


**IDBI Bank Ltd.** Retail Recovery, IDBI House, 1st Floor, Grinhashakti, Panchsheel Park, Chawki, F.C. Road, Shivaji Nagar, Pune-411004.
CIN : L65190MH20040114850

POSSESSION NOTICE
The authorized officer of IDBI Bank Limited, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 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 dated mentioned below, under section 13(2) of the said Act, calling upon the concerned Borrowers, as per details given below, to repay the amount mentioned in the respective Notice within 60 days from the date of the said Notice. The concerned borrowers having failed to repay the said due amount, Accordingly, Hon'ble District Magistrate, Pune have issued order bearing No. 1743/2025 dated 03/07/2025 directed Sd/- Collector or Deputy Collector, Pune to take the Physical Possession under the SARFAESI Rule 14 of below mentioned mortgage property and take possession of the said property. Taluka Haveli, Pune issued order bearing Order No. 1743/2025 dated 03/07/2025 dated 02/06/2025 for taking physical possession of the said mortgaged property. The Physical Possession of the said mortgaged property along with Taba Pawani and Panchanama was handed over to the authorized officer of the IDBI Bank under police protection. The Physical Possession of the said mortgaged property was taken as per the details given below. The concern Borrowers in particular and the public in general are hereby cautioned not to deal with the concerned property and any dealings with the said property will be subject to the charge of IDBI Bank Limited. In case an amount mentioned below, The Borrower's attention is invited to sub-section (8) of the section 13 of the Act, in respect of time available to redeem the secured assets.

Name of the Borrowers / Property Holders and Loan Account No.	Date of Demand Notice	Date of Possession	Description of Immovable properties	Outstanding Amount (Rs.) as on date
Mr Sachin Shamrav Patil (Borrower) & Mrs Pratima Sachin Patil (Co-Borrower) Loan Accounts No. 138667510003391 & 0087675100035639.	December 03, 2024	July 25, 2025 (Physical)	All that piece and parcel of Flat No.601, Wing A-9, 6th Floor, Ashwaryam Hamara, Phase I, Gat No.94, Near River Residency, Chikhali, Taluka Haveli, Pune-412114, admeasuring 286.86 Sq. Ft. i.e. 26.65 Sq.mts, or thereabouts, situated within the Registration District of Pune, Registration Sub-District of Taluka Haveli, situated within the Revenue Limits of Tahsil Haveli and situated within the limits of Pimpri-Chinchwad Municipal Corporation in the State of Maharashtra together with all and singular the structures and erections thereon, both present and future.	Rs. 14,00,761.06/- (Rupees Fourteen Lakhs Seven Hundred Sixty One and Paise Six Only) as on 10.11.2024 plus further interest and charges thereon

Place:- Pune
Date:- 30.07.2025

Sd/-
Authorized Officer

**SMFG India Home Finance Co. Ltd.**
Corporate Off. : 503 & 504, 5th Floor, G-Block, Inspire BKC, BKC Main Road, Bandra Kurla Complex, Bandra (E), Mumbai - 400051.
Regd. Off. : Cornerzone IT Park, Tower B, 1st Floor, No.111, Mount Poonamallee Road, Porur, Chennai - 600116, TN

SALE NOTICE FOR SALE OF MOVABLE PROPERTIES
E-AUCTION SALE NOTICE OF 7 DAYS FOR SALE OF MOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISION TO RULE UNDER SECTION 13 READ WITH RULES 8 & 9 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 listed movable properties ("Secured Assets") mortgaged / charged to the Secured Creditor, the Possession of which has been taken by the **Authorized Officer of SMFG India Home Finance Co. Ltd.** (hereinafter referred to as SMHFC) ("Secured Creditor"), will be sold on "As is where is" "As is what is" and "Whatever there is" on the date and time mentioned herein below, for recovery of the dues mentioned herein below and further interest and other expenses thereon till date of realization, due to SMHFC Secured Creditor from the Borrower(s) and Guarantor(s) mentioned herein below.

