Place: Pune Date: December 23, 2025 Company Secretary & Compliance Officer Membership No. A9678

## TATA

### TATA CAPITAL HOUSING FINANCE LIMITED

Registered Address: 11th Floor, Tower A. Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013. Branch Address: TATA CAPITAL HOUSING FINANCE LIMITED, ABIL, 1st Floor Avaanti Residency, Abhinav Chowk, Tilak Road, Pune - 411030

NOTICE FOR SALE OF IMMOVABLE PROPERTY (Under Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules 2002)

E-Auction Notice of 30 days for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002 Notice is hereby given to the public in general and in particular to the below mentioned Borrower and/ Co- Borrower, or their legal heirs/representatives (Borrowers) that the below

described immovable property mortgaged to Tata Capital Housing Finance Ltd. (TCHFL), the Possession of which has been taken by the Authorised Officer of TCHFL, will be sold on 28-01-2026 on "As is where is" & "As is what is" and "Whatever there is" and without any recourse basis' for recovery of outstanding dues from below mentioned Borrower and Co-Borrowers. The Reserve Price and the Earnest Money Deposit is mentioned below. Notice is hereby given that, in the absence of any postponement/discontinuance of the sale, the said secured asset / property shall be sold by E-Auction at 2.00 P.M. on the said 28-01-2026. The sealed envelope containing Demand Draft of EMD for participating in E-Auction shall be submitted to the Authorised Officer of the TCHFL on or before 27-01-2026 till 5.00 PM at Branch address TATA CAPITAL HOUSING FINANCE LIMITED, ABIL, 1st Floor Avaanti Residency, Abhinay Chowk, Tilak Road, Pune - 411030

The sale of the Secured Asset/Immovable Property will be on 'as is where condition is" as per brief particulars described herein below;

Sr. No.	Loan A/c. No	Name of Borrower(s) / Co-borrower(s) Legal Heir(s) / Legal Representative/ Guarantor(s)	Date of Demand Notice	Reserve Price	Outstanding as on
1	TCHHF0614000 MR. BALASAHEB SAHEBRAO JADHAV TCHIN061400010 0069251 & BALASAHEB JADHAV TCHIN061400010 0095223 M/S. SHRI SAIRATNA CLINIC	& SAHEBRAO JADHAV 0010 MRS. SAVITA	TCHHF0614000100068569 and an amount of	Rs.50,37,750/-	Rs. 3449828/- is due and payable by you
				Earnest Money Deposit (EMD): - Rs.5,03,775 /-	under Agreement no. TCHHF0614000100068569 and an amount
		Rs. 2,68,318/- is due and payable by you under Agreement no. TCHIND614000100069251 and an amount of Rs. 2,01,103/- is due and payable by you under Agreement no. TCHIN0614000100095223 totalling to Rs. 35,91,664/- 12-05-2025	Type of possession: - Physical	of Rs. 301029/- is due and payable by you under Agreement no. TCHIN0614000100069251 and an amount of Rs. 225274/- is due and payable by you under Agreement no. TCHIN0614000100095223 totalling to Rs. 3976131/- 15/12/2025	

Dist. Satara its Varye Grampanchayat Milkat No. 223 Satara, and Bounded by : On or towards East : Property owned by Shri Sharad Shrirang Jadhav, On or towards West : Pune Banglore Highway, On or towards South: Property of Jayhind V. Mahadik in same S. No., On or towards North: Property of Ariun D. Nanaware.

2	TCHHL06140001	MR. MANGESH	Rs. 17,45,688/- is due and payable by you	Rs. 23,13,500/-	Rs. 1847246/- is due and payable by you
	00218094 & RAMCHANDRA TCHIN061400010 PANDIT	under Agreement no. TCHHL0614000100218094 and an amount of	Earnest Money Deposit (EMD): - Rs. 2,31,350/-	1CHHL0614000100218094 and an amount	
	0218481 & TCHIN061400010 0292805	MRS. GEETA MANGESH PANDIT	Rs. 1,59,303/- is due and payable by you under Agreement no. TCHIN0614000100218481 and an amount of Rs. 1,79,790/- is due and payable by you under Agreement no. TCHIN0614000100292805 totalling to Rs. 20,84,781/- 08-07-2025	Type of possession: - Symbolic	of Rs. 173208/- is due and payable by you under Agreement no. TCHIN0614000100218481 and an amount of Rs. 194157/- is due and payable by you under Agreement no. TCHIN0614000100292805 totalling to Rs. 2214611/- 15/12/2025

Description of the Immovable Property: All that piece and parcel for the purpose of Registration within the limits of Office of Sub - Registrar Satara No. 1 and 2 bearing CTS No. 166/C/6, 166/A, 162/A & 166/B Plot No. 5 out of that "Ujjwal Uday Heights" B Wing on Second Floor, Flat No. B – 9 adm. Super Built Up area 61.41 Sq. Mtrs. i.e. 660.77 Sq. Ft. situated at City Satara, Peth Guruwar, Tal. & Dist. Satara.