Sl. No.	Name of the Borrower(s) / Guarantor(s) LAN	Description of the Properties	Reserve Price : Earnest Money Deposit :	Date & Time of E-Auction	Date of EMD Submission
1.	Lan No. 601907510157074 & 601907510304615 1. Mr. Bharat Govind Kale, S/o. Mr. Govind Krushan Kale 2. Mr. Vaishali Bharat Kale 3. M/s. M R Dry Cleaners	Room No. 43/342 Having A Ground Floor Singlt Storeyed Structur Admeasuring 26.01 Sq. Mtrs. Plinth Area Situated At Government Land Final Plot No. 421+422 +423 Of Mouza Maharsi Nagar, Dist. Pune. Boundaries Of The Property East : T. No. 343, West T. No. 341, North Rear Margin 10.07 M & 10.05 M, South : Front Margin 4.57 M. Items List: Sofa, Sofa cum Bed, TV, Music System with speaker, TV table, Fridge, 2 Ceiling Fan, Iron Almirah, Gas Induction, 2-GAS Cylinder, Some kitchen Households Items, washing machine.	Rs. 10,000/-	07.08.2025 at 11.00 AM to 01.00 PM	06.08.2025
		All That Piece And Parcel Of Property Bearing Survey No 53 / 1 A / 32 Adm 250 Sq Ft. Ie. 23.23 Sq. Mtr Along With Rcc Constructed Of First Floor Adm. 573 Sq Ft 53.25 Sq Mtr Having Pcmc Property No. No. 5 / 1 / 10943 Situated At Village Pimpale Gurav Tal. Haveldist Pune Within The Limit Of Pcmc Bounded As East Hindavi Samraja Building West Of Other North Other Building South Other Building Items List: Sofa, Bed, Tv table, Bedroom dressing Table, 3 Ceiling Fan, Kitchen iron Almirah, Gas Induction, some Households Items.	Rs. 10,000/-	07.08.2025 at 11.00 AM to 01.00 PM	06.08.2025

Details terms and conditions of the sale are as below and the details are also provided in our/secured creditor's website at the following link website address (<https://BidDeal.in> and <https://www.grihashakti.com/pdf/E-Auction.pdf>) The Intending Bidders can also contact : Dhaval Gogri, on his Mob. No. 7056701015, E-mail : Dhaval.Gogri@grihashakti.com, and Mr. Niloy Dey, on his Mob. 9920697801, E-mail : Niloy.Dey@grihashakti.com.

Place : Pune, Maharashtra
Date : 28.07.2025

Sd/-
Authorized Officer
SMFG INDIA HOME FINANCE CO. LTD.

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

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

Sl. No.	Name and Address Borrower/ Co-Borrower and Guarantor / Co-Guarantor & Loan A/C No.	NPA Date	Date of Demand Notice	Amount due as per Demand Notice as on Date
1.	1. AMRUTA KIRAN TOPE (In The Capacity Of Available Legal Heir Of Late Kiran Gulab Tope) Shop No. 11, Ground Floor, Building No. 2, Styled As Trimurti Heights, Cts No. 323 A, B, C, D, Shanivar Peth, Gavthan, Taluka: Haveli, Pune, Maharashtra-411030 2. AMRUTA KIRAN TOPE Shop No. 11, Ground Floor, Building No. 2, Styled As Trimurti Heights, Cts No. 323 A, B, C, D, Shanivar Peth, Gavthan, Taluka: Haveli, Pune, Maharashtra-411030 3. AMRUTA KIRAN TOPE (In The Capacity Of Available Legal Heir Of Late Kiran Gulab Tope) S.No. 421, Eshkrupa Hsg Society Ganesh, Nagar, Vadgaon, Sheri Dukirline, Pune, Maharashtra-411014 5. PERFECT PRINTERS AND PEPPER CUTTING WORKS Shop No. 11, Ground Floor, Building No. 2, Styled As Trimurti Heights, Cts No. 323 A, B, C, D, Shanivar Peth, Gavthan, Taluka: Haveli, Pune, Maharashtra-411030 6. PERFECT PRINTERS AND PEPPER CUTTING WORKS S.No. 421, Eshkrupa Hsg Society Ganesh, Nagar, Vadgaon, Sheri Dukirline, Pune, Maharashtra-411014 7. PERFECT PRINTERS AND PEPPER CUTTING WORKS Shop No. 10, Chintamani Court, A-Wing, 320, Shaninakh Peth, Pune, Maharashtra-411030. Loan Account No. LNPUNLAP-1020007390	09.07.2025	23.07.2025	Rs. 7,55,213.58/- (Rupees Seven Lac Fifty Five Thousand Two Hundred Thirteen And Fifty Eight Paise Only) by way of outstanding principal, arrears (including arrear late charges) and interest till 10.07.2025.

DESCRIPTION OF IMMOVABLE PROPERTY/PROPERTIES MORTGAGED: All That Piece And Parcel Of Shop No. 11, On Ground Floor Admeasuring About 27.406 Sq. Mtrs. I.E. 295 Sq. Ft., Built Up, Excluded Common Toilet & Bathroom To Every Shop Holder, Shop, Trimurti Heights, Building No. 2, Situated At Cts No. 323 A, B, C, D, Mouje Shanivar Peth, Taluka: Haveli, District: Pune City, Within The Limits Of P.M.C. And Lying Within The Limits Of Sub-Registrar Pune, Registration District Of Pune, Maharashtra-411030, And Bounded As: East: Shri. Gokhale Property, West : Open Space, North: Open Space, Rear Building Shop No. 10, South : Bldg. Part Of Trimurti Heights.

We hereby call upon the borrower stated herein to pay us within 60 days of the date of this notice, the outstanding amount (s) (together with further interest thereon plus cost, charges, expenses, etc. thereof failing which we shall be at liberty to enforce the security interest including but not limited to taking possession of and selling the secured asset entirely at your risk as to the cost and consequences. Please note that as per section 13(1) of the SARFAESI Act, all of you are prohibited from transferring by way of sale, lease or otherwise, the aforesaid secured assets without prior written consent of the Company. Any contravention of the said section by you shall invoke the penal provisions as provided in the SARFAESI Act and / or any other legal provision in this regard. Please note that as per sub-section (8) of section 13 of the Act, if the dues of ABHFL together with all costs, charges and expenses incurred by ABHFL are tendered to ABHFL at any time before the date fixed for sale or transfer, the secured asset shall not be sold or transferred by ABHFL, and no further step shall be taken by ABHFL or transfer or sale of that secured asset.

Date: 30.07.2025
Place: PUNE

Sd/- Authorised Officer
(Aditya Birla Housing Finance Limited)

Form No. INC 26

[Pursuant to Rule 30 of the Companies (Incorporation) Rules, 2014]

Advertisement to be published in the newspaper for change of registered office of the company from one state to another

Before the Registrar of Companies, Western Region, Mumbai

In the Matter of sub section (4) of Section 13 of Companies Act, 2013 and clause (a) of Sub Rule (5) of Rule 30 of the Companies (incorporation) rules, 2014 And

In the matter of MADIBA GLOBAL SOLUTIONS PRIVATE LIMITED (The Petitioner before the Director, Western Region, Mumbai)

In the Matter of sub section (4) of Section 13 of Companies Act, 2013 and clause (a) of Sub Rule (5) of Rule 30 of the Companies (incorporation) rules, 2014 And

Notice is hereby given to the General Public that the Applicant Company proposes to make an application to the Central Government through the Regional Director, Western Region, Mumbai, under Section 13 of the Companies Act, 2013 seeking confirmation of alteration of the Memorandum of Association of the Applicant Company in terms of the Special Resolution passed at the Extraordinary General Meeting held on 14th July, 2025 to enable the Applicant Company to change its Registered Office from "State of Maharashtra" to "State of Karnataka". Any person whose interest is likely to be affected by the proposed change of the registered office of the company may deliver either on the MCA-21 portal (www.mca.gov.in) by filing investor complaint form or cause to be delivered or send by registered post of his/her objections supported by an affidavit stating the nature of his/her interest and grounds of opposition to the Regional Director, Western Region at Everest, 5th Floor, 100 Marine Drive, Mumbai, Maharashtra - 400 002, within fourteen days from the date of publication of this notice with a copy of the applicant company at its registered office at the address mentioned below:

3rd Floor, Tower B, Phase 2
Panchshil Business Park Balewadi
Baner Gaon, Pune, Maharashtra - 411 045

Date : 30-07-2025
Place : Pune

For MADIBA GLOBAL SOLUTIONS PRIVATE LIMITED
HARI BABU GUNTUR
DIRECTOR
DIN: 07233695

**KOTAK MAHINDRA BANK LIMITED**
Registered Office at 27BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai – 400 051, also having its also branch office situated at Kotak Mahindra Bank Limited, 4th Floor, Admas Plaza, 166/16, CST Road, Kolvelly Village, Kurchi Kurve Nagar, Kalina, Santacruz (E), Mumbai – 400096