3	TCHHF06140001	MR. VITTHAL KUNDLIK LAWAND MRS. JAYSHRI VITTHAL LAWAND	Rs. 16,87,296/- 05-11-2024	Rs.30,36,500/-	Rs. 1986196/- 15/12/2025
	00104709			Earnest Money Deposit (EMD): - Rs.3,03,650 /-	
	,			Type of possession: - Physical	
ll n	Contract Con	bases and residence consequences and a second of the first operations.	Charles the control of the property of the control	WALL CONTRACTOR OF THE PARTY OF	A CONTRACTOR OF THE PROPERTY OF

Description of the Immovable Property: All that piece and parcel of bearing Gat No. 360, of Mouje Wather Station, Tal. Koregaon & Dist. Satara admeasuring 3H 62R Mtrs. Out of which Area admeasuring 2.1 Pailie. 406.35 Sq. Mtrs. i.e. 4374.00 Sq. Ft. (Along with Standing Structure admeasuring 780.00 Sq. Ft.) within the limits of Wathar Station Grampanchayat & within the limits of Tal. & Registration Sub - District Koregaon, District & Registration District Satara: It also bears Wathar Station Grampanchayat Milkat No. 732.

Note:-The bidders are advised to conduct due diligence before submitting the bid. The auction shall be subject to the outcome of the litigation, Dispute if any. At the Auction, the public generally is invited to submit their bid(s) personally. No officer or other person, having any duty to perform in connection with this sale shall, however, directly or

indirectly bid for, acquire or attempt to acquire any interest in the Immovable Property sold. The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions:

The E-auction of the properties will take place through portal http://bankauctions.in/ on 28-01-2026 between 2.00 PM to 3.00 PM with limited extension of 5 minutes each. Terms and Condition: 1. The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error,

misstatement or omission in this proclamation. In the event of any dispute arising as to the amount bid, or as to the bidder, the Immovable Property shall at once again be put up to auction subject to the discretion of the Authorised Officer., 2. The Immovable Property shall not be sold below the Reserve Price., 3. Bid Increment Amount will be: Rs.10,000/- (Rupees Ten Thousand Only), 4. All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the "TATA" CAPITAL HOUSING FINANCE LTD." Payable at Branch address. The Demand Drafts will be returned to the unsuccessful bidders after auction. For payment of EMD through NEFT/RTGS/IMPS, kindly contact Authorised Officer., 5. The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be in the discretion of the Authorised Officer to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so., 6. For reasons recorded, it shall be in the discretion of the Authorised Officer to adjourn/discontinue the sale., 7. Inspection of the Immovable Property can be done on 20-01-2026 between 11 AM to 5.00 PM, with prior appointment., 8. The person declared as a successful bidder shall, immediately after such declaration, deposit twenty-five per cent of the amount of purchase money/bid which would include EMD amount to the Authorised Officer within 24Hrs and in default of such deposit, the property shall forthwith be put to fresh auction/Sale by private treaty. 9. In case the initial deposit is made as above, the balance amount of the purchase money payable shall be paid by the purchaser to the Authorised Officer on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day, or if the 15th day be a Sunday or other holiday, then on the first office day after the 15th day., 10. In the event of default of any payment within the period mentioned above, the property shall be put to fresh auction/Sale by private treaty. The deposit including EMD shall stand forfeited by TATA CAPITAL HOUSING FINANCE LTD and the defaulting purchaser shall lose all claims to the property., 11. Details of any encumbrances, Litigations known to the TATA CAPITAL HOUSING FINANCE LTD, to which the property is liable; as per table above. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including statutory liabilities arears of property tax, electricity etc. before submitting the bid., 12. For any other details or for procedure online training on e-auction the prospective bidders may contact the Service Provider, M/s. 4Closure, Block No.605 A, 6th Floor, Maitrivanam Commercial Complex, Ameerpet, Hyderabad - 500038 Email: info@bankauctions.in or Manish Bansal, Email id Manish.Bansal@tatacapital.com. Authorised Officer Mobile No 8588983696. Please send your guery on WhatsApp Number - 9999078669., 13. TDS of 1% will be applicable and payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by highest bidder in the PAN of the owner/borrower(s) and the copy of the challan shall be submitted to our company., 14. Please refer to the below link provided in secured creditor's website www. https://rb.gy/01l4y8 for the above details., 15. Kindly also visit the link: https://www.tatacapital.com/property-disposal.html

Please Note - TCHFL has not engaged any broker/agent apart from the mentioned auctioning partner for sale/auction of this property. Interested parties should only contact the undersigned or the Authorised officer for all queries and enquiry in this matter. Place:- Pune Sd/- Authorized Officer

epaper.financialexpress.com

Date :- 24-12-2025

Pune

Tata Capital Housing Finance Ltd.