DEMAND NOTICE
Under Section 13(2) of the Securitization And Reconstruction of Financial Assets And Enforcement of Security Interest Act, 2002 read with Rule 3 (1) of the Security Interest (Enforcement) Rules, 2002. The undersigned is the Authorized Officer of Kotak Mahindra Bank Ltd. (KMBL) under Securitization And Reconstruction of Financial Assets And Enforcement of Security Interest Act, 2002 (the said Act). In exercise of powers conferred under Section 13(2) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, the Authorized Officer has issued Demand Notices under section 13(2) of the said Act, calling upon the following Borrower(s) (the "said Borrower(s)"), to repay the amounts mentioned in the respective Demand Notice(s) issued to them that are also given below. In connection with above, Notice is hereby given, once again, to the said Borrower(s) to pay to KMBL, within 60 days from the publication of this Notice, the amounts indicated herein below, together with further interest as detailed in the said Demand Notice(s), from the date(s) mentioned below till the date of payment and/or realization, payable under the loan agreement read with other documents/writings, if any, executed by the said Borrower(s). As security for due repayment of the loan, the following assets have been mortgaged to KMBL by the said borrower(s) respectively.

Sr. No.	Loan Account No. / Name and Address of the Borrower(s) / Co-borrower(s) / Guarantor(s)	Demand Notice Date and Amount	Description of Secured Asset (Immovable Property)
1.	Loan Account No.-HF9333399 & HF9488252 1. Mr. Pravin Shrirang Gore (Borrower/Mortgagor) 2. Mrs. Reshma Pravin Gore (Co-Borrower) Both Having Address At: Flat No.43/15th Floor, Padmaja Park DCS Ltd. B1, Sector (I) near by Lake Town CHS Ltd, Bibawewadi Pune- 410046, Maharashtra. And also at:- Flat No. 702, 7th Floor, "Wing-1" Kishiti Park, Gat No.245, Saste pati park, Moshi-Alandi Road, Moshi, Pune- 412105, Maharashtra	Demand Notice Dated: 18th July 2025 Total aggregating to all loan accounts Rs. 30,78,57,871/- (Rupees Thirty Lakhs Thirty Eight Thousand Six Hundred Sixty Seven and Eighty Seven Paise Only) as on 18th day of July 2025 NPA: 08th Day of June 2025	All that piece and parcel of Flat No.702, admeasuring 48.69 Sq.mtrs, carpet area of flat along with balcony admeasuring 144.54 Sq.mtrs carpet area on 7th Floor in "Wing" in the project known as "Kishiti Park" exclusive right to use of covered parking constructed on land bearing Gat No.245, situated at Moshi, Taluka: Haveli, District: Pune within the jurisdiction of sub-registrar Taluka Haveli, Dist. Pune and within the limits of Pimpri Chinchwad Municipal Corporation.
2.	Loan Account No.-HF40140201 & HF4011445 1. Mr. Ganesh Ashok Sawant (Borrower/Mortgagor) 2. Mrs. Vaishali Ganesh Sawant (Co-Borrower/Mortgagor) Having Address At: House No.35, Narveer Tanaji Wadi, Pune, Maharashtra - 410005, And also at:- Flat No.3, Floor No.1 Wing-B, Shreejyoti Kunj Renuka Nagar, Sr. No. 50/1/1 A28 + 4 +5-B, Waggaon Budruk, Pune, Maharashtra - 410041	Demand Notice Dated: 21st July 2025 Total aggregating to all loan accounts Rs.42,73,360.91/- (Rupees Forty Two Lakhs Seventy Nine Thousand Three Hundred Fifty and Ninety one Paise Only) as on 18th day of July 2025 NPA: 29th day of June 2025	All that piece and parcel of Flat No. 83, Admeasuring 154 Sq.Ft. I.e. 10.07 Sq.mtrs saleable built and adjoining terrace admeasuring area about 67.28 square feet I.e. 6.25 square meter situated on first floor of the building, project named and styled as Shrushti Raj Kunj constructed on the land bearing survey No.50, Hissa No.14/28/4, survey No.50, Hissa No.14/28/5 and survey No.50, Hissa No.14/28/6, admeasuring area about 198 square meter at Mouje Vadgaon Budruk, Taluka Haveli, District Pune.
3.	Loan Account No.-LAP17803660 1. Mr. Sandeep Damodaran Podaval (Borrower/Mortgagor) 2. Mrs. Suchita Sandeep Podaval (Co-Borrower/Mortgagor) Both Having Address At: Flat No.202, 1st Floor, Sukhsagar Classic, Sukhsagar Nagar, S.No.13/28/2, Katraj, and Pune 410405. And also at:- Shriniketan lane No.1, near valley view project Kondhwa Khurd Pune City, WBM Pune city, Pune- 410408. And also at:- Flat No.3, Split Floor, Sai Sankalp Apartment, Tingare nagar, Lane No.13F, Survey No.33/1/1/1/2, Plot No.32, Vidyanagar, Dhankori- 410132	Demand Notice Dated: 21st July 2025 Total aggregating to all loan accounts Rs.29,29,045.93/- (Rupees Twenty Nine Lakhs Eighty Nine Thousand Fourty Five and Eighty Nine Paise Only) as on 15th Day of July 2025 NPA: 8th day of June 2025	All that piece and parcel of the Flat bearing No.202, on First Floor, in the building known as "Sukhsagar Classic", situated at Survey No.13/28/2, Sukhsagar nagar, Katraj, Pune-410406, admeasuring total area 14.61 sq.mtrs. Built up along with terrace admeasuring 13.75 Sq.Mtrs. attached to it and reserved car parking area admeasuring about 11.60 Sq. mtrs.
4.	Loan Account No.-IHL44118 1. Mr. Simon Kamalakar Kale (Borrower/Mortgagor) 2. Mr. Samuel Kamalakar Kale (Co Borrower/Mortgagor) Both Having address at: Flat No.25/A, 3rd Floor, Suyash terrace next to Shivganga Apartment behind Kondhwa Municipal School, Pune, Maharashtra - 410408 And also at:- Flat No.603, 6th Floor, in "Siddhivinayak Angan Riddhi B 1 Co-Op Hsg. Society Ltd.", Sasane Nagar, Hadapsar, Pune, Maharashtra- 410128	Demand Notice Dated: 21st July 2025 Total aggregating to all loan accounts Rs. 3,70,248.31/- (Rupees Three Lakhs Seventy Thousand Two Hundred Forty Eight And Paise Thirty Seven Only) as on 15-07-2025 NPA: 7th day of July 2025	All that piece and parcel of Flat of a residential Flat bearing No.603, admeasuring about 750 Sq.Ft. i.e.69.70 sq.mtrs on sixth floor of building known as "Siddhivinayak Angan Riddhi B-1 Co-operative Housing Society Ltd." constructed upon Survey No. 27A/4/A, 28/3/B, 28/4/A/1B and 28/4/A/2 having corresponding CTS Nos. 2445 to 2461 situated at revenue village Hadapsar, within District, Pune Registration District Taluka Haveli and within the local limits of Pune Municipal Corporation.


If the said Borrowers shall fail to make payment to KMBL as aforesaid, KMBL shall proceed against the above secured assets under Section 13(4) of the Act and the applicable Rules, entirely at the risks of the said Borrowers as to the costs and consequences. The said Borrowers are prohibited under the Act from transferring the aforesaid assets, whether by way of sale, lease or otherwise without the prior written consent of KMBL. Any person who contravenes or abets contravention of the provisions of the said Act or Rules made there under, shall be liable for imprisonment and/or penalty as provided under the Act.
Place : Pune, Date : 30/07/2025
Sd/- (Authorized Officer), For Kotak Mahindra Bank Limited

**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 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 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 **Rule 3** 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 **Symbolic and 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 borrowers' 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)	1) Ashwini Deepak Chavan, R/o. Flat No.402, 4th Floor, Building No. 2, Hanging Garden, Vadgaon, Tal.Maval, Dist.Pune-412106. Also at : Gavthan, Khadakwadi, Loni Dhamani, Tal. Ambegaon, Dist.Pune-410510, Also at : Chhatanya Co-operative Housing Society, Kharegaon, Khada, Wasi, Dist.Thane-400605, 2) Sushant Babaji Kharade (Guarantors), R/o. Gavthan, Khadakwadi, Loni Dhamani, Tal.Ambegaon, Dist.Pune - 410510.	Rs. 13,52,730/- (Rupees Thirteen Lakh Fifty Two Thousand Seven Hundred Thirty Only) being the amount due as on 22/04/2025 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 : 24/04/2025 Date of Symbolic Possession : 25/07/2025 Description of Immovable Properties : All that piece and parcel of Flat No.402, on 4th Floor, admeasuring carpet area 29.63 Sq. Mtrs. I.e. 319 Sq. Fts. + Attached Terrace area 2.69 Sq. Mtrs. i.e. 29 Sq. Fts., approx / (Corresponding Saleable area 41.99 Sq. Mtrs. i.e. 452 Sq. Ft.), in the Building No.2, of the Project known as "Hanging Garden", and constructed on Plot No.38, 39, 40, out of Survey No.105/1 to 5, Situated at Village - Vadgaon, Tal.Maval, Dist.Pune and owned by Ashwini Deepak Chavan and bounded as per Building Plan.		
2)	1) Dinesh Natthu Raundale 2) Sunita Dinesh Raundale, Both R/o. Flat No. 306, 3rd Floor, Sejal Homes, Naneekarwadi, Tal.Khed, Dist.Pune 410501. Also at : Natthu Raundale, 11 Pune-Nashik Road, Near Muktai Niwas, Naneekarwadi, Tal.Chakan, Dist.Pune - 410501.	Rs. 15,03,988/- (Rupees Fifteen Lakh Three Thousand Nine Hundred Eighty Eight Only) being the amount due as on 22/04/2025 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 : 24/04/2025 Date of Symbolic Possession : 25/07/2025 Description of Immovable Properties : All that piece and parcel of Flat No.306, on 3rd Floor, admeasuring Carpet area 37.33 Sq. Mtrs. + along with Enclosed Balcony area 02.70 Sq. Mtrs. and Attached Terrace area 04.20 Sq. Mtrs. of the Building known as "Sejal Homes", constructed on Gat No. 390/6 (Old Gat No.2418), Plot No. 2, Situated at Village - Naneekarwadi, Tal.Khed, Dist.Pune and owned by Dinesh Natthu Raundale and Sunita Dinesh Raundale and bounded as per Building Plan.		
3)	1) Jayamala Prakash Paradeshi 2) Vikas Prakash Pardeshi, Both R/o. Flat No. 403, 4th Floor, Sejal Homes, Naneekarwadi, Tal.Khed, Dist.Pune 410501. 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 Symbolic Possession : 25/07/2025 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 Jamibhul, Taluka.Maval, District.Pune.		
4)	1) Rahul Kisan Joshi 2) Vrushali Rahul Joshi Alias Vrushali Dharade, Both R/o. Flat No.601, 6th Floor, A Wing, Eco Park, S.No.506 P. Charholi Bk., Pune-412105. Also at : Room No.305, Administrative Building, Force One Headquarters, Jayakoch, Gat No.08, Goregaon East, Western Expressway, Mumbai-400021. Also at : Kaute Wadi, A/Po Jawale Baleshwar, Gargaon, Ahmednagar-422620.	Rs. 32.79,684/- (Rupees Thirty Two Lakh Seventy Nine Thousand Six Hundred Eighty Four 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 Symbolic Possession : 25/07/2025 Description of Immovable Properties : All that piece and parcel of Flat No. 601 on 6th Floor in Wing A, having carpet area admeasuring 45.3 Sq. Mtr., enclosed balcony area admeasuring 6.02 Sq. Mtr. and terrace area admeasuring 13.41 Sq. Mtr. along with covered car parking space, The project/scheme known as "Eco Park", constructed on the land bearing Gat No.506 situated at village Charholi Bk., Taluka.Haveli, District.Pune		
5)	1) Suhas Chandrakant Pandhare 2) Sachin Chandrakant Pandhar, Both R/o. Flat No. 506, 5th Floor, Wing No. B-2, Project Name "Eco City", S.No.27 Hissa No. A/1/2B/5.6.7, Village Varale, Tal. Maval, Dist. Pune 410507. Also at : Flat No. 13, 38/1/1, Om Namah Shivay B-6, Vidya Nagar, Pimpale Gurav, Pune, Maharashtra-411061, Also at No.1 : 39, Mhada Colony, Behind Rest House New Town, Amaravati, Maharashtra-444601.	Rs. 7.63,552/- (Rupees Seven Lakh Sixty Three Thousand Five Hundred Fifty Two Only) being the amount due as on 22/04/2025 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 : 24/04/2025 Date of Symbolic Possession : 25/07/2025 Description of Immovable Properties : All the piece and parcel of Flat No.506, 5th Floor, Wing No.B-2, Project Name "Eco City", admeasuring area 38.14 Sq. Mtrs. i.e. 410.53 Sq. Ft. carpet area including balconies, situated on S.No.27 Hissa No.A/1/2B/5.6.7, Village Varale, Tal.Maval, Dist.Pune.		
6)	1) Vaishali Ashok Shendage 2) Vishnu Shendge, Both R/o. Amav Transport, Sr.No.1323, Shivkrupa Hou Soc., Nr Zenda Chowk, Morewasti, Chikhali, Pune-411062. Also at : Flat No.907, Wing C, 9th Floor, Aksha Vrundavan, B/H Aksha Empire, Off Moshi Dehu Road Chikhali, Pune-411039	Rs.29,33,024/- (Rupees Twenty Nine Lakh Thirty Three Thousand Twenty Four Only) amount as on 29/03/2025 & together with further contractual rate of interest from 03/04/2025 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 : 03/04/2025 Date of Symbolic Possession : 25/07/2025 Description of Immovable Properties : All that piece and parcel of Flat No.C-907, Wing C, 9th Floor, "Aksha Vrundavan" Carpet Area 42.00 Sq. Meter & Terrace Area 6.50 Sq. Meter Constructed On Plot No. 2, Gat No. 117 & 118 Situated At Behind Aksha Empire Off Moshi Dehu Road Village Chikhali, Taluka Haveli, Dist- Pune, and bounded as per Building Plan.		
7)	1) Mohd Salim Mohd Yunus Choudhari 2) Reshma Bano, Both R/o. Flat No. 904, 9th Floor, Regal Residency, Gat No. 702 & 703, Kudalwadi, Chikhali, Tal.Haveli, Dist.Pune-411023, Also at : Flat No. 707, bhongale Plot, Kudalwadi, Chikhali, Tal.Haveli, Dist.Pune - 411062.	Rs. 21,65,695/- (Rupees Twenty One Lakh Sixty Five Thousand Six Hundred Ninety Five Only) being the amount due as on 18/10/2023 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 : 27/10/2023 Date of Physical Possession : 25/07/2025 Description of Immovable Properties : All that piece and parcel of Flat No.904, on 9th Floor, admeasuring Carpet area 30.94 Sq. Mtr. + Enclosed Balcony area admeasuring 5.03 Sq. Mtr. + Adjoining Terrace area 6.23 Sq. Mtr., of the Project known as " Regal Residency ", constructed on Gat No.702 & 703, situated at Village- Chikhali, Tal.Haveli, Dist.Pune and within the limits of Pimpri Chinchwad Municipal Corporation and bounded as per Building Plan.		

Date : 25/07/2025 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/ 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.
NIKHIL GULABRAO JADHAV, MRS. BHARATI GULABRAO JADHAV,MR. GULABRAO HARIHARU KANGADE GUARANTOR: MRS. SUPRIYA SANDIP DESHPANDE,MR. SANDEEP CHANDRASHEKHAR DESHPANDE (AC NO.) LNKRD00321-220222023	Rs. 82,47,954.00/- DUES AS ON 26 JULY 2025	Rs. 63,441,811/- DUES AS ON 4 JUL 23	30 NOV 23	FLAT NO. 501, 5TH FLOOR, AMRUTVEL RESIDENCY, ON PLOT NO. 2, S. NO. 116, HISSA NO. 5, CTS NO. 1051, NEAR WAKESHWAR CHOWK, PUNE, MAHARASHTRA ADMEASURING 70.81 SQ. MTRS	Rs. 4601688/-	Rs. 460169/-	11.00 AM TO 01.00 PM 29 AUG 2025	101, GOLD CREST, S.No.5/6, KHARADI, PUNE- 411014, MAHARASHTRA-INDIA

Terms & Conditions: 1). The person, taking part in the tender, will have to deposit his offer in the tender form provided by the AFL which is to be collected from the above branch offices during working hours of any working day, super scribing "Tender Offer for name of the property" on the sealed envelope along with the Cheque/DD/pay order of 10% of the Reserve Price as Earnest Money Deposit (EMD) in favour of AAVAS FINANCIERS LIMITED payable at Jaipur on/before time of auction during office hours at the above mentioned offices. The sealed envelopes will be opened in the presence of the available interested parties at above mentioned office of AAVAS FINANCIERS LIMITED The inter-se bidding, if necessary will also take place among the available bidders. The EMD is refundable if the bid is not successful. 2). The successful bidder will deposit 25% of the 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